



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda

Oversight Board to Fort Bragg Redevelopment Successor Agency

Friday, January 29, 2016

2:30 PM

City Hall Conference Room
416 N Franklin Street, Fort Bragg
AND
45050 Little Lake Street, Mendocino

Special Meeting

MEETING CALLED TO ORDER

ROLL CALL

1. APPROVAL OF MINUTES

- 1A. [16-042](#) Approve Minutes of Special Meeting of September 17, 2015

Attachments: [OBM2015-09-17](#)

- 1B. [16-043](#) Approve Minutes of Special Meeting of January 28, 2016

Attachments: [OBM2016-01-28 Special](#)

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. CONDUCT OF BUSINESS

- 3A. [16-041](#) Receive Report and Consider Adoption of Resolution Approving Recognized Obligation Payment Schedule (ROPS) 16-17 (FY16-17; July 1, 2016 thru June 30, 2017) Pursuant to Health and Safety Code Section 34177(I)(2)

Attachments: [ROPS 16-17 Summary Memo](#)
[Fort Bragg_ROPS16-17](#)
[OB RESO2016- ROPS 16-17](#)

4. MATTERS FROM COMMITTEE / STAFF

ADJOURNMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on January 28, 2016

JUNE LEMOS, Oversight Board Secretary

NOTICE TO THE PUBLIC

DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection in the lobby of City Hall at 416 N. Franklin Street during normal business hours.*
- *Such documents are also available on the City of Fort Bragg's website at <http://city.fortbragg.com> subject to staff's ability to post the documents before the meeting*

ADA NOTICE AND HEARING IMPAIRED PROVISIONS:

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This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



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Meeting Minutes Oversight Board to Fort Bragg Redevelopment Successor Agency

Thursday, September 17, 2015

9:00 AM

City Hall Conference Room, 416 N Franklin Street

Special Meeting

MEETING CALLED TO ORDER

Chair Turner called the meeting to order at 9:07 AM.

ROLL CALL

Present: 4 - Victor Damiani, Scott Deitz, Bob Edwards and Chair Dave Turner

Absent: 3 - Wendy Boise, Dan Gjerde and Lee Lindsey

APPROVAL OF MINUTES

[15-370](#)

Approve Minutes of Special Meeting of February 26, 2015

A motion was made by Board Member Deitz, seconded by Chair Turner, that these Committee Minutes be approved for council review. The motion carried by a unanimous vote.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

MATTERS FROM COMMITTEE / STAFF

Chair Turner welcomed new board members Bob Edwards and Victor Damiani.

CONDUCT OF BUSINESS

[15-369](#)

Receive Report and Consider Adoption of Oversight Board Resolution Approving Recognized Obligation Payment Schedule 15-16B (ROPS 15-16B)

City Manager Ruffing explained the history of the Oversight Board for the benefit of its new members, noting that the composition of the board is prescribed by law and includes representatives from some of the special districts who receive a portion of the property tax revenues, as well as the schools and the County. One of the duties of the Oversight Board is to approve a Recognized Obligation Payment Schedule (ROPS) twice a year which is then sent to the State for approval. Ruffing went over the ROPS detail spreadsheet, explaining each line item. She complimented Government Accountant II Damiani for completing his first ROPS. Damiani explained that there were negative balances because receipts received from the County were short of what was approved by the State. The Department of Finance recommended that these cash shortfalls be included on the ROPS. Damiani noted that adoption of the resolution will approve

submittal of the ROPS to the State.

A motion was made by Board Member Deitz, seconded by Board Member Edwards, that this Resolution be adopted. The motion carried by the following vote:

Aye: 4 - Board Member Deitz, Chair Turner, Board Member Edwards and Board Member Damiani

Absent: 3 - Board Member Boise, Board Member Gjerde and Board Member Lindsey

Enactment No: RES OB 2015-02

ADJOURNMENT

Chair Turner adjourned the meeting at 9:22 AM.



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Meeting Minutes Oversight Board to Fort Bragg Redevelopment Successor Agency

Thursday, January 28, 2016

10:00 AM

City Hall Conference Room
416 N Franklin Street

Special Meeting

MEETING CALLED TO ORDER

The meeting was opened at 10:00 AM.

ROLL CALL

Present: 3 - Bob Edwards, Scott Deitz and Victor Damiani

Absent: 4 - Dan Gjerde, Dave Turner, Lee Lindsey and Wendy Boise

ADJOURNMENT

Once it was determined that a quorum could not be reached, the meeting was adjourned with no business being conducted. The next special meeting of the Oversight Board was set for 2:30 PM on Friday, January 29, 2016 in the downstairs conference room at City Hall, 416 N. Franklin Street, Fort Bragg AND 45050 Little Lake Street, Mendocino, where Board Member Deitz will appear by telephone. The meeting adjourned at 10:05 AM.



