

Sonoma County Consolidated Oversight Board Meeting

January 22, 2021

8:30AM-10:30AM

This meeting will be held virtually to comply with the Governor's Executive Order N-29-20. Please see page 2 for instructions on making public comment

MEMBERS MAY NOT ATTEND THIS MEETING IN PERSON

Join by Web:

<https://sonomacounty.zoom.us/j/95592822189?pwd=Zi9wMElzdmQ1WUV0dGtSdDZ5aUZCQT09>

Passcode: 551888

Join by Telephone: +1 669 900 9128

Webinar ID: 955 9282 2189

Agenda

1. Call to Order and Roll Call

2. Public Comment on Non-Agenda Matters

Any member of the public desiring to address the Oversight Board on a matter that is not on the agenda: Please walk to the public speaker table and, after receiving recognition from the Chair, please state your name and make your comments. Each person is usually granted three minutes to speak, with a total comment period of 15 minutes; time limitations are at the discretion of the Chair.

3. Approval of Minutes from May 22, 2020 Meeting

The Board will discuss and may take action to approve the minutes from May 22, 2020 or may recommend changes to these minutes.

4. Report from the Sonoma County Community Development Commission

5. Successor Agency Business

Each Committee member will have an opportunity to discuss business related to Successor Agency agenda items and hear public comment.

- 5.1. City of Cloverdale pg. 4
- 5.2. City of Cotati pg. 14
- 5.3. City of Healdsburg pg. 23
- 5.4. City of Petaluma pg. 33
- 5.5. City of Rohnert Park pg. 48
- 5.6. City of Santa Rosa pg. 57
- 5.7. City of Sonoma pg. 57
- 5.8. City of Windsor pg. 79
- 5.9. Sonoma County pg. 86

6. Conflict of Interest Code Introduction

7. Scheduling of Next Consolidated Oversight Board Meeting

8. Adjournment

PUBLIC COMMENT PRIOR TO THE BOARD MEETING: Public Comment may be submitted via email to Madison.Murray@sonoma-county.org

EMAIL PUBLIC COMMENT: To submit an emailed public comment to the Board, please submit your email to Madison.murray@sonom-county.org with "OB Public Comment" in the subject line. Please provide your name, the agenda number(s) on which you wish to speak, and your comment. These comments will be emailed to all Board members. All emailed public comments will be read into the record.

PUBLIC COMMENT DURING THE BOARD MEETING: PUBLIC COMMENT USING WEBEX OR ZOOM: Members of the public who join the virtual meeting, either through their web browser online or by calling in, will be able to provide live public comment at specific points throughout the meeting.

Any writings or documents presented to a majority of the Community Development Committee regarding any item on this agenda will be made available for public inspection in the Sonoma County Community Development Commission office located at 1440 Guerneville Road, Santa Rosa, CA 95403 during normal business hours.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact the Administrative Services Officer at (707) 565-7520, as soon as possible to ensure arrangements for accommodation.

Language Services are available upon request if made at least 48 hours in advance of the meeting to help ensure availability. For more information or to request services: Contact (707) 565-7520

Servicios de idiomas se pueden consultar previa solicitud si se solicita por lo menos 48 horas antes de la reunión. Para más información o para solicitar servicios, de traducción llame al (707) 565-7520.



Sonoma County Consolidated Oversight Board Meeting

Meeting Minutes from May 22, 2020

8:30AM-10:30AM

Meeting called to order at 8:30AM

Board Members Present: Chris Rogers, Nance Jones, Grant Davis, Dr. Steven Herrington,
Board Members Absent: William Arnone, Kate Jolley, Michael Stanford

2. Public Comments for Items Not on the Agenda

No comments

3. Approval of the Minutes

Steve moves to approve minutes, Grant seconds

Ayes: Chris, Grant, Nance, Steve,

Noes: none

Absent: Will, Kate, Michael

4. Report for the SC Community Development Commission

Darrin O'hara, Administrative Aide, thanked members for participating in the virtual meeting and doesn't have any direct report-out on Commission business.

5. Successor Agency Business

City of Cloverdale: Bill Fawell presented on the refunding bonds for the Cloverdale Community Development Successor Agency. He introduced the Finance team, presented an overview of the A Bonds project, Please refer to slideshow to see presentation.

Action Item: Ask the Board to approve the refinancing of this bond plan.

Grant moves to approve, Nance Seconds

Ayes: Chris, Grant, Nance, Steve,

Noes:

Absent:

5.2 Cotati

Asking approval from Oversight Board to move forward with transaction

Steve moves to approve, Nance seconds

Ayes: Chris, Grant, Nance, Steve,

Steve moves to approve, Nance Seconds

Ayes: Chris, Grant, Nance, Steve,

Noes:

Absent:

5. Scheduling of Next Board Meeting

Friday, August 28, 8:30AM to 10:30AM

Darrin will send the electronic versions for signatures

Meeting adjourned at 9:13AM

SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

FROM: SUSIE HOLMES, FINANCE DIRECTOR
CITY OF CLOVERDALE

SUBJECT: CLOVERDALE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 21-22 AND ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2021-22

AGENDA ACTION: RESOLUTIONS

RECOMMENDATION

Adopt two resolutions approving: 1) the Cloverdale Successor Agency ROPS 21-22 and 2) Cloverdale Successor Agency Administrative Budget for Fiscal Year 2021-22

EXECUTIVE SUMMARY

All California redevelopment agencies were dissolved effective February 1, 2012 pursuant to Assembly Bill x1 26 and subsequent legislation referred to as the "Dissolution Act". The Cloverdale Community Development Successor Agency ("Cloverdale Successor Agency") was established via Resolution No. SA 001-2012 on July 11, 2012 to wind down the affairs of the former Cloverdale Community Development Agency ("CCDA") pursuant to the Dissolution Act.

Health and Safety Code Section 34177(o) requires the Cloverdale Successor Agency to prepare a Recognized Obligation Payment Schedule ("ROPS") that requests funding for former CCDA obligations on an annual basis. The Cloverdale Successor Agency has prepared a ROPS 21-22 that requests funding for obligations due between July 1, 2021 and June 30, 2022.

Health and Safety Code Section 34177(j) requires the Cloverdale Successor Agency to prepare an annual administrative budget. The Cloverdale Successor Agency has prepared a detailed Administrative Budget for Fiscal Year 2021-22.

The Cloverdale Successor Agency ROPS 21-22 and Administrative Budget for Fiscal Year 2021-22 were approved by the Successor Agency Board on December 9, 2020 and are being presented to the Consolidated Oversight Board for its approval as required by the Dissolution Act.

ROPS 21-22 OBLIGATIONS

The following describes the \$4.55 million requested for enforceable obligations on the ROPS 21-22.

- Item 8 – Administrative Budget – The Successor Agency is requesting \$224,000 for its FY 2021-22 administrative expenses, which is less than the maximum permitted by law of \$250,000. The administrative budget is needed to fund staff time to prepare the ROPS, prepare for and attend Successor Agency and Oversight Board meetings, administer payments, and maintain financial records including the annual audited financial statements.
- Item - Tax Allocation Refunding Bonds, Series 2015 – The 2015 Tax Allocation Refunding Bonds were refinanced in 2020. This item is marked as retired and replaced with Item 20.
- Item 17 – Contract for Bond Administration – \$3,000 is requested to pay an administrative fee charged by the fiscal agent on the 2020 Bonds pursuant to an enforceable contract.
- Item 18 – Continuing Disclosure Reports – \$1,650 is requested to pay a consultant to prepare and submit legally mandated reports on the 2020 Bonds pursuant to an enforceable contract.
- Item 19 – Reserves for Bond Debt Service – This has been retired and replaced by Item 21 for the 2020 Bonds.
- Item 26 – 2020 Tax Allocation Refunding Bonds (“2020 Bonds”) - \$1,474,641 is requested to make debt service payments on the 2020 Bonds (\$687,780 from Reserve Balance and \$786,861 from RPTTF) as required pursuant to the Indenture of Trust for the 2020 Bonds.
- Item 27 – Reserves for 2020 Bonds - \$2,851,114 is requested to hold as reserve for the next three debt service payments (August 1, 2022, February 1, 2023, and August 1, 2023). The reserve is required by Section 5.08(c)(iii) of the Indenture of Trust for the 2020 Bonds.

Cash Balances

The Report of Cash Balances in the current ROPS represents the Successor Agency’s estimate of the cash balance as of June 30, 2019. It shows the inflow and outflow of funds held by the Successor Agency. Funds are being spent in a timely manner and consistent with the approvals of the Oversight Board and DOF. The Cash Balances page helps the Successor Agency to identify other funds available to spend on enforceable obligations, detailed as follows:

- Reserve Balance: The Successor Agency had \$662,227 in reserves balances from prior ROPS periods that were spent on ROPS 18-19 obligations as approved by DOF.
- Other Funds: The Successor Agency had a negative Other Funds balance of approximately \$163,000 as of June 30, 2019 due to revenues being overstated in prior periods from loan repayments that should have been booked to the Housing Successor instead of the Successor Agency.

- Redevelopment Property Tax Trust Funds (“RPTTF”): The Successor Agency spent all RPTTF received for the ROPS 18-19, with the exception of \$671,735 that was held as a reserve for debt service payments made in the ROPS 19-20 period and \$1,194 less pursuant to the Prior Period Adjustment 18-19 .

ROPS 18-19 Prior Period Adjustment

As required by HSC section 34186 (c), the Successor Agency prepared a reconciliation between approved and actual payments on enforceable obligations from the ROPS covering Fiscal Year 2018-19 and submitted this reconciliation to the County Auditor-Controller (“CAC”) by October 1, 2020. The CAC is reviewed the Prior Period Adjustment and submitted its determination to DOF agreeing with the Successor Agency’s difference between approved and actual expenses. DOF will reduce the ROPS 21-22 RPTTF allocation by \$1,194.

ATTACHMENTS

- Attachment 1 – Sonoma Countywide Oversight Board Resolution No. ____ Approving the Cloverdale Successor Agency ROPS 21-22 and Administrative Budget for Fiscal Year 2021-22

CONTACT

Susie Holmes, Finance Director, Cloverdale Successor Agency
sholmes@ci.cloverdale.ca.us
(707) 894-1715

EXHIBIT A

CLOVERDALE SUCCESSOR AGENCY
ROPS 21-22

Recognized Obligation Payment Schedule (ROPS 21-22) - Summary Filed for the July 1, 2021 through June 30, 2022 Period

Successor Agency: Cloverdale
County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 687,780	\$ -	\$ 687,780
B Bond Proceeds	-	-	-
C Reserve Balance	687,780	-	687,780
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 563,730	\$ 3,302,895	\$ 3,866,625
F RPTTF	451,730	3,190,895	3,642,625
G Administrative RPTTF	112,000	112,000	224,000
H Current Period Enforceable Obligations (A+E)	\$ 1,251,510	\$ 3,302,895	\$ 4,554,405

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

Cloverdale
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail
July 1, 2021 through June 30, 2022

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
								\$61,267,060		\$4,554,405	\$-	\$687,780	\$-	\$451,730	\$112,000	\$1,251,510	\$-	\$-	\$-	\$3,190,895	\$112,000	\$3,302,895	
8	Administration Budget	Admin Costs	02/01/2012	06/30/2040	Various	Administration Budget	Cloverdale Redevelopment Agency	4,750,000	N	\$224,000	-	-	-	-	112,000	\$112,000	-	-	-	-	112,000	\$112,000	
16	Tax Allocation Refunding Bonds, Series 2015	Refunding Bonds Issued After 6/27/12	12/23/2015	06/30/2039	Union Bank	Refunded CIEDB loan, 2006 Bonds, 2007 Bonds	Cloverdale Redevelopment Agency	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-
17	Contract for Bond Administration	Fees	12/23/2015	06/30/2039	Union Bank	Contract for bond administration	Cloverdale Redevelopment Agency	54,000	N	\$3,000	-	-	-	3,000	-	\$3,000	-	-	-	-	-	-	\$-
18	Continuing Disclosure Reports	Fees	12/23/2015	06/30/2040	HdL Coren & Cone	Contract for continuing disclosure reports	Cloverdale Redevelopment Agency	31,350	N	\$1,650	-	-	-	-	-	\$-	-	-	-	1,650	-	\$1,650	
19	Reserves for Refunding Bond 2015	Reserves	12/23/2015	01/31/2029	Union Bank	Reserve to cover anticipated shortfall for debt service due in next ROPS period	Cloverdale Redevelopment Agency	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-
26	2020 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	09/01/2020	08/01/2038	Union Bank	Refunded Tax Allocation Bonds, Series 2015		28,215,855	N	\$1,474,641	-	687,780	-	448,730	-	\$1,136,510	-	-	-	338,131	-	\$338,131	
27	Reserves for 2020 Tax Allocation Refunding Bonds	Reserves	09/01/2020	08/01/2038	Union Bank	Reserve required by Section 5.08 of the Indenture for the 2020 Tax Allocation Refunding Bonds		28,215,855	N	\$2,851,114	-	-	-	-	-	\$-	-	-	-	2,851,114	-	\$2,851,114	

Cloverdale
Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances July
1, 2018 through June 30, 2019
(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.							
A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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	Comments
1	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount.			662,227	(142,285)	1,350	E: Reserve Balance approved on ROPS 18-19, Item 16. F: Reconciled cash balance based on actual cash. G: \$1,350 is the PPA 16-17 (\$500) plus PPA 17-18 (\$850)
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller				86,217	2,312,879	F: Other Fund Revenues from the City Reimbursement Agreement (\$61,701), Loan Repayments (\$21,431), Bond Trustee Interest (\$3,084)
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)			662,227	82,935	1,641,300	Matches amounts reported on PPA 18-19. RPTTF expenditures exclude the Reserve Balance held for ROPS 19-29A debt service
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				23,963	671,735	F: \$23,963 retained for ROPS 20-21 Item 8 G: \$670,385 reserved for ROPS 19-20A debt service plus \$1,350 held as PPA 16-17 for ROPS 19-20 and PPA 17-18 for ROPS 20-21

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.

A	B	C	D	E	F	G	H
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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	
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC		No entry required			1,194	G: 18-19 PPA
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$(162,966)	\$-	F: Negative balance carried over from prior to dissolution

**Cloverdale
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022**

Item #	Notes/Comments
8	
16	
17	
18	
19	
26	
27	

EXHIBIT B

**CLOVERDALE SUCCESSOR AGENCY
ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2021-22**

EXHIBIT B

**CLOVERDALE SUCCESSOR AGENCY
ADMINISTRATIVE BUDGET FY 2021-22 FOR JULY 1, 2021 to JUNE 30, 2022**

Expense Category	Responsibilities	FY 2021-22 Proposed Budget
Salaries and Wages		
Staff salaries, benefits, and payroll taxes	<ul style="list-style-type: none"> • Process payment of enforceable obligations • Maintain documentation of Agency financial and other records • Coordinate with consultant to answer questions and provide documentation as requested by Oversight Board, County Auditor-Controller, and Department of Finance • Coordinate with auditors to audit Successor Agency fund • Coordinate and hold Successor Agency meetings • Includes time for Finance, Assistant City Manager, City Manager, City Attorney, and City Clerk departments 	\$109,758
TOTAL		\$109,758
Maintenance and Operations		
Contract services (RSG, Inc.)	<ul style="list-style-type: none"> • Prepare ROPS, PPA, staff reports, and resolutions • Coordinate with and answer questions for Oversight Board, County Auditor-Controller, and Department of Finance 	\$24,000

	<ul style="list-style-type: none"> Monitor and project cash flow to ensure sufficient revenues for obligations and to inform Agency staff of expected revenues 	
Auditor	<ul style="list-style-type: none"> Audit Successor Agency funds and prepare annual audit Provide legal services as needed 	\$6,500
Operating and overhead costs	<ul style="list-style-type: none"> Successor Agency share of City Hall overhead and operating costs for Administrative budgets (supplies, utilities, website updates and IT, meeting mileage, etc.) 	\$83,835
TOTAL		\$114,335
ROUNDING FACTOR	<ul style="list-style-type: none"> Round down to nearest thousand 	(\$93)
TOTAL BUDGET		\$224,000

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE CLOVERDALE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 21-22 FOR THE JULY 2021 THROUGH JUNE 2022 PERIOD AND THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2021-22

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code ("Dissolution Act"), all redevelopment agencies in the State of California, including the Cloverdale Community Development Agency ("CCDA") were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Successor Agency to the Cloverdale Community Development Agency ("Cloverdale Successor Agency") is the successor-in-interest of the former CCDA 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 CCDA were transferred to the Successor Agency on February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board ("Oversight Board") was created effective July 1, 2018 and is the Oversight Board to all successor agencies in the County of Sonoma, including the Cloverdale Successor Agency; and

WHEREAS, pursuant to ("HSC") 34177(o) the Cloverdale Successor Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2021 through June 30, 2022 period ("ROPS 21-22"), attached as Exhibit "A", and transmitted it to the Oversight Board for its approval; and

WHEREAS, the Dissolution Act requires the Cloverdale Successor Agency to prepare a proposed administrative budget and submit it to the Oversight Board for approval; and

WHEREAS, the proposed ROPS 21-22 includes an administrative budget of \$224,000 for Fiscal Year 2021-22, or \$112,000 between each ROPS period within the fiscal year, to pay for staffing, operating costs, and professional administrative services related to

the wind-down of the former redevelopment agency, as detailed in Exhibit "B", out of the administrative cost allowance permitted by the Dissolution Act; and

WHEREAS, the Oversight Board desires to approve the Cloverdale Successor Agency ROPS 21-22 and Administrative Budget for Fiscal Year 2021-22.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves and adopts the ROPS 21-22 covering the period of July 1, 2021 to June 30, 2022, in substantially the form attached hereto as Exhibit A, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. The Oversight Board hereby approves the Administrative Budget for Fiscal Year 2021-22, in substantially the form attached hereto as Exhibit B, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 4. The Cloverdale Successor Agency is hereby authorized and directed to transmit a copy of the ROPS 21-22 to DOF, the State Controller, and the Sonoma County Auditor-Controller for their review.

SECTION 5. The Oversight Board Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a meeting of Sonoma County Consolidated Oversight Board held this 22nd day of January, 2021 by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Chair

APPROVED AS TO FORM:

General Counsel

SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

FROM: COTATI COMMUNITY REDEVELOPMENT SUCCESSOR AGENCY

SUBJECT: RESOLUTION ADOPTING A JULY 1, 2021 – JUNE 30, 2022 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 21-22) AND ADMINISTRATIVE BUDGET PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(L)

AGENDA ACTION: APPROVAL OF THIS RESOLUTION

RECOMMENDATION

It is recommended that the Sonoma County Consolidated Oversight Board (Oversight Board) approve the Resolution Adopting a July 1, 2021 – June 30, 2022 Recognized Obligation Payment Schedule (ROPS 21-22) and Administrative Budget Pursuant to Health and Safety Code Section 34177 (l).

EXECUTIVE SUMMARY

The Oversight Board to the Successor Agency is required to adopt a list of enforceable obligations called a Recognized Obligation Payment Schedule (ROPS), together with an administrative budget every year. The proposed ROPS for July 1, 2021 - June 30, 2022 period is provided in Exhibit A of Attachment 1 as prepared by the Cotati administrative services staff.

Health and Safety Code Section 34177(j) also requires the Oversight Board to approve the Successor Agency's administrative budget. The proposed ROPS requests \$250,000 for the annual administration budget; which is allowed by law and has been approved by the Department of Finance for proper administration of the agency in previous ROPS.

