



**CITY OF HUGHSON  
SUCCESSOR AGENCY TO  
THE CITY OF HUGHSON  
REDEVELOPMENT AGENCY  
*SPECIAL MEETING*  
City Hall Council Chambers  
7018 Pine Street, Hughson, CA**

**AGENDA  
MONDAY, DECEMBER 10, 2018 – 7:00 P.M.**

**CALL TO ORDER:** Chair Jeramy Young

**ROLL CALL:** Chair Jeramy Young  
Board Member Mark Fontana  
Board Member Ramon Bawanana  
Board Member George Carr  
Board Member Harold Hill

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**1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken)**

At this time, members of the public may comment on any item not appearing on the Agenda, and within the subject matter jurisdiction of the Successor Agency to the Hughson Redevelopment Agency. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time. Time cannot be yielded to another person. Under State Law, matters presented under this item cannot be discussed or acted upon at this time by the Successor Agency. The public will be invited to make comments on Agenda items when the item comes up for consideration. For record purposes, you must step up to the podium, state your name, and speak into the microphone when addressing the Successor Agency to the Hughson Redevelopment Agency.

**2. NEW BUSINESS:**

- 2.1:** Approval of the Minutes of the Successor Agency Special Meeting held on June 22, 2015.
- 2.2:** Adopt Resolution No. 2018-01, Approving the Recognized Obligation Payment Schedule (ROPS 19-20).

**4. ADJOURNMENT:**

**WAIVER WARNING**

If you challenge a decision/direction of the Successor Agency to the Hughson Redevelopment Agency in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior to, the public hearing(s).

**AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT  
NOTIFICATION FOR THE CITY OF HUGHSON**

This agenda shall be made available upon request in alternative formats to persons with a disability; as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

**Disabled or Special needs Accommodation:** In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a City Council meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

**RULES FOR ADDRESSING CITY COUNCIL**

Members of the audience who wish to address the City Council are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk. **Filling out the card is voluntary.**

**AFFIDAVIT OF POSTING**

**DATE:** December 7, 2018      **TIME:** 10:00 am  
**NAME:** Ashton Gose      **TITLE:** Deputy City Clerk

**Notice Regarding Non-English Speakers:**

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the Oversight Board of the Successor Agency to the City of Hughson Redevelopment Agency shall be in English and anyone wishing to address the Board is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

**General Information:** The Oversight Board of the Successor Agency to the City of Hughson Redevelopment Agency meets quarterly (February, May, August, and November) in the Council Chambers on the fourth Wednesday at 6:00 p.m., unless otherwise noticed.

**Agendas:** This Agenda is now available for public review at the City's website at [www.hughson.org](http://www.hughson.org) and City Clerk's Office, 7018 Pine Street, Hughson, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.

**Questions:** Contact the City Clerk at (209) 883-4054.



**CITY OF HUGHSON  
 SUCCESSOR AGENCY TO THE  
 HUGHSON REDEVELOPMENT AGENCY  
 SPECIAL MEETING**

City Hall Council Chambers  
 7018 Pine Street, Hughson, CA

**MINUTES  
 MONDAY, JUNE 22, 2015 – 7:00 P.M.**

**CALL TO ORDER:** Chair Matt Beekman – 7:06 P.M.

**ROLL CALL:**

Present: Chair Matt Beekman  
 Board Member Jeramy Young  
 Board Member Jill Silva  
 Board Member George Carr  
 Board Member Harold Hill

Staff Present: Raul L. Mendez, City Manager  
 Monica Streeter, City Attorney  
 Jaylen French, Community Development Director  
 Shannon Esenwein, Finance Director  
 Margaret M. Souza, Budget/Finance Consultant  
 Lisa Whiteside, Finance Manager  
 Larry Seymour, Chief of Police Services  
 Sam Rush, Public Works Superintendent  
 Juan Padilla, City Treasurer  
 Marilyn Castaneda, Management Intern

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**1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken)**

No Public Comments.

**2. NEW BUSINESS:**

2.1: Approval of the Minutes of the Successor Agency Special Meeting held on March 23, 2015.

**SILVA/YOUNG 5-0-0-0 motion passes to approve the Minutes of the March 23, 2015 Special Meeting.**

- 2.2:** Adopt Resolution No. 2015-02, authorizing the execution and delivery of an Official Statement for the Successor Agency's Tax Allocation Refunding Bonds, approving the Forms of a Bond Purchase Agreement, a Continuing Disclosure Agreement, and an Escrow Agreement in Connection therewith, and authorizing certain related actions.

