



**Successor Agency to the Ukiah Redevelopment Agency
Special Meeting
AGENDA**

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/81403975423>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 814 0397 5423
- To Raise Hand enter *9
- To Speak after being recognized: enter *6 to unmute yourself

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

September 2, 2026 - 5:15 PM

Meeting will begin at 5:15 p.m., or as soon as the meeting may be held in conjunction with a City Council meeting.

1. ROLL CALL

2. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

The RDA Successor Agency welcomes input from the audience that is within the subject matter jurisdiction of the RDA Successor Agency. 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. APPEAL PROCESS

Persons who are dissatisfied with a decision of the RDA Successor Agency may have the right to a review of that decision by a court. The City has adopted Section 1094.6 of the California Code of Civil Procedure, which generally limits to ninety days (90) the time within which the decision of the City Boards and Agencies may be judicially challenged.

4. APPROVAL OF MINUTES

4.a. Approval of the Minutes for the January 21, 2026, Special Meeting.

Recommended Action: Approve the Minutes for the January 21, 2026, Special Meeting.

Attachments:

1. 2026-01-21 SA Draft Minutes

5. CONSENT CALENDAR

6. PUBLIC HEARING

7. UNFINISHED BUSINESS

8. NEW BUSINESS

- 8.a. Adoption of Resolution Approving the Last and Final Recognized Obligation Payment Schedule (ROPS) for the Period July 1, 2027, to June 30, 2029.

Recommended Action: Adopt resolution approving the Last and Final Recognized Obligation Payment Schedule (ROPS) for the period July 1, 2027, to June 30, 2029.

Attachments:

1. Proposed Resolution - Last and Final ROPS

9. COMMISSIONERS REPORTS

10. EXECUTIVE DIRECTOR REPORTS

11. 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.

Araceli Sandoval, Deputy City Clerk

Dated: 8/28/26

CITY OF UKIAH
SUCCESSOR AGENCY TO THE UKIAH REDEVELOPMENT AGENCY MINUTES
Special Meeting
Virtual Link: <https://us06web.zoom.us/j/83075964263>
Ukiah, CA 95482
January 21, 2026
5:15 p.m.

1. ROLL CALL

Ukiah City Council as Successor Agency to the Ukiah Redevelopment Agency met at a Special Meeting on January 21, 2026, having been legally noticed on January 16, 2026. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/83075964263>. Vice Chair Orozco called the meeting to order at 6:45 p.m. Roll was taken with the following **Members Present:** Mari Rodin, Heather Criss, and Juan V. Orozco. **Members Absent by Prearrangement:** Douglas F. Crane and Susan Sher. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Araceli Sandoval, Deputy Secretary.

VICE CHAIR OROZCO PRESIDING.

2. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

Deputy Secretary, Araceli Sandoval, stated that no public was present.

3. APPEAL PROCESS

4. APPROVAL OF MINUTES

a. Approval of the Minutes for the January 15, 2025, Special Meeting.

Motion/Second: Rodin/Criss to approve the Minutes of January 15, 2025, a Special Meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, and Orozco. NOES: None. ABSENT: Crane and Sher. ABSTAIN: None.

5. CONSENT CALENDAR

6. PUBLIC HEARING

7. UNFINISHED BUSINESS

8. NEW BUSINESS

a. Review and Consider the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for July 1, 2026 through June 30, 2027.

Presenter: Olga Keough, Finance Controller.

Motion/Second: Rodin/Criss to adopt the Resolution (SA Reso 2026-01) 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, 2026 to June 30, 2027, pursuant to Health and Safety Code Section 34177(l) & 34177(m); and to adopt the Resolution (SA Reso 2026-02) 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, 2026 to June 30, 2027, pursuant to Health and Safety Code Section 34177(j). Motion **carried** by the following roll call votes: AYES: Rodin, Criss, and Orozco. NOES: None. ABSENT: Crane and Sher. ABSTAIN: None.

9. COMMISSIONERS REPORTS

10. EXECUTIVE DIRECTOR REPORTS

11. ADJOURNMENT

There being no further business, the meeting adjourned at 6:54 p.m.

