



AGENDA
REGULAR MEETINGS
OF THE
ROCKLIN OVERSIGHT BOARD

January 16, 2018

TIME: 4:00 PM

PLACE: Council Chambers, 3970 Rocklin Road, Rocklin
www.rocklin.ca.us

AS A COURTESY TO ALL, PLEASE TURN OFF ALL CELL PHONES AND OTHER ELECTRONIC DEVICES DURING THE MEETING.

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public meeting and public hearing processes, including receiving notices, agendas, and other writings in appropriate alternative formats, please contact our office at (916) 625-5233 well in advance of the public meeting or public hearing you wish to attend so that we may make every reasonable effort to accommodate you.

- 1. MEETING CALL TO ORDER**
- 2. APPROVE MINUTES OF JUNE 19, 2017**
- 3. APPROVE THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 18-19 FOR THE 6 MONTH PERIOD JULY 1, 2018 - DECEMBER 31, 2018 AND FOR THE 6 MONTH PERIOD JANUARY 1, 2019 - JUNE 30, 2019**
- 4. APPROVE THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE PERIOD JANUARY 1, 2018 - JUNE 30, 2018**
- 5. PUBLIC COMMENTS**
- 6. FUTURE AGENDA ITEMS**
 - A. 6 MONTH ADMINISTRATIVE BUDGET JULY 1, 2018 - DECEMBER 31, 2018**
 - B. PROPERTY SALES**

Any writing related to an agenda item for the open session of this meeting distributed to the Rocklin Oversight Board, less than 72 hours before this meeting is available for inspection in the Economic & Community Development Dept., 1st floor of City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the Board meeting in the public access binder, located in the City Council Chambers, 2nd floor of City Hall, 3970 Rocklin Road, Rocklin.

7. NEXT BOARD MEETING

A. TBD

8. ADJOURNMENT



MINUTES
REGULAR MEETING OF THE
ROCKLIN OVERSIGHT BOARD

6/19/2017

TIME: 4:00 PM

PLACE: City Council Conference Room, 3970 Rocklin Road, Rocklin
www.rocklin.ca.us

1. Call to Order

The Rocklin Oversight Board meeting was called to order at 4:00 p.m. by Chair Jerry Mitchell. Board members present were Jerry Mitchell, Ricky Horst, Todd Lowell, Bob Sinclair, Scott Yuill, Jeff Foltz, and Jim Holmes. Staff members present were DeeAnne Gillick, Deputy City Attorney; Mary Rister, Finance Officer; Angela Doyle, Senior Accountant; and Rhona Wu, Secretary. Excused from the meeting were Kim Sarkovich, Assistant City Manager/CFO. Public members present at the meeting were Richard Taylor and Carol Zerbo.

2. Approve Minutes of January 18, 2017

Motion to approve the minutes of January 18, 2017 by Member Foltz, seconded by Member Yuill. Passed by the following vote:

Ayes:	Members: Mitchell, Halldin, Foltz, Horst, Yuill
Noes:	Members: None
Absent:	Members: Lowell
Abstain:	Members: Sinclair

3. Approve the Resolution of the Rocklin Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Rocklin Approving the Successor Agency Administrative Budget for the Period July 1, 2017 – December 31, 2017

Motion to approve the Resolution of the Rocklin Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Rocklin Approving the Successor Agency Administrative Budget for the Period July 1, 2017 – December 31, 2017 by Member Holmes and seconded by Member Lowell.

Ayes:	Members: Mitchell, Foltz, Sinclair, Horst, Yuill, Lowell, Holmes
Noes:	Members: None
Absent:	Member: None
Abstain:	Members: None

4. Approve the Resolution of the Rocklin Oversight Board Approving and Directing the Successor Agency to the Redevelopment Agency of the City of Rocklin to sell former Redevelopment Agency Property (Big Gun Site)

Motion to approve the resolution of the Rocklin Oversight Board approving and directing the Successor Agency to the Redevelopment Agency of the City of Rocklin to sell former Redevelopment Agency property (Big Gun Site) by Member Lowell and seconded by Member Foltz.

Ayes: Members: Mitchell, Foltz, Sinclair, Horst, Yuill, Lowell, Holmes

Noes: Members: None

Absent: Member: None

Abstain: Members: None

Approve the Resolution of the Rocklin Oversight Board Approving and Directing the Successor Agency to the Redevelopment Agency of the City of Rocklin to sell former Redevelopment Agency Property (Rocklin Road/Pacific Street Site)

Motion to approve the resolution of the Rocklin Oversight Board approving and directing the Successor Agency to the Redevelopment Agency of the City of Rocklin to sell former Redevelopment Agency property (Rocklin Road/Pacific Street Site) by Member Holmes and seconded by Member Sinclair.

Ayes: Members: Mitchell, Foltz, Sinclair, Horst, Yuill, Lowell, Holmes

Noes: Members: None

Absent: Member: None

Abstain: Members: None

5. Approve the Resolution of the Rocklin Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Rocklin approving the termination of Ground Lease for Former Redevelopment Agency Property

Motion to approve the Resolution of the Rocklin Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Rocklin approving the termination of Ground Lease for Former Redevelopment Agency Property by Member Holmes and seconded by Member Yuill.

6. Public Comments

Two members of the public introduced themselves as new owners of an antique organ business on Rocklin/Pacific.

7. Future Agenda Items

- 6-month Administrative Budget January 1, 2018 – June 30, 2018
- ROPS 18-19 for the 6-month period July 1, 2018 – December 31, 2018
- ROPS 18-19 for the 6-month period January 1, 2019 – June 30, 2019
- Property Sale at Pine and Oak

Rocklin Oversight Board Meeting
Minutes of 06/19/2017
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8. Next Oversight Board Meeting
TBD

9. Adjournment
4:30 PM

Jerry Mitchell, Chair

Rhona Wu, Secretary

RESOLUTION NO. 2018-XX OB

RESOLUTION OF THE ROCKLIN OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY
TO THE REDEVELOPMENT AGENCY OF THE CITY OF ROCKLIN
APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 18-19
FOR THE 6 MONTH PERIOD JULY 1, 2018 – DECEMBER 31, 2018 AND
FOR THE 6 MONTH PERIOD JANUARY 1, 2019 – JUNE 30, 2019

WHEREAS, Health and Safety Code (HSC) Section 34177(j) (1) requires a Successor Agency to prepare a Recognized Obligation Payment Schedule (ROPS) before each 6 month fiscal period to include the nature, amount, and source(s) of payment of all enforceable obligations of a dissolved redevelopment agency; and

WHEREAS, HSC section 34177 (o) (1), , requires agencies to submit an Oversight Board approved annual ROPS to the Department of Finance and the County Auditor Controller by February 1, 2016 and each February 1 thereafter.

WHEREAS, Staff of the City of Rocklin Acting as Successor Agency for the dissolved Rocklin Redevelopment Agency have prepared a Recognized Obligation Payment Schedule 18-19 which represents the 6 month period July 1, 2018, through December 31, 2018 and the 6 month period January 1, 2019 through June 30, 2019; and

WHEREAS, HSC Section 34180 (g) requires the Oversight Board of the Successor Agency to approve the Recognized Obligation Payment Schedule prepared by the Successor Agency;

NOW THEREFORE, the Rocklin Oversight Board resolves as follows:

Section 1. The Rocklin Oversight Board hereby approves the Recognized Obligation Payment Schedule 18-19 which represents the 6 month period July 1, 2018, through December 31, 2018 and the 6 month period January 1, 2019 through June 30, 2019, attached hereto as Exhibit A and incorporated herein by this reference.

PASSED AND ADOPTED this 16th day of January, 2018 by the following vote:

AYES: Members:

NOES: Members:

ABSENT: Member:

ABSTAIN: Members:

Jerry Mitchell, Chair

ATTEST:

Rhona Wu, Secretary

EXHIBIT A

Recognized Obligation Payment Schedule (ROPS 18-19) - Summary

Filed for the July 1, 2018 through June 30, 2019 Period

Successor Agency:

Rocklin

County:

Placer

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		18-19A Total (July - December)	18-19B Total (January - June)	ROPS 18-19 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 725,000	\$ -	\$ 725,000
B	Bond Proceeds	-	-	-
C	Reserve Balance	725,000	-	725,000
D	Other Funds	-	-	-
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 1,236,400	\$ 1,885,173	\$ 3,121,573
F	RPTTF	1,111,400	1,760,173	2,871,573
G	Administrative RPTTF	125,000	125,000	250,000
H	Current Period Enforceable Obligations (A+E):	\$ 1,961,400	\$ 1,885,173	\$ 3,846,573

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

EXHIBIT A

Rocklin Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail

July 1, 2018 through June 30, 2019

(Report Amounts in Whole Dollars)

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/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 18-19 Total	18-19A (July - December)					18-19A Total	18-19B (January - June)					18-19B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$ 41,383,431		\$ 3,846,573	\$ -	\$ 725,000	\$ -	\$1,111,400	\$ 125,000	\$ 1,961,400	\$ -	\$ -	\$ -	\$ 1,760,173	\$ 125,000	\$ 1,885,173
1	2002 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	1/8/2002	9/1/2032	Union Bank	Bonds issued to fund non-housing projects		2,652,977	N	\$ 185,700		139,024				\$ 139,024				46,676		\$ 46,676
2	2005 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	6/28/2005	9/1/2035	Union Bank	Bonds issued to fund non-housing projects		13,676,688	N	\$ 585,676		394,838				\$ 394,838				190,838		\$ 190,838
3	2007 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	2/13/2007	9/1/2037	Union Bank	Bonds issued to fund non-housing projects		18,259,485	N	\$ 1,018,332		191,138		570,478		\$ 761,616				256,716		\$ 256,716
4	Granite Drive Library Loan	City/County Loan (Prior 06/28/11), Cash exchange	1/25/2011	6/30/2017	City of Rocklin	Finance purchase of Library Building	Original	1,214,284	N	\$ 769,978				384,989		\$ 384,989				384,989		\$ 384,989
10	Low Mod Fund Loan	SERAF/ERAF	5/11/2010	6/30/2015	RDA Low-Mod Fund	Loan to pay 2010 SERAF		-	N	\$ -				-		\$ -						\$ -
13	Audit fee (continued operations)	Admin Costs	2/8/2011	6/30/2015	Chavan & Associates, LLP	Audit and financial statements - Bonds		134,485	N	\$ 2,200				2,200		\$ 2,200						\$ -
14	Arbitrage (continued operations)	Fees	3/28/2006	6/30/2014	Willdan	Arbitrage calculations - Bonds		26,500	N	\$ -				-		\$ -						\$ -
15	Bank fees (continued operations)	Fees	1/1/2014	6/30/2014	Union Bank	Cash with Fiscal Agent - Bonds (1/08/02 - 6/28/05 - 2/13/07)		117,825	N	\$ 8,500				2,500		\$ 2,500				6,000		\$ 6,000
16	Property Maint (continued operations)	Property Maintenance	1/1/2014	6/30/2014	City of Rocklin	Property Maintenance Costs	Original	5,000	N	\$ 5,000				2,500		\$ 2,500				2,500		\$ 2,500
19	Successor Agency Costs (continued operations)	Admin Costs	1/1/2014	6/30/2014	City of Rocklin	Support/Admin for Successor Agency		5,000,000	N	\$ 250,000					125,000	\$ 125,000					125,000	\$ 125,000
43	Placer County Loan Agreement	Third-Party Loans	1/1/2014	12/2/2018	Placer County	Bond Agreement Loan		296,187	N	\$ 296,187				148,733		\$ 148,733				147,454		\$ 147,454
44	2002 Bonds Pmt. Reserve	Reserves	1/8/2002	9/1/2032	Union Bank	Bonds issued to fund non-housing projects			N	\$ 80,000						\$ -				80,000		\$ 80,000
45	2005 Bonds Pmt. Reserve	Reserves	6/28/2005	9/1/2035	Union Bank	Bonds issued to fund non-housing projects			N	\$ 180,000						\$ -				180,000		\$ 180,000
46	2007 Bonds Pmt. Reserve	Reserves	2/13/2007	9/1/2037	Union Bank	Bonds issued to fund non-housing projects			N	\$ 465,000						\$ -				465,000		\$ 465,000
50									N	\$ -						\$ -						\$ -
51									N	\$ -						\$ -						\$ -
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74									N	\$ -						\$ -						\$ -
75									N	\$ -						\$ -						\$ -

Packet Data

EXHIBIT A

Rocklin Recognized Obligation Payment Schedule (ROPS 18-19) - Report of Cash Balances July 1, 2015 through June 30, 2016 (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. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#)

A	B	C	D	E	F	G	H	I
	Cash Balance Information for ROPS 15-16 Actuals (07/01/15 - 06/30/16)	Fund Sources						Comments
		Bond Proceeds		Reserve Balance		Other	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/15)	3,438,102			785,000	1,213	36,496	
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16 total distribution from the County Auditor-Controller during January 2016 and June 2016.	5,342				33,625	2,642,285	
3	Expenditures for ROPS 15-16 Enforceable Obligations (Actual 06/30/16)	1,630,918			785,000	30,306	1,913,429	
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	1,812,526					725,000	
5	ROPS 15-16 RPTTF Balances Remaining	No entry required						
6	Ending Actual Available Cash Balance (06/30/16) C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ 4,532	\$ 40,352	

RESOLUTION NO. 2018- XX OB

RESOLUTION OF THE OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY
TO THE REDEVELOPMENT AGENCY OF THE CITY OF ROCKLIN
APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET
FOR THE PERIOD JANUARY 1, 2018 – JUNE 30, 2018

WHEREAS, Health and Safety Code (HSC) Section 34177(j) requires a Successor Agency to prepare an Administrative Budget; and

WHEREAS, The budget must include, estimated amounts for administrative costs for the upcoming six-month period, proposed sources for payment of those costs, and any proposals for arrangements for administrative and operations services provided by a city, county, or other entity; and

WHEREAS, An Administrative Budget for the period of January 1, 2018 – June 30, 2018 has been prepared; and

WHEREAS, HSC Section 34177(j) requires the Successor Agency to submit the Administrative Budget to the Oversight Board for approval;

NOW THEREFORE, the Rocklin Oversight Board does resolve as follows:

Section 1. The Rocklin Oversight Board hereby approves the Successor Agency Administrative Budget for the period of January 1, 2018 – June 30, 2018, attached hereto as Exhibit A and incorporated herein by this reference.

PASSED AND ADOPTED this 16th day of January, 2018, by the following vote:

AYES: Members:

NOES: Members:

ABSENT: Members:

ABSTAIN: Members:

Jerry Mitchell, Chair

ATTEST:

Rhona Wu, Secretary

Exhibit A

**Successor Agency
Administrative Budget
January 1, 2018 to June 30, 2018**

Activity	6-Month Budget*
Staff Costs	\$ 97,500
Indirect Costs	27,500
Total	<u>\$ 125,000</u>

* amounts are estimated

Successor Agency administration services are provided by the City of Rocklin.

Staff Costs consist of salary and benefits, including pension and Other Post Employment Benefits (OPEB), for employees that directly perform services for the Successor Agency. Services provided by staff include accounting and audit functions, management of the long range property management plan, management of bond proceeds, report preparation including ROPS, budgets, agendas and correspondence, contract management, legislation, legal services, Oversight Board support, and document management.

The Indirect Costs consist of items such as supplies, equipment and building usage, utilities, insurance, payroll, employee training and information technologies. Following the City of Rocklin's Indirect Cost Allocation guidelines, an indirect cost rate of 10% was used. To calculate indirect costs, the indirect cost rate was applied to the fiscal year 2017/2018 Successor Agency expenditures (after removing amounts for bond debt service payments and amounts set aside for reserves).

Total administrative services costs for the period are estimated at \$125,000.

Per Health and Safety Code Section 34171(b)(3), commencing July 1, 2016, and for each fiscal year thereafter, the administrative cost allowance shall be up to 3% of the actual property tax distributed to the successor agency by the county auditor-controller in the proceeding fiscal year for payment of approved enforceable obligations, reduced by the successor agency's administrative cost allowance and loan repayments made to the city, county, or city and county that created the redevelopment agency that it succeeded pursuant to subdivision (b) of Section 34191.4 during the proceeding fiscal year. However the amount shall not be less than \$250,000 in any fiscal year, unless the the amount is reduced by the oversight board or by agreement between the successor agency and the department. For fiscal year 2017/2018 the 3% allowance is estimated at \$85,001, therefore the minimum administrative cost allowance for the fiscal year is \$250,000 and for the current six-month budget period the administrative cost allowance is \$125,000.

As authorized pursuant to Health and Safety Code Section 34183(a)(3), the proposed source of payment for the administrative cost allowance is the Redevelopment Property Tax Trust Fund established and maintained by the County Auditor-Controller pursuant to Health and Safety Code Section 34170.5(b).