

# Countywide Oversight Board to the Successor Agencies to the City Redevelopment Agencies

## Special Meeting **AGENDA**

Meeting Link: <https://global.gotomeeting.com/join/918953277>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 918-953-277

September 23, 2021 - 3:00 PM

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### 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

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

The Countywide Oversight Board welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the Board when this matter is considered. If you wish to speak on a matter that is not on this agenda, you may do so at this time. 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. INTRODUCTIONS

3.a. Introduce and Administer Oath of Office to New Oversight Board Member, Becky Jeffries, Representative for County Superintendent of Education.

**Recommended Action: Introduce and Administer the Oath of Office to Becky Jeffries, Representative for County Superintendent of Education.**

Attachments: None

### 4. APPROVAL OF MINUTES

4.a. Approval of the January 28, 2021, Meeting Minutes.

**Recommended Action: Approve the January 28, 2021, Meeting Minutes.**

Attachments:

1. 2021-01-28 00 OB Minutes - DRAFT

### 5. NEW BUSINESS

5.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

### 6. ADJOURNMENT

Please be advised that the City of Ukiah needs to be notified 72 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 County Oversight Board 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, and the Ukiah Valley Conference Center, 200 South School Street, Ukiah, California, not less than 24 hours prior to the meeting set forth on this agenda.

Kristine Lawler, CMC/City Clerk

Dated: 9/20/21

**COUNTYWIDE OVERSIGHT BOARD FOR SUCCESSOR AGENCY  
TO UKIAH REDEVELOPMENT AGENCY  
Regular Meeting  
MINUTES**

*Virtual Meeting Link:*

<https://attendee.gotowebinar.com/register/5671066983804293133>

**January 28, 2021  
4:00 P.M.**

**1. ROLL CALL AND PLEDGE OF ALLEGIANCE**

The Countywide Oversight Board for the Successor Agencies to the Redevelopment Agencies for the cities of Willits, Fort Bragg, and Ukiah met at a Regular Meeting on January 23, 2021, having been legally noticed on January 17, 2021. The meeting was called to order at 4:02 p.m. Roll was taken with the following **Members Present:** Steve Berekman, Eileen Cichocki, Guy Mills, and Douglas F. Crane. **Members Absent:** Pete Bushby, **City of Willits Staff Present:** Andy Heath, Interim Finance Manager Consultant; **City of Fort Bragg Staff Present:** Isaac Whippy, Interim Finance Director; **City of Ukiah Staff Present:** Sage Sangiacomo, Ukiah City Manager; Dan Buffalo, Finance Director; Olga Keough, Finance Controller; and Kristine Lawler, Countywide Oversight Board Secretary.

*CHAIR CRANE PRESIDING*

*The Pledge was led by Sage Sangiacomo, Ukiah City Manager.*

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

*No public comment was present.*

**3. APPROVAL OF MINUTES**

**a. Approve the January 23, 2020, Meeting Minutes.**

**Motion** by Member Mills, seconded by Member Cichocki to approve the January 23, 2020, regular meeting minutes, as submitted. Motion **carried** by the following roll call votes: AYES: Berekman, Cichocki, Mills, and Crane. NOES: None. ABSENT: Bushby. ABSTAIN: None.

**4. NEW BUSINESS**

**a. Introduction and Administer of Oaths for New Members.**

**Presenter:** Kristine Lawler, Oversight Board Secretary.

*No new members were present.*

**b. Review and Approval of Recognized Obligation Payment Schedules and Administrative Budgets for the Cities of Ukiah, Willits, and Fort Bragg.**

**Presenters:** City of Ukiah - Dan Buffalo, Finance Director; City of Willits - Andy Heath, Interim Finance Manager; City of Fort Bragg - Isaac Whippy, Interim Finance Director.

**Motion** by Member Cichocki, seconded by Member Berekman to adopt the Resolution (2021-01) of the Mendocino Countywide Oversight Board approving a Recognized Obligation Payment Schedule and administrative budget for the period July 1, 2021 to June 30, 2022 for the Willits Successor Agency. Motion **carried** by the following roll call votes: AYES: Berekman, Cichocki, Mills, and Crane. NOES: None. ABSENT: Bushby. ABSTAIN: None.

**Motion** by Member Mills, seconded by Member Cichocki to adopt the Resolution (2021-02) of the Mendocino Countywide Oversight Board approving a Recognized Obligation Payment Schedule for the period July 1, 2021 to June 30, 2022 for the Fort Bragg Successor Agency. Motion **carried** by the following roll call votes: AYES: Barekman, Cichocki, Mills, and Crane. NOES: None. ABSENT: Bushby. ABSTAIN: None.

**Motion** by Member Mills, seconded by Member Barekman to adopt the Resolution (2021-03) of the Countywide Oversight Board approving a Recognized Obligation Payment Schedule and administrative budget for the period July 1, 2021 to June 30, 2022 for the City of Ukiah. Motion **carried** by the following roll call votes: AYES: Barekman, Cichocki, Mills, and Crane. NOES: None. ABSENT: Bushby. ABSTAIN: None.

**Board Consensus** was given to approve of Fort Bragg claiming the minimum amount allowed by the DOJ and not submitting a detailed admin budget.

5. **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:23 p.m.

\_\_\_\_\_  
Douglas F. Crane, Chair

Attest:

\_\_\_\_\_  
Kristine Lawler  
Countywide Oversight Board Secretary

**RESOLUTION NO. OB 2021-04**

**RESOLUTION OF THE MENDOCINO COUNTYWIDE OVERSIGHT BOARD APPROVING AN AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(l) & 34177(m) FOR THE PERIOD JANUARY 1, 2022 TO JUNE 30, 2022**

**WHEREAS**, pursuant to AB x1 26, enacted in 2011, as subsequently amended (the “Dissolution Law”), all redevelopment agencies in California were dissolved, and replaced by successor agencies; 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**, each successor agency is required to submit the ROPS to its designated Oversight Board for approval, prior to the submission of the ROPS to the California Department of Finance; and

**WHEREAS**, The Mendocino County Oversight Board has considered and reviewed the amended ROPS for the period January 1, 2022 to June 20,2022 approved by the Ukiah Redevelopment Successor Agency (the “Ukiah Successor Agency”).

**NOW, THEREFORE, BE IT RESOLVED BY THE MENDOCINO COUNTYWIDE OVERSIGHT BOARD AS FOLLOWS:**

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

SECTION 2. Approval of the Amended ROPS. The Oversight Board hereby approves the Amended ROPS from January 1, 2022 to June 30, 2022 for the Ukiah Successor Agency, as set forth in Resolution No 2021-1055 of the Ukiah Redevelopment Successor Agency, attached hereto as Exhibit A, and incorporated herein by reference.

SECTION 3. Implementation and Transmittal of the ROPS. A copy of this Resolution shall be transmitted to the California Department of Finance and the County of Mendocino Auditor-Controller.

**ADOPTED BY THE MENDOCINO COUNTYWIDE OVERSIGHT BOARD ON THE 23<sup>RD</sup> DAY OF SEPTEMBER, 2021, BY THE FOLLOWING VOTE:**

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Douglas F. Crane, Chairperson

ATTEST:

\_\_\_\_\_  
Stephanie Abba, Deputy Secretary  
Mendocino County Oversight Board

**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