BACKGROUND

The Cotati Community Redevelopment Agency (CCRA) was dissolved on February 1, 2012, pursuant to ABx1 26. On January 11, 2012, by Resolution 2011-74, the City Council of the City of Cotati elected to become the Successor Agency to the Cotati Community Redevelopment Agency (Agency) in order to ensure that projects currently underway are completed, to retain control over the disposition of assets, and to make payments as identified in approved Recognized Obligation Payment Schedules (ROPS). Each ROPS is prepared by the Agency and sets forth the amounts due for each enforceable obligation during a twelve month period. The ROPS is approved by the Oversight Board for the Agency, and the approved ROPS is forwarded to the California Department of Finance (DOF).

This ROPS covers the entire Fiscal Year Budget from July 2021 to June 2022. The ROPS are used to authorize expenditures and allocate Redevelopment Property Tax Trust Fund (RPTTF) payments to the Successor Agencies.

FISCAL IMPACT

The ROPS 21-22 requests are to pay the bond debt payments, bond trustee costs, school district obligation and administrative costs. In addition, Successor Agency requests to retain funding to pay for costs associated with the implementation of the approved Long Range Property Management Plan (LRPMP).

ENVIRONMENTAL IMPACT

The action of the Oversight Board to the Successor Agency in adopting the ROPS Resolution does not constitute a project as defined by the California Environmental Quality Act Guidelines Section 15378; therefore, no further environmental review is required.

ATTACHMENTS

1. Resolution approving ROPS 2021-22
2. Cotati Recognized Obligation Payment Schedule 2021-22
3. Cotati Successor Agency - Administrative Costs Summary

CONTACT

Damien O'Bid, dobid@cotaticity.org, 707-665-3621
Angela Courter, acourter@cotaticity.org, 707-665-4236

Recognized Obligation Payment Schedule (ROPS 21-22) - Summary Filed for the July 1, 2021 through June 30, 2022 Period

Successor Agency: Cotati
County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 30,500	\$ -	\$ 30,500
B Bond Proceeds	-	-	-
C Reserve Balance	30,500	-	30,500
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 241,307	\$ 182,019	\$ 423,326
F RPTTF	116,307	57,019	173,326
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 271,807	\$ 182,019	\$ 453,826

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

Cotati
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail
July 1, 2021 through June 30, 2022

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
								\$8,972,990		\$453,826	\$-	\$30,500	\$-	\$116,307	\$125,000	\$271,807	\$-	\$-	\$-	\$57,019	\$125,000	\$182,019	
1	2001 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	11/27/2001	10/31/2031	Union Bank	Bonds issue to fund non-housing projects - Debt Service	1	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
2	2004 Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	10/31/2004	10/31/2035	Union Bank	Bonds issue to fund non-housing projects - Debt Service	1	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
3	Administrative Costs	Admin Costs	12/31/2013	10/31/2035	Various	Administrative Costs related to Successor Agency	1	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000	
4	CRPUSD Court Settled Payments	Litigation	12/31/1986	12/31/2033	Cotati Rohnert Park Unified School District	Court Settlement Agreement to settle claims against the Agency regarding redirection of tax increment revenues away from CRUSD to RDA	1	926,209	N	\$61,788	-	-	-	61,788	-	\$61,788	-	-	-	-	-	-	\$-
20	Bond Disclosure/ Arbitrage Reports	Fees	01/01/2014	09/01/2035	NHA Advisors	Required annual disclosure Reports for 2020A Refunding Bond	1	2,500	N	\$2,500	-	-	-	-	-	\$-	-	-	-	2,500	-	\$2,500	
21	Bond Trustee Services	Fees	11/27/2001	09/01/2035	Union Bank	Trustee Services for 2020 A Refunding Bond	1	9,000	N	\$9,000	-	-	-	4,500	-	\$4,500	-	-	-	4,500	-	\$4,500	

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
24	Long Range Property Management Plan Implementation	Property Dispositions	07/01/2015	06/30/2020	Various - Not Selected	Implementation of disposition of assets per LRPMP	1	30,500	N	\$30,500	-	30,500	-	-	-	\$30,500	-	-	-	-	-	-	\$-
26	Tax Allocation Bond, Series 2020	Refunding Bonds Issued After 6/27/12	07/01/2020	09/01/2035	Union Bank	Refunding of Bonds 2001 and 2004 Issued to fund non-housing projects - debt service.		7,754,781	N	\$100,038	-	-	-	50,019	-	\$50,019	-	-	-	50,019	-	-	\$50,019

Cotati
Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances July
1, 2018 through June 30, 2019
(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.							
A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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	Comments
1	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount.	700,265		30,500	15,430		Tied and agreed to PY ending Actual Available Cash Balance.
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller	2,595			34,902	1,149,265	ROPS 18-19A = \$806,418 ROPS 18-19B = \$348,421
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)				-	1,149,265	
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			30,500	15,430		Retained \$30,500 per LRPMP approved by DOF. Retained \$15,430 per approval by DOF for the use of other funds for 2020/21 per DOF letter dated March 23, 2020.
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$702,860	\$-	\$-	\$34,902	\$-	

Cotati
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022

Item #	Notes/Comments
1	07/01/2020 - DOF Approved refunding of bond included at item #26.
2	07/01/2020 - DOF Approved refunding of bond included at item #26.
3	Personnel services and other contract services including legal, financial audit and insurance.
4	
20	
21	
24	950 E. Cotati Ave. Cotati, CA - Vacant parcel adjacent to Intermodal train station site for future development.
26	07/01/2020 - DOF approved refunding of item 1 and item 2 to save \$1,633,205

Cotati Successor Agency
Administrative Costs Summary

Salaries and Benefits of partial FTE for 13 Staff	208,200
Other Administrative Services Budget Breakdown	Proposed
Contract Services	
Legal Non-Retainer	1,800
Legal Retainer	3,000
General Contract Services Office Support	4,950
Professional Contract Services - Audit, CAFR Prep, Other	5,940
Software and Other Technology Contract Support	6,640
Insurance	11,760
Total Contracted Services	34,090
Other Materials Supplies, Travel, Misc.	7,710
Total Other Administrative Expenses	41,800
Total Administrative Costs	250,000

**RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD
FORMED PURSUANT TO HEALTH AND SAFETY CODE SECTION 34179 TO OVERSEE
THE COTATI COMMUNITY REDEVELOPMENT SUCCESSOR AGENCY, APPROVING THE
RECOGNIZED OBLIGATION PAYMENT SCHEDULE INCLUDING THE SUCCESSOR
AGENCY ADMINISTRATIVE COSTS FOR THE PERIOD ENDING JUNE 30, 2022.**

WHEREAS, on December 29, 2011, the California Supreme Court delivered its decision in *California Redevelopment Association v. Matosantos*, finding ABX1 26 (the “Dissolution Act”) largely constitutional; and

WHEREAS, under ABx1 26 (the “Dissolution Act”) and the California Supreme Court’s decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Cotati Community Development Commission, were dissolved on February 1, 2012; and

WHEREAS, on January 11, 2012, the City adopted Resolution 2011-74 electing to serve as the successor agency to the Cotati Community Redevelopment Agency pursuant to Health and Safety Code Section 34176; and

WHEREAS, on July 25, 2012, in accordance with AB 1484, enacted on June 27, 2012, the City Council adopted Resolution No. 2012-51 and the Successor Agency Board adopted Resolution No. 2012-52, acknowledging the Successor Agency as a local public entity distinct from the City of Cotati; and

WHEREAS, in accordance with SB107, as of June 30, 2018 the City of Cotati Oversight Board was dissolved with all future actions related to the dissolution of redevelopment taken over by the County of Sonoma Oversight Board, and

WHEREAS, under the Dissolution Act, the ROPS 21-22 must be approved by the Oversight Board to enable the Cotati Community Redevelopment Successor Agency to continue to make payments on enforceable obligations of the former forenamed agency; and

WHEREAS, pursuant to the Dissolution Act, the duly-constituted Oversight Board for the Cotati Community Redevelopment Successor Agency met at a duly-noticed public meeting on January 22, 2021 to consider obligations listed on the ROPS 21-22, and consider approval of the ROPS 21-22; and

**NOW THEREFORE, THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD,
FORMED TO OVERSEE THE COTATI COMMUNITY REDEVELOPMENT AGENCY DOES
RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:**

1. Finds that the Recitals are true and correct and are incorporated herein by reference.
2. Approve the Recognized Obligation Payment Schedule (ROPS 21-22) for the period covering July 1, 2021 through June 30, 2022 (attached herein as Exhibit A) including the Cotati Community Redevelopment Successor Agency Administrative Costs, in the form presented to the Oversight Board including the agreements and obligations described in the ROPS, and hereby determines that such agreements and obligations constitute “enforceable obligations” or “recognized obligations” for all purposes of the Dissolution Act.
3. The Oversight Board authorizes and directs the Cotati Community Redevelopment Successor Agency’s Executive Director or designee to perform all acts necessary to be compliant with AB X1 26, AB 1484 and the statutory requirements set forth by the City staff to take all actions necessary under the Dissolution Act to take any other actions necessary to ensure the validity of the ROPS 21-22 or the validity of any enforceable obligation or other agreement approved by the Oversight Board in this Resolution.

Adopted this 22nd day of January 2021 by the following vote:

**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY
OF COTATI**

Chair

Arnone: _____ Davis: _____ Herrington: _____ Jolley: _____ Jones: _____ Rogers: _____ Stanford: _____

AYES: () NOES: () ABSENT: () ABSTAIN: ()

To: Chairperson and Consolidated Oversight Board Members
From: Heather Ippoliti, Administrative Services Director
Agenda Title: **Approval of Recognized Obligation Payment Schedule (ROPS) 21-22 of the Successor Agency to the former Redevelopment Agency of the City of Healdsburg**
Agenda Action: Resolution

RECOMMENDED ACTION:

Consider and adopt the attached Resolution approving the Annual ROPS 21-22 (Recognized Obligation Payment Schedule for the period July 1, 2021 to June 30, 2022) and administrative budget for the same time period, of the Successor Agency to the former Redevelopment Agency of the City of Healdsburg.

BACKGROUND:

Health & Safety Code Section 34177(o) requires successor agencies to submit the Recognized Obligation Payment Schedule (ROPS) to the State Department of Finance (DOF).

The ROPS 21-22 must be submitted to the Sonoma County Auditor-Controller Treasurer-Tax Collector, State Controller's Office and Department of Finance no later than February 1, 2021, after approval by the Oversight Board.

ANALYSIS:

The attached ROPS 21-22 addresses \$4,000,512 in enforceable obligations to be paid from Redevelopment Property Tax Trust Funds ("RPTTF") and Other Funds. The enforceable obligations include bond debt payments, fiscal agent fees and the administrative cost allowance for the period July 1, 2021 to June 30, 2022.

Staff recommends that the Oversight Board consider and adopt the attached Resolution approving the ROPS 21-22, and related administrative budget. If approved, staff will submit the approved ROPS to the Sonoma County Auditor-Controller Treasurer-Tax Collector, State Controller's Office and the Department of Finance by February 1, 2021. In accordance with AB1484, staff will also post the approved ROPS on the Successor Agency's website.

ATTACHMENTS:

- Resolution approving ROPS 21-22 and Administrative Budget
- Exhibit A to Resolution: ROPS 21-22
- Exhibit B to Resolution: Administrative Budget

CONTACT

Heather Ippoliti, Administrative Services Director hippoliti@ci.healdsburg.ca.us (707) 431-3570

**Recognized Obligation Payment Schedule (ROPS
21-22) - Summary Filed for the July 1, 2021
through June 30, 2022 Period**

Successor Agency: Healdsburg
County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 2,443,869	\$ 31,206	\$ 2,475,075
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	2,443,869	31,206	2,475,075
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 684,919	\$ 840,518	\$ 1,525,437
F RPTTF	559,919	715,518	1,275,437
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 3,128,788	\$ 871,724	\$ 4,000,512

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

Healdsburg
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail
July 1, 2021 through June 30, 2022

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$51,935,325		\$4,000,512	\$-	\$-	\$2,443,869	\$559,919	\$125,000	\$3,128,788	\$-	\$-	\$31,206	\$715,518	\$125,000	\$871,724
2	2002 Tax Allocation Bonds Series B	Bonds Issued On or Before 12/31/10	04/03/2002	08/01/2031	USDA	Bonds issued to fund non-housing projects	Sotoyome	1,173,100	N	\$116,075	-	-	93,869	-	-	\$93,869	-	-	22,206	-	-	\$22,206
67	2014 TAB Refunding Bond Series A	Bonds Issued After 12/31/10	05/08/2014	08/01/2031	The Bank of New York Mellon	Refund 2002 Bonds issued to fund non-housing projects	Sotoyome	8,777,421	N	\$799,098	-	-	684,105	-	-	\$684,105	-	-	-	114,993	-	\$114,993
68	2014 TAB Refunding Bond Series B	Bonds Issued After 12/31/10	05/08/2014	08/01/2031	The Bank of New York Mellon	Refund 2002 Bonds issued to fund housing projects	Sotoyome	3,453,141	N	\$315,817	-	-	270,592	-	-	\$270,592	-	-	-	45,225	-	\$45,225
69	Trustee Agreement	Bonds Issued After 12/31/10	05/08/2014	08/01/2031	The Bank of New York Mellon	Fiscal Agent Fees	Sotoyome	110,418	N	\$9,000	-	-	-	-	-	\$-	-	-	9,000	-	-	\$9,000
70	2015 TAB Refunding Bond Series A	Bonds Issued After 12/31/10	01/22/2015	08/01/2031	The Bank of New York Mellon	Refund 2003 Bonds issued to fund non-housing projects	Sotoyome	8,973,490	N	\$747,656	-	-	606,520	-	-	\$606,520	-	-	-	141,136	-	\$141,136
71	2015 TAB Refunding Bond Series B	Bonds Issued After 12/31/10	01/22/2015	08/01/2031	The Bank of New York Mellon	Refund 2003 Bonds issued to fund housing projects	Sotoyome	4,252,130	N	\$395,116	-	-	328,227	-	-	\$328,227	-	-	-	66,889	-	\$66,889
73	Personnel, Supplies,	Admin Costs	02/01/2012	08/01/2031	City of Healdsburg	Annual Admin	Sotoyome	3,375,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Legal and Audit					Budget																
75	2017 TAB Refunding Bond	Bonds Issued After 12/31/10	12/07/2017	08/01/2034	The Bank of New York Mellon	Refund 2010 Bond issue to fund non-housing projects	Sotoyome	21,820,625	N	\$1,367,750	-	-	460,556	559,919	-	\$1,020,475	-	-	-	347,275	-	\$347,275

Healdsburg
Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances
July 1, 2018 through June 30, 2019
(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.

A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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	Comments
1	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount.			64,108	750,965	399,511	agrees to balance sheet less 18-19A distribution
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller				1,718,031	3,724,381	Other funds = interest \$52,437, principal \$327,422, alliance rent \$129,285, py expense refund \$21,962, sale of property \$1,186,925
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)			64,108	115,575	3,717,458	Other fund - alliance 2002B - \$115,575, admin \$244,444, reserve per letter dated 3/22/2018 from DOF
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC			No entry required			
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$2,353,421	\$406,434	

Healdsburg
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022

Item #	Notes/Comments
2	
67	
68	
69	
70	
71	
73	
75	

EXHIBIT B

HEALDSBURG SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FY 2021-22 FOR JULY 1, 2021 to JUNE 30, 2022

Expense Category	Responsibilities	Proposed Budget
<p>Salaries and Wages</p> <p>Staff salaries, benefits, related taxes and overhead</p>	<ul style="list-style-type: none"> • Process payments of enforceable obligations • Maintain documentation of Agency financial and other records • Coordinate with auditors to audit Successor Agency funds • Coordinate and hold Successor Agency meetings • Coordinate refinancing of Successor Agency bonds • Includes time for Finance, City manager and City Clerk departments. • Respond to questions and provide documentation as requested by Oversight Board, County Auditor-Controller, and Department of Finance 	198,000
TOTAL		198,000
<p>Maintenance and Operations</p> <p>Contracted Services:</p> <p>Burke Williams & Sorenson, LLP</p> <p>Willdan Financial Services, Inc.</p> <p>Auditor</p>	<ul style="list-style-type: none"> • Respond to questions of a legal matter, review staff reports • Perform continuing disclosure services required of each debt issue • Audit Successor Agency funds, prepare annual financial statements, and state controller reporting • Successor Agency share of City Hall overhead 	15,000
		7,000
		5,000
		25,000
TOTAL		52,000
TOTAL BUDGET		250,000

**SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD**

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD
APPROVING THE HEALDSBURG ANNUAL RECOGNIZED OBLIGATION PAYMENT
SCHEDULE FOR JULY 1, 2021 – JUNE 30, 2022 AND THE SUCCESSOR AGENCY’S
ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2021-22

WHEREAS, the Redevelopment Dissolution Law (AB 1X 26, enacted June 28, 2011, as amended by AB 1484, enacted June 27, 2012, and hereinafter, “Dissolution Law”) provided for the creation of the Redevelopment Successor Agency of the City of Healdsburg (“Successor Agency”), as successor agency to the Redevelopment Agency of the City of Healdsburg (“Agency”) and required the Successor Agency, among other things, to expeditiously wind down the Agency’s affairs, while continuing to meet the Agency’s enforceable obligations and overseeing completion of redevelopment projects and disposing of the assets and properties of the Agency, all as directed by the oversight board created pursuant to Section 34179 of the Health and Safety Code (“Oversight Board”); and

WHEREAS, Section 34177(o) of the Health and Safety Code requires the City of Healdsburg as the successor agency to submit to the State Department of Finance (“DOF”) and the Sonoma County Auditor-Controller Treasurer-Tax-Collector (“County Auditor”) an Oversight Board approved Recognized Obligation Payment Schedules (“ROPS”); and

WHEREAS, pursuant to Section 34177(o), the ROPS for the period of July 1, 2021 to June 30, 2022 (“ROPS 21-22”) must be submitted to the County Auditor, State Controller’s Office and Department of Finance no later than February 1, 2021, after approval by the Oversight Board.

NOW, THEREFORE, THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD DOES RESOLVE AS FOLLOWS:

Section 1. The Recognized Obligation Payment Schedule for the period of July 1, 2021 to June 30, 2022 (“ROPS 21-22”) in the form attached to this resolution and incorporated herein by reference, is hereby approved.

Section 2. The Administrative Budget for the period of July 1, 2021 to June 30, 2022, in substantially the form attached to this resolution and incorporated herein by reference, is hereby approved.

Section 3. The staff of the Successor Agency is hereby directed to submit the ROPS to DOF, the State Controller and the County Auditor, and post the ROPS on the Successor Agency’s website in accordance with Health and Safety Code Section 34177(l)(2)(C), and to cooperate with DOF to the extent necessary to obtain DOF’s acceptance of the ROPS, correct clerical errors or omissions including, if necessary, making modifications to the ROPS determined by the City Manager to be reasonable and financially feasible to meet its legally required financial obligations.

DULY AND REGULARLY ADOPTED by the Sonoma County Consolidated Oversight Board this 22nd day of January 2021.

APPROVED:

Chair

Attachment:

EXHIBIT A – Healdsburg Successor Agency ROPS 21-22

EXHIBIT B – Healdsburg Successor Agency Administrative Budget for Fiscal Year 2021-22

DATE: **January 22, 2021**

TO: Honorable Chair and Members of the Petaluma Community Development
Successor Agency Board through Executive Director

FROM: Ingrid Alverde, Economic Development / Redevelopment Manager

SUBJECT: Resolution Adopting a July 1, 2021 – June 30, 2022 Recognized Obligation
Payment Schedule and Administrative Budget Pursuant to Health and Safety Code
Section 34177 (I)

RECOMMENDATION

It is recommended that the Petaluma Community Development Successor Agency approve the Resolution Adopting a July 1, 2021 – June 30, 2022 Recognized Obligation Payment Schedule and Administrative Budget Pursuant to Health and Safety Code Section 34177 (I).