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE 707/961-2823 FAX 707/961-2802

OVERSIGHT BOARD ITEM SUMMARY REPORT

MEETING DATE: January 29th, 2016
TO: Oversight Board to Fort Bragg Redevelopment Successor Agency
AGENDA ITEM TITLE: **Receive Report and Consider Adoption of Resolution Approving Recognized Obligation Payment Schedule (ROPS) 16-17 (FY 16/17; July 1, 2016 thru June 30, 2017) Pursuant to Health and Safety Code Section 34177(I)(2)**

BACKGROUND AND OVERVIEW:

Health and Safety Code section 34177(I)(2) requires each Successor Agency to prepare a draft of a “recognized obligation payment schedule” (“ROPS”) listing outstanding obligations of the Agency to be performed by the Successor Agency. The Oversight Board for the Fort Bragg Redevelopment Successor Agency has approved ROPS for the periods beginning January 1, 2012 through June 30, 2016. The approved ROPS were submitted to the County of Mendocino Auditor-Controller, the California State Controller, and the State of California Department of Finance (DOF), and posted on the Successor Agency’s website.

Starting with ROPS 16-17 the schedule will cover a one year period rather than the six month period covered on previous schedules. ROPS 16-17 must receive approval from the Oversight Board and be submitted to the various entities no later than February 1, 2016. A draft of the ROPS for the period July 1, 2016 through June 30, 2017 is attached as Exhibit A and is brought forward for consideration and approval.

RECOMMENDATION:

Adopt Resolution approving ROPS 16-17 (FY 15/16; July 1, 2016 through June 30, 2017).

ALTERNATIVES:

Take no action and provide direction to staff regarding additional information or analysis to help inform Oversight Board decision on the ROPS.

ATTACHMENTS:

1. Resolution Approving Recognized Obligation Payment Schedule (ROPS 16-17 (FY 15/16; July 1, 2016 through June 30, 2017). Pursuant to Health and Safety Code Section 34177(I)
2. ROPS 16-17

AGENDA ITEM NO. 3A

Recognized Obligation Payment Schedule (ROPS 16-17) - Summary

Filed for the July 1, 2016 through June 30, 2017 Period

Successor Agency: Fort Bragg
 County: Mendocino

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		16-17A Total	16-17B Total	ROPS 16-17 Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding				
A	Sources (B+C+D):	\$ -	\$ -	\$ -
B	Bond Proceeds Funding	-	-	-
C	Reserve Balance Funding	-	-	-
D	Other Funding	-	-	-
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 347,632	\$ 196,132	\$ 543,764
F	Non-Administrative Costs	222,632	71,132	293,764
G	Administrative Costs	125,000	125,000	250,000
H	Current Period Enforceable Obligations (A+E):	\$ 347,632	\$ 196,132	\$ 543,764

Certification of Oversight Board Chairman:
 Pursuant to Section 34177 (o) of the Health and Safety code, I hereby
 certify that the above is a true and accurate Recognized Obligation
 Payment Schedule for the above named successor agency.

 Name Title
 /s/ _____
 Signature Date

Fort Bragg Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail

July 1, 2016 through June 30, 2017

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	16-17A					16-17B					W											
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)					RPTTF						Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)					RPTTF					
											Bond Proceeds		Reserve Balance		Other Funds	Non-Admin		Admin				16-17A Total	Bond Proceeds		Reserve Balance		Other Funds	Non-Admin		Admin		
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 16-17 Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17A Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17B Total										
4	LMIHF SERAF Loan	City/County Loans On or	5/10/2010	5/9/2015	Low/Mod Housing SA	FY 2009/10 SERAF Loan		\$ 11,029,052	N	\$ 543,764				\$ 222,632	\$ 125,000	\$ 347,632				\$ 71,132	\$ 125,000	\$ 196,132										
18	Administration & Staffing Costs	Admin Costs	12/12/1988	6/30/2037	Successor Agency	Admin & staff costs during Agency winddown		38,314	N	250,000				19,157	125,000	19,157				19,157	125,000	125,000										
21	2015 Tax Allocation Refunding Bonds	Bonds Issued After 12/31/10	2/19/2015	9/1/2036	U.S. Bank	Annual Debt Service Payment		5,293,138	N	255,450				203,475		203,475				51,975		51,975										
22	Trustee Services for Bonds	Bonds Issued After 12/31/10	2/19/2015	9/1/2036	U.S. Bank	Financial Services Contract		72,600	N	-						-						-										
23	13-14B ROPS	RPTTF Shortfall	6/30/2014	6/30/2016	City of Fort Bragg	Payment of Obligations above available Cash		-	Y	-						-						-										
24	14-15A ROPS	RPTTF Shortfall	12/31/2014	6/30/2015	City of Fort Bragg	Payment of Obligations above available Cash		-	Y	-						-						-										
25									N	-						-						-										
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**Fort Bragg Recognized Obligation Payment Schedule (ROPS 16-17) - Report of Cash Balances
(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [CASH BALANCE TIPS SHEET](#)

