



# Successor Agency to the Ukiah Redevelopment Agency

## Special Meeting **AGENDA**

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482  
Register for Ukiah City Council Regular Meeting at:

<https://attendee.gotowebinar.com/rt/3862698010362077965>

After registering, you will receive a confirmation email containing information about joining the webinar. Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at [www.cityofukiah.com/meetings](http://www.cityofukiah.com/meetings).

September 15, 2021 - 6:00 PM

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Meeting will begin at 6:00 p.m., or as soon as the meeting may be held in conjunction with the City Council meeting.

### 1. ROLL CALL

### 2. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

The RDA Successor Agency welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments in which the subject is not listed on the agenda.

### 3. APPROVAL OF MINUTES

3.a. Approval of the Minutes for the January 20, 2021, Special Meeting.

**Recommended Action: Approve the Minutes of January 20, 2020, a Special Meeting, as submitted.**

Attachments:

1. 2021-01-20 Draft Minutes

### 4. NEW BUSINESS

4.a. Adoption of Resolution Approving the Amended Recognized Obligation Payment Schedule for the Period of January 1, 2022 to June 30, 2022.

**Recommended Action: Adopt the Resolution approving the amended Recognized Obligation Payment Schedule (ROPS) for the period of January 1, 2022 to June 30, 2022, pursuant to Health and Safety Code Section 34177 (o) (1) (E).**

Attachments:

1. Resolution with Exhibit A

### 5. ADJOURNMENT

Please be advised that the City needs to be notified 24 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the Successor Agency after distribution of the agenda packet are available for public inspection at the front counter at the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482, during normal business hours, Monday through Friday, 8:00 am to 5:00 pm.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 24 hours prior to the meeting set forth on this agenda.

Kristine Lawler, CMC/City Clerk  
Dated: 9/10/21

**CITY OF UKIAH  
SUCCESSOR AGENCY TO THE UKIAH REDEVELOPMENT AGENCY MINUTES  
Special Meeting**

Virtual Link: <https://attendee.gotowebinar.com/rt/3862698010362077965>

**300 Seminary Avenue  
Ukiah, CA 95482  
January 20, 2021  
6:00 p.m.**

**1. ROLL CALL**

Ukiah City Council as Successor Agency to the Ukiah Redevelopment Agency met at a Special Meeting on January 20, 2021, at the following virtual link:

<https://attendee.gotowebinar.com/rt/3862698010362077965>

having been legally noticed on January 15, 2021. Chair Orozco called the meeting to order at 8:20 p.m. Roll was taken with the following **Members Present:** Douglas F. Crane, Josefina Dueñas, Jim O. Brown, and Juan V. Orozco. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, Secretary.

*CHAIR OROZCO PRESIDING*

**2. AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

**3. APPEAL PROCESS**

**4. APPROVAL OF MINUTES**

**a. Minutes of January 15, 2020, a Special Meeting.**

**Motion/Second:** Crane/Brown to approve the Minutes of January 15, 2020, a Special Meeting. Motion **carried** by the following roll call votes: AYES: Crane, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

**5. CONSENT CALENDAR**

**6. PUBLIC HEARINGS**

**7. UNFINISHED BUSINESS**

**a. Review and Consider the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for July 1, 2020 through June 30, 2021.**

**Presenter:** Dan Buffalo, Finance Director.

**Motion/Second:** Crane/Brown to:

1. Adopt the Resolution (SA Reso 2021-01) of the Successor Agency to the dissolved Redevelopment Agency of the City of Ukiah, approving a Recognized Obligation Payment Schedule for the period July 1, 2021 to June 30, 2022, pursuant to Health and Safety Code Section 34177(l) & 34177(m).
2. Adopt the Resolution (SA Reso 2021-02) of the Successor Agency to the dissolved Redevelopment Agency of the City of Ukiah, approving the Successor Agency's administrative budget for the period July 1, 2021 to June 30, 2022, pursuant to Health and Safety Code Section 34177(j).

Motion **carried** by the following roll call votes: AYES: Crane, Dueñas, Brown, and Orozco. NOES:

None. ABSENT: None. ABSTAIN: None.

8. **NEW BUSINESS**

9. **COMMISSIONERS REPORTS**

10. **EXECUTIVE DIRECTOR REPORTS**

11. **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:26 p.m.

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Kristine Lawler, Successor Agency Secretary

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## AGENDA SUMMARY REPORT

**SUBJECT:** Adoption of Resolution Approving the Amended Recognized Obligation Payment Schedule for the Period of January 1, 2022 to June 30, 2022.

