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CHAIRMAN
Gary Yep
BOARD MEMBERS
Raj Dhaliwal
Nathan Fox
Bill Nijjer

AGENDA
SUCCESSOR AGENCY TO THE
KERMAN REDEVELOPMENT AGENCY

REGULAR MEETING
Kerman City Hall
850 S. Madera Avenue
Wednesday, March 5, 2014
6:30 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

CALL TO ORDER

ROLL CALL

A. AGENDA APPROVAL

B. MINUTES: September 19, 2012

RECOMMENDATION: Members approve minutes as presented.

ATTACHMENTS: [September 19, 2012](#)

C. ORDER OF BUSINESS

1. AGENCY TREASURER'S REPORT: 1369-1421 - \$521,791.29

RECOMMENDATION: Members approve warrants as presented.

ATTACHMENTS: [Warrants 1369-1421](#)

2. Resolution Approving the Long-Range Property Management Plan [TJ]

RECOMMENDATION: Members adopt resolution approving the Long Range Property Management Plan.

ATTACHMENTS: [Staff Report-Long-Range Property Management Plan](#)

3. Resolution Approving the Recognized Obligation Payment Schedule for the Period of July 1, 2014 through December 31, 2014 [TJ]

RECOMMENDATION: Members adopt resolution approving the Recognized Obligation Payment Schedule for the period of July 1, 2014 through December 21, 2014.

ATTACHMENTS: [Staff Report - ROPS 14-15A](#)

D. CORRESPONDENCE

E. ADJOURNMENT

**SUCCESSOR AGENCY TO THE KERMAN
REDEVELOPMENT AGENCY**

**September 19, 2012– Regular Meeting
6:30 PM**

MINUTES

**Kerman City Hall
850 S. Madera Avenue
Kerman, CA 93630**

Members: Gary Yep, Raj Dhaliwal, Jack Sidhu, Richard Stockwell, Doug Wilcox

CALL TO ORDER

7:50 p.m.

A. AGENDA APPROVAL

B. MINUTES – Last Regular Meeting
August 15, 2012

Approved
DW/RD (3-0-2)
JS/RS

C. REQUEST TO ADDRESS AGENCY

D. PUBLIC HEARINGS

E. ORDER OF BUSINESS

1. AGENCY TREASURER’S REPORT:
Warrant Nos. 1362-1368 \$33,300.14

Approved
RD/ DW
(3-0-2) JS/RS

2. Consideration of Due Diligence Report Required per Health and Safety
Code Section 34179.5 [TLP]

Approved #2
RD/ DW
(3-0-2) JS/RS

3. Follow Up Report Regarding the Retaining of Bryant Jolley, CPA as the
Independent Auditor to Perform Due Diligence Review for the Former
Kerman Redevelopment Agency Consistent with Provisions of AB 1484
(Redevelopment Trailer Bill) [TLP]

Approved
DW/RD
(3-0-2) JS/RS

F. WRITTEN COMMUNICATIONS

No Written
Communications

G. BOARD MEMBER REPORTS

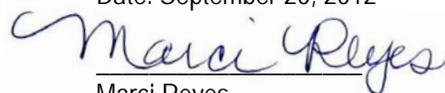
H. ADJOURNMENT

8:03 p.m.

MINUTES CERTIFICATION

I, MARCI REYES, Agency Secretary for the City of Kerman, 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 20, 2012