BACKGROUND

On December 29, 2011, the California Supreme Court upheld the constitutionality of Assembly Bill x1 26 dissolving redevelopment agencies statewide as of February 1, 2012. The Council established the Petaluma Community Development Successor Agency (PCDSA) as a separate legal body to oversee the dissolution of the former Petaluma Community Development Commission.

DISCUSSION

The Recognized Obligation Payment Schedule (ROPS) is the document that serves as the budgeting authority for the PCDSA. In the past it was updated and approved by the State of California every six months and now it is approved once a year. The upcoming ROPS period is July 1, 2021 – June 30, 2022 and is referred to as the ROPS 21-22 because it covers obligations for fiscal year 21-22. The attached ROPS requests funds to pay for ongoing debt service and administration.

As of July 1, 2018, the Petaluma Oversight Board will no longer approve the actions of the PCDSA. As outlined in State law, a new, county-wide oversight board was established to oversee all actions of all successor agencies in Sonoma County. The Sonoma County Consolidated Oversight Board is scheduled to meet in January 2021 to review the ROPS in time for the Department of Finance (DOF) deadline on February 1, 2021. The attached resolution includes the ROPS 21-22 and the administrative budget for review and consideration (Exhibit A & B of the Resolution).

FINANCIAL IMPACTS

The ROPS 21-22, once approved by the Oversight Board and the DOF, will provide the needed funds to administer the PCDSA and pay for enforceable obligations of the PCDSA from July 1, 2021 – June 30, 2022.

ATTACHMENTS

1. Resolution Adopting the Fiscal Year 21-22 Recognized Obligation Payment Schedule
Exhibit A – Recognized Payment Schedule
Exhibit B – Administrative Budget

LAND PURCHASE AGREEMENT

THIS FORM FOR USE IN CALIFORNIA ONLY

Real Estate Forms Since 1958



DEFINITIONS

BROKER includes cooperating broker and all sales persons. DAYS means calendar days, midnight to midnight, unless otherwise specified. BUSINESS DAY excludes Saturdays, Sundays and legal holidays. DATE OF ACCEPTANCE means the date Seller accepts the offer or the Buyer accepts the counter offer, and the written acceptance is put in the course of transmission to the other party. This rule also applies to the removal of contingencies. DELIVERED means personally delivered, transmitted electronically in accordance with applicable laws, by a nationally recognized overnight courier, or by first class mail, postage prepaid. In the event of mailing, the document will be deemed delivered three (3) business days after deposit; in the event of overnight courier, one (1) business day after deposit; and if electronically at the time of transmission provided that a transmission report is generated and retained by the sender reflecting the accurate transmission of the document. Unless otherwise provided in this Agreement or by law, delivery to the agent will constitute delivery to the principal. DATE OF CLOSING means the date title is transferred. TERMINATING THE AGREEMENT means that both parties are relieved of their obligations and all deposits will be returned to Buyer. PROPERTY means the real property and any personal property included in the sale.

AGENCY RELATIONSHIP CONFIRMATION. The following agency relationship is hereby confirmed for this transaction and supersedes any prior agency election:

LISTING AGENT: Keegan & Coppin Company, Inc. is the agent of (check one):

[X] the Seller exclusively; or [] both the Buyer and the Seller.

SELLING AGENT: Meagher & Tomlinson Company (if not the same as the Listing Agent) is the agent of (check one):

[X] the Buyer exclusively; or [] the Seller exclusively; or [] both the Buyer and the Seller.

Note: This confirmation DOES NOT take the place of the AGENCY DISCLOSURE required by law

Yanni Limited L.L.C. and/or Assignee hereinafter designated as BUYER, offers to purchase the real property situated in Petaluma, County of Sonoma, California, consisting of approximately 2.6 acres, sq. ft. commonly known as APN: 150-020-036, Industrial Ave Petaluma, CA 94952, FOR THE PURCHASE PRICE OF \$ 575,000.00 (Five Hundred Seventy Five Thousand dollars) on the following terms and conditions

1. FINANCING TERMS.

- A. \$ 10,000.00 DEPOSIT evidenced by [] check, or [X] other: check or electronic wire held uncashed until acceptance and not later than three (3) business days thereafter deposited toward the purchase price with Placer Title Company (Kelly Guglielmo)
B. \$ ADDITIONAL CASH DEPOSIT to be placed in escrow [] within days after acceptance, [] upon removal of all conditions.
C. \$ 565,000.00 BALANCE OF CASH PAYMENT needed to close, not including closing costs.
D. \$ BONDS OR ASSESSMENTS of record if assumed by buyer.
E. \$ OTHER FINANCING TERMS:

H. \$ 575,000.00 TOTAL PURCHASE PRICE (not including closing costs).

2. EXAMINATION OF TITLE. In addition to any encumbrances assumed or taken 'subject to,' Seller will convey title to the property subject only to: [1] real estate taxes not yet due, and [2] covenants, conditions, restrictions, rights of way and easements of record, if any.

Within three (3) days after acceptance, Buyer will order a Preliminary Title Report and copies of CC&Rs and other documents of record if applicable. Within five (5) days after receipt, Buyer will report to Seller in writing any valid objections to title contained in such report (other than monetary liens to be paid upon close of escrow). If Buyer objects to any exceptions to the title, Seller will use due diligence to remove such exceptions at his or her own expense before close of escrow. If such exceptions cannot be removed before close of escrow, this Agreement will terminate, unless Buyer elects to purchase the property subject to such exceptions. If Seller concludes he or she is in good faith unable to remove such objections, Seller will so notify Buyer within ten (10) days after receipt of said objections. In that event Buyer may terminate this Agreement.

3. OPTIONAL CONDITIONS. Provisions 3-A through 3-G, if initialed below by Buyer, are included in this Agreement:

[X] A. SOIL TESTS. Upon acceptance of this Agreement, Buyer will have the right to go on the property to conduct soil tests, including percolation tests, to ascertain whether the property is suitable for the improvements which Buyer proposes to make. All expenses of such tests will be borne by the [X] Buyer, [] Seller. Buyer will be responsible for the repair and

Buyer [X] and Seller [] have read this page.

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restoration of any damage to the property which may be caused by such tests. If in the reasonable opinion of the soils engineer, employed by Buyer, the property is not suitable for the proposed development, Buyer may terminate this Agreement. Buyer will approve or disapprove the results of the tests in writing within 30 days of acceptance.

B. SURVEY. Upon acceptance of this Agreement, a boundary line survey will be made by a licensed surveyor at the expense of the Buyer, Seller. The surveyor will set and flag all property lines, to be approved in writing by Buyer prior to close of escrow.

C. PRICE BASED ON AREA. The purchase price is based upon \$ _____ per acre, per square foot, and will, will not be adjusted in accordance with the area set forth in the survey under Provision 3-B.

D. GEOLOGICAL REPORT. Upon acceptance of this Agreement, Buyer will have the right to obtain a geological report from a registered geologist at the expense of Buyer Seller. Buyer will be deemed to have approved said report unless written notice to the contrary is delivered to Seller or his or her Broker within 30 days of acceptance. In the event of disapproval, Buyer may terminate this Agreement.

E. WELL REPORT. Upon acceptance of this Agreement, Buyer will obtain a well report from a licensed well drilling contractor at the expense of Buyer, Seller. Buyer will approve or disapprove the results of the tests in writing within _____ days of acceptance. In the event of disapproval, Buyer may terminate this Agreement.

F. CERTIFICATE OF COMPLIANCE. This offer is conditioned upon obtaining a Conditional Certificate of Compliance from _____, at the expense of Buyer Seller within _____ days of acceptance. (Under Government Code §86499.35, a buyer or seller may apply to the local agency for a certificate that all of the subdivision laws applicable to the lot have been satisfied.)

G. TAX DEFERRED EXCHANGE (INVESTMENT PROPERTY). In the event Seller wishes to enter into a tax deferred exchange for the property, or Buyer wishes to enter into a tax deferred exchange with respect to property owned by him or her in connection with this transaction, each of the parties agrees to cooperate with the other party in connection with such exchange, including the execution of such documents as may be reasonably necessary to complete the exchange, provided that: (a) the other party will not be obligated to delay the closing; (b) all additional costs in connection with the exchange will be borne by the party requesting the exchange; (c) the other party will not be obligated to execute any note, contract, deed or other document providing for any personal liability which would survive the exchange; and (d) the other party will not take title to any property other than the property described in this Agreement. The other party will be indemnified and held harmless against any liability which arises or is claimed to have arisen on account of the exchange.

4. BONDS AND ASSESSMENTS. All bonds and assessments which are part of or paid with the property tax bill will be assumed by the Buyer. In the event there are other bonds or assessments which have an outstanding principal balance and are a lien upon the property, the current installment will be prorated between Buyer and Seller as of the date of closing. Future installments will be assumed by Buyer WITHOUT CREDIT toward the purchase price, EXCEPT AS FOLLOWS: _____

This Agreement is conditioned upon both parties verifying and approving in writing the amount of any bond or assessment to be assumed or paid within ten (10) days after receipt of the preliminary title report or property tax bill, whichever is later. In the event of disapproval, the disapproving party may terminate this Agreement.

5. EVIDENCE OF TITLE will be in the form of a policy of title insurance, issued by Placer Title Company with Kelly Guglielmo paid by Buyer, Seller, Other _____. NOTE: In addition to coverage under a standard CLTA policy, the ALTA Owner's Policy, or CLTA Homeowner's Policy of Title Insurance may offer additional coverage for a number of unrecorded matters. Buyer should discuss the type of policy with the title company of their choice at the time escrow is opened. In the event a lender requires an ALTA lender's policy of title insurance, Buyer, Seller will pay the premium.

6. PRORATIONS. Rents, real estate taxes, interest, payments on bonds and assessments assumed by Buyer, and homeowners association fees will be prorated as of the date of recordation of the deed. Security deposits, advance rentals, or considerations involving future lease credits will be credited to Buyer.

7. CLOSING. Full purchase price to be paid, deed to be recorded, and physical possession of the property to be delivered on or before _____, or within 45 days of acceptance. If the closing date falls on a Saturday, Sunday or holiday, the close of escrow will be on the next business day. Both parties will deposit with an authorized escrow holder, to be selected by Buyer, all funds and instruments necessary to complete the sale in accordance with the terms of this Agreement. Where customary, signed escrow instructions will be delivered to escrow holder within 3 days of acceptance. Escrow fee to be paid by Buyer. County/City Transfer Tax(es), if any, to be paid by Seller. Unless the transaction is exempt, the escrow holder is instructed to remit the required tax withholding amount to the Franchise Tax Board from the proceeds of sale.

THIS PURCHASE AGREEMENT TOGETHER WITH ANY ADDENDA WILL CONSTITUTE JOINT ESCROW INSTRUCTIONS TO THE ESCROW HOLDER.

Buyer and Seller have read this page.

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8 VESTED TITLE. The manner of taking title may have significant legal and tax consequences. Buyer should obtain advice from his or her legal or tax counsel regarding this matter.

9. PROPERTY INVESTIGATIONS. This Agreement is contingent upon Buyer's independent investigation of the following conditions relating to the property.

- A. Zoning and land use designations and requirements.
- B. Availability of utilities and costs of development.
- C. Toxic contamination.

Buyer will approve or disapprove in writing all inspection reports within fifteen (15) (or 30) days after acceptance. In the event of Buyer's disapproval, Buyer may, within the time stated or mutually agreed upon extension, elect to terminate this Agreement.

10. MEDIATION OF DISPUTES. If a dispute arises out of or relates to this Agreement or its breach, by initialing in the "agree" spaces below the parties agree to first try in good faith to settle the dispute by voluntary mediation before resorting to court action or arbitration, unless the dispute is a matter excluded under Item 12 - ARBITRATION. Any fee to initiate the mediation will be paid by Seller, provided that the mediation costs and fees, including any initiation fee, ultimately will be borne as determined by the parties. If mediation does not resolve the dispute and arbitration or litigation is pursued, then the costs of mediation, including any initiation fee, shall be borne as determined by the arbitrator or the court. If a party initials the "agree" space and later refuses mediation, that party will not be entitled to recover prevailing party attorney fees in any subsequent action.

Buyer agrees Buyer does not agree
 Seller agrees Seller does not agree

11. DEFAULT - LIQUIDATED DAMAGES.

A. If the escrow does not close on or before the date set forth in Item 7, or a later closing date mutually agreed to by the Seller and Buyer, within 15 days after closing date set forth in Item 7, or the extended closing date mutually agreed to by Seller and Buyer, Seller will, except as provided in (B) below, order all of the moneys remitted by Buyer under the terms of this contract to be refunded to Buyer.

B. If Buyer fails to complete the purchase of the property because of a default by Buyer, Seller may pursue any remedy in law or equity that it may have against Buyer on account of the default; provided, however, that by placing their initials here, Buyer and Seller agree that:

1. \$ 10,000.00, an amount not to exceed the money deposited by Buyer under this contract will constitute liquidated damages payable to Seller if Buyer fails to complete the purchase of the property because of a default by Buyer.
2. The payment of such liquidated damages to Seller will constitute the exclusive remedy of Seller on account of any default by Buyer.
3. Liquidated damages will be payable to Seller out of Buyer's deposits toward purchase of the property according to the following procedures:
 - a. The Seller will give written notice ("Seller's notice and demand"), in the manner prescribed by §116.340 of the Code of Civil Procedure for service in a small claims action, to escrow holder and to Buyer that Buyer is in default under this Agreement and that Seller is demanding that the escrow holder remit the aforesaid amount from the deposits to Seller as liquidated damages unless, within twenty (20) days, Buyer gives the escrow holder Buyer's written objection to disbursement of said deposits as liquidated damages ("Buyer's objection").
 - b. Buyer will have a period of 20 days from the date of receipt of Seller's notice and demand in which to give the escrow holder Buyer's objection.
 - c. If Buyer fails to give the escrow holder Buyer's objection within 20 days from the date of receipt of Seller's notice and demand: (a) escrow holder will promptly remit the amount demanded to Seller; and (b) Seller is released from any obligation to sell the property to Buyer.
 - d. If Buyer gives escrow holder Buyer's objection within 20 days from the date of receipt of Seller's notice and demand, then the determination as to whether Seller is entitled to the disbursement of the deposits as liquidated damages, and every other cause of action that has arisen between Buyer and Seller under this Agreement, will be settled by arbitration in accordance with the provisions of item 10, ARBITRATION OF DISPUTES, provided that both the Buyer and Seller have initiated the "agree" space in said provision. If the arbitration clause is not initiated by both parties, any dispute will be resolved by mediation or appropriate court action.

Buyer and Seller have read this page.

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12. **ARBITRATION OF DISPUTES.** Any dispute or claim in law or equity arising between the Buyer and Seller out of this Agreement, whether sounding in tort or contract, will be decided by neutral binding arbitration in accordance with the California Arbitration Act (C.C.P. §1280 et seq.), and not by court action except as provided by California law for judicial review of arbitration proceedings. If the parties cannot agree upon an arbitrator, a party may petition the Superior Court of the county in which the property is located for an order compelling arbitration and appointing an arbitrator. Service of the petition may be made by first class mail, postage prepaid, to the last known address of the party served. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction. The parties will have the right to discovery in accordance with Code of Civil Procedure §1283.05.

The parties agree that the following procedure will govern the making of the award by the arbitrator: (a) a Tentative Award will be made by the arbitrator within 30 days following submission of the matter to the arbitrator; (b) the Tentative Award will explain the factual and legal basis for the arbitrator's decision as to each of the principal controverted issues based upon substantive California law; (c) the Tentative Award will be in writing unless the parties agree otherwise; provided, however, that if the hearing is concluded within one (1) day, the Tentative Award may be made orally at the hearing in the presence of the parties. Within 15 days after the Tentative Award has been served or announced, any party may serve objections to the Tentative Award. Upon objections being timely served, the arbitrator may call for additional evidence, oral or written argument, or both. If no objections are filed, the Tentative Award will become final without further action by the parties or arbitrator. Within thirty (30) days after the filing of objections, the arbitrator will either make the Tentative Award final or modify or correct the Tentative Award, which will then become final as modified or corrected.

The provisions of the Code of Civil Procedure authorizing the imposition of sanctions as a result of bad faith actions or tactics will apply to the arbitration proceedings, provided, however, that the arbitrator shall not have the power to commit errors of law, errors of legal reasoning, or rely upon unsupported findings of fact in imposing sanctions for any reason against a party or a party's attorney. In the event such error is claimed, the applicable sanctions may be vacated or corrected on appeal to a court of competent jurisdiction for any such error. A prevailing party will also be entitled to an action for malicious prosecution if the elements of such cause of action are met.

The following matters are excluded from arbitration: (a) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or real property sales contract as defined in Civil Code §2985; (b) an unlawful detainer action; (c) the filing or enforcement of a mechanic's lien; (d) any matter which is within the jurisdiction of a probate court, bankruptcy court, or small claims court; or (e) an action for bodily injury or wrongful death. The filing of a judicial action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, will not constitute a waiver of the right to arbitrate under this provision.

NOTICE: By initialing in the "agree" space below you are agreeing to have any dispute arising out of the matters included in the "Arbitration of Disputes" provision decided by neutral arbitration as provided by California law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. By initialing in the "agree" space below you are giving up your judicial rights to discovery and appeal, unless those rights are specifically included in the "Arbitration of Disputes" provision. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the California Code of Civil Procedure. Your agreement to this arbitration provision is voluntary.

We have read and understand the foregoing and agree to submit disputes arising out of the matters included in the "Arbitration of Disputes" provision to neutral arbitration.

Buyer RU Buyer agrees Buyer does not agree
Seller Seller agrees Seller does not agree

13. **ATTORNEY FEES.** In any action, arbitration, or other proceeding involving a dispute between Buyer and Seller arising out of the execution of this Agreement or the sale, whether for tort or for breach of contract, and whether or not brought to trial or final judgment, the prevailing party will be entitled to receive from the other party a reasonable attorney fee, expert witness fees, and costs to be determined by the court or arbitrator(s), except as provided in Item 10 – MEDIATION.

14. **ADDENDA.** The following addenda are attached and made a part of this Agreement:
 ADDENDUM TO LAND PURCHASE AGREEMENT STANDARD DISCLOSURES AND DISCLAIMERS
 NATURAL HAZARD DISCLOSURE Sale Disclosure and Confirmation Re: Real Estate Agency Relationship

15. **SURVIVAL.** The omission from escrow instructions of any provision in this Agreement will not waive the right of any party. All representations or warranties will survive the close of escrow.

Buyer RU and Seller have read this page.

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16. EXPIRATION OF OFFER. This offer will expire unless acceptance is delivered to Buyer or to Fred Northern (Buyer's Broker) on or before (date) February 12, 2021, (time) 5:00 AM, PM.

17. COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which is deemed to be an original.

18. TIME. Time is of the essence of this Agreement; ~~provided, however, that if either party fails to comply with any contingency in this Agreement within the time limit specified, this Agreement will not terminate until the other party delivers written notice to the defaulting party requiring compliance within 24 hours after receipt of notice. If the party receiving the notice fails to comply within the 24 hours, the non-defaulting party may terminate this Agreement without further notice. It is understood that neither the making of deposits nor the close of escrow is a contingency.~~

19. CONDITIONS SATISFIED/WAIVED IN WRITING. Each condition or contingency, covenant, approval or disapproval will be satisfied according to its terms or waived by written notice delivered to the other party or his or her Broker.

20. ENTIRE AGREEMENT/ASSIGNMENT PROHIBITED. This document contains the entire agreement of the parties and supersedes all prior agreements with respect to the property which are not expressly set forth. This Agreement may be modified only in writing signed and dated by both parties. Buyer may not assign any right under this agreement without the prior written consent of Seller. Any such assignment will be void and unenforceable.