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments	
ROPS 15-16A Actuals (07/01/15 - 12/31/15)									
1	Beginning Available Cash Balance (Actual 07/01/15)						38,053		
2	Revenue/Income (Actual 12/31/15) RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015					4,304	256,247	Column G; fees refund on bond refunding	
3	Expenditures for ROPS 15-16A Enforceable Obligations (Actual 12/31/15)						273,000		
4	Retention of Available Cash Balance (Actual 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
5	ROPS 15-16A RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ 4,304	\$ 21,300		
ROPS 15-16B Estimate (01/01/16 - 06/30/16)									
7	Beginning Available Cash Balance (Actual 01/01/16) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ -	\$ -	\$ 4,304	\$ 21,300		
8	Revenue/Income (Estimate 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016						172,967		
9	Expenditures for ROPS 15-16B Enforceable Obligations (Estimate 06/30/16)					4,304	177,471		
10	Retention of Available Cash Balance (Estimate 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,796		

RESOLUTION NO. OB 2016-

RESOLUTION OF THE OVERSIGHT BOARD TO FORT BRAGG REDEVELOPMENT SUCCESSOR AGENCY APPROVING RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 16-17 (FY 16/17; JULY 1, 2016 – JUNE 30, 2017) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I)

WHEREAS, pursuant to Health and Safety Code section 34173(d), the Fort Bragg Redevelopment Successor Agency (“Successor Agency”) is the successor agency to the Fort Bragg Redevelopment Agency (“Agency”), acknowledged by Resolution 3559-2012 adopted on July 23, 2012; and

WHEREAS, pursuant to Health and Safety Code section 34179(a), each successor agency shall have an Oversight Board composed of seven members; and

WHEREAS, Health and Safety Code section 34177(I)(2), requires the Successor Agency to prepare a draft of a Recognized Obligation Payment Schedule (“ROPS”) listing outstanding obligations of the Agency to be performed by the Successor Agency; and

WHEREAS, Health and Safety Code section 34177(o) provides that each ROPS shall be forward looking to the next twelve months; and

WHEREAS, Health and Safety Code section 34177(I)(2) requires the Successor Agency to submit the draft ROPS to the Oversight Board for approval and, upon such approval, the Successor Agency is required to submit a copy of such approved ROPS to the County of Mendocino Auditor-Controller, the California State Controller, and the State of California Department of Finance and post the approved ROPS on the Successor Agency’s website; and

WHEREAS, AB 1484 passed by the State Legislature on June 27, 2012 establishes a new schedule for submittal of a ROPS for periods subsequent to the period ending December 31, 2012; and

WHEREAS, under AB 1484 a Successor Agency is required to submit the approved ROPS for the period July 1, 2016 through June 30, 2017 to the County of Mendocino Auditor-Controller, the California State Controller, and the State of California Department of Finance by February 1, 2016.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board to Fort Bragg Redevelopment Successor Agency does hereby resolve as follows:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. CEQA Compliance. The approval of the ROPS through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

SECTION 3. Approval of the ROPS. The Oversight Board hereby approves and adopts the ROPS, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34177, recognizing it has not been subjected to the County audit.

SECTION 4. Implementation. The Oversight Board hereby directs the Successor Agency to submit copies of the ROPS approved by the Oversight Board to the County of Mendocino Auditor-Controller, the State of California Controller, and the State of California Department of Finance after the effective date of this Resolution or, if the State of California Department of Finance requests review of the ROPS prior to the effective date of this Resolution, upon approval of the ROPS by the State of California Department of Finance, and prior to February 1, 2016, and to post the ROPS on the Successor Agency's website.

SECTION 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end of the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 6. Certification. The City Clerk of the City of Fort Bragg, acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

SECTION 7. Effective Date. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

The above and foregoing Resolution was introduced by Board Member _____, seconded by Board Member _____, and passed and adopted at a special meeting of the Oversight Board to Fort Bragg Redevelopment Successor Agency held on the 29th day of January, 2016, by the following vote:

**AYES:
NOES:
ABSENT:
ABSTAIN:**

**Dave Turner,
Chair**

ATTEST:

**June Lemos,
Oversight Board Secretary**