**Director of Finance Esenwein presented the information on this item.**

**SILVA/CARR 5-0-0-0 motion passes to adopt Resolution No. 2015-02, authorizing the execution and delivery of an Official Statement for the Successor Agency's Tax Allocation Refunding Bonds, approving the Forms of a Bond Purchase Agreement, a Continuing Disclosure Agreement, and an Escrow Agreement in Connection therewith, and authorizing certain related actions.**

**ADJOURNMENT:**

**BEEKMAN/CARR motion passes to adjourn the meeting at 7:11 P.M.**

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**JERAMY YOUNG, CHAIR**

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**ASHTON GOSE, Deputy City Clerk**



**SUCCESSOR AGENCY TO THE CITY OF HUGHSON  
REDEVELOPMENT AGENCY  
AGENDA ITEM NO. 2.2  
SUCCESSOR AGENCY STAFF REPORT**

**Meeting Date:** December 10, 2018  
**Presented By:** Shannon Esenwein, Finance/Admin Services Director  
**Subject:** Adoption of Resolution No. 2018-01, Approving the Recognized Obligation Payment Schedule (ROPS 19-20)

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**Staff Recommendation:**

Adopt Resolution No. 2018-01, approving the Recognized Obligation Payment Schedule (ROPS 19-20) for July 1, 2019 through June 30, 2020.

**Background:**

As part of the State budget process in 2012, the legislature passed AB 1484: Redevelopment Dissolution/Unwind Trailer Bill. The purpose of the bill was to make technical and substantive amendments to the Redevelopment Dissolution Act ("Act") based on experience to date at the State and local levels in implementing that Act. In September of 2015, the legislature passed SB 107, making further technical and substantive amendments to the Act.

In 2016, several new provisions went into effect. These include:

- A change in methodology for calculating the administrative cost allowance; and
- Annual (versus semi-annual) ROPS (Recognized Obligation Payment Schedule) filing requirement by February 1, 2018.

On July 1, 2018, more than 400 Redevelopment Agency (RDA) Oversight Boards in cities throughout the state were dissolved and consolidated into a single Oversight Board for all RDA's in that county. As a result, the City of Hughson's RDA Oversight Board (Countywide Oversight Board) was dissolved and its functions consolidated into the Stanislaus County's Oversight Board.

**Discussion:**

At this time, staff has prepared the Annual ROPS for the Successor Agency's consideration and approval. This ROPS before the Successor Agency Board for approval is the anticipated expenditures during the period of July 1, 2019 to June 30, 2020. Payments listed on this ROPS (ROPS 19-20) are meant to be covered by property tax funding distributed to the Successor Agency by the Stanislaus County Auditor Controller from the Redevelopment Property Tax Trust Fund (RPTTF).

At this time, staff has elected not to do a last and final ROPS due to the outcome of prior attempts where the Department of Finance has insisted on reducing the annual administrative allowance to \$10,000 per year, an amount that would not cover annual administrative costs. Since the Department of Finance cannot not reduce the administrative cost in an Agency's "annual" ROPS, staff is recommending filing an "annual" ROPS to recover all annual administrative costs.

**Fiscal Impact:**

After the annual ROPS is approved by the Successor Agency it will go to the Countywide Oversight Board for approval, the approved ROPS will be submitted to the California Department of Finance and Stanislaus County Auditor-Controller's Office. Once it becomes effective, the ROPS 19-20 will replace the previously adopted ROPS as the basis of future payments for July 1, 2019 through June 30, 2020.

**SUCCESSOR AGENCY OF THE**  
**CITY OF HUGHSON REDEVELOPMENT AGENCY**  
**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CITY OF HUGHSON  
REDEVELOPMENT AGENCY APPROVING AN ANNUAL RECOGNIZED  
OBLIGATION PAYMENT SCHEDULE FOR THE 2019-20 FISCAL PERIOD  
FROM JULY 1, 2019 THROUGH JUNE 30, 2020, PURSUANT TO HEALTH AND  
SAFETY CODE SECTION 34177 AND TAKING CERTAIN RELATED ACTIONS**

**WHEREAS**, Pursuant to Health and Safety Code Section 34177(o), the Successor Agency to the Hughson Redevelopment Agency (the "Successor Agency") must prepare a proposed Recognized Obligation Payment Schedule ("ROPS") before each annual fiscal period (commencing July 1) and submit each proposed ROPS to the Oversight Board for the Successor Agency (the "Oversight Board") for approval.

**WHEREAS**, Pursuant to Health and Safety Code Section 34177(o)(1), at the same time that the Successor Agency submits a ROPS to the Oversight Board for approval, the Successor Agency must submit a copy of such ROPS to the State Department of Finance (the "DOF"), the County administrative officer, and the County Auditor-Controller.

**WHEREAS**, Pursuant to Health and Safety Code Section 34177(o), the Successor Agency must (1) submit the Oversight Board-approved ROPS for the fiscal period from July 1, 2019 through June 30, 2020 ("ROPS 19-20"), to DOF, the Office of the State Controller, and the County Auditor-Controller no later than February 1, 2019; and (2) post a copy of the Oversight Board-approved ROPS 19-20 on the Successor Agency's website.

**NOW, THEREFORE, THE MEMBERS OF THE BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF HUGHSON REDEVELOPMENT AGENCY (THE "BOARD"), HEREBY RESOLVE, ORDER AND DETERMINE FOLLOWS:**

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to the provisions of Health and Safety Code Section 34177.

