



AGENDA
KERMAN REDEVELOPMENT
SUCCESSOR AGENCY OVERSIGHT BOARD

REGULAR MEETING

Kerman City Hall

850 S. Madera Avenue

Wednesday, February 18, 2015

6:00 PM

AGENDA PACKET AVAILABLE FOR
REVIEW 72 HOURS PRIOR TO
THE AGENCY MEETING AT
THE CITY CLERK'S OFFICE AND
ON THE CITY WEBSITE
ITEMS RECEIVED AT THE
MEETING WILL BE AVAILABLE
FOR REVIEW AT THE CITY
CLERK'S OFFICE

CHAIRMAN

Stephen Hill

BOARD MEMBERS

Charlie Jones

Robert Frausto

Kevin Nehring

Luis Patlan

CALL TO ORDER

ROLL CALL

A. AGENDA APPROVAL

B. MINUTES

September 3, 2014

RECOMMENDATION: Members approve minutes as presented.

C. ORDER OF BUSINESS

1. AGENCY TREASURER'S REPORT:

Warrant Nos 1425 - 1427 \$183,847.52

RECOMMENDATION: Members approve warrants as presented.

2. Successor Agency Sale of Property - Vacant Lot Located at 551 S. 9th Street [TJ]

RECOMMENDATION: Board by motion select either The Boyd Company Realtors or Valley West Properties for the sale of vacant lot located at 551 S. 9th Street and authorize staff to enter into a listing agreement with the selected broker.

3. Resolution Approving the Recognized Obligation Payment Schedule for the Period of July 1, 2015 Through December 31, 2015 (ROPS 15-16A) [TJ]

RECOMMENDATION: Board by motion adopt resolution for the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2015 through December 31, 2015.

D. ADJOURNMENT



MINUTES
KERMAN REDEVELOPMENT
SUCCESSOR AGENCY OVERSIGHT BOARD
REGULAR MEETING
 Kerman City Hall
 850 S. Madera Avenue
 Wednesday, September 3, 2014
 6:00 PM

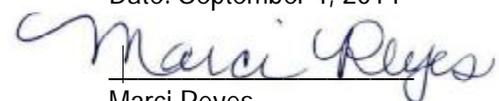
CHAIRMAN
 Gary Yep
BOARD MEMBERS
 Charlie Jones
 Robert Frausto
 Kevin Nehring
 Luis Patlan

CALL TO ORDER	6:00 p.m.
ROLL CALL	All present except RF
PLEDGE OF ALLEGIANCE	Performed
A. AGENDA APPROVAL	Approved CJ/KN (4-0-1) RF
B. MINUTES	Approved LP/CJ (4-0-1) RF
<u>RECOMMENDATION</u> : Board approve minutes as presented.	
C. ORDER OF BUSINESS	
1. AGENCY TREASURER'S REPORT:	Approved CJ/KN (4-0-1) RF
<u>RECOMMENDATION</u> : Board approve warrants as presented.	
2. <u>SUBJECT</u> : Resolution Approving the Long-Range Property Management Plan [TJ]	Approved CJ/LP (4-0-1) RF
<u>RECOMMENDATION</u> : Board by motion adopt resolution approving the amended Long-Range Property Management Plan and submit to the California Department of Finance for review and approval.	
3. <u>SUBJECT</u> : Resolution Approving the Recognized Obligation Payment Schedule for the Period of January 1, 2015 Through June 30, 2015 (ROPS 14-15B) [TJ]	Approved CJ/KN (4-0-1) RF
<u>RECOMMENDATION</u> : Board by motion adopt resolution for the Recognized Obligation Payment Schedule for the period of January 1, 2015 through June 30, 2015.	
D. ADJOURNMENT	Approved 6:10 p.m. CJ/LP (4-0-1) RF

MINUTES CERTIFICATION

I, MARCI REYES, Secretary for the Kerman Redevelopment Successor Agency Oversight Board, do hereby declare under penalty of perjury that the above Minutes are a true depiction of all actions taken at the Kerman Redevelopment Successor Agency Oversight Board meeting held on the first date above written at Kerman City Hall, 850 S. Madera Ave, Kerman, CA.

Date: September 4, 2014


 Marci Reyes
 Secretary

Successor Agency
Check Detail

Check #	Date	Payee	Amount
1425	9/29/2014	City of Kerman	119,478.00
1426	9/29/2014	City of Kerman	58,054.00
1427	9/29/2014	State Controllers Office	6,315.52
		Total Checks	<u>183,847.52</u>



City of Kerman

"Community Comes First"

CHAIRMAN
Steven B. Hill

BOARD MEMBER
Luis Patlan

BOARD MEMBER
Robert Frausto

BOARD MEMBER
Charles Jones

BOARD MEMBER
Kevin Nehring

DEPARTMENT: OFFICE OF THE TREASURER
STAFF REPORT
OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO
THE KERMAN REDEVELOPMENT AGENCY
MEETING DATE: FEBRUARY 18, 2015

To: Chairman and Agency Members
From: Toni Jones, Treasurer
Subject: Successor Agency Sale of Property - Vacant Lot Located at 551 S. 9th Street

RECOMMENDATION

Board by motion select either The Boyd Company Realtors or Valley West Properties for the sale of vacant lot located at 551 S. 9th Street and authorize staff to enter into a listing agreement with the selected broker.