21. ADDITIONAL TERMS AND CONDITIONS.
A) Upon acceptance of this offer, Buyer to have a thirty (30) day Due Diligence/Contingency Period to investigate the suitability of the property for Buyer's needs as well as the condition of the property. During the said Due Diligence/Contingency Period, Buyer may unilaterally cancel this Agreement (upon written notice to the Seller or Seller's Broker), for any reason. Should Buyer choose to cancel during the Due Diligence/Contingency Period, then this Purchase Agreement shall be deemed null and void. See addendum 1 - Additional Terms and Conditions (continued)

Both parties acknowledge that they have not relied on any statements of the real estate Agent or Broker which are not expressed in this Agreement.

LIMITATION OF AGENCY: A real estate broker or agent is qualified to advise on real estate. If you have any questions concerning the legal sufficiency, legal effect, insurance, or tax consequences of this document or the related transactions, consult with your attorney, accountant or insurance advisor.

The undersigned Buyer acknowledges that he or she has thoroughly read and approved each of the provisions of this offer and agrees to purchase the property for the price and on the terms and conditions specified. Buyer acknowledges receipt of a copy of this Offer.

DocuSigned by:
Buyer [Redacted] Date 12/16/2020 Time _____
Yanni Limited Liability Co. by: Rami Yanni

Buyer _____ Date _____ Time _____

Address _____

ACCEPTANCE

Seller accepts the foregoing Offer and agrees to sell the property for the price and on the terms and conditions specified.

NOTICE: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between the Seller and Broker.

22. COMMISSION. Seller agrees to pay in cash the following real estate commission for services rendered, which commission Seller hereby irrevocably assigns to Broker(s) from escrow:
3% of the accepted price, or \$ _____ to the listing Broker: Keegan & Coppin Company, Inc., and
3% of the accepted price, or \$ _____ to the selling Broker: Meagher & Tomlinson
without regard to the agency relationship. Escrow instructions with respect to commissions may not be amended or revoked without the written consent of the Broker(s).

If Seller receives liquidated or other damages upon default by Buyer, Seller agrees to pay Broker(s) the lesser of the amount provided for above or one half of the damages after deducting any costs of collection, including reasonable attorney fees.

Commission will also be payable upon any default by Seller, or the mutual rescission by Buyer and Seller without the written consent of the Broker(s), which prevents completion of the purchase. This Agreement will not limit the rights of Broker and Seller provided for in any existing listing agreement. In any action for commission the prevailing party will be entitled to reasonable attorney fees whether or not the action is brought to trial or final judgment.

Buyer [Signature] and Seller _____ have read this page.

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23. PROVISIONS TO BE INITIALED. The following items must be "agreed to" by both parties to be binding on either party. In the event of disagreement, Seller should make a counter offer.

Item 10. MEDIATION OF DISPUTES Item 11. LIQUIDATED DAMAGES Item 12. ARBITRATION OF DISPUTES

Seller acknowledges receipt of a copy of this Agreement. Authorization is hereby given the Broker(s) in this transaction to deliver a signed copy to Buyer and to disclose the terms of purchase to a multiple listing service, internet data source, or Association of REALTORS® at close of escrow.

24. IF CHECKED ACCEPTANCE IS SUBJECT TO ATTACHED COUNTER OFFER DATED _____

Seller _____ (Signature) Seller _____ (Signature)

(Please Print Name) _____
(Please Print Name)

Date _____ Time _____ Date _____ Time _____

Address _____

Information Regarding Real Estate Licensees Acting As Agents in This Transaction:

Selling Broker Meecher & Tomlinson Company CalBRE License # 00656378

By _____ License # 01075027 Date 12/16/20
(Real Estate Agent for _____) Fred Northern

Address 1007 Live Oak Blvd Ste. A4 City/State/Zip Yuba City, CA 95991

Telephone 707-239-4846 Fax _____ E-Mail fred@wm.tml.com

Listing Broker Keegan & Coppin, Company, Inc. CalBRE License # 00531022

By _____ License # 01437146 Date _____
(Real Estate Agent for Seller) Sara Wann

Address 1201 North McDowell Blvd City/State/Zip Petaluma, CA 94954

Telephone 707-684-1400 Fax 707-792-7336 E-Mail swann@KeeganCoppin.com

Note that neither the Real Estate Brokers nor the Real Estate Agents are parties to the Purchase Agreement between the Buyer and Seller.

DS
RL

Rev. by _____
Date _____

ADDENDUM

1) Additional Terms and Conditions (continued)

any and all deposits shall be refunded to Buyer, and there shall be no further liability between the parties hereto

B) During Buyers Due Diligence/Contingency Period(s), the Buyer shall be allowed to perform any and all inspections (including, but not limited to, accessibility, environmental, etc...). Such inspections will be at the sole cost and expense of the BuyerC) Assignment: Buyer may at any time prior to close of escrow assign its rights, title and interest in this agreement and escrow or title under a different name or as a partner to joint venture with another entity.

 DS
RL

**ADDENDUM TO LAND PURCHASE AGREEMENT
STANDARD COMMERCIAL LAND PURCHASE CONDITIONS ADDENDUM**

To Purchase Agreement dated December 11, 2020 by and between
Buyer Yanni Limited L.L.C. and/or Assignee and Seller Petaluma Community Development Successor Agency

Buyer shall conduct a complete feasibility and investigation of the subject property to determine if property is suitable for Buyer's intent.

Buyer to conduct a full due diligence of property including existing information provided by Seller and new reports prepared by Buyer's experts.

1. This offer is subject to the following conditions precedent:
 - A. Buyer and/or his engineer/architect to inspect said property and contact governing municipalities in regard to location of all utilities, zoning, General Plan consistency and requirements for engineering said site to municipal and private standards to determine the general feasibility of the proposed development. Said approval or disapproval of the above by Buyer to be forthcoming within thirty (30) days of acceptance of this offer.
 - B. Buyer to obtain archaeological, wetlands clearance, Tiger Salamander and any other governmental review or certification from the appropriate governing agencies within thirty (30) days of acceptance hereof.
 - C. Buyer to obtain and approve an environmental hazard report prepared by a professional as to the presence or past existence of hazardous substances, contaminated water or above or underground storage facilities on the subject property or surrounding properties within thirty (30) days of acceptance hereof.
 - D. Buyer to obtain and approve a survey and topography study to determine property corners, land area and engineering feasibility of site within thirty (30) days of acceptance hereof. Alternatively, Buyer to ascertain property boundaries and site area to his satisfaction within the same period.
 - E. Buyer to review and approve the A.I.R. Seller's Mandatory Disclosure Statement or a Professional Report (Natural Hazards) within thirty (30) days of acceptance hereof.
 - F. Buyer to review and approve title report including all exceptions, easements, right-of-ways, assessments and liens within thirty (30) days of acceptance hereof. Seller shall remove any exceptions which are not acceptable to the Buyer prior to close of escrow. If exception is unable to be removed at a reasonable cost and time by Seller, then Seller or Buyer may cancel contract if Buyer does not accept subject exception.
 - G. Buyer at its option to obtain or ascertain to his satisfaction the ability to obtain all utility connections licenses, or encroachments, including but not limited to water, sewer, electrical, gas, telephone, cable, etc. within thirty (30) days of acceptance hereof.

If any of the above conditions are not satisfied and approved in writing or waived by the Buyer in writing in the times stipulated above, then either Buyer or Seller may terminate this Agreement and the above deposit shall be returned to the Buyer with no further liability to either party hereunder. If Professional Publishing form is used, strike Paragraph 18 in its entirety except "Time is of the Essence of this Agreement" and Paragraph 2 "Title Report" Seller to provide report within ten (10) days of acceptance. This Addendum is precedent for time periods and conditions over the Professional Publishing printed form.

2. Seller to deliver to Buyer the following existing reports and information within the times stipulated below in order to facilitate Buyer's due diligence:
 - A. A.I.R. Seller's Mandatory Disclosure (Natural Hazards) Statement or a Natural Hazards Report within seven (7) days of acceptance hereof.
 - B. All studies, approvals or reports previously obtained by Seller or in the possession of Seller including environmental studies, well reports, code violations-orders, survey of property, appraisals, soils reports, title reports, CCRs, Association budget, archaeological, wetlands, Tiger Salamander, biotic, entitlements, approvals, building permits, design review or use permits within seven (7) days of acceptance hereof.

Buyer's Initials RU Seller's Initials _____

3. **Natural Hazards Disclosure Act:** The property which is the subject of this contract is or may be situated in a Special Study Zone as designated under the Alquist-Priolo Geologic Hazard Act, Sections 2621-2625, inclusive, of the California Public Resources Code; and, as such, the construction or development on this property of any structure for human occupancy may be subject to the findings of a geologic report prepared by a geologist registered in the State of California, unless such report is waived by the City or County under the terms of that act. No representations on the subject are made by the Seller or Agent, and the Buyer should make his own inquiry or investigation.
4. In the event of cancellation of this agreement by Buyer, all studies, plans, specifications, reports, and approvals obtained by Buyer will be turned over to the Seller without cost.
5. Seller to cooperate in signing all necessary governmental applications required for Buyer to reasonably satisfy the conditions herein.
6. Buyer to pay for escrow fee and title insurance. Seller to pay for transfer tax. Any assessment bond, assumed by Buyer will be a credit to the purchase price. Bonds will be assumed based on the principal amount at the close of escrow. Interest will be prorated to Buyer and Seller based on close date. Taxes, interest on bonds, assessments and loans shall all be prorated as of the close of escrow according to ownership and who made the payments or received rents.
7. Seller shall permit Buyer's agents, employers, contractors with reasonable notice to enter into and upon the property to inspect property and to conduct, at Buyer's sole expense, surveys, soils, environmental, seismic, wetlands, biotic and other investigations at Buyer's discretion to complete Buyer's due diligence.

Buyer agrees to keep property free of liens and claims arising out of said investigations and to defend, indemnify and hold harmless Seller from any claims or actions arising out of Buyer's inspection, conduct of investigations or testing of Seller's property. Buyer agrees to repair and replace and bring back to original condition and pay for any damage arising out of said inspections and expert investigations and give a copy of the reports, studies, inspection reports so obtained during the investigation to the Seller. Buyer's obligation under this paragraph shall survive any termination of this Agreement.
8. **BUYER'S REPRESENTATIONS:** The party executing this agreement on behalf of Buyer has full power to execute, deliver and carry out terms and provisions of this agreement and any of the other agreements, instruments and documents herein required to be made or delivered by Buyer pursuant hereto.

Buyer has not made a general assignment for benefit of creditors, filed a voluntary petition of bankruptcy, suffered the filing of creditors, a receiver, attachment or other judicial service of assets and has a sound financial standing in order to make the proposed acquisition.
9. **SELLER'S REPRESENTATIONS:** Seller has received no notice of and, except as disclosed in writing, to the best of Seller's knowledge, there is no violation of any local, state or federal government agency, including environmental, zoning, handicap, fire hazard, ordinance, code, regulations, rule or order. Seller has no knowledge of a threatened, pending or proposed condemnation, taking proceedings or governmental actions to modify the zoning or condition, or purchase in lieu, for all or any part of property.

To the best of Seller's knowledge, there has been no release, storage or disposal of hazardous materials on the property during the pendance of Seller's ownership of the subject property except as disclosed in writing herein.

Buyer is advised by Seller to undertake a full due diligence study of the property including test, investigations, and expert reports to determine the suitability of the property for Buyer's use and determine the actual economic, physical and entitlements aspect of the property.

Seller has no knowledge of a pending or threatened litigation or governmental proceedings, except as disclosed in writing herein, affecting Seller or the property that relates to the enforcement of this agreement. The consummation of this contract shall not constitute a violation or breach by Seller of any contract or instrument or will result in the violation of any law, order or regulation of any governmental authority affecting the Seller.

Buyer's Initials  Seller's Initials _____

Seller is the owner in fee simple of property and the party signing hereto has the full right, power and authority to enter into this agreement and to execute all documents required hereto.

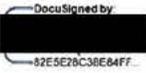
Seller is not a foreign person within the meaning of Section 1445 and 7701 of the Internal Revenue Code of 1954 (IRC), i.e. The Seller is not a non-resident, alien, foreign corporation, foreign partnership, foreign trust or foreign state as those terms are defined in the IRC and income tax representation.

10. Seller shall convey to Buyer at close of escrow fee simple title to the property by grant deed subject to the exceptions set forth in the approval of the title report. Title shall be insured by a CLTA or at Buyer's option, an ALTA title insurance policy, either at Buyer's expense.

The terms, covenants and conditions of this Agreement shall be binding upon and shall endure to the benefit of Buyer and Seller and their respective successors, assigns, heirs and legal representatives.

All of the terms and provisions of this Agreement shall survive the close of escrow and not merge with the execution and delivery of the grant deed.

Buyer and Seller are advised to have their respective attorneys review and approve this agreement prior to signing.

Agreed by: Buyer:  Date: 12/16/2020
DocuSigned by:
82E5E28C38E64F7

Agreed by: Seller: _____ Date: _____

SALE DISCLOSURE AND CONFIRMATION REGARDING REAL ESTATE AGENCY RELATIONSHIP

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction. With each specific transaction, you should read the Agency Disclosure and consider how you are being represented.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller. A Seller's agent or a subagent of that agent has the following affirmative obligations:

- To the Seller: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.
- To Buyer and Seller: (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

BUYER'S AGENT

A Selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

- To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer
- To Buyer and Seller: (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honest and loyalty in the dealings with either Seller or Buyer
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listed price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect their own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive of the Civil Code set forth on the reverse hereof. Read it carefully.

We acknowledge receipt of a copy of this disclosure:

Seller _____ Date _____
Petaluma Community Development Successor Agency

Buyer  Date 12/16/2020
Ronald Yarnal Lic. #01073027

Agent _____ Date _____
Sara Wann Lic. #01437146

Agent  Date 12/16/20
Fred Northern Lic. #01073027

CONFIRMATION OF AGENCY

We authorize the following agency:

KEEGAN & COPPIN COMPANY, INC. IS THE AGENT OF: (CHECK ONE)
 The Seller exclusively
 Both the Buyer and Seller

MEAGHER & TOMLINSON COMPANY IS THE AGENT OF: (CHECK ONE)
 The Buyer exclusively, or
 Both the Buyer and Seller

CONFIRMED AND AUTHORIZED:

Seller _____ Date _____
Petaluma Community Development Successor Agency

Agent for Seller _____
Sara Wann Lic. #01437146

CONFIRMED AND AUTHORIZED:

Buyer  Date 12/16/2020
Ronald Yarnal Lic. #01073027

Agent for Buyer  12/16/20
Fred Northern Lic. #01073027

PROPERTY ADDRESS: Petaluma Auto Plaza / Industrial Avenue Petaluma, CA 94952 APN: 150-020-036

2079.13. As used in Sections 2079.14 to 2079.24, inclusive, the following terms have the following meanings:

- (a) "Agent" means a person acting under provisions of Title 9 (commencing with section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions code, and under whose license a listing is executed or an offer to purchase is obtained.
- (b) "Associate licensee" means a person who is licensed as a real estate broker or salesperson under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code and who is either licensed under a broker or has entered into a written contract with a broker to act as the broker's agent in connection with acts requiring a real estate license and to function under the broker's supervision in the capacity of an associate licensee. The agent in the real property transaction bears responsibility for his or her associate licensees who perform as agents of the agent. When an associate licensee owes a duty to any principal, or to a transaction, that duty is equivalent to the duty owed to that party by the broker for whom the associate licensee functions.
- (c) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transient, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee.
- (d) "Commercial real property" means all real property in the state, except single-family residential real property, dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, mobilehomes, as defined in Section 798.3, or recreational vehicles, as defined in Section 799.29.
- (e) "Dual agent" means an agent acting, either directly or through an associate licensee, as agent for both the seller and the buyer in a real property transaction.
- (f) "Listing agreement" means a contract between an owner of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer.
- (g) "Listing agent" means a person who has obtained a listing of real property to act as an agent for compensation.
- (h) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the listing agent.
- (i) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property.
- (j) "Offer to purchase" means a written contract executed by a buyer acting through a selling agent that becomes the contract for the sale of the real property upon acceptance by the seller.
- (k) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property that constitutes or is improved with one to four dwelling units, any commercial real property, any leasehold in these types of property exceeding one year's duration, and mobilehomes, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code.
- (l) "Real property transaction" means a transaction for the sale of real property in which an agent is employed by one or more of the principals to act in that transaction, and includes a listing or an offer to purchase.
- (m) "Sell," "sale" or "sold" refers to a transaction for the transfer of real property from the seller to the buyer, and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of leasehold exceeding one year's duration.
- (n) "Seller" means the transferor in a real property transaction, and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property or which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor.
- (o) "Selling agent" means a listing agent who acts alone, or an agent who acts in cooperation with a listing agent, and who sells or finds and obtains a buyer for the real property, or an agent who locates property for a buyer or who finds a buyer for a property for which no listing exists and presents an offer to purchase to the seller.
- (p) "Subagent" means a person to whom an agent delegates agency powers as provided in Article 5 (commencing with Section 2349) of Chapter 1 of Title 9. However, "subagent" does not include an associate licensee who is acting under the supervision of an agent in a real property transaction.

2079.14. Listing agents and selling agents shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and, except as provided in subdivision (c), shall obtain a signed acknowledgement of receipt from that seller or buyer, except as provided in this section or Section 2079.15, as follows:

- (a) The listing agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement.
- (b) The selling agent shall provide the disclosure form to the seller as soon as practicable prior to presenting the seller with an offer to purchase, unless the selling agent previously provided the seller with a copy of the disclosure form pursuant to subdivision (a).
- (c) Where the selling agent does not deal on a face-to-face basis with the seller, the disclosure form prepared by the selling agent may be furnished to the seller (and acknowledgement of receipt obtained for the selling agent from the seller) by the listing agent, or the selling agent may deliver the disclosure form by certified mail addressed to the seller at his or her last known address, in which case no signed acknowledgement of this receipt is required.
- (d) The selling agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase, except that if the offer to purchase is not prepared by the selling agent, the selling agent shall present the disclosure form to the buyer not later than the next business day after the selling agent receives the offer to purchase from the buyer.

2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgement or receipt pursuant to Section 2079.14, the agent, or an associate licensee acting for the agent, shall set forth, sign, and date a written declaration of the facts of the refusal.

- 2079.17. (a) As soon as practicable, the selling agent shall disclose to the buyer and seller whether the selling agent is acting in the real property transaction exclusively as the buyer's agent, exclusively as the seller's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the selling agent prior to or coincident with execution of that contract by the buyer and the seller, respectively.
- (b) As soon as practicable, the listing agent shall disclose to the seller whether the listing agent is acting in the real property transaction exclusively as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the listing agent prior to or coincident with the execution of that contract by the seller.
- (c) The confirmation required by subdivisions (a) and (b) shall be in the following form:

_____ is the agent of	_____ is the agent of
(Name of Listing Agent)	(Name of Selling Agent if not the same as the Listing Agent)
(Check one)	(Check one)
<input type="checkbox"/>) the seller exclusively; or	<input type="checkbox"/>) the buyer exclusively; or
<input type="checkbox"/>) both the buyer and seller.	<input type="checkbox"/>) the seller exclusively; or
	<input type="checkbox"/>) both the buyer and seller

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14.

2079.18. No selling agent in a real property transaction may act as an agent for the buyer only, when the selling agent is also acting as the listing agent in the transaction.

2079.19. The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20. Nothing in this article prevents and agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21. A dual agent shall not disclose to buyer that the seller is willing to sell the property at a price less than the listing price, without the express written consent of the seller. A dual agent shall not disclose to the seller that the buyer is willing to pay a price greater than the offering price, without the express written consent of the buyer. This section does not alter in any way the duty of responsibility of a dual agent to any principal with respect to confidential information other than price.