Section 3. The Board hereby approves ROPS 19-20, substantially in the form attached hereto as Exhibit A. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify ROPS 19-20 as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 4. Staff is hereby authorized and directed to submit a copy of ROPS 19-20 to the Oversight Board for approval and, at the same time, transmit a copy of



ROPS 19-20 to the DOF, the County Auditor-Controller and the County administrative officer as designated by the County.

Section 5. Staff is hereby authorized and directed to submit a copy of Oversight Board-approved ROPS 19-20 to the DOF, the Office of the State Controller, and the County Auditor-Controller. If the Oversight Board has not approved ROPS 19-20 by February 1, 2019, Staff is hereby authorized and directed to transmit ROPS 19-20 to the DOF, the Office of the State Controller, and the County Auditor-Controller by February 1, 2019, with a written notification regarding the status of the Oversight Board's review. Written notice and information regarding the action of the Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing.

Section 6. Staff is hereby authorized and directed to post a copy of the Oversight Board-approved ROPS 19-20 on the Successor Agency's Internet website (being a page on the Internet website of the City of Hughson).

Section 7. The officers and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

**IN WITNESS WHEREOF**, this Resolution is adopted and approved by the Board of Directors of the Successor Agency of the City of Hughson Redevelopment Agency this 10<sup>th</sup> day of December, 2018.

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
**JERAMY YOUNG, Chair**

ATTEST:

\_\_\_\_\_  
**ASHTON GOSE, Deputy City Clerk**

**Recognized Obligation Payment Schedule (ROPS 19-20) - Summary**  
**Filed for the July 1, 2019 through June 30, 2020 Period**

**Successor Agency:** Hughson  
**County:** Stanislaus

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>19-20A Total (July - December)</b>	<b>19-20B Total (January - June)</b>	<b>ROPS 19-20 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D):</b>	<b>\$ 142,250</b>	<b>\$ -</b>	<b>\$ 142,250</b>
B Bond Proceeds	-	-	-
C Reserve Balance	142,250	-	142,250
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</b>	<b>\$ 47,625</b>	<b>\$ 241,675</b>	<b>\$ 289,300</b>
F RPTTF	-	194,050	194,050
G Administrative RPTTF	47,625	47,625	95,250
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 189,875</b>	<b>\$ 241,675</b>	<b>\$ 431,550</b>

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

Hughson Recognized Obligation Payment Schedule (ROPS 19-20) - ROPS Detail

July 1, 2019 through June 30, 2020

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	19-20A (July - December)					Q	19-20B (January - June)					W
											Fund Sources						Fund Sources					
											L	M	N	O	P		R	S	T	U	V	
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 19-20 Total						19-20A Total						19-20B Total
4	Disclosure Services	Professional Services	3/16/2006	10/1/2036	Urban Futures	Continuing Disclosure Services		\$ 4,709,425	N	\$ 431,550	\$ 0	\$ 142,250	\$ 0	\$ 0	\$ 47,625	\$ 189,875	\$ 0	\$ 0	\$ 0	\$ 194,050	\$ 47,625	\$ 241,675
7	Annual Audit	Professional Services	7/1/2013	6/30/2014	Moss, Lev & Hartzheim	Annual Audit		36,550	N	2,150									2,150			2,150
8	Contract for Legal Services	Professional Services	3/16/2006	6/30/2014	Neumiller & Beardslee	Legal Services		9,000	N										2,000			2,000
9	General Fund Reimbursement	Admin Costs	3/16/2006	10/1/2036	Employees of Agency	Reimbursement to City's General Fund for personnel and overhead expenses provided on behalf of the agency.		1,562,875	N	95,250					47,625	47,625					47,625	47,625
10	2015 Tax Allocation Refund Bonds	Refunding Bonds Issued After 6/27/12	7/30/2015	10/1/2036	MUFG Union Bank, N.A.	Bonds issued to fully refund the 2006 Bonds, for debt service savings		3,028,200	N	329,750		142,250				142,250				187,500		187,500
11	2015 Bonds - Trustee annual fees	Fees	7/30/2015	10/1/2036	MUFG Union Bank, N.A.	2015 Bonds Trustee annual fees		40,800	N	2,400									2,400			2,400
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**Hughson Recognized Obligation Payment Schedule (ROPS 19-20) - Report of Cash Balances**  
**July 1, 2016 through June 30, 2017**  
**(Report Amounts in Whole Dollars)**

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
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 16-17 Cash Balances (07/01/16 - 06/30/17)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/16)</b> RPTTF amount should exclude "A" period distribution amount					0	
2	<b>Revenue/Income (Actual 06/30/17)</b> RPTTF amount should tie to the ROPS 16-17 total distribution from the County Auditor-Controller			125,000		352,322	
3	<b>Expenditures for ROPS 16-17 Enforceable Obligations (Actual 06/30/17)</b>					352,322	
4	<b>Retention of Available Cash Balance (Actual 06/30/17)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			125,000			
5	<b>ROPS 16-17 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 16-17 PPA form submitted to the CAC	No entry required					
6	<b>Ending Actual Available Cash Balance (06/30/17)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	