

OVERSIGHT BOARD FOR THE REDEVELOPMENT SUCCESSOR AGENCY OF THE  
CITY OF HEALDSBURG

RESOLUTION NO. OB4-2013

RESOLUTION OF THE OVERSIGHT BOARD FOR THE  
REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF  
HEALDSBURG APPROVING A RECOGNIZED OBLIGATION  
PAYMENT SCHEDULE 13 – 14 B FOR THE PERIOD OF  
JANUARY 1, 2014 - JUNE 30, 2014, PURSUANT TO HEALTH  
AND SAFETY CODE §34177

WHEREAS, on December 29, 2011, the California Supreme Court issued its final decision in *California Redevelopment Association v. Matosantos*, upholding Assembly Bill x1 26 (codified as Health and Safety Code §§34161-34191) (“ABx1 26 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, the City Council of the City of Healdsburg elected to become the successor agency to the Redevelopment Agency of the City of Healdsburg (“Agency”); and

WHEREAS, Assembly Bill x1 26 was modified by Assembly Bill 1484, enacted on June 27, 2012; and

WHEREAS, the approved ROPS covering the period from January 1, 2014 – June 30, 2014 is due to the Department of Finance on October 1, 2013; and

WHEREAS, as required by the DOF the draft ROPS 13-14B was uploaded and validated by the new Redevelopment Agency Dissolution (RAD) Web Application on **September 16, 2013**; and

WHEREAS, this validation is required prior to Oversight Board approval; and

WHEREAS, going forward what remains for reporting on the next ROPS are bond debt payments, fiscal agent fees and administrative costs; and

WHEREAS, per HSC section 34191.4 (c) (1) Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purpose for which the bonds were sold; and

WHEREAS, there are approximately \$13.5 million in bond proceeds that were legally issued prior to January 1, 2011; and

WHEREAS, the Agency re-prioritized projects to be funded with bond proceeds at their February 4, 2013 meeting; and

WHEREAS, the projects that are recognized on this ROPS are all projects that meet the standards set forth in the Bond Indenture and Official Statement(including Use of Proceeds) and bond covenants for the bonds issued prior to January 1, 2011; and

WHEREAS, DOF stated in numerous responses, denying the use of Bond Proceeds prior to receiving the FOC, with the Successor Agency that “Assuming the excess bond proceeds requested for use were issued prior to January 1, 2011, upon receiving a Finding of Completion from Finance, HCS section 34191.4 (b) may cause these items to be enforceable in future ROPS”. HCS section 31191.4 (c) (1); and

WHEREAS, the Redevelopment Successor Agency of the City of Healdsburg received its Finding of Completion (“FOC”) on April, 17, 2013 from the DOF; and

WHEREAS, the following bond proceeds are being paid to the City due to the fact the City incurred outstanding expenses when it assisted and cooperated with the Agency in implementing the following projects; 1) Recycled Water System, \$1,560,000; 2) Streetscape Improvements, \$1,722,000, and 3) Healdsburg Avenue Bridge, \$2,500,000; and

WHEREAS, the 5-Way Improvement Project meets the requirements set forth in the Bond Indenture and Official Statement(including Use of Proceeds) and Bond Covenants ,and staff is anticipating entering into a design contract in January or February of 2014 for design, engineering, and other miscellaneous service in the amount of \$750,000; and

WHEREAS, the Foss Creek School Acquisition meets the requirements set forth in the Bond Indenture and Official Statement (including Use of Proceeds) and Bond Covenants, and staff is anticipating completing the purchase and sale agreement by December 31, 2013 with bond proceeds in the amount of 1,000,000 going toward the purchase of said property; and

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board for the Redevelopment Successor Agency of the City of Healdsburg, hereby finds and determines:

**Section 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by reference and adopted by this Board as its Findings.

**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 ROPS.** The Oversight Board hereby approves the ROPS, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code §34180(g).

**Section 4. Transmittal of ROPS.** The Chair or his designee, on behalf of the Oversight Board, and the Executive Director or his designee, on behalf of the Successor Agency, are hereby authorized and directed to undertake any actions as are necessary to carry out the purposes of this Resolution.