Marci Reyes
Agency Secretary

CVCB SUCCESSOR AGENCY

Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	Net amount	Invoice number
1369- 1876	1	9/25/2012	3143 CITY OF KERMAN		
	1		48566 REIMBURSE PAYROLL EXP 9/21/12	7,128.93	09/21/2012
1369- 1876	1	9/25/2012	Logged *** Total ***	7,128.93	
1370- 1879	1	10/05/2012	2025 BRYANT L JOLLEY		
	1		48669 SUCCESSOR AGENCY AUDIT 11/12	2,500.00	10/01/12
1370- 1879	1	10/05/2012	Logged *** Total ***	2,500.00	
1371- 1879	2	10/05/2012	3143 CITY OF KERMAN		
	2		48666 REIMBURSE PAYROLL-10/05/12	7,213.38	10/05/2012
	2		48667 2ND QTR ALLOCATIONS-FY12-13	1,263.50	2ND QTR FY12/13
	2		48668 1ST QTR ALLOCATIONS FY 12-13	1,263.50	1ST QTR-12/13
1371- 1879	2	10/05/2012	Logged *** Total ***	9,740.38	
1373- 1880	1	10/05/2012	3970 DHA CONSULTING, LLC		
	1		48671 CONSULTING-AB26 & AB24 INPACTS	455.00	12/0807
1373- 1880	1	10/05/2012	Logged *** Total ***	455.00	
1374- 1885	1	10/22/2012	3143 CITY OF KERMAN		
	1		48812 REIMB. PAYROLL EXPENSE 10/19/1	7,110.17	10/19/2012
1374- 1885	1	10/22/2012	Logged *** Total ***	7,110.17	
1375- 1885	2	10/22/2012	3134 CSJVRMA		
	2		48813 2ND QTR WORKERS COMP & LIAB	1,397.27	RMA-203-0121
1375- 1885	2	10/22/2012	Logged *** Total ***	1,397.27	
1376- 1886	1	11/02/2012	3143 CITY OF KERMAN		
	1		48878 REIMBURSE PAYROLL EXP 11/01/12	7,262.65	11022012
1376- 1886	1	11/02/2012	Logged *** Total ***	7,262.65	
1377- 1890	1	11/19/2012	2025 BRYANT L JOLLEY		
	1		48950 AUDIT-F/Y END JUNE 30, 2012	3,000.00	11082012
1377- 1890	1	11/19/2012	Logged *** Total ***	3,000.00	
1378- 1890	2	11/19/2012	3143 CITY OF KERMAN		
	2		48949 REIMBURSE-PAYROLL EXP 11/16/12	7,445.13	11/16/2012
1378- 1890	2	11/19/2012	Logged *** Total ***	7,445.13	
1380- 1892	1	11/30/2012	3143 CITY OF KERMAN		
	1		49055 REIMB PAYROLL EXPENSE 11/30/12	6,522.33	11/30/12
1380- 1892	1	11/30/2012	Logged *** Total ***	6,522.33	
1381- 1894	1	12/10/2012	2025 BRYANT L JOLLEY		
	1		49154 SUCCESSOR AGENCY AUDIT-11/12	2,500.00	12/04/2012
1381- 1894	1	12/10/2012	Logged *** Total ***	2,500.00	
1382- 1896	1	12/19/2012	3143 CITY OF KERMAN		
	1		49208 FIN-REIMB PAYROLL EXP 12/14/12	10,655.09	12142012
1382- 1896	1	12/19/2012	Logged *** Total ***	10,655.09	
1383- 1899	1	12/27/2012	3143 CITY OF KERMAN		
	1		49253 REIMBURSE PAYROLL EXP 12/28/12	7,588.15	12/28/12