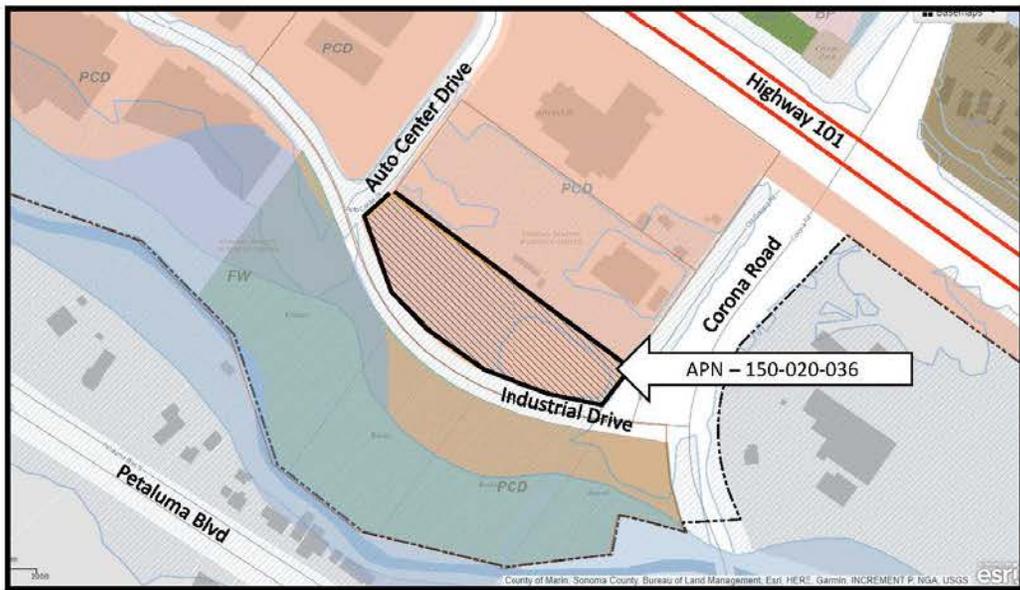
2079.22. Nothing in this article precludes a listing agent from also being a selling agent, and the combination of these functions in one agent does not, of itself, make that agent a dual agent.

2079.23. (a) A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

(b) A lender or an auction company retained by a lender to control aspects of a transaction of real property subject to this part, including validating the sales price, shall not require, as a condition of receiving the lender's approval of the transaction, the homeowner or listing agent to defend or indemnify the lender or auction company from any liability alleged to result from the actions of the lender or auction company. Any clause, provision, covenant, or agreement purporting to impose an obligation to defend or indemnify a lender or an auction company in violation of this subdivision is against public policy, void, and unenforceable.

2079.24. Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

Industrial Drive Property Map



Attachment 1

RESOLUTION NO. 5.4

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD FORMED PURSUANT TO HEALTH AND SAFETY CODE SECTION 34179 TO OVERSEE THE PETALUMA COMMUNITY DEVELOPMENT SUCCESSOR AGENCY, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD ENDING JUNE 30, 2022

WHEREAS, on December 29, 2011, the California Supreme Court delivered its decision in California Redevelopment Association v. Matosantos, finding ABX1 26 (the "Dissolution Act") largely constitutional; and

WHEREAS, under ABx1 26 (the "Dissolution Act") and the California Supreme Court's decision in California Redevelopment Association v. Matosantos, all California redevelopment agencies, including the Petaluma Community Development Commission (the "former PCDC"), were dissolved on February 1, 2012; and

WHEREAS, on January 9, 2012 by Resolution No. 2012-007 N.C.S. the City Council elected that the City of Petaluma serve as the Successor Agency to the former PCDC, subject to all limitations, conditions and qualifications stated in that resolution; and

WHEREAS, under the Dissolution Act, the Petaluma Community Development Successor Agency (PCDSA) must prepare a "Recognized Obligation Payment Schedule" ("ROPS") that enumerates the enforceable obligations and expenses of the Successor Agency for 1-year periods; and

WHEREAS, on January 7, 2019, the PCDSA approved the ROPS 19-20 for the one-year period ending June 30, 2020; and

WHEREAS, under the Dissolution Act, the ROPS 19-20 must be approved by the Oversight Board to enable the PCDSA to continue to make payments on enforceable obligations of the former PCDC; and

WHEREAS, as of July 1, 2018, the Sonoma County Consolidated Oversight Board will act as the Oversight Board of the PCDSA; and

WHEREAS, pursuant to the Dissolution Act, the duly-constituted Oversight Board for the PCDSA met at a duly-noticed public meeting on January 25, 2019 to consider obligations listed on the ROPS 19-20, and consider approval of the ROPS19-20; and

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board, formed pursuant to California Health and Safety Code Section 34179 to oversee the Petaluma Community Development Successor Agency, hereby finds, resolves, and determines as follows:

1. The foregoing recitals are true and correct.

2. The Oversight Board hereby approves the ROPS19-20 for the period July 1, 2021 through June 30, 2022 (Exhibit A), including the Petaluma Community Development Successor Agency Administrative Budget (Exhibit B), in the form presented to the Oversight Board including the agreements and obligations described in the ROPS, and hereby determines that such agreements and obligations constitute "enforceable obligations" or "recognized obligations" for all purposes of the Dissolution Act.

3. The Oversight Board authorizes and directs the Petaluma Community Development Successor Agency staff to take all actions necessary under the Dissolution Act to post the ROPS 21-22 on the Successor Agency website, transmit the ROPS21-22 to the Auditor-Controller of the County of Sonoma and to the State Controller and the State Department of Finance, and to take any other actions necessary to ensure the validity of the ROPS21-22 or the validity of any enforceable obligation or other agreement approved by the Oversight Board in this Resolution.

Adopted this 22nd day of January 2021 by the following vote:

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

Successor Agency: Petaluma
County: Sonoma

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)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 125,000	\$ 5,293,687	\$ 5,418,687
F RPTTF	-	5,168,687	5,168,687
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 125,000	\$ 5,293,687	\$ 5,418,687

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

Petaluma ROPS 2020-21

Filed for the July 1, 2020 through June 30, 2021 Period

Item #	Obligation Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Total Outstanding Obligation \$	Total Requested Funding \$
6	PM-Regulatory Agreement Compliance	Project Management Costs	7/1/2011	5/1/2039	Successor Housing Agency	Project Management and Administration	-	-
7	PM-Financial Administration	Admin Costs	9/1/2004	5/1/2039	City of Petaluma	Fiscal oversight on bonds and Trustee Fees ar	-	-
8	PM-Constr. Project Management	Project Management Costs	7/1/2011	5/1/2039	City of Petaluma	Project Management of Construction Contrac	-	-
9	HSG-COTS-HUD Grand Agreement	Miscellaneous	7/30/2003	7/1/2023	Committee on the Shelterless Committee on the	Compliance of third party contract	-	-
10	HSG-COTS-HUD Loan	Miscellaneous	7/1/2003	7/1/2023	Shelterless Committee on the	Compliance of third party contract	-	-
11	HSG-COTS- HCD Loan-Restrictive Cov.	Miscellaneous	3/1/2004	3/1/2014	Shelterless	Compliance of third party contract	-	-
12	HSG-Mobile Home Rent Control Ord.	Miscellaneous	1/31/2011	6/18/2047	Sonoma County CDC	Cooperative Agreement	-	-
13	HSG-Rental Assistance	Miscellaneous	1/31/2011	6/18/2047	Petaluma People Services Ctr	Cooperative Agreement	-	-
14	HSG-Transitional Housing	Miscellaneous	1/31/2011	6/18/2047	Salvation Army	Cooperative Agreement	-	-
15	HSG-Transitional Housing	Miscellaneous	1/31/2011	6/18/2047	COTS	Cooperative Agreement	-	-
16	HSG-Rehab single family homes	Miscellaneous	1/31/2011	6/18/2047	Rebuilding Together	Cooperative Agreement	-	-
17	CIP-Old Redwood Hwy Interchange	Improvement/Infrastructure	6/27/2003	12/31/2012	URS Corp.	Design	-	-
18	CIP-Old Redwood Hwy Interchange	Improvement/Infrastructure	5/7/2010	6/30/2016	Sonoma Co. Trans. Agency	Matching funds for construction	-	-
19	CIP-Rainier Ave Cross-Town Connector	Improvement/Infrastructure	5/10/2010	12/31/2012	URS Corp.	Environmental	-	-
20	CIP-Rainier Ave Cross-Town Connector	Improvement/Infrastructure	4/14/2010	12/31/2012	Metropolitan Planning Group	Planning	-	-
21	CIP-Rainier Ave Cross-Town Connector	Improvement/Infrastructure	6/15/2011	6/30/2025	Sonoma Co. Trans. Agency	Local Matching Funds	-	-
22	CIP-Petaluma River Trail	Improvement/Infrastructure	10/10/2007	12/31/2012	CSW/Stuber-Stroeh	Design	-	-
23	CIP-Petaluma River Trail	Improvement/Infrastructure	1/10/2008	12/31/2009	Geoff Hornsby	Right of way services	-	-
24	CIP-Petaluma River Trail	Improvement/Infrastructure	5/1/2006	9/30/2013	Sonoma Co. Trans. Agency	Construction of Phase III	-	-
25	CIP-East Washington Interchange	Improvement/Infrastructure	5/26/2009	12/31/2015	URS Corp.	Design	-	-
26	CIP-East Washington Interchange	Improvement/Infrastructure	3/16/2007	12/31/2011	Assoc. Right of Way Service	Right of way	-	-
27	CIP-East Washington Interchange	Improvement/Infrastructure	6/3/2009	6/30/2014	Sonoma Co. Trans. Agency	ROW Capital, ROW Support, Constr Support	-	-
29	CIP-Underground Tank Remediation	Improvement/Infrastructure	9/1/2009	12/31/2015	City of Petaluma U.S.Environment Protection	Project Management	-	-
30	CIP-Brownfields Program	Improvement/Infrastructure	10/26/2009	10/31/2013	Agency	Project Management	-	-
31	MISC-Office Equipment Lease	Admin Costs	3/1/2011	2/28/2016	Discovery Systems	Office equipment	-	-
32	MISC-Legal Services	Admin Costs	7/1/2011	5/1/2039	Meyers Nave Attorneys	Legal Services	-	-
35	MISC-Legal Services-Oversight Board	Admin Costs	7/11/2012	6/30/2013	Renne Sloan Holtzman Sakai	Oversight Board legal services	-	-
36	MISC-DOF Due Diligence Review	Dissolution Audits	8/15/2012	6/30/2013	Pun & McGeady	Audit services for Oversight Board	-	-
37	MISC-Petaluma Marina	Miscellaneous	11/23/1987	5/1/2039	State of California	Loan Repayment	-	-
38	MISC-Econ. Dev./Site Development	City/County Loan (Prior 06/28/11), Other	1/31/2011	6/18/2047	City of Petaluma Petaluma Community Development Successor	Cooperative Agreement	-	-
39	N/A	Admin Costs	7/1/2020	6/30/2021	Agency	Administrative Costs	250,000	250,000
40	LITIGATION - Old Redwood & Rainier	Litigation	8/29/1994	6/30/2016	Meyers Nave Attorneys	Legal Services for Litigation with DOF	-	-
41	LITIGATION - Old Redwood, Rainier, Co-Op Agreement	Litigation	4/29/2014	6/30/2016	Burke Williams & Sorensen	Legal Services for Litigation with DOF	-	-

Petaluma
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.	5	4,718,479	120,893	-	-		
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller		17,740	-	13,818	5,724,493		
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)		4,736,219	-		2,206,452		
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)					3,223,160	November 2018 debt payment	
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)	\$5	\$-	\$120,893	\$13,818	\$294,881		

PETALUMA COMMUNITY DEVELOPMENT SUCCESSOR AGENCY
Administrative Budget FY 2021-2022
ROPS 21-22

	FY 21-22A	FY 21-22B	Total for Year
Admin charges (wages, etc)	93,200	93,200	
Professional Service/Audit	8,000	8,000	
Utilities/Maintenance/Repairs	5,000	5,000	
Legal Services	10,000	10,000	
Office Supplies	250	250	
Bank/Trustee fees/financial oversight	8,550	8,550	
	\$125,000	\$125,000	\$250,000

RESOLUTION APPROVING A LAND PURCHASE AGREEMENT BETWEEN YANNI LIMITED LLC AND THE CITY OF PETALUMA REGARDING REAL PROPERTY COMMONLY KNOWN AS INDUSTRIAL DRIVE AND AUTO CENTER DRIVE (APN 150-020-07)

WHEREAS, as authorized by applicable law, the City of Petaluma has elected to serve as the Successor Agency to the former Petaluma Community Development Commission (“PCDC”); and,

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan (“Plan”) to address the disposition and use of the real property of the former PCDC; and,

WHEREAS, the Successor Agency received, reviewed, considered, and approved the Plan on October 7, 2013; and,

WHEREAS, one of the properties identified in the plan was a 2.6-acre parcel located on Industrial Drive between Auto Plaza Drive and Old Corona Road, identified as Assessor Parcel Number 150-020-036, (“The Property”); and,

WHEREAS, The Property is zoned as part of the Auto Plaza Planned Unit Development which allows for new or used car sales; and,

WHEREAS, The Property was listed for sale in 2016; and,

WHEREAS, an offer to purchase the property for \$575,000 was received; and,

NOW, THEREFORE, BE IT RESOLVED BY THE PETALUMA COMMUNITY DEVELOPMENT SUCCESSOR AGENCY AS FOLLOWS:

Section 1. The Purchase and Sale Agreement attached to this Resolution as Exhibit “A” hereby approved.

The Executive Director is hereby authorized to execute all documents necessary to complete the sale.

**SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD**

To: Chairperson and Consolidated Oversight Board Members

From: Nishil Bali, Finance Director

Agenda Title: **Approval of the Annual Recognized Obligation Payment Schedule Fiscal Year 2021-22 of the Successor Agency to the former Community Development Commission of the City of Rohnert Park**

Agenda Title: Resolution

RECOMMENDED ACTION:

Consider and adopt the attached Resolution approving the Annual Recognized Obligation Payment Schedule of the Successor Agency to the former Community Development Commission of the City of Rohnert Park for the period July 1, 2021 to June 30, 2022.

BACKGROUND:

Pursuant to Assembly Bill x1 26, the Rohnert Park Successor Agency (“Successor Agency”) was established to serve as a custodian for the assets and to wind down the affairs of the former Redevelopment Agency or the Community Development Commission (“Commission”) on February 1, 2012. The Commission was subject to the direction of a seven-member Oversight Board. Recent changes in State law consolidated Oversight Boards for individual successor agencies to countywide oversight boards, and thus the Successor Agency is now overseen by the Sonoma County Consolidated Oversight Board as of July 1, 2018. Tax increment funding that had previously gone to redevelopment agencies is instead now placed in a county-wide Redevelopment Property Tax Trust Fund (“RPTTF”). The revenues received from the RPTTF, as well as the Successor Agency’s assets transferred from the Commission, can only be used to pay enforceable obligations in existence at the date of dissolution. Each year, the City as the Successor Agency prepares a Recognized Obligation Payment Schedule (ROPS), which details funding requirements related to all outstanding obligations that the former Commission entered into prior to dissolution that the Successor Agency must now fulfill. This is submitted to the State, which then authorizes remission of RPTTF revenue that is necessary to fulfill those obligations.

Health & Safety Code Section 34177(o) requires successor agencies to submit the ROPS to the State Department of Finance and County Auditor-Controller, no later than February 1 of each year. In accordance with this code, the Rohnert Park Successor Agency’s ROPS FY21-22 report must be submitted to the Sonoma County Auditor-Controller-Treasurer-Tax Collector, State Controller’s Office and Department of Finance by February 1, 2021 after approval by the Oversight Board for County of Sonoma Successor Agency.

ANALYSIS:

The attached ROPS FY21-22 addresses \$3,550,544 in enforceable obligations to be paid from RPTTF revenue. The enforceable obligations include bond debt payments, use of bond proceeds, and the administrative cost allowance for the period July 1, 2021 to June 30, 2022 that are tied to repaying outstanding debt obligations of the Commission.

With the receipt of the Notice of Completion on April 26, 2013, the Successor Agency is eligible to include previously unallowable items beginning with ROPS 14-15B. These include 1) repayment of a loan the City made to the former Community Development Commission and 2) expenditure of the proceeds of bonds issued prior to December 31, 2010 for infrastructure projects, which was directed in Resolution 2014-109 by Rohnert Park City Council on September 9, 2014.

The first annual City loan repayment was made in the ROPS 14-15B period, and to-date the City has received \$3,058,173. With an interest rate of 3%, the balance to the City Loan is \$85,156 at June 30, 2021. All loan payments received by the City are required to first reduce the principal balance, and then pay off the accreted interest. With the FY20-21 ROPS payment, the principal amount was fully repaid, and interest has stopped accruing.

Staff recommends that the Successor Agency consider and adopt the attached Resolution approving the ROPS FY21-22. If approved, staff will submit the approved ROPS to the Sonoma County Auditor-Controller Treasurer-Tax-Collector, State Controller's Office and the Department of Finance by February 1, 2021. In accordance with AB1484, staff will also post the approved ROPS on the Successor Agency's website.