EXECUTIVE SUMMARY

On September 3, 2014, the Oversight Board approved the Long Range Property Management Plan for the sale of the vacant lot acquired by the former Kerman Redevelopment Agency (RDA) located at 551 S. 9th Street. The Plan was approved by the State of California Department of Finance (DOF) on October 14, 2014. The proceeds from the sale will be remitted to the Fresno County Auditor Controllers Office for disbursement to taxing entities.

OUTSTANDING ISSUES

None.

DISCUSSION

Staff contacted two local realtors regarding their interest in listing the lot and their commission. The Boyd Company Realtors indicated that their standard commission is 10% and Valley West Properties indicated that their standard commission is 6%. The Boyd Company Realtors was the broker that handled the initial sale of the lot to the Kerman Redevelopment Agency in 2009. Both companies are qualified to handle the sale of the property.

Staff is recommending that the Oversight Board select either The Boyd Company Realtors or Valley West Properties to list the property for sale and authorize staff to enter into a listing agreement to sale the vacant lot. The Boyd Company Realtors previously valued the lot at \$35,000, which was the original price the RDA paid for the lot. Any offers received will be presented to the Oversight Board for approval prior to sale of the lot. Proceeds from the sale will the remitted to the Fresno County Auditor controller for disbursement to taxing entities.

FISCAL IMPACT

None.

PUBLIC HEARING

None.



City of Kerman

"Community Comes First"

CHAIRMAN
Steven B. Hill

BOARD MEMBER
Luis Pattan

BOARD MEMBER
Robert Frausto

BOARD MEMBER
Charles Jones

BOARD MEMBER
Kevin Nehring

DEPARTMENT: OFFICE OF THE TREASURER
STAFF REPORT
OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO
THE KERMAN REDEVELOPMENT AGENCY
MEETING DATE: FEBRUARY 18, 2015

To: Chairman and Agency Members
From: Toni Jones, Treasurer
Subject: Resolution Approving the Recognized Obligation Payment Schedule for the period of July 1, 2015 through December 31, 2015 (ROPS 15-16A)

RECOMMENDATION

Board by motion adopt resolution approving the Recognized Obligation Payment Schedule for the period of July 1, 2015 through December 31, 2015 (ROPS 15-16A).

EXECUTIVE SUMMARY

In accordance with AB 1484 the Successor Agency to the Kerman Redevelopment Agency is required to submit the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2015 through December 31, 2015 (ROPS 15-16A) to the Department of Finance by March 3, 2015.

The attached ROPS 15-16A schedule requests \$50,000 for Successor Agency Administrative Costs and \$64,370 for Non-Administrative Costs. The Non-Administrative Costs are made up of \$58,054 to pay the Hacienda Heights Project obligation and \$6,316 for the REDIP loan payment obligation that will be due during the ROPS 15-16A period. As the Successor Agency functions are winding down the Administrative costs are decreasing. Administrative Costs for fiscal year 2014-2015 are \$175,000 and we are estimating Administrative Costs for fiscal year 2015-2016 to be \$100,000 (\$50,000 ROPS 15-16A and \$50,000 ROPS 15-16B).

OUTSTANDING ISSUES

None.

DISCUSSION

Assembly Bill 1X 26 (Stats. 2011, 1st Ex. Sess., chap. 5) added a new Part 1.85 to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.*), which was subsequently modified by the California Supreme Court in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4th 231 and by Assembly Bill 1484 (Stats. 2012, chap. 26) (the "Dissolution Act"). In accordance with the Dissolution Act, all redevelopment agencies in the State of California, including the Kerman Redevelopment Agency (the "former Redevelopment Agency"), were dissolved as of February 1, 2012. Also on that date, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Redevelopment Agency were transferred to the Successor Agency to the Former Kerman RDA ("Successor Agency").

The Successor Agency is required by Section 34177(l) of the Dissolution Act to adopt a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period. The ROPS 15-16A for the July to December 2015 period is due by March 3, 2015. The January 1 through December 31, 2015 ROPS (ROPS 14-15B) was approved by the Oversight Board on September 3, 2014 and the Department of Finance on October 21, 2014.