**Section 5. Effectiveness.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 24<sup>th</sup> day of September, 2013 by the following vote:

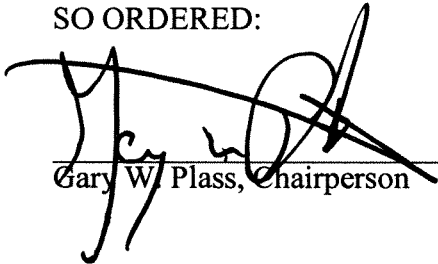
AYES: Board Members: (4) Herrington, Liles, Ward and Chairperson Plass

NOES: Board Members: (0) None

ABSENT: Board Members: (3) Navarrette, Schaffner, and Ziedrich

ABSTAINING: Board Members: (0) None

SO ORDERED:

  
\_\_\_\_\_  
Gary W. Plass, Chairperson

ATTEST:

  
\_\_\_\_\_  
Maria Curiel, City Clerk

I, MARIA CURIEL, Secretary to the Oversight Board for the Redevelopment Successor Agency of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. OB4-2013 duly adopted by the Oversight Board at a special meeting held on the 24<sup>th</sup> day of September, 2013.

  
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Maria Curiel, Board Secretary

## Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

**Name of Successor Agency:** Healdsburg  
**Name of County:** Sonoma

Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding</b>	
<b>A Sources (B+C+D):</b>	<b>\$ 7,615,725</b>
B Bond Proceeds Funding (ROPS Detail)	7,532,000
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	83,725
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>	<b>\$ 1,457,268</b>
F Non-Administrative Costs (ROPS Detail)	1,332,268
G Administrative Costs (ROPS Detail)	125,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 9,072,993</b>
<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
I Enforceable Obligations funded with RPTTF (E):	1,457,268
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	-
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 1,457,268</b>
<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
L Enforceable Obligations funded with RPTTF (E):	1,457,268
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>1,457,268</b>

**Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 103,914,864		\$ 7,532,000	\$ -	\$ 83,725	\$ 1,332,268	\$ 125,000	\$ 9,072,993
1	2002 Tax Allocation Bonds Series A	Bonds Issued on or Before 12/31/10	4/3/2002	8/1/2031	The Bank of New York Mellon	Bonds issued to fund non-housing projects	Sotoyome	16,508,414	N				268,038		\$ 268,038
2	2002 Tax Allocation Bonds Series B	Bonds Issued on or Before 12/31/10	4/3/2002	8/1/2031	USDA	Bonds issued to fund non-housing projects	Sotoyome	2,146,749	N	-	-	33,725	-	-	\$ 33,725
3	2002 Tax Allocation Bonds Series C	Bonds Issued on or Before 12/31/10	4/3/2002	8/1/2031	The Bank of New York Mellon	Bonds issued to fund housing projects	Sotoyome	6,497,487	N				105,506		\$ 105,506
4	2003 Tax Allocation Bonds Series A	Bonds Issued on or Before 12/31/10	5/1/2003	8/1/2031	The Bank of New York Mellon	Bonds issued to fund non-housing projects	Sotoyome	16,594,196	N				291,342		\$ 291,342
5	2003 Tax Allocation Bonds Series B	Bonds Issued on or Before 12/31/10	5/1/2003	8/1/2031	The Bank of New York Mellon	Bonds issued to fund housing projects	Sotoyome	8,023,954	N				144,417		\$ 144,417
6	2010 Tax Allocation Bonds	Bonds Issued on or Before 12/31/10	12/16/2010	8/1/2034	The Bank of New York Mellon	Bonds issued to fund non-housing projects	Sotoyome	38,028,432	N				515,400		\$ 515,400
7	Contract for Arbitrage Services & Continuing Disclosure	Fees	12/15/2010	12/31/2013	Willdan Financial Services	Fiscal Agent Fees	Sotoyome	-	Y				-		\$ -
8	Trustee Agreement	Fees	4/3/2002	8/1/2031	The Bank of New York Mellon	Fiscal Agent Fees	Sotoyome	24,985	N				5,765		\$ 5,765
9	Trustee Agreement	Fees	4/3/2002	8/1/2031	Union Bank	Fiscal Agent Fees	Sotoyome	24,056	N				1,800		\$ 1,800
10	Property Tax Administration Fee	Fees	6/10/1981	12/31/2034	County of Sonoma	Per SB2557	Sotoyome	2,050,000	N			50,000			\$ 50,000
11	Loan agreement	Miscellaneous	6/16/2008	7/1/2013	City of Healdsburg	Facility lease	Sotoyome	-	Y						\$ -
12	Foss Creek Pathway	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City labor costs related to project	Maintain irrigation and landscape	Sotoyome	-	N						\$ -
13	Central Healdsburg Ave Special Study	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City labor costs related to project	Project management	Sotoyome	-	N						\$ -
14	Water Services Replacement	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City labor costs related to project	Utility maintenance	Sotoyome	-	N						\$ -
15	Loan agreement	Bonds Issued On or Before 12/31/10	6/16/2008	7/1/2013	City of Healdsburg - Community Services	Facility lease	Sotoyome	-	N						\$ -
16	Economic development	Bonds Issued On or Before 12/31/10	7/1/2010	6/30/2013	Healdsburg Chamber of Commerce	Economic development	Sotoyome	-	Y						\$ -
17	Railroad Depot Project	Bonds Issued On or Before 12/31/10	8/15/2011	1/25/2012	Bay Pacific Pipeliners	Construction	Sotoyome	75,000	N						\$ -
18	Badger Substation Fence Replacement	Bonds Issued On or Before 12/31/10	6/25/2011	10/23/2011	Structure Cast	Construction	Sotoyome	-	N						\$ -
19	Badger Substation Fence Replacement	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City labor costs related to project	Construction	Sotoyome	-	N						\$ -
20	Badger Substation Fence Replacement	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	Various suppliers	Construction	Sotoyome	-	N						\$ -
21	Recreation Park Improvements	Bonds Issued On or Before 12/31/10	5/31/2011	9/28/2011	Fedco Construction	Construction	Sotoyome	-	N						\$ -
22	Recreation Park Improvements	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	Various suppliers	Construction	Sotoyome	-	N						\$ -
23	North Street Utility Underground Project	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City labor costs related to project	Construction	Sotoyome	-	N						\$ -
24	North Street Utility Underground Project	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	Various suppliers	Construction	Sotoyome	-	N						\$ -
25	North Street Utility Underground Project	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	Old Castle Precast	Construction	Sotoyome	-	N						\$ -
26	North Street Utility Underground Project	Bonds Issued On or Before 12/31/10	8/17/2011	6/30/2013	Engelke Construction	Construction	Sotoyome	-	N						\$ -
27	Streetscape Improvements	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Construction	Sotoyome	2,000,000	N	1,722,000					\$ 1,722,000
2	Streetscape Improvements	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	Sonoma West Publications	Construction	Sotoyome	-	N						\$ -
29	Streetscape Improvements	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City labor costs related to project	Construction	Sotoyome	-	N						\$ -

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										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
30	Streetscape Improvements	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	Oliver & Company	Construction	Sotoyome	-	N						\$ -
31	Streetscape Improvements	Bonds Issued On or Before 12/31/10	9/21/2010	11/24/2010	Engelke Construction	Construction	Sotoyome	-	N						\$ -
32	Streetscape Improvements	Bonds Issued On or Before 12/31/10	9/15/2011	10/16/2011	Dama Construction	Construction	Sotoyome	-	N						\$ -
33	Healdsburg Avenue Bridge	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City labor costs related to project	Construction	Sotoyome	-	N						\$ -
34	Healdsburg Avenue Bridge	Bonds Issued On or Before 12/31/10	3/17/2010	3/31/2012	Omni-Means	Construction	Sotoyome	-	N						\$ -
35	Healdsburg Avenue Bridge	Bonds Issued On or Before 12/31/10	7/1/2005	6/30/2014	Meyers Nave	Construction	Sotoyome	-	N						\$ -
36	Healdsburg Avenue Bridge	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	to be determined	Construction	Sotoyome	-	N						\$ -
37	Healdsburg Avenue Bridge	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Construction	Sotoyome	2,500,000	N	2,500,000					\$ 2,500,000
38	Infrastructure Improvements	Bonds Issued On or Before 12/31/10	8/29/2011	10/28/2011	Bay Pacific Pipeliners	Construction	Sotoyome	-	N	-					\$ -
39	Infrastructure Improvements	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Construction	Sotoyome	4,000,000	N	-					\$ -
40	Recycled Water System Upgrade	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	Agency Counsel	Construction	Sotoyome	-	N						\$ -
41	Recycled Water System Upgrade	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City labor costs related to project	Construction	Sotoyome	-	N						\$ -
42	Recycled Water System Upgrade	Bonds Issued On or Before 12/31/10	11/20/2008	12/31/2011	Winzler & Kelly	Construction	Sotoyome	-	N						\$ -
43	Recycled Water System Upgrade	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	Various suppliers	Construction	Sotoyome	-	N						\$ -
44	Recycled Water System Upgrade	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Construction	Sotoyome	1,560,000	N	1,560,000					\$ 1,560,000
45	Healdsburg Ave 5-way Intersection Improvements	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Construction	Sotoyome	2,400,000	N	750,000					\$ 750,000
46	Foss Creek School Acquisition	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	Healdsburg Unified School District	Acquisition	Sotoyome	1,000,000	N	1,000,000					\$ 1,000,000
47	Water /Sewer Capital Purchase Program	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Construction	Sotoyome	-	N						\$ -
47	Water Distribution System Upgrade	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Construction	Sotoyome	-	N						\$ -
48	Purity Property Improvements	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Construction	Sotoyome	-	N						\$ -
49	Extend Water/Sewer Services to South of City	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Construction	Sotoyome	-	N						\$ -
50	Façade Program	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Program	Sotoyome	-	N						\$ -
51	Grease Interceptor Rebate Program	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Program	Sotoyome	-	N						\$ -
52	Utility Underground Rebate Program	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Program	Sotoyome	-	N						\$ -
53	Low and Moderate Income Housing Program	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Program	Sotoyome	-	N						\$ -
54	Neighborhood Revitalization Program	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City labor costs related to project	Program	Sotoyome	-	N						\$ -
55	Neighborhood Revitalization Program	Bonds Issued On or Before 12/31/10	12/16/2010	6/30/2014	City of Healdsburg	Program	Sotoyome	-	N						\$ -
56	Successor Agency Administrative Cost Personnel	Admin Costs	1/1/2014	6/30/2014	Successor Agency	Administrative personnel cost required to comply with ABx1 26	Sotoyome	77,160	N					20,000	\$ 20,000

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										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
57	Audit Services	Admin Costs	3/1/2010	6/30/2013	Moss Levy & Hartzheim, CPAs	Annual Audits	Sotoyome	66,685	N					62,059	\$ 62,059
58	Legal Services	Admin Costs	1/1/2013	6/30/2014	Meyers Nave	Legal services for Successor Agency	Sotoyome	90,000	N					4,000	\$ 4,000
59	Legal Services	Admin Costs	5/2/2012	6/30/2014	Renne Sloan Holtzman Sakai LLP	Legal services for Oversight Board, if deemed necessary and appropriate.	Sotoyome	90,000	N					4,000	\$ 4,000
60	Legal Notices	Admin Costs	1/1/2014	6/30/2014	Press Democrat, Healdsburg Tribune	Post notices of general distribution	Sotoyome	15,000	N					3,000	\$ 3,000
61	Postage	Admin Costs	1/1/2014	6/30/2014	US Postmaster	Mailing expenses and Courier Services	Sotoyome	750	N					150	\$ 150
62	Area Property Management	Admin Costs	1/1/2014	6/30/2014	City of Healdsburg	property maintenance	Sotoyome	141,996	N					31,791	\$ 31,791