ATTACHMENTS:

- ROPS 21-22 Schedule
- Resolution approving ROPS 21-22

CONTACT

- Nishil Bali, Finance Director, City of Rohnert Park
nbali@rpcity.org or (707) 585-6717

Recognized Obligation Payment Schedule (ROPS 21-22) - Summary
Filed for the July 1, 2021 through June 30, 2022 Period

Successor Agency: Rohnert Park

County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 2,960,834	\$ 339,710	\$ 3,300,544
B Bond Proceeds	2,960,834	339,710	3,300,544
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 125,000	\$ 125,000	\$ 250,000
F RPTTF	-	-	-
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 3,085,834	\$ 464,710	\$ 3,550,544

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

Rohnert Park
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail
July 1, 2021 through June 30, 2022

A Item #	B Project Name	C Obligation Type	D Agreement Execution Date	E Agreement Termination Date	F Payee	G Description	H Project Area	I Total Outstanding Obligation	J Retired	K ROPS 21-22 Total	L ROPS 21-22A (Jul - Dec)					Q 21-22A Total	R ROPS 21-22B (Jan - Jun)					W 21-22B Total		
											M Fund Sources						S Fund Sources							
											N Bond Proceeds	O Reserve Balance	P Other Funds	R RPTTF	S Admin RPTTF		T Bond Proceeds	U Reserve Balance	V Other Funds	W RPTTF	X Admin RPTTF			
1	1999 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	01/27/1999	08/01/2035	Union Bank	Bonds issue to fund non-housing projects	Rohnert Park Redevelopment Project Area	\$45,129,234	N	\$3,550,544	\$2,960,834	\$-	\$-	\$-	\$125,000	\$3,085,834	\$339,710	\$-	\$-	\$-	\$-	\$125,000	\$464,710	
6	Administrative Allowance	Admin Costs	01/01/2014	06/30/2037	City of Rohnert Park	Administrative support costs	Rohnert Park Redevelopment Project Area	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	-	125,000	\$125,000	
32	City General Fund Loan	City/County Loan (Prior 06/28/11), Cash exchange	06/15/2000	01/02/2036	City of Rohnert Park	Loan made by City of Rohnert Park General Fund	Rohnert Park Redevelopment Project Area	85,156	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	-	\$-
38	2018 CDC Tax Allocation Refunding Bonds	Bonds Issued After 12/31/10	05/01/2018	08/01/2037	MUFG Union Bank	Bonds refunding issue		21,979,078	N	\$1,545,544	1,205,834	-	-	-	-	\$1,205,834	339,710	-	-	-	-	-	\$339,710	

Rohnert Park
Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances
July 1, 2018 through June 30, 2019
(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 18-19 Cash Balances (07/01/18 - 06/30/19)		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 07/01/18) RPTTF amount should exclude "A" period distribution amount.	1,774,671		-	297,765	112,681		
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller	533,436			54,624	5,145,289	Col C interest earnings DS Reserve \$33,436 & Bond Proceeds \$500,000; Col F interest earnings \$54,624; Col G RPTTF Revenue FY18-19A & B \$5,145,289.	
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)	519,671			297,765	2,502,650	Col C trustee moved \$19,671 funds from reserve to debt service fund to make debt payment and use of \$500,000 Bond proceed for CIP projects; Col G RPTTF Debt Srvc plus Admin Cost Allowance (ACA) less PY use of cash.	
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	-						

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
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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	Comments
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC			No entry required			
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$1,788,436	\$-	\$-	\$54,624	\$2,755,320	

Rohnert Park
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022

Item #	Notes/Comments
1	
6	
32	No payment due to city. Sponsoring Entity Calculator indicates not Authorized Payment for the Fiscal Year
38	

**A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD
APPROVING THE ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR
JULY 1, 2021 – JUNE 30, 2022 (ROPS 21-22) FOR THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF ROHNERT PARK**

WHEREAS, in accordance with the Redevelopment Dissolution Law (AB 1X 26, enacted June 28, 2011, as amended by AB 1484, enacted June 27, 2012, and hereinafter, “**Dissolution Law**”) the City of Rohnert Park is the successor agency (“**Successor Agency**”) to the former Community Development Commission of the City of Rohnert Park (“**Commission**”)

WHEREAS, the Dissolution Law requires the Successor Agency to, among other things, expeditiously wind down the Commission’s affairs, while continuing to meet the Commission’s enforceable obligations and overseeing completion of redevelopment projects and disposing of the assets and properties of the Commission, all as directed by the oversight board created pursuant to Section 34179 of the Health and Safety Code (“**Oversight Board**”); and

WHEREAS, Section 34177(o) of the Health and Safety Code requires the City of Rohnert Park as the Successor Agency to submit to the State Department of Finance (“**DOF**”) and the Sonoma County Auditor-Controller Treasurer-Tax-Collector (“**County Auditor**”) an Oversight Board approved Recognized Obligation Payment Schedule (“**ROPS**”); and

WHEREAS, pursuant to Section 34177(o), the ROPS for the period of July 1, 2021 to June 30, 2022 (“**ROPS 21-22**”) must be submitted to the County Auditor, State Controller’s Office and DOF no later than February 1, 2021, after approval by the Oversight Board; and

WHEREAS, Successor Agency staff have prepared the attached ROPS, which was approved by the Successor Agency’s governing board on January 12, 2021; and

WHEREAS, Successor Agency staff have submitted the attached ROPS to the Oversight Board for review and approval, and intend to provide a copy of the attached ROPS to the County Administrative Officer, the County Auditor and DOF, in the manner required under Health and Safety Code Section 34177(o).

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
CITY OF ROHNERT PARK DOES RESOLVE AS FOLLOWS:**

Section 1. The Recognized Obligation Payment Schedule for the period of July 1, 2021 to June 30, 2022 in the form attached to this resolution and incorporated herein by reference, is hereby approved.

Section 2. The staff of the Successor Agency is hereby directed to submit the ROPS to DOF, the State Controller and the County Auditor, and post the ROPS on the Successor Agency’s website in accordance with Health and Safety Code Section 34177(l)(2)(C), and to cooperate with DOF to the extent necessary to obtain DOF’s acceptance of the ROPS, including correcting clerical errors or omissions and making modifications to the ROPS determined by the Executive Director of the Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

DULY AND REGULARLY ADOPTED by the Sonoma County Consolidated Oversight Board this 22nd day of January 2021.

NOW, THEREFORE, THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD DOES RESOLVE AS FOLLOWS:

Chair Chris Rogers

Arnone: _____ Davis: _____ Herrington: _____ Jolley: _____ Jones: _____ Stanford: _____ Rogers: _____
AYES: () NOES: () ABSENT: () ABSTAIN: ()

RESOLUTION APPROVING A LAND PURCHASE AGREEMENT BETWEEN YANNI LIMITED LLC AND THE CITY OF PETALUMA REGARDING REAL PROPERTY COMMONLY KNOWN AS INDUSTRIAL DRIVE AND AUTO CENTER DRIVE (APN 150-020-07)

WHEREAS, as authorized by applicable law, the City of Petaluma has elected to serve as the Successor Agency to the former Petaluma Community Development Commission (“PCDC”); and,

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan (“Plan”) to address the disposition and use of the real property of the former PCDC; and,

WHEREAS, the Successor Agency received, reviewed, considered, and approved the Plan on October 7, 2013; and,

WHEREAS, one of the properties identified in the plan was a 2.6-acre parcel located on Industrial Drive between Auto Plaza Drive and Old Corona Road, identified as Assessor Parcel Number 150-020-036, (“The Property”); and,

WHEREAS, The Property is zoned as part of the Auto Plaza Planned Unit Development which allows for new or used car sales; and,

WHEREAS, The Property was listed for sale in 2016; and,

WHEREAS, an offer to purchase the property for \$575,000 was received; and,

NOW, THEREFORE, BE IT RESOLVED BY THE PETALUMA COMMUNITY DEVELOPMENT SUCCESSOR AGENCY AS FOLLOWS:

Section 1. The Purchase and Sale Agreement attached to this Resolution as Exhibit “A” hereby approved.

The Executive Director is hereby authorized to execute all documents necessary to complete the sale.

**SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD**

To: Chairperson and Consolidated Oversight Board Members
From: Nishil Bali, Finance Director
Agenda Title: **Approval of the Annual Recognized Obligation Payment Schedule Fiscal Year 2021-22 of the Successor Agency to the former Community Development Commission of the City of Rohnert Park**
Agenda Title: Resolution

RECOMMENDED ACTION:

Consider and adopt the attached Resolution approving the Annual Recognized Obligation Payment Schedule of the Successor Agency to the former Community Development Commission of the City of Rohnert Park for the period July 1, 2021 to June 30, 2022.

BACKGROUND:

Pursuant to Assembly Bill x1 26, the Rohnert Park Successor Agency (“Successor Agency”) was established to serve as a custodian for the assets and to wind down the affairs of the former Redevelopment Agency or the Community Development Commission (“Commission”) on February 1, 2012. The Commission was subject to the direction of a seven-member Oversight Board. Recent changes in State law consolidated Oversight Boards for individual successor agencies to countywide oversight boards, and thus the Successor Agency is now overseen by the Sonoma County Consolidated Oversight Board as of July 1, 2018. Tax increment funding that had previously gone to redevelopment agencies is instead now placed in a county-wide Redevelopment Property Tax Trust Fund (“RPTTF”). The revenues received from the RPTTF, as well as the Successor Agency’s assets transferred from the Commission, can only be used to pay enforceable obligations in existence at the date of dissolution. Each year, the City as the Successor Agency prepares a Recognized Obligation Payment Schedule (ROPS), which details funding requirements related to all outstanding obligations that the former Commission entered into prior to dissolution that the Successor Agency must now fulfill. This is submitted to the State, which then authorizes remission of RPTTF revenue that is necessary to fulfill those obligations.

Health & Safety Code Section 34177(o) requires successor agencies to submit the ROPS to the State Department of Finance and County Auditor-Controller, no later than February 1 of each year. In accordance with this code, the Rohnert Park Successor Agency’s ROPS FY21-22 report must be submitted to the Sonoma County Auditor-Controller-Treasurer-Tax Collector, State

Controller's Office and Department of Finance by February 1, 2021 after approval by the Oversight Board for County of Sonoma Successor Agency.

ANALYSIS:

The attached ROPS FY21-22 addresses \$3,550,544 in enforceable obligations to be paid from RPTTF revenue. The enforceable obligations include bond debt payments, use of bond proceeds, and the administrative cost allowance for the period July 1, 2021 to June 30, 2022 that are tied to repaying outstanding debt obligations of the Commission.

With the receipt of the Notice of Completion on April 26, 2013, the Successor Agency is eligible to include previously unallowable items beginning with ROPS 14-15B. These include 1) repayment of a loan the City made to the former Community Development Commission and 2) expenditure of the proceeds of bonds issued prior to December 31, 2010 for infrastructure projects, which was directed in Resolution 2014-109 by Rohnert Park City Council on September 9, 2014.

The first annual City loan repayment was made in the ROPS 14-15B period, and to-date the City has received \$3,058,173. With an interest rate of 3%, the balance to the City Loan is \$85,156 at June 30, 2021. All loan payments received by the City are required to first reduce the principal balance, and then pay off the accreted interest. With the FY20-21 ROPS payment, the principal amount was fully repaid, and interest has stopped accruing.

Staff recommends that the Successor Agency consider and adopt the attached Resolution approving the ROPS FY21-22. If approved, staff will submit the approved ROPS to the Sonoma County Auditor-Controller Treasurer-Tax-Collector, State Controller's Office and the Department of Finance by February 1, 2021. In accordance with AB1484, staff will also post the approved ROPS on the Successor Agency's website.

ATTACHMENTS:

- Resolution approving ROPS 21-22
- Exhibit A to Resolution: ROPS 21-22

CONTACT

- Nishil Bali, Finance Director, City of Rohnert Park

nbali@rpcity.org or (707) 585-6717

**Recognized Obligation Payment Schedule (ROPS 21-22) - Summary Filed for the
July 1, 2021 through June 30, 2022 Period**

**Successor Agency: Rohnert Park
County: Sonoma**

**Current Period Requested Funding for Enforceable
ROPS 21-22**

21-22A Total 21-22B Total

Obligations (ROPS Detail) (July - (January - December) June) **Total**

A Enforceable Obligations Funded as Follows (B+C+D)	\$ 2,960,834	\$ 339,710	\$ 3,300,544
B Bond Proceeds	2,960,834	339,710	3,300,544
C Reserve Balance			
D Other Funds			
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 125,000	\$ 125,000	\$ 250,000
F RPTTF			
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 3,085,834	\$ 464,710	\$ 3,550,544

**Certification of Oversight Board Chairman: _____
Name Title**

**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. /s/ _____ Signature Date**

**Rohnert Park
Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash
Balances July 1, 2018 through June 30, 2019
(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.							
A	B	CID IEIF G				H	
		Fund Sources				Comments	
		Bond Proceeds		Reserve Balance	Other Funds		RPTTF
ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)		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
	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount.	1,774,671			297,765	112,681	
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller	533,436			54,624	5,145,289	Col C interest earnings DS Reserve \$33,436 & Bond Proceeds \$500,000; Col F interest earnings \$54,624; Col G RPTTF Revenue FY18-19A & B \$5,145,289.
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)	519,671			297,765	2,502,650	Col C trustee moved \$19,671 funds from reserve to debt service fund to make debt payment and use of \$500,000 Bond proceed for GIP projects; Col G RPTTF Debt Svc plus Admin Cost Allowance

							(ACA) less PY use of cash.
4	Retention of Available Cash Balance (Actual 06/30/19)						
	RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Func (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
Fund Sources							
ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	Comments
		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	
		No entry required					
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC.						
6					\$54,624		

**Rohnert Park
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022**

Item #	Notes/Comments
1	
6	
32	No payment due to city. Sponsoring Entity Calculator indicates not Authorized Payment for the Fiscal Year
38	

**A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD
APPROVING THE ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR
JULY 1, 2021 – JUNE 30, 2022 (ROPS 21-22) FOR THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF ROHNERT PARK**

WHEREAS, in accordance with the Redevelopment Dissolution Law (AB 1X 26, enacted June 28, 2011, as amended by AB 1484, enacted June 27, 2012, and hereinafter, “**Dissolution Law**”) the City of Rohnert Park is the successor agency (“**Successor Agency**”) to the former Community Development Commission of the City of Rohnert Park (“**Commission**”)

WHEREAS, the Dissolution Law requires the Successor Agency to, among other things, expeditiously wind down the Commission’s affairs, while continuing to meet the Commission’s enforceable obligations and overseeing completion of redevelopment projects and disposing of the assets and properties of the Commission, all as directed by the oversight board created pursuant to Section 34179 of the Health and Safety Code (“**Oversight Board**”); and

WHEREAS, Section 34177(o) of the Health and Safety Code requires the City of Rohnert Park as the Successor Agency to submit to the State Department of Finance (“**DOF**”) and the Sonoma County Auditor-Controller Treasurer-Tax-Collector (“**County Auditor**”) an Oversight Board approved Recognized Obligation Payment Schedule (“**ROPS**”); and

WHEREAS, pursuant to Section 34177(o), the ROPS for the period of July 1, 2021 to June 30, 2022 (“**ROPS 21-22**”) must be submitted to the County Auditor, State Controller’s Office and DOF no later than February 1, 2021, after approval by the Oversight Board; and

WHEREAS, Successor Agency staff have prepared the attached ROPS, which was approved by the Successor Agency’s governing board on January 12, 2021; and

WHEREAS, Successor Agency staff have submitted the attached ROPS to the Oversight Board for review and approval, and intend to provide a copy of the attached ROPS to the County Administrative Officer, the County Auditor and DOF, in the manner required under Health and Safety Code Section 34177(o).

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF ROHNERT PARK DOES RESOLVE AS FOLLOWS:

Section 1. The Recognized Obligation Payment Schedule for the period of July 1, 2021 to June 30, 2022 in the form attached to this resolution and incorporated herein by reference, is hereby approved.

Section 2. The staff of the Successor Agency is hereby directed to submit the ROPS to DOF, the State Controller and the County Auditor, and post the ROPS on the Successor Agency's website in accordance with Health and Safety Code Section 34177(1)(2)(C), and to cooperate with DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including correcting clerical errors or omissions and making modifications to the ROPS determined by the Executive Director of the Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

DULY AND REGULARLY ADOPTED by the Sonoma County Consolidated Oversight Board this 22nd day of January 2021.

NOW, THEREFORE, THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD DOES RESOLVE AS FOLLOWS:

Chair Chris Rogers

Arnone: _____ Davis: _____ Herrington: _____ Jolley: _____ Jones: _____ Stanford: _____ Rogers: _____

AYES: () NOES: () ABSENT: () ABSTAIN: ()

SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD
MEMBERS
FROM: ALAN ALTON, DEPUTY DIRECTOR - FINANCE, SANTA ROSA
SUBJECT: APPROVAL OF ANNUAL ROPS FISCAL YEAR 2021-22

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Finance Department of the City of Santa Rosa that the Sonoma County Consolidated Oversight Board, by resolution, adopt the Recognized Obligation Payment Schedule (ROPS) for the period of July 2021 – June 2022, entitled Annual ROPS 21-22, pursuant to Health and Safety (H&S) Code §34177(j)-(l).

EXECUTIVE SUMMARY

Pursuant to Health and Safety (H&S) Code §34179 (j) on or after July 1, 2018 in each county where more than one Oversight Board was created, there shall be only one Countywide Oversight Board. The County of Sonoma falls under this category, and as such the Sonoma County Consolidated Oversight Board was created. Commencing with the Recognized Obligation Payment Schedule (ROPS) covering the period from July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an Oversight Board approved annual ROPS to the California Department of Finance (DOF) and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter.

The City of Santa Rosa, in its role as Successor Agency is requesting \$3,276,638 of Redevelopment Property Tax Trust Funds (RPTTF) on the ROPS to pay the administrative cost allowance and debt service-related enforceable actions.

The Successor Agency is required to submit the ROPS, including the Administrative Budget, to the Sonoma County Consolidated Oversight Board for its approval. Once approved by the Oversight Board, the ROPS must be submitted to the DOF and the Sonoma County Auditor-Controller (CAC). The due date for submittal of the Annual ROPS 20-21 to the DOF and CAC is February 1, 2021.

BACKGROUND

AB 1484, signed into law by Governor Jerry Brown on June 27, 2012, requires Successor Agencies to complete certain tasks by specific dates, and submission of the Annual ROPS 20-21 by February 1, 2021 is the next task and due date. The ROPS is not deemed valid unless it is approved by the Oversight Board and a copy of the approved ROPS is submitted to the DOF and CAC.

The Successor Agency is required to prepare an annual ROPS which sets forth (a) the nature, amount, and source(s) of payment for all “enforceable obligations” of the former Redevelopment Agency (as defined by law) to be paid by the Successor Agency; and (b) an Administrative Budget that includes the estimated amounts for Successor Agency administrative costs for the period. The Administrative Budget is included in the Annual ROPS 21-22.

ANALYSIS

The City, in its capacity as Successor Agency, has prepared the ROPS covering the period from July 1, 2021 – June 30, 2022. The ROPS must be adopted by the Successor Agency, approved by the Oversight Board, and submitted to the CAC and DOF by February 1, 2021. The DOF has until April 15, 2021 to review the ROPS and to object to any items that do not meet its definition of an Enforceable Obligation.

“Enforceable Obligations” listed in the ROPS may include the following: bonds, loans legally required to be repaid pursuant to a payment schedule or other mandatory repayment terms; payments required by the federal government; preexisting obligations to the state or obligations imposed by state law; judgments, settlements or binding arbitration decisions against the former Redevelopment Agency; legally binding and enforceable agreements or contracts; costs of maintenance of assets prior to disposition; and agreements to purchase or rent office space, equipment and supplies.

Successor Agencies are entitled to an “administrative cost allowance” which is an amount that, subject to the approval of the oversight board, is payable from property tax revenues of up to 5 percent of the property tax allocated to the successor agency for the 2011–12 fiscal year and up to 3 percent of the property tax allocated to the Redevelopment Obligation Retirement Fund money that is allocated to the Successor Agency for each fiscal year thereafter; provided, however, that the amount shall not be less than two hundred fifty thousand dollars (\$250,000) for any fiscal year or such lesser amount as agreed to by the Successor Agency. The City of Santa Rosa is requesting an administrative cost allowance of \$250,000, which will cover various costs including salaries and benefits and professional services relative to continuing disclosures and legal services.

The City of Santa Rosa, in its role as Successor Agency, is requesting \$3,276,638 of Redevelopment Property Tax Trust Funds (RPTTF) on the ROPS to pay the Administrative Cost Allowance and debt-service related enforceable obligations; this funding is subject to approval by the DOF and allocation by the CAC.

The Enforceable Obligations listed on the Annual ROPS 21-22 will be paid with the funding sources indicated on the ROPS, unless otherwise directed by the DOF after their review.

FISCAL IMPACT

H&S Code 34177 (o)(1) requires the Successor Agency to submit the ROPS by the scheduled deadline, or the Successor Agency is subject to a penalty of \$10,000 per day for every day that the ROPS is not submitted to the DOF; and if the ROPS is not submitted within 10 days of the deadline, the Successor Agency administration allowance will be reduced by 25%.

All Enforceable Obligations are paid with Real Property Tax Trust Funds (RPTTF) and there is no fiscal impact to the City of Santa Rosa General Fund.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENT

- Resolution/Exhibit A (Annual ROPS 21-22)

CONTACT

Alan Alton, Deputy Director, Finance Department, (707) 312-4413
aalton@srcity.org

**Recognized Obligation Payment Schedule (ROPS 21-22) - Summary Filed for the
July 1, 2021 through June 30, 2022 Period**

**Successor Agency: Santa Rosa
County: Sonoma**

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 2,576,710	\$ 699,928	\$ 3,276,638
F RPTTF	2,451,710	574,928	3,026,638
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 2,576,710	\$ 699,928	\$ 3,276,638

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**

Santa Rosa
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail July 1, 2021 through June 30, 2022

A	B	C	D	E	F	G	H	I	J	K	O	P	Q	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)		21-22A Total	ROPS 21-22B (Jan - Jun)		21-22B Total
											Fund Sources			Fund Sources		
											RPTTF	Admin RPTTF		RPTTF	Admin RPTTF	
								\$42,390,942		\$3,276,638	\$2,451,710	\$125,000	\$2,576,710	\$574,928	\$125,000	\$699,928
40	Administrative Activities	Admin Costs	01/01/2016	06/30/2014	City of Santa Rosa	Operational expenses for Successor Agency	Gateway	3,250,000	N	\$250,000	-	125,000	\$125,000	-	125,000	\$125,000
93	2015A Tax Allocation Bonds	Refunding Bonds Issued After 6/27/12	11/19/2015	08/01/2033	ZB National Association	Tax Allocation Refunding Bonds		25,107,675	N	\$754,900	377,450	-	\$377,450	377,450	-	\$377,450
94	2015B Tax Allocation Bonds	Refunding Bonds Issued After 6/27/12	11/19/2015	08/01/2027	ZB National Association	Tax Allocation Refunding Bonds		14,003,267	N	\$2,268,738	2,071,260	-	\$2,071,260	197,478	-	\$197,478
95	2015A TAB Trustee Fees	Fees	11/19/2015	08/01/2033	ZB National Association	Trustee fees associated with bond		19,500	N	\$1,500	1,500	-	\$1,500	-	-	\$-
96	2015B TAB Trustee Fees	Fees	11/19/2015	08/01/2027	ZB National Association	Trustee fees associated with bond		10,500	N	\$1,500	1,500	-	\$1,500	-	-	\$-
97	2015A TAB Arbitrage Fees	Fees	11/19/2015	08/01/2033	Willdan Financial Services	Arbitrage calculation		-	N	\$-	-	-	\$-	-	-	\$-

Santa Rosa
Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances July 1, 2018 through June 30, 2019
(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.							
A	B	C	D	E	F	G	H
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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 07/01/18) RPTTF amount should exclude "A" period distribution amount.			2,565,704	916,964	-	
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller				17,698		
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)			2,563,547	730,489		
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$2,157	\$204,173	\$-	

Santa Rosa
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes July 1, 2021 through June 30, 2022

Item #	Notes/Comments
40	
93	
94	
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97	

RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA ROSA, APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j)-(o)

WHEREAS, on December 29, 2011, the California Supreme Court issued its final decision in the litigation of *California Redevelopment Association v. Matosantos*, upholding Assembly Bill x1 26 (codified as Health and Safety Code §§34161-34191) (“ABx1 26”) and invalidating Assembly Bill x1 27 (the legislation that would have permitted redevelopment agencies to continue operation if their sponsoring jurisdiction agreed to make certain payments for the benefit of schools and special districts); and as a result, all California redevelopment agencies were dissolved, effective February 1, 2012; and

WHEREAS, pursuant to Health and Safety Code §34173(d), on January 10, 2012, by Resolution No. 28029, the Council of the City of Santa Rosa elected to become the Successor Agency to the Redevelopment Agency of the City of Santa Rosa (“Agency”); and

WHEREAS, the City of Santa Rosa as Successor Agency to the Redevelopment Agency approved all prior Recognized Obligation Payment Scheduled for submission to the Department of Finance pursuant to Health & Safety Code §§34169 and 34177; and

WHEREAS, the Oversight Board to the Successor Agency of the City of Santa Rosa adopted all prior Recognized Obligation Payment Schedules (ROPS); and

WHEREAS, Health and Safety Code §34177 (o) (1) requires that commencing with the ROPS covering the period July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an oversight board approved annual ROPS to the California Department of Finance and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter; and

WHEREAS, Health and Safety Code §34177(j) requires the Successor Agency to the Redevelopment Agency to prepare an Administrative Budget within the ROPS that includes the estimated amounts for Successor Agency administrative costs for each ROPS period and submit it to the Oversight Board for approval; and

WHEREAS, pursuant to Health and Safety Code Section 34179 (j), on and after July 1, 2018, in each county where more than one oversight board was created, there shall be only one Councywide Oversight Board, which in Sonoma County is the Sonoma County Consolidated Oversight Board; and

WHEREAS, Successor Agencies are entitled to an administrative allowance subject to approval of the Oversight Board. The administrative allowance allowed under dissolution law is up to five percent (5%) of the eligible property tax allocated to the Successor Agency for Fiscal Year (FY) 2011-12 and three percent (3%) each year thereafter. The dissolution law further states the administrative cost allowance shall not be less than \$250,000 for any fiscal year unless agreed to by the Successor Agency; and

WHEREAS, Governor Brown signed into law Assembly Bill 471, on February 18, 2014, as urgency legislation to be effective immediately that provides for a “housing entity administrative cost allowance” of up to 1% of the property tax allocated to the Redevelopment Obligation Retirement Fund on behalf of the Successor Agency, but not less than \$150,000 per fiscal year if a local housing authority assumed the housing functions of the former redevelopment agency and the housing entity administrative cost allowance is listed on the ROPS; and

WHEREAS, Health and Safety Code §34177(l), requires the Successor Agency to the redevelopment agency to prepare a Recognized Obligation Payment Schedule (ROPS) which sets forth the nature, amount, and source(s) of payment for all “enforceable obligations” of the Agency (as defined by law) to be paid by the Successor Agency after the Agency’s dissolution; and

WHEREAS, Health and Safety Code §34177(l)(2)(B)-(C) requires the Successor Agency to submit the ROPS to the Successor Agency’s Oversight Board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS (“Approved ROPS”) to the Sonoma County Auditor-Controller and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency’s website; and

WHEREAS, only payments required pursuant to the ROPS may be made by the Successor Agency after May 1, 2012, and the County Auditor-Controller will allocate real property tax trust funds to Successor Agencies to pay debts listed on the Approved ROPS.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

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

Section 2. CEQA Compliance. The approval of the ROPS through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the

environment. As a result, it does not constitute a project subject to the requirements of the California Environmental Quality Act in that pursuant to CEQA Guidelines Section 15061(b)(3), it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 3. Approval of Administrative Budget. The Sonoma County Consolidated Oversight Board hereby approves and adopts the Administrative Budget, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code §34171(a)-(b) and §34177(j).

Section 4. Approval of ROPS. The Oversight Board hereby approves and adopts the ROPS, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code §34177 and §34179 and further finds that all listed obligations are committed for legitimate redevelopment purposes. Furthermore, the Chief Financial Officer or designee, on behalf of the Sonoma County Consolidated Oversight Board, is hereby authorized and directed to take any action necessary to amend the ROPS to comply with the legislation contained in Assembly Bill 471; and to take any action necessary to amend the Oversight Board's internal accounting structure to comply with the structure and reporting requirements of the ROPS.

Section 5. Transmittal of ROPS. The Chief Financial Officer or designee, on behalf of the Sonoma County Consolidated Oversight Board, is hereby authorized and directed to undertake any actions as are necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS including, without limitation, the execution of documents and all other actions, subject to any minor conforming, technical or clarifying changes approved by the City Attorney. Such actions may include, but are not limited to (1) submitting the ROPS to the State of California Department of Finance; and (2) submitting the approved ROPS to the Sonoma County Auditor-Controller; and (3) posting the approved ROPS on the Successor Agency's website.

Section 6. Effectiveness. This Resolution shall take effect immediately upon its adoption.

DULY AND REGULARLY ADOPTED by the Sonoma County Consolidated Oversight Board this 22th day of January, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____
Chair

APPROVED AS TO FORM:

General Counsel

Attachment: Exhibit A – Annual ROPS 21-22

Agenda Item # 5.7
For Sonoma County Consolidated Oversight Board
Meeting of: January 22, 2021

Department Administration	Staff Contact Dave Kiff, Interim City Manager Sue Casey, Assistant City Manager
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Agenda Item Title

Adopt a Resolution of the City Council of Sonoma as Successor Agency Approving the FY 21-22 Recognized Obligation Payment Schedule [ROPS] for the period July 1, 2021 through June 30, 2022

Summary

As required by legislation AB1x26 and subsequent legislation with the dissolution of redevelopment, the Recognized Obligation Schedule [ROPS] must be prepared and approved annually. The ROPS is a permanent schedule of obligations that must be approved by the Successor Agency, Oversight Board and the State Department of Finance. After approval by the Department of Finance, the County Auditor-Controller will allocate property tax increment (RPTTF – Redevelopment Property Tax Trust Fund) to successor agencies to pay debts listed on the ROPS and the remaining is distributed to the appropriate property tax agencies in the county.

The ROPS under consideration covers the period July 1, 2021 through June 30, 2022 [FY 21-22] and includes updates to all previously approved projects and expenditures. There are no changes to the ROPS for the above time period. Once the ROPS is approved by the Successor Agency, it will be presented to the County Consolidated Oversight Board on January 21, 2021.

Once approved by the Oversight Board, it is submitted to Department of Finance, the State Controller's office and the County Auditor-Controller by February 1.

Sonoma has had its own Oversight Board historically, but based on State law, all oversight boards within each county were consolidated effective January 1, 2019. On January 21, 2021, the Sonoma County Consolidated Oversight Board (Oversight Board) will convene to hear an overview of all prior redevelopment matters of business for 2021. For most individual Successor Agencies, this will entail Recognized Obligation Payments Schedules (ROPS) and any other subjects that will need Oversight

Board approval for reporting to the California Department of Finance by February 1, 2021.

Recommended Council Action

Acting as the Successor Agency, adopt the Successor Agency resolution approving the ROPS for the period July 1, 2021 through June 30, 2022 for presentation to the Sonoma County Consolidated Oversight Board and then submittal to the appropriate State and County agencies.

Environmental Review
Environmental Impact Report

Status
Approved/Certified

Alternative Actions
N/A

Financial Impact

All obligations are covered by the Redevelopment Property Tax Trust Fund (RPPTF) to pay for statutory and contractual pass through payments.

Negative Declaration
Exempt
 Not Applicable

No Action Required
Action Requested

Attachments:

1. Resolution
 2. Exhibit A - Recognized Obligation Schedule FY 21-22
 3. Exhibit B – Administrative Budget
-

cc:

Recognized Obligation Payment Schedule (ROPS 21-22) - Summary Filed for the July 1, 2021 through June 30, 2022 Period

Successor Agency: Sonoma City
 County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A	Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	-	-	-
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,701,910	\$ 1,616,140	\$ 3,318,050
F	RPTTF	1,676,910	1,591,140	3,268,050
G	Administrative RPTTF	25,000	25,000	50,000
H	Current Period Enforceable Obligations (A+E)	\$ 1,701,910	\$ 1,616,140	\$ 3,318,050

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

Signature */s/* _____ Date

Sonoma City
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail July 1, 2021 through June 30, 2022

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$51,513,558		\$3,318,050	\$-	\$-	\$-	\$1,676,910	\$25,000	\$1,701,910	\$-	\$-	\$-	\$1,591,140	\$25,000	\$1,616,140
3	2010 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	09/22/2010	06/30/2031	Bank of New York	Principal	SONOMA	5,825,000	N	\$480,000	-	-	-	480,000	-	\$480,000	-	-	-	-	-	\$-
4	2010 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	09/22/2010	06/30/2031	Bank of New York	Interest	SONOMA	1,516,258	N	\$258,256	-	-	-	133,388	-	\$133,388	-	-	-	124,868	-	\$124,868
5	2011 Tax Allocation Bond	Bonds Issued After 12/31/10	03/04/2011	12/01/2037	Bank of New York	Portion of Bonds issue to fund non-housing projects	SONOMA	26,687,166	N	\$1,190,068	-	-	-	690,309	-	\$690,309	-	-	-	499,759	-	\$499,759
19	2010 SERAF Loan Payment due to Housing Fund	SERAF/ERAF	02/10/2010	06/30/2030	Sonoma County Community Development Commission/ Housing Authority	Agency loan from LMI fund to CDA fund for payment of 2010 SERAF Payment	SONOMA	1,067,851	N	\$121,738	-	-	-	60,869	-	\$60,869	-	-	-	60,869	-	\$60,869
26	Emergency/ Homeless Shelter [Housing]	Professional Services	03/07/2011	06/30/2030	Sonoma Overnight Shelter	Contract for Emergency Shelter Operations	SONOMA	270,000	N	\$30,000	-	-	-	15,000	-	\$15,000	-	-	-	15,000	-	\$15,000
27	Village Green II Low Income Housing USDA Loan	Third-Party Loans	05/01/2005	05/22/2035	United States Department of Agriculture	Affordable Senior Housing Project purchased in 2005 to maintain affordability	SONOMA	886,783	N	\$20,788	-	-	-	10,394	-	\$10,394	-	-	-	10,394	-	\$10,394
49	Administrative Allowance for Successor Agency	Admin Costs	07/01/2012	06/30/2037	City of Sonoma as Successor Agency	Administrative costs related to the wind-down of the Redevelopment Agency	extended thru 36/ 37	775,000	N	\$50,000	-	-	-	-	25,000	\$25,000	-	-	-	-	25,000	\$25,000

70	Successor Agency Audit Costs	Professional Services	06/23/2014	06/30/2017	Richardson & Company	Successor Agency Audit	extended thru 36/37	96,000	N	\$6,000	-	-	-	6,000	-	\$6,000	-	-	-	-	-	\$-
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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
71	2015 TAB	Refunding Bonds Issued After 6/27/12	10/15/2015	12/01/2033	Bank of New York	Tax Allocation Refunding Bonds		14,257,500	N	\$1,145,500	-	-	-	265,250	-	\$265,250	-	-	-	880,250	-	\$880,250
73	Continuing Disclosure Services	Professional Services	02/01/2017	12/01/2037	NHA Advisors	Fiscal Consulting	extended thru 36/37	48,000	N	\$9,700	-	-	-	9,700	-	\$9,700	-	-	-	-	-	\$-
77	Trustee Fees	Bonds Issued After 12/31/10	01/26/2017	06/30/2018	Bank of New York	Future Trustee Fees	extended thru 36/37	84,000	N	\$6,000	-	-	-	6,000	-	\$6,000	-	-	-	-	-	\$-

Sonoma City
 Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances July 1, 2018 through June 30, 2019
 (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
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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	Comments
1	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount.		7,672,590			72,980	
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller					3,460,260	
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)					3,391,152	
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)					-	
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC		No entry required			72,980	
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$7,672,590	\$-	\$-	\$69,108	

Sonoma City
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes July 1, 2021 through June 30, 2022

Item #	Notes/Comments
3	
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EXHIBIT B

SUCCESSOR AGENCY OF THE FORMER CITY OF SONOMA COMMUNITY
DEVELOPMENT AGENCY
Proposed Administrative Budget
ROPS July 1, 2021 - June 30, 2022

Item Description	"A" Period June 30 - Dec 31	"B" Period June 30 - Dec 31	Total ROPS
Employer/ Consultant Costs	\$ 20,000.00	\$ 20,000.00	\$ 40,000.00
Successor Agency Legal Fees	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00
Total Period Administrative Budget	\$ 25,000.00	\$ 25,000.00	\$ 50,000.00

City of Sonoma
Successor Agency

SA RESOLUTION # ____ - 2021

A RESOLUTION OF THE CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF SONOMA APPROVING THE RECOGNIZED OBLIGATION PAYMENT
SCHEDULE
FOR THE PERIOD JULY 1, 2021 THROUGH JUNE 30, 2022

WHEREAS, pursuant to Health and Safety Code Section 34180(g), the City Council as the Successor Agency is required to review and approve the Recognized Obligation Payment Schedule prepared by the Successor Agency covering a one-year period; and

WHEREAS, the Successor Agency to the dissolved Community Development Agency of the City of Sonoma is requested to approve the Recognized Obligation Payment Schedule [FY 21-22] for the one-year period July 1, 2021 through June 30, 2022; and

WHEREAS, the ROPS will be presented to the Sonoma County Consolidated Oversight Board for review and approval on January 21, 2021 and submitted by February 1 to Department of Finance, the State Controller's office and the County Auditor-Controller.

NOW, THEREFORE, BE IT RESOLVED by the Successor Agency as follows:

SECTION 1. The Successor Agency hereby approves the Recognized Obligation Payment Schedule for the period July 1, 2021 through June 30, 2022, as set forth in Exhibit "A" to this Resolution and by this reference incorporated herein.

SECTION 2. The Successor Agency hereby approves the administrative allowance for the Successor Agency, for the period covered July 1, 2019 through June 30, 2020 as set forth in Exhibit "B" to this Resolution and by this reference incorporated herein.

SECTION 3. The City Manager (as the person appointed by action of the Oversight Board at its meeting of April 4, 2012, to be the designated contract person to the Department of Finance), shall transmit the approved Amended Recognized Obligation Payment Schedule to the Department of Finance, State Controller, and County Auditor-Controller in compliance with the requirements of Part 1.85 of Division 24 of the California Health and Safety Code. The staff of the Successor Agency shall take such other and further actions and sign such other and further documents as appropriate to effectuate the intent of this Resolution and to implement the Recognized Obligation Payment Schedule approved hereby on behalf of the Successor Agency.

SECTION 4. The adoption of this Resolution by the Successor Agency shall not impair the right of the Successor Agency to assert any claim or pursue any legal action challenging the constitutionality of Assembly Bill 26 from the 2011-12 First Extraordinary Session of the California Legislature ("AB 1x26") or challenging any determination by the State of California or any office, department or agency thereof with respect to the Recognized Obligation Payment Schedule approved hereby.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held by a court of competent jurisdiction to be invalid, such decision shall

not affect the validity of the remaining portions of this Resolution. The Successor Agency hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared invalid.

SA Resolution #____-2021

PASSED AND ADOPTED at a duly noticed public meeting of the Successor Agency to the former Community Development Agency of the City of Sonoma held on the 20th day of January 2021 by the following vote:

AYES: NOES: ABSENT:

_____ Logan Harvey, Chair
Successor Agency

ATTEST:

_____ Rebekah Barr, MMC
Secretary, Successor Agency

SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD
MEMBERS

FROM: JENEEN PETERSON, ADMINISTRATIVE SERVICES DIRECTOR
TOWN OF WINDSOR

SUBJECT: WINDSOR RECOGNIZED OBLIGATION PAYMENT SCHEDULE
(ROPS) 21-22 AND ADMINISTRATIVE BUDGET FOR FISCAL YEAR
2021-22

AGENDA ACTION: RESOLUTIONS

RECOMMENDATION

Adopt two resolutions approving: 1) the Windsor Redevelopment Successor Agency ROPS 21-22 and 2) Windsor Redevelopment Successor Agency Administrative Budget for Fiscal Year 2021-22

EXECUTIVE SUMMARY

On January 11, 2012, the Town Council designated the Town of Windsor to serve as the Successor Agency to the Former Redevelopment Agency ("Former RDA") for the purposes of winding down the Former RDA's operation and to retain the Former RDA's housing assets and assume the Former RDA's housing responsibilities. All California redevelopment agencies were dissolved effective February 1, 2012 pursuant to Assembly Bill x1 26 and subsequent legislation referred to as the "Dissolution Act". Pursuant to AB 1484 the Town and the Successor Agency subsequently adopted resolutions establishing the Successor Agency as a separate public entity.

Health and Safety Code Section 34177(o) requires the Windsor Redevelopment Successor Agency to prepare a Recognized Obligation Payment Schedule ("ROPS") that requests funding for former Redevelopment Agency of the Town of Windsor obligations on an annual basis. The Windsor Redevelopment Successor Agency has prepared a ROPS 21-22 that requests funding for obligations due between July 1, 2021 and June 30, 2022.

Health and Safety Code Section 34177(j) requires the Windsor Redevelopment Successor Agency to prepare an annual administrative budget that covers each six-month period of the fiscal

year. The Windsor Redevelopment Successor Agency has prepared a detailed Administrative Budget for Fiscal Year 2021-22.