The ROPS functions as the Successor Agency's claim for tax increment, and general authorization, to pay enforceable obligations. It lists the outstanding obligations of the former Redevelopment Agency for which payments are required during that period of time. The Successor Agency may only pay, and will only be allocated tax increment by the County Auditor-Controller for the payment of obligations listed on the ROPS. Obligations that will be funded by other sources, such as existing fund balances, must also be listed on the ROPS.

The ROPS prepared by the Successor Agency for the period of July 1, 2015 through December 31, 2015 ("ROPS 15-16A") is attached to the resolution accompanying this staff report.

ROPS Approval Procedure

Assembly Bill 1484 made certain adjustments and additions to the Dissolution Act's procedure for the adoption of a ROPS.

Following the Oversight Board's approval of the ROPS, the Successor Agency must submit it to the County Auditor-Controller, the State Controller and the State Department of Finance ("DOF"), and post it on the Successor Agency's web site.

The DOF shall make its determination of the enforceable obligations and the amounts and funding sources of the enforceable obligations no later than 45 days after ROPS 15-16A is submitted. Section 34177(m) provides for a meet-and-confer period if the Successor Agency disputes the DOF's determinations.

Subdivision (m) of Section 34177 also provides for significant penalties if a ROPS is submitted late. The City of Kerman would be subject to a civil penalty of \$10,000 per day for each day the ROPS is not submitted to the DOF, and if the ROPS is not submitted within 10 days of the deadline, the maximum administrative cost allowance of the LSA for that ROPS period would be reduced by 25%.

Section 34182.5 provides the County Auditor-Controller the ability to review the ROPS and object to (1) the inclusion of any items that are not demonstrated to be enforceable obligations and/or (2) the funding source proposed for any items. The County Auditor-Controller must transmit notice of its objections to the Successor Agency, the Oversight Board and the DOF at least 60 days prior to an allocation date specified in Section 34183. If the Oversight Board disputes the objections of the County Auditor-Controller, it may refer the matter to the DOF for determination.

The Oversight Board's approval of ROPS 15-16A is one of the steps in the procedure of adopting a valid ROPS for the period of July through December 2015 pursuant to Section 34177(l), and obtaining the funds to make payments on obligations listed on that ROPS.

FISCAL IMPACT

There is no fiscal impact as a result of adoption of this resolution.

PUBLIC HEARING

N/A

REASON FOR RECOMMENDATION

N/A

Attachments:

- A. Resolution
- B. Recognized Obligation Payment Schedule (ROPS 15-16A)

Attachment 'A'

RESOLUTION NO. OB 15-01

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE KERMAN REDEVELOPMENT AGENCY APPROVING RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2015 THROUGH DECEMBER 31, 2015 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(1)

WHEREAS, pursuant to Assembly Bill IX26 (Stats. 2011, 1st Ex. Sess., chap. 5) a new Part 1.85 was added to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 et seq.), which was subsequently modified by the California Supreme Court in California Redevelopment Association v. Matosantos (2011) 53 Cal. 4th 231 and by Assembly Bill 1484 (Stats. 2012, chap. 26, effective June 27, 2012) (the "Dissolution Act"), and in accordance therewith, all redevelopment agencies in the State of California, including the Redevelopment Agency of the City of Kerman (the "Redevelopment Agency"), were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the City of Kerman became the Successor Agency to the former Kerman Redevelopment Agency (the "Kerman Successor Agency") and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Redevelopment Agency (the "redevelopment assets") were transferred to the Kerman Successor Agency (SA), on February 1, 2012; and

WHEREAS, Section 34177(l) of the Dissolution Act requires the Kerman SA to prepare a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period, which lists the outstanding obligations of the former Redevelopment Agency, states the months in which payments on those obligations are required and the source of funds for the payments; and

WHEREAS, the Kerman Successor Agency has prepared a ROPS for the July 1, 2015, through December 31, 2015, fiscal period (ROPS 15-16A); and

WHEREAS, pursuant to Section 34180(g) of the Dissolution Act, the Oversight Board must approve the establishment of each ROPS.

NOW, THEREFORE, THE KERMAN OVERSIGHT BOARD 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. Approval of ROPS for July 1, 2015 through December 31, 2015. The Successor Agency to the Former Kerman RDA hereby approves the ROPS for presentation to the Oversight Board for the period of July 1, 2015 through December 31, 2015, in the form attached to this resolution.

SECTION 3. The Successor Agency will transmit the ROPS for the period of July 1, 2015 through December 31, 2015, to the Fresno County Auditor-Controller, State Department of Finance and the State Controller if so authorized and directed by the Oversight Board.

