



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

AGENDA
MONDAY, JANUARY 13, 2020 – 7:00 P.M.

CALL TO ORDER: Chair Jeramy Young

ROLL CALL: Chair Jeramy Young
Board Member Michael Buck
Board Member Ramon Bawanan
Board Member George Carr
Board Member Harold Hill

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 December 10, 2018.
- 2.2:** Adopt Resolution No. 2020-01, Approving the Recognized Obligation Payment Schedule (ROPS 20-21).

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: January 9, 2020 **TIME:** 1:00 PM
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 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, DECEMBER 10, 2018 – 7:00 P.M.**

CALL TO ORDER: Chair Jeramy Young – 7:29 P.M.

ROLL CALL:

Present: Chair Jeramy Young
Board Member Mark Fontana
Board Member Ramon Bawanon
Board Member George Carr
Board Member Harold Hill

Staff Present: Raul L. Mendez, City Manager
Dan Schroeder, City Attorney
Ashton Gose, Deputy City Clerk
Shannon Esenwein, Finance Director
Lisa Whiteside, Finance Manager
Larry Seymour, Chief of Police Services
Sam Rush, Public Works Superintendent
Ian Kerr, City Council Student Representative

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 June 22, 2015.

HILL/FONTANA 5-0-0-0 motion passes to approve the Minutes of the June 22, 2015 Special Meeting.

- 2.2:** Adopt Resolution No. 2018-01, Approving the Recognized Obligation Payment Schedule (ROPS 19-20).

Director of Finance Esenwein presented the information on this item.

CARR/YOUNG 5-0-0-0 motion passes to adopt Resolution No. 2018-01 Approving the Recognized Obligation Payment Schedule (ROPS 19-20).

ADJOURNMENT:

YOUNG/FONTANA 5-0-0-0 motion passes to adjourn the meeting at 7:34 P.M.

JERAMY YOUNG, CHAIR

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: January 13, 2020
Presented By: Merry Mayhew, Director of Finance and Admin Services
Subject: Adoption of Resolution No. 2020-01, Approving the Recognized Obligation Payment Schedule (ROPS 2020-2021)

Staff Recommendation:

Adopt Resolution No. 2020-01, approving the Recognized Obligation Payment Schedule (ROPS 2020-2021) for July 1, 2020 through June 30, 2021.

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, 2020 to June 30, 2021. Payments listed on this ROPS (ROPS 2020-2021) 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 2020-2021 will replace the previously adopted ROPS as the basis of future payments for July 1, 2020 through June 30, 2021.

SUCCESSOR AGENCY OF THE
CITY OF HUGHSON REDEVELOPMENT AGENCY
RESOLUTION NO. 2020-01

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CITY OF HUGHSON
REDEVELOPMENT AGENCY APPROVING AN ANNUAL RECOGNIZED
OBLIGATION PAYMENT SCHEDULE FOR THE 2020-21 FISCAL PERIOD FROM
JULY 1, 2020 THROUGH JUNE 30, 2021, 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, 2020 through June 30, 2021 ("ROPS 2020-2021"), to DOF, the Office of the State Controller, and the County Auditor-Controller no later than February 1, 2020; and (2) post a copy of the Oversight Board-approved ROPS 2020-2021 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 2020-2021, 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 2020-2021 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 2020-2021 to the Oversight Board for approval and, at the same time, transmit a copy of ROPS 2020-

2021 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 2020-2021 to the DOF, the Office of the State Controller, and the County Auditor-Controller. If the Oversight Board has not approved ROPS 2020-2021 by February 1, 2020, Staff is hereby authorized and directed to transmit ROPS 2020-2021 to the DOF, the Office of the State Controller, and the County Auditor-Controller by February 1, 2020, 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 2020-2021 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 13th day of January, 2020.