**DEPARTMENT:** Finance

**PREPARED BY:** Olga Keough, Controller

**PRESENTER:**

### ATTACHMENTS:

1. Resolution with Exhibit A

**Summary:** The Successor Agency to the Ukiah Redevelopment Agency will consider adopting a resolution approving the amended Recognized Obligation Payment Schedule (ROPS) for the period of January 1, 2022 to June 30, 2022.

**Background:** Pursuant to Health and Safety Code Section 34172, added by ABx1 26 (the “Dissolution Act”), the Redevelopment Agency of the City of Ukiah (“Agency”) was dissolved as of February 1, 2012. The City of Ukiah established a Successor Agency to the Ukiah Redevelopment Agency (“RDA Successor Agency”). Also established is the Countywide Oversight Board that is responsible for approving the actions of the RDA Successor Agency pursuant to Health and Safety Code Section 34179 and the California Department of Finance has ultimate review authority of all actions.

One of the RDA Successor Agency’s responsibilities pursuant to Health and Safety Code Section 34177 of the Dissolution Act is to prepare/approve a Recognized Obligation Payment Schedule (“ROPS”) listing all of the estimated payment amounts and due dates of payments required by enforceable obligations. The ROPS must then be approved by the Oversight Board, and submitted to the County Auditor-Controller, the State Controller and the CA Department of Finance (“DOF”). Pursuant to Health and Safety Code Section 34177, once per ROPS period, the agency may submit one amendment to the ROPS which must be approved by the CA Department of Finance. The amended ROPS must be approved by the Oversight Board and is due to DOF no later than October 1, 2021.

**Discussion:** In 2011 Ukiah Redevelopment Agency issued Taxable Housing Bonds Series B in an amount of \$3,250,000. The amount received by Ukiah Redevelopment Agency after related issuance costs was \$3,150,707.80. This amount was deposited into an interest-bearing account in the City's housing trust fund. None of the proceeds could be spent, however, until DOF authorized their use.

In October 2019 three parcels of land were purchased on 210 East Gobbi Street in Ukiah. The cumulative purchase price was \$1,547,910. The Successor Agency received retroactive authorization from DOF to expend those funds for that project. The Amended Recognized Obligation Payment Schedule presented here for the 2021-22 period requests authorization to spend the remaining amount of \$1,853,407 of the 2011 Series B Housing Bond proceeds for future low and moderate income housing projects. Specific project details are yet to be determined or considered by the City Council. This action simply makes the funds available for a future consideration.

This authorization is necessary so that the Successor Agency may complete the process for the last and final

ROPS, a integral part of the redevelopment dissolution process.

The Amended ROPS 21-22 (Exhibit A to Attachment 1) was prepared for review and consideration by the RDA Successor Agency. Upon approval from the Successor Agency, the amended ROPS will be delivered to the Countywide Oversight Board for consideration and will require DOF approval in order to become effective pursuant to Health and Safety Code Sections 34177 and 34180(g). Upon Countywide Oversight Board approval and by October 1, the RDA Successor Agency must submit the Amended ROPS 21-22 through the RAD App system.

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**Recommended Action:** Adopt the Resolution approving the amended Recognized Obligation Payment Schedule (ROPS) for the period of January 1, 2022 to June 30, 2022, pursuant to Health and Safety Code Section 34177 (o) (1) (E).

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**BUDGET AMENDMENT REQUIRED:** No

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**CURRENT BUDGET AMOUNT:** N/A

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**PROPOSED BUDGET AMOUNT:** N/A

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**FINANCING SOURCE:** N/A

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**PREVIOUS CONTRACT/PURCHASE ORDER NO.:** N/A

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**COORDINATED WITH:** Dan Buffalo, Finance Director

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Approved:   
Sage Sangiacomo, City Manager

**SUCCESSOR AGENCY RESOLUTION NO. 2021-**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF UKIAH, APPROVING AN AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I) & 34177(m) FOR THE PERIOD JANUARY 1, 2022 TO JUNE 30, 2022**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Ukiah (“RDA Successor Agency”) is the successor agency to the dissolved Redevelopment Agency of the City of Ukiah (“Agency”); and

**WHEREAS**, Health and Safety Code Section 34177(o)(1) (E), allows the RDA Successor Agency to submit one amendment to the recognized obligation payment schedule (“ROPS”), covering the period from January 1, 2022 through June 30, 2022; and

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

**WHEREAS**, Health and Safety Code Section 34177(m), added by AB 1484, and effective June 27, 2012, requires that the RDA Successor Agency submit an Oversight Board approved “recognized obligation payment schedule” (“ROPS”) for each enforceable obligation payment cycle, to the Department of Finance, the State Controller, and the county auditor-controller no later than 90 days before the statutory date for the distribution of monies from the Redevelopment Property Tax Trust Fund (“RPTTF”); and

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

**NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF UKIAH DOES HEREBY RESOLVE AS FOLLOWS:**

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

SECTION 2. CEQA Compliance. The approval of the Amended ROPS through this Resolution does not commit the RDA Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

SECTION 3. Approval of the Amended ROPS. The Successor Agency hereby approves and adopts the Amended ROPS, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34177.