The foregoing resolution was introduced at a regular meeting of the Oversight Board to the Successor Agency to the Kerman Redevelopment Agency held on the 18th day of February 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Attest:

Steven B. Hill
Chairman

Marci Reyes
Agency Secretary

Attachment 'B'

Recognized Obligation Payment Schedule (ROPS 15-16A) - Summary
 Filed for the July 1, 2015 through December 31, 2016 Period

Name of Successor Agency: Kerman
 Name of County: Fresno

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A	Sources (B+C+D):	\$ -
B	Bond Proceeds Funding (ROPS Detail)	-
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	-
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 114,370
F	Non-Administrative Costs (ROPS Detail)	64,370
G	Administrative Costs (ROPS Detail)	50,000
H	Current Period Enforceable Obligations (A+E):	\$ 114,370

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	114,370
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K	Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 114,370

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	114,370
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N	Adjusted Current Period RPTTF Requested Funding (L-M)	114,370

Certification of Oversight Board Chairman:
 Pursuant to Section 34177 (m) 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 agency

Steven B. Hill Board Chairman
 Name Title
 /s/ _____
 Signature Date

Attachment 'B' (cont'd)

Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail
 July 1, 2015 through December 31, 2015
 (Report Amounts in Millions of Dollars)

Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Issuance Date	Contract/Agreement Termination Date	Payee	Description / Project Scope	Project Area	Total Construction Costs or Obligation	Funded	Non-Refundable Property Tax Incentive (RPTTI)			Total RPTTI	Total ROPS
										State Prorated	Revenue Surtax	Other Funds		
1	REDFLEX POWER PLANT	Fixed-Pay Loans	06/04/10	12/31/17	City of Kerrin	REDFLEX POWER PLANT	Kerrin 1 and 2	\$ 13,108	M	\$ 64,219	\$ 540,000	\$ 604,219	\$ 617,327	\$ 630,435
2	Successor Agency of Administrative	Admin Costs	01/08/12	06/26/2014	City of Kerrin	Successor Agency of Administrative	Kerrin 1 and 2	\$ 43,000	M			\$ 43,000	\$ 43,000	\$ 43,000
3	Successor Agency of Administrative	Admin Costs	01/08/12	06/26/2014	HECH, LOGAN & SULLIVAN	Administrative Fees by Successor Agency	Kerrin 1 and 2	\$ 260	M			\$ 260	\$ 260	\$ 260
4	Successor Agency of Administrative	Admin Costs	01/08/12	06/26/2014	City of Kerrin	Allocation of Overhead	Kerrin 1 and 2	\$ 1,293	M			\$ 1,293	\$ 1,293	\$ 1,293
5	Successor Agency of Administrative	Admin Costs	01/08/12	06/26/2014	City of Kerrin	EMM, E, R, L, S, T, U, V, W, X, Y, Z	Kerrin 1 and 2	\$ 2,550	M			\$ 2,550	\$ 2,550	\$ 2,550
6	Successor Agency of Administrative	Admin Costs	01/08/12	06/26/2014	City of Kerrin	Successor Agency	Kerrin 1 and 2	\$ 3,000	M			\$ 3,000	\$ 3,000	\$ 3,000
7	Successor Agency of Administrative	Admin Costs	01/08/12	06/26/2014	HECH, LOGAN & SULLIVAN	Successor Agency	Kerrin 1 and 2	\$ 3,000	M			\$ 3,000	\$ 3,000	\$ 3,000
8	Successor Agency of Administrative	Admin Costs	01/08/12	06/26/2014	City of Kerrin	Successor Agency	Kerrin 1 and 2	\$ 3,000	M			\$ 3,000	\$ 3,000	\$ 3,000
9														
10														
11														
12														
13														
14														
15														
16														
17														

Attachment 'B' (cont'd)

Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Cash Balances
 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (i), 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 https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf.

A	B	C	D	E	F	G	H	I						
									Fund Sources					
									Bond Proceeds		Reserve Balance		Other	RPTTF
Bonds Issued or Refunded 12/31/14	Bonds Issued or Refunded 01/01/15	Prior ROPS period balances and CDF RPTTF balances	Prior ROPS RPTTF balances as reported for future periods	Fees, Credits, Interest, Etc.	Revolving and Admin									
Cash Balance Information by ROPS Period														
ROPS 14-15A Actual (01/01/14 - 12/31/14)														
1	Beginning Available Cash Balance (Actual 01/01/14)							-						
2	Revenue/Income (Actual 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor/Controller during June 2014						189,370							
3	Expenditures for ROPS 14-15A Enforceable Obligations (Actual 12/31/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q						189,370							
4	Retention of Available Cash Balance (Actual 12/31/14) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)													
5	ROPS 14-15A RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15A PPA in the Report of PPA, Column S	No entry required												
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
ROPS 14-15B Estimate (01/01/15 - 06/30/15)														
7	Beginning Available Cash Balance (Actual 01/01/15) (C, D, E, G = 4 + 5, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
8	Revenue/Income (Estimate 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor/Controller during January 2015						56,316							
9	Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 06/30/15)						56,316							
10	Retention of Available Cash Balance (Estimate 06/30/15) 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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						