ROPS 21-22 OBLIGATIONS

The following describes the \$386,075 requested for enforceable obligations on the ROPS 21-22.

- Item 6 – Fiscal Agent/Disclosure/Arbitrage – The Successor Agency is requesting \$8,000 for its FY 2021-22 continuing disclosure, arbitrage and fiscal agent fees as mandated by the 2014 Bond agreement.
- Item 12 – Administrative Budget - The Successor Agency requests \$50,000 in administrative budget to fund staff time to prepare ROPS, prepare for and attend Successor Agency Consolidated Oversight Board meetings, administer payments, and maintain financial records including the annual audited financial statements.
- Items 16 – 2014 Tax Allocation Bonds – The Successor Agency requests \$328,075 to make debt service payments for the 2014 Tax Allocation Bonds. The bond proceeds were used to refinance infrastructure improvements and housing projects that were originally paid for by tax allocation bonds issued in 1998 and 2004. The 2014 Bonds make up the largest enforceable obligation for the Successor Agency.

Cash Balances

The Report of Cash Balances in the current ROPS represents the Successor Agency's estimate of the true cash balance as of June 30, 2019. It shows the inflow and outflow of funds held by the Successor Agency. Funds are being spent in a timely manner and consistent with the approvals of the Oversight Board and DOF. The Cash Balances page helps the Successor Agency to identify other funds available to spend on enforceable obligations, detailed as follows:

- Other Funds: The Successor Agency earned \$39,536 in Fiscal Year 2018-19 from Other Fund revenues, all attributable to interest income.

ATTACHMENTS

- Attachment 1 – Sonoma Countywide Oversight Board Resolution No. ____ Approving the Windsor Redevelopment Successor Agency ROPS 21-22
- Attachment 2 – Sonoma Countywide Oversight Board Resolution No. ____ Approving the Windsor Redevelopment Successor Agency Administrative Budget for Fiscal Year 2021-22

CONTACT

Jeneen Peterson, Administrative Services Director, Windsor Redevelopment Successor Agency
jpeterson@townofwindsor.com
(707) 838-5003

**Recognized Obligation Payment Schedule (ROPS
21-22) - Summary Filed for the July 1, 2021
through June 30, 2022 Period**

Successor Agency: Windsor
County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 342,750	\$ 43,325	\$ 386,075
F RPTTF	317,750	18,325	336,075
G Administrative RPTTF	25,000	25,000	50,000
H Current Period Enforceable Obligations (A+E)	\$ 342,750	\$ 43,325	\$ 386,075

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

Windsor
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail
July 1, 2021 through June 30, 2022

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$386,075		\$386,075	\$-	\$-	\$-	\$317,750	\$25,000	\$342,750	\$-	\$-	\$-	\$18,325	\$25,000	\$43,325
6	Fiscal Agent/ Disclosure/ Arbitrage Fees	Fees	12/01/ 1998	09/01/2024	U.S. Bank & Wildan Financial	Fiscal Agent Fees as required by bond covenants	Windsor	8,000	N	\$8,000	-	-	-	4,000	-	\$4,000	-	-	-	4,000	-	\$4,000
12	Personnel Costs, Legal, Supplies, HR Paper Document Mgmt Systems, Audit (Administrative Budget)	Admin Costs	02/01/ 2012	09/01/2024	Town of Windsor	Annual Admin Budget	Windsor	50,000	N	\$50,000	-	-	-	-	25,000	\$25,000	-	-	-	-	25,000	\$25,000
16	2014 Tax Allocation Bonds	Refunding Bonds Issued After 6/ 27/12	10/16/ 2014	09/01/2024	U.S. Bank	Bonds refunded the 1998 and 2004 TABs, and the 2008 LR Bonds	Windsor	328,075	N	\$328,075	-	-	-	313,750	-	\$313,750	-	-	-	14,325	-	\$14,325

Windsor
Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances
July 1, 2018 through June 30, 2019
(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.

A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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	Comments
1	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount.			771,217			
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller				39,536	1,277,165	
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)					706,105	
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)					1,222,765	
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC		No entry required			545	
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$771,217	\$39,536	\$(652,250)	

Windsor
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022

Item #	Notes/Comments
6	
12	
16	

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE WINDSOR RECOGNIZED OBLIGATION PAYMENT SCHEDULE 21-22 FOR THE JULY 2021 THROUGH JUNE 2022 PERIOD AND AUTHORIZING ITS TRANSMITTAL

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (“Dissolution Act”), all redevelopment agencies in the State of California, including the Redevelopment Agency of the Town of Windsor (“Former Agency”) were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Windsor Redevelopment Successor Agency (“Successor Agency”) is the successor-in-interest of the Former 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 Agency were transferred to the Successor Agency on February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board (“Oversight Board”) was created effective July 1, 2018 and is the Oversight Board to all successor agencies in the County of Sonoma, including the Windsor Redevelopment Successor Agency; and

WHEREAS, pursuant to (“HSC”) 34177(o) the Windsor Redevelopment Successor Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2021 through June 30, 2022 period (“ROPS 21-22”), attached as Exhibit “A”, and transmitted it to the Oversight Board for its approval; and

WHEREAS, the Oversight Board desires to approve the Windsor Redevelopment Successor Agency ROPS 21-22.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves and adopts the ROPS 21-22 covering the period of July 1, 2021 to June 30, 2022, in substantially the form attached hereto as Exhibit A, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. The Windsor Redevelopment Successor Agency is hereby authorized and directed to transmit a copy of the ROPS to DOF, the State Controller, and the Sonoma County Auditor-Controller for their review.

SECTION 4. The Oversight Board Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a meeting of Sonoma County Consolidated Oversight Board held this 22nd day of January, 2021 by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST: _____
Chair

APPROVED AS TO FORM:

General Counsel

Attachment:
Exhibit A – Windsor Redevelopment Successor Agency ROPS 21-22

**SONOMA COUNTY CONSOLIDATED
OVERSIGHT BOARD**

To: Chairperson and Consolidated Oversight Board Members
From: Dawn Chandler, Supervising Accountant
Agenda Title: **Approval of Recognized Obligation Payment Schedule (ROPS) 21-22 of the Successor Agency to the former Redevelopment Agency of the County of Sonoma**

Agenda Action: Resolution

RECOMMENDED ACTION:

Consider and adopt the attached Resolution approving the Annual ROPS 21-22 (Recognized Obligation Payment Schedule for the period July 1, 2021 to June 30, 2022) of the Successor Agency to the former Redevelopment Agency of the County of Sonoma.

BACKGROUND:

Health & Safety Code Section 34177 (o) requires successor agencies to prepare and submit the Recognized Obligation Payment Schedule (ROPS) to the State Department of Finance (DOF) on an annual basis.

The ROPS 21-22 must be submitted to the State Controller's Office and Department of Finance with a copy to the Sonoma County Auditor-Controller Treasurer-Tax Collector, no later than February 1, 2021, after approval by the Oversight Board.

ANALYSIS:

The attached ROPS 20-21 addresses \$6,290,297 in enforceable obligations, \$3,839,100 to be paid from a combination of reserve balances and other funds and \$2,451,197 to be paid from Redevelopment Property Tax Trust Funds ("RPTTF"). The enforceable obligations include bond debt payments and associated fiscal agent fees, Roseland Village and Highway 12 Phase 2 development projects, personnel and legal fees associated with the development projects and the administrative cost allowance for the period July 1, 2021 to June 30, 2022.

Staff recommends that the Oversight Board consider and adopt the attached Resolution approving the ROPS 21-22. If approved, staff will submit the signed ROPS to the State Controller's Office and the Department of Finance with a copy to the Sonoma County Auditor- Controller Treasurer-Tax Collector by February 1, 2021. In accordance with AB1484, staff will also post the approved ROPS on the Successor Agency's website.

ATTACHMENTS:

- Resolution approving ROPS 21-22

- Exhibit A to Resolution: ROPS 21-22
- Exhibit B to Resolution: ROPS 21-22 Administration Budget

CONTACT

Dawn Chandler, Supervising Accountant, dawn.chandler@sonoma-county.org

Recognized Obligation Payment Schedule (ROPS 21-22) - Summary Filed
for the July 1, 2021 through June 30, 2022 Period

Successor Agency: Sonoma County
County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 2,085,100	\$ 1,754,000	\$ 3,839,100
B Bond Proceeds	-	-	-
C Reserve Balance	2,058,285	1,754,000	3,812,285
D Other Funds	26,815	-	26,815
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,384,850	\$ 1,066,347	\$ 2,451,197
F RPTTF	1,259,850	941,347	2,201,197
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 3,469,950	\$ 2,820,347	\$ 6,290,297

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

Sonoma County
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail
July 1, 2021 through June 30, 2022

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$17,930,697		\$6,290,297	\$-	\$2,058,285	\$26,815	\$1,259,850	\$125,000	\$3,469,950	\$-	\$1,754,000	\$-	\$941,347	\$125,000	\$2,820,347
2	2008 Springs Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	12/02/2008	08/01/2034	Bank of New York Mellon, Trustee	Bond payments & trustee fees.	Springs	10,895,500	N	\$781,100	-	-	-	609,850	-	\$609,850	-	-	-	171,250	-	\$171,250
3	2008 Springs Bonds Bond Fiscal Agent Fees	Fees	12/01/2008	08/01/2034	Digital Assurance Certification LLP	Fees for bond administration & servicing.	Springs	28,000	N	\$2,000	-	-	-	-	-	\$-	-	-	-	2,000	-	\$2,000
75	Personnel	Project Management Costs	07/01/2018	06/30/2022	Employees, Workers Comp Insurance	Personnel costs required to implement projects listed on the ROPS.	All	900,000	N	\$400,000	-	173,185	26,815	-	-	\$200,000	-	200,000	-	-	-	\$200,000
100	Roseland Village Redevelopment	Reentered Agreements	01/18/2011	06/30/2022	Sonoma County General Services	Design & construction of public improvements.	Roseland	3,046,397	N	\$3,046,397	-	628,300	-	650,000	-	\$1,278,300	-	1,000,000	-	768,097	-	\$1,768,097
101	Highway 12 Phase 2 - Stage 2	Reentered Agreements	01/18/2011	06/30/2022	Sonoma County Public Works	Road, curb and sidewalk improvements.	Springs	1,506,800	N	\$1,506,800	-	1,104,800	-	-	-	\$1,104,800	-	402,000	-	-	-	\$402,000
107	Legal Services	Legal	07/26/2013	06/30/2022	Goldfarb & Lipman	Project-related legal services for Successor Agency.	All	100,000	N	\$100,000	-	50,000	-	-	-	\$50,000	-	50,000	-	-	-	\$50,000
108	Legal Services	Legal	09/12/2013	06/30/2022	Sonoma County Counsel	All legal services for Successor Agency.	All	200,000	N	\$200,000	-	100,000	-	-	-	\$100,000	-	100,000	-	-	-	\$100,000
110	Leased vehicles	Project Management Costs	09/12/2013	06/30/2022	Sonoma County General Services	Lease vehicles for travel to project sites, Successor Agency properties, and meetings.	All	4,000	N	\$4,000	-	2,000	-	-	-	\$2,000	-	2,000	-	-	-	\$2,000
119	General Administration	Admin Costs	07/01/2018	06/30/2022	Various Administration	Administrative Personnel, Office Rents and Leases, Office Supplies &	All	1,250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000

Sonoma County
Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances July
1, 2018 through June 30, 2019
(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.							
A	B	C	D	E	F	G	H
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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 07/01/18) RPTTF amount should exclude "A" period distribution amount.			6,203,215	-		ROPS 20-21 Approved Cash Balances from FY 17-18 Line 4 Column E + Line 5 Column G
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller				200,530		Other Revenue from Interest income and loan payments/payoffs No ROPS 18-19 RPTTF
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)			1,782,569	173,715		From FY 18-19 Prior Period Adjustment report
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			4,420,646	26,815		Retained for project wrap up.
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC			No entry required			
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	



Sonoma County Consolidated Oversight Board

**Sonoma County
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022**

Item #	Notes/Comments
2	Outstanding principal balance of \$8,205,000 and remaining interest of \$2,690,500
3	\$1,350 trustee fees and \$650 dissemination and storage fees for 14yrs (remaining life of bond)
75	Broken out between active project areas in Sonoma Springs Highway 12 (10%) and Roseland (90%)
100	Due to Sonoma County's recognition of three separate project areas, funding and cash on hand for each area is accounted for separately. Due to Roseland's lack of sufficient cash on hand in the project area, we are asking for additional RPTTF to cover anticipated expenditures through 6/30/22.
101	Due to Sonoma County's recognition of three separate project areas, funding and cash on hand for each area is accounted for separately. Sufficient reserves exist from prior RPTTF funding in the Sonoma Springs project area to cover anticipated costs through 6/30/22.
107	Agreement amended to extend termination date for this continuing obligation related to project completion and administration of assets.
108	Agreement amended to extend termination date for this continuing obligation related to project completion and administration of assets.
110	Agreement amended to extend termination date for this continuing obligation related to project completion and administration of assets.
119	Agreement amended to extend termination date for this continuing obligation for administrative services.



Sonoma County Consolidated Oversight Board

EXHIBIT B

**Sonoma County Successor Agency
Administrative Budget FY 2021-22**

Expense	Description	FY 2021-22 Budget
Staffing Costs of Administrative Staff	<ul style="list-style-type: none">• All fiscal related activity, management, communication and maintenance of records and documentation• Coordination and communication with Oversight Board, County Auditor-Controller, and Department of Finance• Successor Agency meeting preparation and documentation	\$180,000
Legal Services	<ul style="list-style-type: none">• Provide administrative related legal services as needed	\$20,000
Operating and overhead costs	<ul style="list-style-type: none">• Successor Agency share of Community Development Commission overhead and operating costs for administration	\$50,000
TOTAL		\$250,000



Sonoma County Consolidated Oversight Board

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY COUNTY OF SONOMA APPROVING THE ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2021 – JUNE 30, 2022 (“ROPS 21-22”), PURSUANT TO SECTION 34177 (o) OF THE CALIFORNIA HEALTH AND SAFETY CODE

WHEREAS, the Redevelopment Dissolution Law (AB 1X 26, enacted June 28, 2011, as amended by AB 1484, enacted June 27, 2012, and hereinafter, “**Dissolution Law**”) provided for the creation of the Successor Agency County of Sonoma (“**Successor Agency**”), as successor agency to the Former Redevelopment Agency of the County of Sonoma (“**Redevelopment Agency**”) and required the Successor Agency, among other things, to expeditiously wind down the Commission’s affairs, while continuing to meet the Commission’s enforceable obligations and overseeing completion of redevelopment projects and disposing of the assets and properties of the Commission, all as directed by the oversight board created pursuant to Section 34179 of the Health and Safety Code (“**Oversight Board**”); and

WHEREAS, Section 34177(o) of the Health and Safety Code requires the County of Sonoma as the successor agency to submit to the State Department of Finance (“DOF”) and the Sonoma County Auditor-Controller Treasurer-Tax-Collector (“County Auditor”) an Oversight Board approved Recognized Obligation Payment Schedules (“ROPS”); and

WHEREAS, pursuant to Section 34177(o), the ROPS for the period of July 1, 2021 to June 30, 2022 (“ROPS 21-22”) must be submitted to the County Auditor, State Controller’s Office and Department of Finance no later than February 1, 2021, after approval by the Oversight Board; and

WHEREAS, Successor Agency staff have prepared the attached ROPS; and

WHEREAS, Successor Agency staff have submitted the attached ROPS to the Oversight Board for review and approval, and at the same time have provided a copy of the attached ROPS to the County Administrative Officer, the County Auditor and DOF, all as required pursuant to Health and Safety Code Section 34177 (o).

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY COUNTY OF SONOMA DOES RESOLVE AS FOLLOWS:

Section 1. The Recognized Obligation Payment Schedule for the period of July 1, 2021 to June 30, 2022 (“ROPS 21-22”) in the form attached to this resolution and incorporated herein by reference, is hereby approved.

Section 2. The Consolidated Oversight Board authorizes and directs the Successor Agency staff to take all actions necessary under California Health and Safety Code to post the ROPS on the Successor Agency website, transmit the ROPS to the County Administrator and Auditor-Controller of the County of Sonoma, and to the State Controller and the State Department of Finance, and to take any other actions necessary to ensure the validity of the ROPS or the validity of any enforceable obligation or other agreement listed on the ROPS.

Adopted this 22^h day of January 2021 by the following vote:

OVERSIGHT BOARD FOR THE



Sonoma County Consolidated Oversight Board
**SUCCESSOR AGENCY COUNTY OF
SONOMA**

Chair Chris Rogers

Arnone: _____ Davis: _____ Herrington: _____ Jolley: _____ Jones: _____

Rogers: _____ Stanford: _____

AYES: () NOES: () ABSENT: () ABSTAIN: ()



Sonoma County Consolidated Oversight Board

RESOLUTION NO. _____

RESOLUTION OF THE CONSOLIDATED OVERSIGHT BOARD FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A CONFLICT OF INTEREST CODE_

WHEREAS, the Political Reform Act, Government Code sections 81000 et seq., requires state and local government agencies to adopt conflict of interest codes, and

WHEREAS, the Fair Political Practices Commission has adopted a regulation, 2 Cal. Code of Regs. Section 18730, which contains the terms of a standard conflict of interest code and which can be incorporated by reference and may be amended by the Fair Political Practices Commission after public notice and hearings to conform to amendments to the Political Reform Act, and

WHEREAS, the Consolidated Oversight Board for the County of Sonoma wishes to adopt this standard code and designate which officers and employees should disclose financial interests and describe which interests must be disclosed, and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The terms of 2 Cal. Code of Regs. Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference and, along with the attached Appendix A and Appendix B, in which members and employees are designated and disclosure categories are set forth, constitute the Conflict of Interest Code of the Consolidated Oversight Board for the County of Sonoma, and

2. Pursuant to Section 4 of the standard code, board members shall file statements of economic interest with the clerk of the Sonoma County Community Development Commission ("CDC"), who shall retain a copy and forward the original for filing with the Clerk of the Sonoma County Board of Supervisors. Designated employees shall file statements with the CDC clerk who shall retain them at the main place of business of the CDC. Any Consolidated Board member or other designated employee already required to submit a disclosure statement (Form 700) pursuant to Government Code section 87203 may submit a copy of that statement in lieu of any filing required by this code provided that no additional disclosure would be required by this code.

Adopted this 22nd day of January 2021 by the following vote:

**OVERSIGHT BOARD FOR THE SUCCESSOR
AGENCY COUNTY OF SONOMA**

Chair Chris Rogers



Sonoma County Consolidated Oversight Board

Arnone: _____ Davis: _____ Herrington: _____ Jolley: _____ Jones: _____

Rogers: _____ Stanford: _____

AYES: () NOES: () ABSENT: () ABSTAIN: ()

APPENDIX A

<u>Designated Positions</u>	<u>Disclosure categories</u>
Member of the Board of Directors	1
Consultants	*

*Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the code subject to the following:

The Chairman may determine in writing that a particular consultant, although in a “designated position” is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the consultant’s duties and, based upon that description, a statement of the extent of the disclosure requirements. The Chairman’s determination is a public record and shall be retained for public inspection in the same manner and location as this conflict of interest code.



Sonoma County Consolidated Oversight Board
APPENDIX B

Disclosure Categories¹

Category 1: All investments, business positions and sources of income, including gifts, loans and travel payments; all interests in real property.

Category 2: All investments, business positions and income, including gifts, loans and travel payments, from sources that provide goods, equipment, vehicles, machinery or services, including training or consulting services, of the type utilized by the Consolidated Oversight Board of the County of Sonoma.

¹Only investments in and sources of income from business entities, and sources of income, which do business in the geographic area of the Consolidated Oversight Board for the County of Sonoma, or real property interests located in the Board's area, need to be reported.