SECTION 4. Implementation and Transmittal of the ROPS. The City Manager is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS, including submitting the ROPS to the Successor Agency’s Oversight Board. Upon the Countywide Oversight Board’s approval, the RDA Successor Agency is required to submit copies of the ROPS to the County of Mendocino Auditor-Controller, the State of California Controller and the State of California Department of Finance

prior to October 1, 2021, and to post the Amended ROPS on the RDA Successor Agency/Oversight Board's website.

SECTION 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The RDA Successor Agency declares that the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 6. Certification. The City Clerk of the City of Ukiah, acting on behalf of the RDA Successor Agency as its Secretary, shall certify to the adoption of this Resolution.

SECTION 7. Effective Date. This Resolution shall take effect immediately upon its adoption and shall be transmitted to the Countywide Oversight Board. Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, the ROPS approved by the Countywide Oversight Board shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the RDA Successor Agency serving as the successor agency to the Community Redevelopment Agency of the City of Ukiah, on the 15<sup>th</sup> day of September, 2021, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Juan V. Orozco, Chairperson/Mayor

ATTEST:

\_\_\_\_\_  
Kristine Lawler, Successor Agency Secretary

**EXHIBIT A**

**AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

**[Attached behind this page]**

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

**Successor Agency:** Ukiah

**County:** Mendocino

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>ROPS 21-22B Authorized Amounts</b>	<b>ROPS 21-22B Requested Adjustments</b>	<b>ROPS 21-22B Amended Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ -</b>	<b>\$ 1,853,407</b>	<b>\$ 1,853,407</b>
B Bond Proceeds	-	1,853,407	1,853,407
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 451,603</b>	<b>\$ -</b>	<b>\$ 451,603</b>
F RPTTF	326,603	-	326,603
G Administrative RPTTF	125,000	-	125,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 451,603</b>	<b>\$ 1,853,407</b>	<b>\$ 2,305,010</b>

**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

**Ukiah**  
**Amended Recognized Obligation Payment Schedule (ROPS 21-22B) - ROPS Detail**  
**January 1, 2022 through June 30, 2022**

Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts					Total	Requested Adjustments					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
			<b>\$11,591,519</b>	\$-	\$-	\$-	\$326,603	\$125,000	\$451,603	\$1,853,407	\$-	\$-	\$-	\$-	\$1,853,407	
1	Protection of Successor Agency assets	Property Maintenance	\$308,100	-	-	-	16,886	-	\$16,886	-	-	-	-	-	\$-	
8	Trustee services	Fees	\$45,450	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
9	Audit Services	Dissolution Audits	\$33,800	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
12	Fiscal consulting	Professional Services	\$30,000	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
13	Redwood Business Park Infrastructure, Perkins Street Rail Depot remediation & development, & downtown infrastructure improvement	Project Management Costs	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
15	Downtown Infrastructure improvement and the Perkins Railroad Depot redevelopment/Bond Indenture.	Improvement/Infrastructure	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
16	Redwood Business Park Infrastructure Improvements/City-Agency Funding agreement	Improvement/Infrastructure	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
17	Successor Agency allowable administrative budget	Admin Costs	\$2,250,000	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
22	First Amended Funding Agreement for public infrastructure improvements for the Redwood Business Park, approved and authorized by the Oversight Board for the Successor Agency in Resolution No. 2012-08	Improvement/Infrastructure	\$2,000,000	-	-	-	250,000	-	\$250,000	-	-	-	-	-	\$-	
23	Agreement regarding Expenditure of Excess Bond Proceeds (2011 Housing Bonds)	Bonds Issued After 12/31/10	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
24	Series 2019A Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	\$985,891	-	-	-	6,979	-	\$6,979	-	-	-	-	-	\$-	
25	Series 2019B Taxable Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	\$4,390,368	-	-	-	52,738	-	\$52,738	-	-	-	-	-	\$-	
26	Covenant Mandate - Six-Month Reserve	Reserves	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
27	Land Acquisition for low-mod income housing project	Bond Funded Project - Housing	\$1,547,910	-	-	-	-	-	\$-	1,853,407	-	-	-	-	\$1,853,407	Request for authorization to spend the remaining amount of the 2011 Series B Housing Bond proceeds plus interest