CVCB SUCCESSOR AGENCY					
Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	Net amount	Invoice number
1383- 1899	1	12/27/2012	Logged	*** Total ***	7,588.15
1385- 1901	2	12/31/2012	5078 FRESNO COUNTY AUDITOR-CONTROLL		
	2		49307 LMIHF FUND BALANCES	105,557.00	
1385- 1901	2	12/31/2012	Logged	*** Total ***	105,557.00
1386- 1906	1	1/17/2013	3143 CITY OF KERMAN		
	1		49444 SA-REIMB PAYROLL EXP 01/11/13	5,369.04	01/11/13
1386- 1906	1	1/17/2013	Logged	*** Total ***	5,369.04
1387- 1906	2	1/17/2013	3143 CITY OF KERMAN		
	2		49445 SA-3RD QTR ALLOCATIONS 12-13	1,263.50	01/31/2012
1387- 1906	2	1/17/2013	Logged	*** Total ***	1,263.50
1388- 1906	3	1/17/2013	3134 CSJVRMA		
	3		49443 SA-3RD QTR WORKERS COMP & LIAB	1,397.27	RMA-201-0189
1388- 1906	3	1/17/2013	Logged	*** Total ***	1,397.27
1391- 1907	1	1/24/2013	3143 CITY OF KERMAN		
	1		49447 REIMBURSE PAYROLL EXP 1/25/13	7,604.60	01/25/13
1391- 1907	1	1/24/2013	Logged	*** Total ***	7,604.60
1392- 1907	2	1/24/2013	19110 STATE CONTROLLER'S OFFICE		
	2		49446 SA-DEBT SERVICE-PRIN/INT.REDIP	6,315.52	RDP30277
1392- 1907	2	1/24/2013	Logged	*** Total ***	6,315.52
1397- 1913	1	2/07/2013	3143 CITY OF KERMAN		
	1		49587 SA-HACIENDA HGTS DIF'S PER AGM	10,096.06	12312012
1397- 1913	1	2/07/2013	Logged	*** Total ***	10,096.06
1398- 1913	2	2/07/2013	3143 CITY OF KERMAN		
	2		49588 SA-RECLASS PAYROLL EXPENSES	13,600.42	12/31/12
1398- 1913	2	2/07/2013	Logged	*** Total ***	13,600.42
1399- 1914	1	2/07/2013	3143 CITY OF KERMAN		
	1		49589 SA-REIMBURSE PAYROLL-2/8/13	7,684.64	02/08/13
1399- 1914	1	2/07/2013	Logged	*** Total ***	7,684.64
1400- 1922	1	3/08/2013	3143 CITY OF KERMAN		
	1		49814 REIMBURSE PAYROLL EXP 2/22/13	8,947.29	02/22/13
1400- 1922	1	3/08/2013	Logged	*** Total ***	8,947.29
1401- 1922	2	3/08/2013	3143 CITY OF KERMAN		
	2		49815 REIMBURSE PAYROLL EXP 3/08/13	8,772.21	03/08/13
1401- 1922	2	3/08/2013	Logged	*** Total ***	8,772.21
1402- 1922	3	3/08/2013	3134 CSJVRMA		
	3		49816 HR-2012 W/COMP RETROSPECTIVE A	294.04	RMA-2013-0234
1402- 1922	3	3/08/2013	Logged	*** Total ***	294.04
1403- 1925	1	3/22/2013	3143 CITY OF KERMAN		
	1		49920 REIMBURSE PAYROLL EXP 03/22/13	8,739.28	03/22/2013

						CVCB SUCCESSOR AGENCY	
Check-Run	Seq#	Date	Vendor / Obligat'n	Name / Description		Net amount	Invoice number
1403- 1925	1	3/22/2013	Logged		*** Total ***	8,739.28	
1404- 1928	1	4/08/2013		3143 CITY OF KERMAN			
	1			50059 SA-OVERHEAD/REPLMNT/MAINT-QTR		1,263.50	04/01/13
1404- 1928	1	4/08/2013	Logged		*** Total ***	1,263.50	
1405- 1928	2	4/08/2013		3143 CITY OF KERMAN			
	2			50060 SA-REIMBURSE PAYROLL EXP-4/5/1		8,819.96	04/05/13
1405- 1928	2	4/08/2013	Logged		*** Total ***	8,819.96	
1406- 1932	1	4/19/2013		3143 CITY OF KERMAN			
	1			50147 SA-REIMBURSE PAYROLL 04/19/13		8,742.84	04/19/13
1406- 1932	1	4/19/2013	Logged		*** Total ***	8,742.84	
1407- 1932	2	4/19/2013		3134 CSJVRMA			
	2			50148 SA-4TH QTR W/COMP & LIAB		1,397.27	RMA-2013-0272
1407- 1932	2	4/19/2013	Logged		*** Total ***	1,397.27	
1408- 1937	1	5/06/2013		3143 CITY OF KERMAN			
	1			50238 SA-REIMB PAYROLL EXP 5/3/13		8,854.43	05/03/13
1408- 1937	1	5/06/2013	Logged		*** Total ***	8,854.43	
1409- 1939	1	5/14/2013		10988 KERMAN UNIFIED SCHOOL DISTRICT			
	1			50266 KHS-AQUATICS POOL CHAIR LIFT		2,762.14	130290
1409- 1939	1	5/14/2013	Logged		*** Total ***	2,762.14	
1410- 1943	1	5/31/2013		3143 CITY OF KERMAN			
	1			50396 SA-REIMB PAYROLL EXP 05/17/13		8,761.40	05/17/2013
1410- 1943	1	5/31/2013	Logged		*** Total ***	8,761.40	
1411- 1943	2	5/31/2013		3143 CITY OF KERMAN			
	2			50397 SA-REIMB PAYROLL EXP 05/31/13		7,648.02	05/31/2013
1411- 1943	2	5/31/2013	Logged		*** Total ***	7,648.02	
1412- 1948	1	6/19/2013		3143 CITY OF KERMAN			
	1			50610 SA-REIMB. PAYROLL EXP 06/14/13		8,740.34	06/14/2013
1412- 1948	1	6/19/2013	Logged		*** Total ***	8,740.34	
1413- 1948	2	6/19/2013		19110 STATE CONTROLLER'S OFFICE			
	2			50611 SA-DEBT SRVICE-PRIN/INT. REDIP		6,315.52	RDP30284
1413- 1948	2	6/19/2013	Logged		*** Total ***	6,315.52	
1414- 1950	1	6/28/2013		3143 CITY OF KERMAN			
	1			50701 SA-REIMB PAYROLL EXP 6/28/13		8,887.75	06/28/2013
1414- 1950	1	6/28/2013	Logged		*** Total ***	8,887.75	
1415- 1961	1	7/31/2013		3143 CITY OF KERMAN			
	1			50896 HR-Reimburse PR Exp 6-30-13		1,149.09	06302013
1415- 1961	1	7/31/2013	Logged		*** Total ***	1,149.09	
1416- 1965	1	7/31/2013		3143 CITY OF KERMAN			
	1			51097 Reimburse 7/12/13 Payroll Expe		133.54	07312013

CVCB SUCCESSOR AGENCY

Check-Run	Seq#	Date	Vendor / Obligat'n	Name / Description	Net amount	Invoice number
1416- 1965	1	7/31/2013	Logged		*** Total ***	133.54
1417- 1986	1	9/30/2013		3143 CITY OF KERMAN		
	1			51455 SA-Hacienda Hghts DIF's Per Ag	58,054.00	09302013
1417- 1986	1	9/30/2013	Logged		*** Total ***	58,054.00
1418- 1988	1	10/10/2013		3143 CITY OF KERMAN		
	1			51480 1st Qtr Admin Fees - FY 13/14	60,946.71	09302013
1418- 1988	1	10/10/2013	Logged		*** Total ***	60,946.71
1419- 2001	1	12/06/2013		19110 STATE CONTROLLER'S OFFICE		
	1			51962 SA-DEBT SRVICE-PRIN REDIP	6,315.52	RDP30291
1419- 2001	1	12/06/2013	Logged		*** Total ***	6,315.52
1421- 2006	1	12/31/2013		3143 CITY OF KERMAN		
	1			52080 ADM - 2nd Qtr Admin Fees - FY	64,053.29	12312013
1421- 2006	1	12/31/2013	Logged		*** Total ***	64,053.29
						.00
** Total check discount **						.00
** Total check amount **						521,791.29
						.00



City of Kerman

"Community Comes First"

CHAIRMAN AGENCY MEMBER
Gary K. Yep Doug Wilcox

AGENCY MEMBER AGENCY MEMBER AGENCY MEMBER
Raj Dhaliwal Nathan Fox Bill Nijjer

DEPARTMENT: OFFICE OF THE TREASURER
STAFF REPORT
SUCCESSOR AGENCY MEETING
COUNCIL MEETING DATE: MARCH 5, 2014

To: Chairman and Agency Members
From: Toni Jones, Treasurer
Subject: Resolution Approving the Long-Range Property Management Plan as Required by the California Department of Finance per Health and Safety Code (HSC) Section 34191.5(b)

RECOMMENDATION

The Successor Agency adopt Resolution Approving the Long-Range Property Management Plan and submit the plan to the Oversight Board for Approval.

EXECUTIVE SUMMARY

In accordance with HSC 34191.5(b) the Successor Agency is required to submit a Long-Range Property Management Plan to the California Department of Finance for review and approval before April 3, 2014.

The attached Long-Range Property Management Plan addresses the single real property asset located at 551 S. 9th Street.

OUTSTANDING ISSUES

None.

DISCUSSION

The Long-Range Property Management Plan of the Successor Agency of the former Redevelopment Agency (RDA) of the City of Kerman, was prepared in accordance with Health and Safety Code Section 34191.5.

The former RDA was dissolved on February 1, 2012, pursuant to ABx1 26 (as amended by AB 1484, the "Redevelopment Dissolution Statutes"). The Redevelopment Dissolution Statutes govern the dissolution of the former RDA, which includes this disposition of its former real property.

At the time of its dissolution, the former RDA owned one property and the property was transferred to the Successor Agency.

The Successor Agency obtained a "finding of completion" from State of California Department of Finance on October 3, 2013, pursuant to Health and Safety Code Section 34179.7. A copy of the FOC is attached as Exhibit A.

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. Long-Term Property Management Plan
- C. Exhibit 'A' – DOF Finding of Completion Letter
- D. Exhibit 'B' – Aerial Map of Property
- E. Exhibit 'C' – APN Map of Property
- F. Exhibit 'D' – Opinion of Value Letter

Attachment 'A'

RESOLUTION NO. SA 14-01

**A RESOLUTION OF THE KERMAN RDA SUCCESSOR AGENCY, APPROVING AND ADOPTING A
LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO
HEALTH AND SAFETY CODE SECTION 34191.5**

WHEREAS, pursuant to Health and Safety Code section (34173 (d), the City of Kerman elected to become the Kerman Successor Agency ("Successor Agency") and is the successor agency to the Redevelopment Agency for the City of Kerman; and

WHEREAS, pursuant to Health and Safety Code Section 34173 (g), the Successor Agency is now a separate legal entity from the City; and

WHEREAS, the Oversight Board is the Successor Agency's oversight board pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, pursuant to Health and Safety Code Section 34181(f), all actions taken in regards to disposition of Successor Agency assets shall be approved by resolution of the oversight board at a public meeting after at least 10 days' notice to the public of the specific proposed actions; and

WHEREAS, the Successor Agency posted the Notice on March 5, 2014, providing at least 10 days' notice to the public of the consideration and adoption of the Successor Agency's Long-Range Property Management Plan at a public meeting of the Oversight Board to be held on March 19, 2014; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's oversight board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Successor Agency has prepared a long-range Property Management Plan that contains all the information required under Health and Safety Code Section 34191.5; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, THE KERMAN RDA 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 Property Management Plan through this Resolution does not commit the Successor Agency 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 Property Management Plan. The Successor Agency hereby approves and adopts the Property Management Plan, in substantially the form attached to this Resolution as Exhibit A.

SECTION 4. Transmittal of the Property Management Plan. The Executive Director is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submittal of the Property Management Plan to the State of California Department of Finance for approval, and posting the approved Property Management Plan on the Successor Agency's website.

SECTION 5. Effectiveness. This Resolution shall take effect immediately upon this adoption.

SECTION 6. Certification. The Successor Agency Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED at a meeting of the Kerman RDA Successor Agency on March 5, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Attest:

Gary Yep
Chairperson

Marci Reyes
Agency Secretary

LONG-RANGE PROPERTY MANAGEMENT PLAN

City of Kerman
Successor Agency



March 5, 2014

Executive Summary

This document constitutes the Long-Range Property Management Plan of the Successor Agency of the former Redevelopment Agency (RDA) of the City of Kerman, prepared in accordance with Health and Safety Code Section 34191.5.

The former RDA was dissolved on February 1, 2012, pursuant to ABx1 26 (as amended by AB 1484, the “Redevelopment Dissolution Statutes”). The Redevelopment Dissolution Statutes govern the dissolution of the former RDA, which includes this disposition of its former real property.

At the time of its dissolution, the former RDA owned one property and the property was transferred to the Successor Agency.

The Successor Agency obtained a “finding of completion” from State of California Department of Finance on October 3, 2013, pursuant to Health and Safety Code Section 34179.7. A copy of the FOC is attached as Exhibit A.

Background & Purpose of Plan

This Long-Range property Management Plan has been prepared by the Kerman RDA Successor Agency in accordance with Health and Safety Code Section 34191.5.

The Successor Agency holds a single real property asset located at the Southwest corner of Ninth and G Streets in Kerman, CA, and is currently vacant and undeveloped. The property was purchased using Low and Moderate Income Housing Funds for construction of a single-family dwelling unit for resale to a qualified family of low and moderate income.

Inventory of Property

The following is the required information inventory of the Property, which constitutes the only real property transferred from the former RDA and owned by the Successor Agency. This inventory is organized to address the specific inventory subsections listed in Health and Safety Code Section 34191.5(c)(1).

- A. Acquisition Information. The Property was acquired by the former RDA on January 19, 2010. The purchase price paid for the Property, which represented its value at the time of purchase, was \$32,500. The current value of the property is estimated at \$35,000.
- B. Original Purpose of Acquisition. The Property was purchased to allow the RDA to develop a new single-family dwelling unit on the site, eliminate blight caused by vacant parcels, stimulate new investment in an existing neighborhood and increase affordable housing opportunities within the community.
- C. Parcel Data. The Property consists of a vacant and undeveloped .16 acre parcel located at the Southwest corner of Ninth and G streets, 551 S. Ninth Street in the City of Kerman. The Property consists of approximately 7,000 square feet, is zoned R-1-7 and designated Medium Density Residential by the General Plan Land Use Map and is designated as Fresno County Assessor’s Parcel No. 023-236-02. The attached Exhibit B and C, which is incorporated in this Plan by this reference, is an aerial and APN map showing the location of the Property.

-
- D. Current Value. The City's assumed value of the Property is \$35,000 based on market comparable as determined by an independent Realtor's opinion letter, attached hereto as Exhibit "D".
 - E. Revenues Generated By the Property. The Property does not generate any lease, rental or other revenue. There is no contractual requirement related to disposition of the Property.
 - F. Environmental Contamination and Remediation. To the Successor Agency's knowledge, the Property does not have any history of environmental contamination or remediation efforts. The Property was exempt as an urban in-fill development project under 5 acres pursuant to Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption was submitted at the time of purchase.
 - G. Potential for Transit-Oriented Development and Advancement of Planning Objectives. The Property has no known potential for transit-oriented development.
 - H. History of Development Proposals and Activity. To the Successor Agency's knowledge, there is no history of development proposals or activity.

Proposed Use or Disposition of Property

The Successor Agency proposes proceeding with the original intent for the property; enter into an agreement with a builder for the construction of a single-family dwelling that will provide housing affordable for persons of low to moderate income consistent with Section 33334.6 of the Health and Safety Code and the implementation plan adopted pursuant to Section 33490 of the Health and Safety Code. Once construction is completed the dwelling will be marketed for sale to a qualified low to moderate income first-time homebuyer and the Successor Agency shall provide the buyer with a down payment assistance loan and the amount the buyer needs to qualify for mortgage financing that will be considered a loan and will be reduced over a ten (10) year period by 1/10th every year the buyer owns and occupies the home. The loan will be considered paid in full at the anniversary date on the tenth year.

Attachments:

- Exhibit 'A' – DOF Finding of Completion Letter
- Exhibit 'B' – Aerial Map of Property
- Exhibit 'C' – APN Map of Property
- Exhibit 'D' – Opinion of Value Letter

Exhibit 'A'

Department of Finance Findings of Compliance Letter



EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

October 3, 2013

Mr. Tim Przybyla, Finance Director
City of Kerman
850 South Madera Avenue
Kerman, CA 93630

Dear Mr. Przybyla:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Kerman Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).
- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval. per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Szalay".

STEVE SZALAY
Local Government Consultant

cc: Mr. Luis Patlan, City Manager, City of Kerman
Mr. George Gomez, Accounting Financial Manager, Fresno County
California State Controller's Office

Exhibit 'B'
Aerial of Property



Exhibit 'C'
APN Map of Property
(APN 023-236-02)

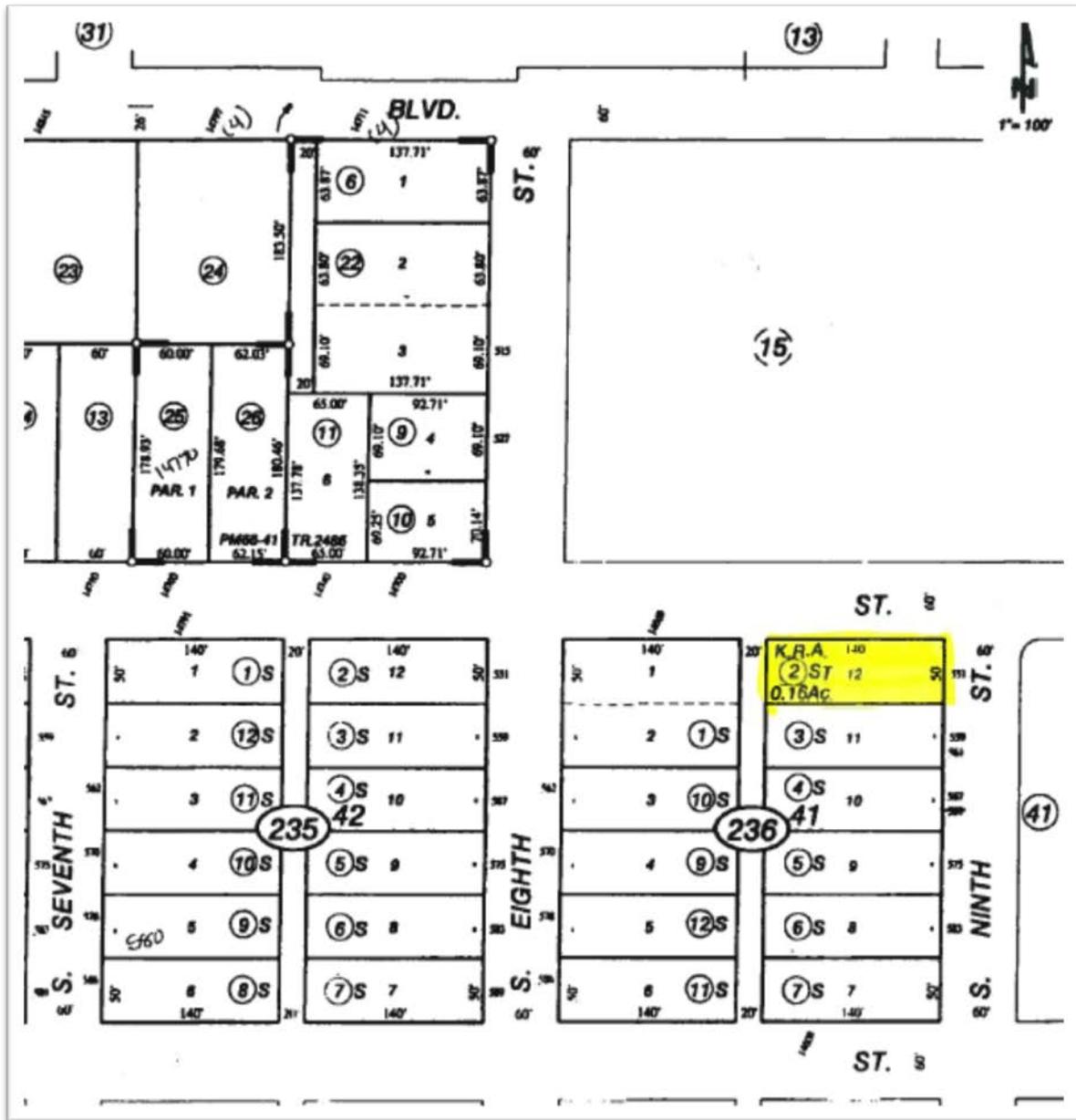


Exhibit 'D'
Opinion of Value Letter



January 27, 2014

via e-mail: tjones@cityofkerman.org

Toni Jones

CITY OF KERMAN

850 S. Madera Ave.
Kerman, CA 93630

**Re: 551 S. 9th Street
Kerman, CA 93630**

Dear Ms. Jones:

Pursuant to your request, it is my professional opinion that the value of the vacant lot located at 551 S. 9th Street, Kerman, CA has a current value as of the date of this letter of **\$35,000.00**.

Please let me know if you have any further questions.

Yours respectfully,

THE BOYD COMPANY

A handwritten signature in black ink, appearing to read "B. A. Ellsworth".

Brian A. Ellsworth, Realtor/Broker

BAE:cch



City of Kerman

"Community Comes First"

CHAIRMAN AGENCY MEMBER
Gary K. Yep Doug Wilcox

AGENCY MEMBER AGENCY MEMBER AGENCY MEMBER
Raj Dhaliwal Nathan Fox Bill Nijjer

DEPARTMENT: OFFICE OF THE TREASURER
STAFF REPORT
SUCCESSOR AGENCY MEETING
COUNCIL MEETING DATE: MARCH 5, 2014

To: Chairman and Agency Members
From: Toni Jones, Treasurer
Subject: Resolution Approving the Recognized Obligation Payment Schedule for the period of July 1, 2014 through December 31, 2014 (ROPS 14-15A)

RECOMMENDATION

The Successor Agency adopt Resolution Approving the Recognized Obligation Payment Schedule for the period of July 1, 2014 through December 31, 2014 (ROPS 14-15A)

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, 2014 through December 31, 2014 (ROPS 14-15A) to the Department of Finance by March 3, 2014.

The attached ROPS 14-15A schedules request \$125,000 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 14-15A period.

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(f) of the Dissolution Act to adopt a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period. The ROPS 14-15A for the July to December 2014 period is due by March 3, 2014. The January 1 through June 30, 2014 ROPS (ROPS 13-14B) was approved by the Oversight Board on September 30, 2013.

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, 2014 through December 31, 2014 ("ROPS 14-15A") 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 14-15A 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 14-15A is one of the steps in the procedure of adopting a valid ROPS for the period of July through December 2014 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 14-15A)

Attachment 'A'

RESOLUTION NO. SA 14-01

A RESOLUTION OF THE KERMAN REDEVELOPMENT SUCCESSOR AGENCY APPROVING RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2014 THROUGH DECEMBER 31, 2014 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, on February 1, 2012; and

WHEREAS, Section 34177(f) 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, 2014, through December 31, 2014, fiscal period (ROPS 14-15A); 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 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. Approval of ROPS for July 1, 2014 through December 31, 2014. The Successor Agency to the Former Kerman RDA hereby approves the ROPS for presentation to the Oversight Board for the period of July 1, 2014 through December 31, 2014, in the form attached to this resolution.

SECTION 3. The Successor Agency will transmit the ROPS for the period of July 1, 2014 through December 31, 2014, 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 Successor Agency to the Kerman Redevelopment Agency held on the 5th day of March 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Attest:

Gary Yep
Chairperson

Marci Reyes
Agency Secretary

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary

Filed for the July 1, 2014 through December 31, 2014 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):	\$ 189,370
F Non-Administrative Costs (ROPS Detail)	64,370
G Administrative Costs (ROPS Detail)	125,000
H Current Period Enforceable Obligations (A+E):	\$ 189,370

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	189,370
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 189,370

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	189,370
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)	189,370

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.

Name	Title
/s/	
Signature	Date

Recognized Obligation Payment Schedule (ROPS) 14-15A - 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.									
A	B	C	D	E	F	G	H	I	
Cash Balance Information by ROPS Period	Fund Sources							Comments	
	Bond Proceeds		Reserve Balance		Other	RPTTF			
	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for next bond payment	Rent, Grants, Interest, Etc.	Non-Admin and Admin			
ROPS 13-14A Actuals (07/01/13 - 12/31/13)									
1	Beginning Available Cash Balance (Actual 07/01/13) Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs)						8,374		
2	Revenue/Income (Actual 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013						190,185		
3	Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13) Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPA's						189,370		
4	Retention of Available Cash Balance (Actual 12/31/13) Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A								
5	ROPS 13-14A RPTTF Prior Period Adjustment Note that the RPTTF amount should tie to column S in the Report of PPAs.	No entry required						-	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,189		
ROPS 13-14B Estimate (01/01/14 - 06/30/14)									
7	Beginning Available Cash Balance (Actual 01/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,189		
8	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014						170,285		
9	Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)						179,474		
10	Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B								
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0		