Araceli Sandoval, Successor Agency Deputy Secretary

DRAFT



AGENDA SUMMARY REPORT

SUBJECT: Adoption of Resolution Approving the Last and Final Recognized Obligation Payment Schedule (ROPS) for the Period July 1, 2027, to June 30, 2029.

DEPARTMENT: Finance
PREPARED BY: Olga Keough, Controller, Dan Buffalo, Finance Director
PRESENTER:

ATTACHMENTS:

1. Proposed Resolution - Last and Final ROPS

Summary: The Successor Agency to the Ukiah Redevelopment Agency will consider adopting a resolution approving the Last and Final Recognized Obligation Payment Schedule (ROPS) for the period July 1, 2027 to June 30, 2029.

Background: Pursuant to Health and Safety Code Section 34172, added by ABx1 26 (the "Dissolution Act"), Redevelopment Agency of the City of Ukiah ("Agency") was dissolved as of February 1, 2012. The City of Ukiah ("RDA Successor Agency") is the Successor Agency to the Ukiah Redevelopment Agency. The Oversight Board is responsible for approving the actions of the RDA Successor Agency pursuant to Health and Safety Code Section 34179 and the 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 a Recognized Obligation Payment Schedule (ROPS) listing all the estimated payment amounts and due dates of payments required by enforceable obligations. The ROPS must be approved by the Oversight Board, and submitted to the County Auditor-Controller, the State Controller and the Department of Finance (DOF).

Pursuant to HSC section 34191.6 (a), beginning January 1, 2016, agencies that have received a Finding of Completion may submit a Last and Final ROPS if all the following conditions are met:

- The remaining debt is limited to payments pursuant to enforceable obligations with defined payment schedules including, but not limited to, debt service, loan agreements, and other contracts.
- All remaining obligations have been previously listed on the ROPS and approved for payment by the DOF, pursuant to subdivision (m) or (o) of Health and Safety Code section 34177.
- The agency is not a party to a pending litigation, except as specified in subdivision (a) (3) of Health and Safety Code Section 34191.6.

A Last and Final ROPS may be submitted to DOF at any time.

Discussion: The proposed Last and Final Recognized Obligation Payment Schedule (Last and Final ROPS) establishes the remaining enforceable obligations of the former Redevelopment Agency and the amounts necessary to satisfy those obligations through their final payment dates. Unlike the annual ROPS process, the Last and Final ROPS establishes the maximum amount of Redevelopment Property Tax Trust Fund (RPTTF) distributions to the Successor Agency for each remaining fiscal year until all approved obligations have been fully paid.

Health and Safety Code Section 34191.6 authorizes a successor agency that has received a Finding of Completion to submit a Last and Final ROPS when its remaining debt is limited to administrative costs and enforceable obligations with defined payment schedules, all remaining obligations have previously been listed on a ROPS and approved for payment by the California Department of Finance (DOF), and the successor agency is not a party to outstanding or unresolved litigation, except as otherwise provided by law. The RDA Successor Agency meets these requirements and is therefore eligible to submit a Last and Final ROPS.

The proposed Last and Final ROPS, included as Exhibit A to the proposed resolution (Attachment 1), identifies the remaining enforceable obligations and scheduled payments beginning with the July 2027 through June 2029 period and continuing, as applicable, through the final scheduled payment of each obligation. Approval of the Last and Final ROPS does not create new enforceable obligations; rather, it establishes the schedule and maximum amounts available to satisfy obligations that have previously been recognized and approved through the ROPS process.

Following approval by the Successor Agency, the Last and Final ROPS will be submitted to the Countywide Oversight Board for consideration. Upon approval by the Countywide Oversight Board, the Successor Agency will submit the Last and Final ROPS to DOF in accordance with Health and Safety Code Section 34191.6. At the same time, the Successor Agency is required to provide a copy to the County Administrative Officer and County Auditor-Controller and post the approved Last and Final ROPS on the Successor Agency's website.

A Last and Final ROPS may be submitted to DOF at any time. DOF has 100 days from receipt to review the schedule and issue its determination. An approved Last and Final ROPS becomes effective on the first day of the subsequent RPTTF distribution period. If DOF approval occurs less than 15 days before a property tax distribution date, the Last and Final ROPS will not become effective until the following RPTTF distribution period.

Once the Last and Final ROPS becomes effective, the Successor Agency will no longer prepare or submit annual ROPS. The County Auditor-Controller will continue to allocate RPTTF in accordance with the approved Last and Final ROPS, subject to the maximum amounts approved for each enforceable obligation and each remaining fiscal year. Any RPTTF remaining after payment of authorized obligations is distributed to the affected taxing entities in accordance with redevelopment dissolution law.

Although the Last and Final ROPS replaces the annual ROPS process, Health and Safety Code Section 34191.6 generally permits a successor agency to request up to two amendments to an approved Last and Final ROPS. Any such amendment must first be approved by the Countywide Oversight Board and subsequently reviewed and approved by DOF.

The Last and Final ROPS therefore represents an important final step in the redevelopment dissolution process. Once all enforceable obligations have been fully satisfied and the remaining statutory requirements have been completed, the Successor Agency may proceed toward formal dissolution in accordance with applicable law.

Staff requests the Successor Agency to the Ukiah Redevelopment Agency adopt the resolution approving the Last and Final Recognized Obligation Payment Schedule (ROPS) for the period July 1, 2027 to June 30, 2029.

Recommended Action: Adopt resolution approving the Last and Final Recognized Obligation Payment Schedule (ROPS) for the period July 1, 2027, to June 30, 2029.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

REVENUE: No GRANT: No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Sage Sangiacomo, City Manager, Kristine Lawler, City Clerk

STRATEGIC PLAN (SP): N/A

GENERAL PLAN ELEMENTS (GP): N/A



Approved:


Sage Sangiacomo, City Manager

SUCCESSOR AGENCY RESOLUTION NO.

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF UKIAH, APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.6

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 34191.6 (a), allows the RDA Successor Agency to prepare a last and final recognized obligation payment schedule (“Last and Final ROPS”), if all the following conditions are met:

1. The successor agency’s remaining debt is limited to payments pursuant to enforceable obligations with defined payment schedules including, but not limited to, debt service, loan agreements, and other contracts.
2. All remaining obligations have been previously listed on a Recognized Obligation Payment Schedule (ROPS) and approved for payment by the DOF, pursuant to subdivision (m) or (o) of Health and Safety Code section 34177.
3. The successor agency is not a party to pending litigation, except as specified in subdivision (a) (3) of Health and Safety Code Section 34191.6; and

WHEREAS, the RDA Successor Agency meets the above listed criteria and is eligible to file a Last and Final ROPS with the Department of Finance; and

WHEREAS, Health and Safety Code Section 34191.6 requires the Oversight Board to approve the Last and Final ROPS prior to submission to the Department of Finance; 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, 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 Last and Final 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 Last and Final ROPS. The Successor Agency hereby approves and adopts the Last and Final ROPS, in substantially the form attached to this Resolution as Exhibit A.

SECTION 4. Implementation and Transmittal of the Last and Final 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 for approval by the Oversight Board in accordance with Health and Safety Code Section 34191.6 and implementing the ROPS as the budget of the RDA Successor Agency. 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, and to post the 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 34191.6(c), approval of the Last and Final ROPS by the Oversight Board may be reviewed by the State of California Department of Finance for 100 days following submission of the Last and Final ROPS, and, therefore, the ROPS approved by the Countywide Oversight Board shall not be effective for one hundred (100) days following its submission to the 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 2nd day of September, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Susan Sher, Successor Agency Chair

ATTEST:

Kristine Lawler, Successor Agency Secretary

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

[Attached behind this page]

Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary
Filed for the July 1, 2027 through June 30, 2029 Period

Successor Agency: Ukiah
County: Mendocino
Initial ROPS Period: 27-28A
Final ROPS Period: 28-29B

Requested Funding for Enforceable Obligations		Total Outstanding Obligation
A	Enforceable Obligations Funded as Follows (B+C)	\$-
B	Bond Proceeds	-
C	Other Funds	-
D	Redevelopment Property Tax Trust Fund (RPTTF) (E+F)	\$1,244,299
E	RPTTF	869,299
F	Administrative RPTTF	375,000
G	Total Outstanding Obligations (A+D)	\$1,244,299

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

Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary by ROPS Period

July 1, 2027 through June 30, 2029

A Period July - December					
ROPS Period	Fund Sources				Six-Month Total
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	
	\$-	\$-	\$855,779	\$250,000	\$1,105,779
ROPS 27-28A	-	-	429,547	125,000	\$554,547
ROPS 28-29A	-	-	426,232	125,000	\$551,232

B Period January - June						Twelve-Month Total
ROPS Period	Fund Sources				Six-Month Total	
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF		
	\$-	\$-	\$13,520	\$125,000	\$138,520	\$1,244,299
ROPS 27-28B	-	-	13,520	125,000	\$138,520	\$693,067
ROPS 28-29B	-	-	-	-	\$-	\$551,232

Ukiah
Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail
July 1, 2027 through June 30, 2029
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation
								\$1,832,330
1	Protection of Successor Agency assets	Property Maintenance	02/01/2012	01/12/2025	Various	Maintenance of assets until disposition and asset disposition costs.	Eastside	184,327
8	Trustee services	Fees	05/02/2007	12/01/2029	BNY Mellon, Trustee	Trustee services for Tax allocation bonds	Eastside	23,401
9	Audit Services	Dissolution Audits	07/08/2009	12/01/2029	Van Lant and Fankhanel, LLP	Financial Audit (34177(n)) & Due Diligence Review Services (34179.5)	Eastside	9,800
12	Fiscal consulting	Professional Services	07/17/2008	12/01/2029	NHA Advisors	Financial analysis and advice	Eastside	30,000
15	Downtown Infrastructure improvement and the Perkins Railroad Depot redevelopment/Bond Indenture.	Improvement/ Infrastructure	03/08/2011	12/01/2029	Various	For the purpose of aiding in the redevelopment project in accordance with the indentures of trust, including: the Downtown Streetscape Project and the Redevelopment of the Perkins Railroad Depot Property.	Eastside	-
17	Successor Agency allowable administrative budget	Admin Costs	02/01/2012	12/01/2029	Successor Agency	Successor Agency allowable administrative budget	Eastside	750,000
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	06/20/2012	12/01/2029	City of Ukiah	For the purpose of the construction obligation for the development of infrastructure projects that will improve traffic, drainage, and utility services, necessary for the complete build-out of the Business Park.	Eastside	-
23	Agreement regarding Expenditure of Excess Bond Proceeds (2011 Housing Bonds)	Bonds Issued After 12/31/ 10	03/08/2011	08/01/2026	City of Ukiah	Transfer Successor Agency Housing Bond Proceeds to City of Ukiah	Eastside	-
24	Series 2019A Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	12/12/2019	12/01/2023	BNY Mellon Trust Company, N.A.	Refunding bonds	Eastside	-
25	Series 2019B Taxable Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	12/12/2019	12/01/2028	BNY Mellon Trust Company, N.A.	Refunding bonds	Eastside	834,802
26	Covenant Mandate - Six-Month Reserve	Reserves	12/12/2019	12/01/2028	Ukiah Redevelopment Successor Agency	Series 2019A and B bond indenture requirement	Eastside	-
28	Land Acquisition for low-mod income housing project	Bond Funded Project - Housing	03/09/2011	06/30/2023	City of Ukiah	Request for authorization to spend the remaining amount of the 2011 Series B housing bond proceeds		-

A	L	M	P	Q	T	U
	27-28A (Jul-Dec)		27-28B (Jan-Jun)		28-29A (Jul-Dec)	
Item #	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF
	\$429,547	\$125,000	\$13,520	\$125,000	\$426,232	\$125,000
1	7,500	-	7,500	-	7,500	-
8	2,000	-	-	-	2,000	-
9	4,000	-	-	-	4,000	-
12	-	-	-	-	-	-
15	-	-	-	-	-	-
17	-	-	-	-	-	-
22	-	-	-	-	-	-
23	-	-	-	-	412,732	-
24	-	-	-	-	-	-
25	416,047	-	6,020	-	-	-
26	-	-	-	-		
28	-	-	-	-		