AYES:

NOES:

ABSENT:

ABSTAIN:

JERAMY YOUNG, Chair

ATTEST:

ASHTON GOSE, Deputy City Clerk

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Hughson

County: Stanislaus

| Current Period Requested Funding for Enforceable Obligations (ROPS Detail) | 20-21A Total (July - December) | 20-21B Total (January - June) | ROPS 20-21 Total |
|---|---------------------------------------|--------------------------------------|-------------------------|
| A Enforceable Obligations Funded as Follows (B+C+D) | \$ 146,250 | \$ - | \$ 146,250 |
| B Bond Proceeds | - | - | - |
| C Reserve Balance | 146,250 | - | 146,250 |
| D Other Funds | - | - | - |
| E Redevelopment Property Tax Trust Fund (RPTTF) (F+G) | \$ 48,512 | \$ 240,462 | \$ 288,974 |
| F RPTTF | - | 191,950 | 191,950 |
| G Administrative RPTTF | 48,512 | 48,512 | 97,024 |
| H Current Period Enforceable Obligations (A+E) | \$ 194,762 | \$ 240,462 | \$ 435,224 |

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 20-21) - ROPS Detail July 1, 2020 through June 30, 2021

| A | B | C | D | E | F | G | I | J | K | M | N | O | P | Q | S | T | U | V | W |
|--------|----------------------------------|--------------------------------------|--------------------------|----------------------------|------------------------|--|------------------------------|---------|------------------|-------------------------|-------------|-------|-------------|--------------|-------------------------|-------------|-----------|-------------|--------------|
| Item # | Project Name | Obligation Type | Agreement Execution Date | Agreement Termination Date | Payee | Description | Total Outstanding Obligation | Retired | ROPS 20-21 Total | ROPS 20-21A (Jul - Dec) | | | | 20-21A Total | ROPS 20-21B (Jan - Jun) | | | | 20-21B Total |
| | | | | | | | | | | Fund Sources | | | | | Fund Sources | | | | |
| | | | | | | | | | | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | |
| | | | | | | | \$4,277,875 | | \$435,224 | \$146,250 | \$- | \$- | \$48,512 | \$194,762 | \$- | \$- | \$191,950 | \$48,512 | \$240,462 |
| 4 | Disclosure Services | Professional Services | 03/16/2006 | 10/01/2036 | Urban Futures | Continuing Disclosure Services | 34,400 | N | \$2,150 | - | - | - | - | \$- | - | - | 2,150 | - | \$2,150 |
| 7 | Annual Audit | Professional Services | 07/01/2013 | 06/30/2014 | Moss, Levy & Hartzheim | Annual Audit | 30,000 | N | \$2,000 | - | - | - | - | \$- | - | - | 2,000 | - | \$2,000 |
| 8 | Contract for Legal Services | Professional Services | 03/16/2006 | 06/30/2014 | Neumiller & Beardslee | Legal Services | 9,000 | N | \$- | - | - | - | - | \$- | - | - | - | - | \$- |
| 9 | General Fund Reimbursement | Admin Costs | 03/16/2006 | 10/01/2036 | Employees of Agency | Reimbursement to City's General Fund for personnel and overhead expenses provided on behalf of the agency. | 1,467,625 | N | \$97,024 | - | - | - | 48,512 | \$48,512 | - | - | - | 48,512 | \$48,512 |
| 10 | 2015 Tax Allocation Refund Bonds | Refunding Bonds Issued After 6/27/12 | 07/30/2015 | 10/01/2036 | MUFG Union Bank, N.A. | Bonds issued to fully refund the 2006 Bonds, for debt service savings | 2,698,450 | N | \$331,650 | 146,250 | - | - | - | \$146,250 | - | - | 185,400 | - | \$185,400 |
| 11 | 2015 Bonds - Trustee annual fees | Fees | 07/30/2015 | 10/01/2036 | MUFG Union Bank, N.A. | 2015 Bonds Trustee annual fees | 38,400 | N | \$2,400 | - | - | - | - | \$- | - | - | 2,400 | - | \$2,400 |

Hughson
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances July 1, 2017 through June 30, 2018
(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.

| A | B | C | D | E | F | G | H |
|----------|--|------------------------------------|-----------------------------------|---|------------------------------|---------------------|-----------------|
| | ROPS 17-18 Cash Balances (07/01/17 - 06/30/18) | Fund Sources | | | | | Comments |
| | | Bond Proceeds | | Reserve Balance | Other Funds | RPTTF | |
| | | 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 | |
| 1 | Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount. | | | 139,200 | | - | |
| 2 | Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller | | | | | 286,450 | |
| 3 | Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18) | | | 139,200 | | 278,297 | |
| 4 | Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s) | | | | | | |
| 5 | ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC | | No entry required | | | | |
| 6 | Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5) | \$- | \$- | \$- | \$- | \$8,153 | |

| Hughson Recognized Obligation Payment Schedule (ROPS 20-21) - Notes July 1, 2020 through June 30, 2021 | |
|---|----------------|
| Item # | Notes/Comments |
| 4 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |