



**CITY OF ATASCADERO CITY COUNCIL IN
THE CAPACITY OF SUCCESSOR AGENCY
TO THE COMMUNITY REDEVELOPMENT
AGENCY OF ATASCADERO FOR
REDEVELOPMENT AND HOUSING
PURPOSES¹**

AGENDA

**Tuesday, January 8, 2019
(Immediately following the conclusion
of the City Council Regular Session)**

**City Hall Council Chambers, 4th floor
6500 Palma Avenue
Atascadero, California
(Enter from Lewis Avenue)**

REGULAR SESSION – CALL TO ORDER:

**Immediately following
the conclusion of the City
Council Regular Session**

ROLL CALL:

Mayor Moreno
Mayor Pro Tem Bourbeau
Council Member Fonzi
Council Member Funk
Council Member Newsom

APPROVAL OF AGENDA: Roll Call

A. CONSENT CALENDAR:

1. Successor Agency Draft Minutes – May 8, 2018

- Recommendation: Council, in the capacity of the Successor Agency to the Community Redevelopment Agency of Atascadero, approve the Successor Agency Draft Action Minutes of May 8, 2018. [City Clerk]

¹ On January 10, 2012, the Atascadero City Council adopted Resolution No. 2012-002, electing to serve as the successor to the Community Redevelopment Agency of Atascadero for redevelopment purposes, and also elected to retain the housing assets and functions previously performed by the Community Redevelopment Agency of Atascadero.

COMMUNITY FORUM: (This portion of the meeting is reserved for persons wanting to address the Board on any matter not on this agenda and over which the Board has jurisdiction. Speakers are limited to three minutes. Please state your name and address for the record before making your presentation. The Board may take action to direct the staff to place a matter of business on a future agenda. A maximum of 30 minutes will be allowed for Community Forum, unless changed by the Board.)

B. PUBLIC HEARINGS: None.

C. MANAGEMENT REPORTS:

1. **Approval of Recognized Obligation Payment Schedule 19-20 July 1, 2019 - June 30, 2020**
 - Fiscal Impact: None.
 - Recommendation: Successor Agency Board approve the Draft Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2019 through June 30, 2020 (ROPS 19-20) pursuant to Health and Safety Code. [Administrative Services]

BOARD ANNOUNCEMENTS AND REPORTS: (On their own initiative, the Board Members may make a brief announcement or a brief report on their own activities. Board Members may ask a question for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda. The Board may take action on items listed on the Agenda.)

D. ADJOURN



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DRAFT MINUTES

**Tuesday, May 8, 2018
(Immediately following the conclusion
of the City Council Regular Session)**

**City Hall Council Chambers, 4th floor
6500 Palma Avenue
Atascadero, California
(Enter from Lewis Avenue)**

REGULAR SESSION – CALL TO ORDER:

**Immediately following
the conclusion of the City
Council Regular Session**

Mayor O'Malley called the meeting to order at 9:20 p.m.

ROLL CALL:

Present: Council Members Bourbeau, Moreno, Sturtevant, Mayor Pro Tem Fonzi and Mayor O'Malley

Absent: None

Staff Present: City Manager Rachelle Rickard, Administrative Services Director Jeri Rangel, Public Works Director Nick Debar, Police Chief Jerel Haley, Community Development Director Phil Dunsmore, Fire Chief Casey Bryson, City Attorney Brian Pierik, Deputy City Manager/City Clerk Lara Christensen

¹ On January 10, 2012, the Atascadero City Council adopted Resolution No. 2012-002, electing to serve as the successor to the Community Redevelopment Agency of Atascadero for redevelopment purposes, and also elected to retain the housing assets and functions previously performed by the Community Redevelopment Agency of Atascadero.

APPROVAL OF AGENDA:

MOTION: By Council Member Bourbeau and seconded by Council Member Sturtevant to approve the agenda.
Motion passed 5:0 by a roll-call vote.

A. CONSENT CALENDAR:

1. Successor Agency Draft Minutes – January 9, 2018

- Recommendation: Council, in the capacity of the Successor Agency to the Community Redevelopment Agency of Atascadero, approve the Successor Agency Draft Action Minutes of January 9, 2018. [City Clerk]

MOTION: By Council Member Moreno and seconded by Mayor Pro Tem Fonzi to approve the Consent Calendar.
Motion passed 5:0 by a roll-call vote.

COMMUNITY FORUM:

The following citizens spoke during Community Forum: None.

Mayor O'Malley closed the COMMUNITY FORUM period.

B. PUBLIC HEARINGS: None.

C. MANAGEMENT REPORTS:

1. Agreement Authorizing the Repayment of Loans Made to the Redevelopment Agency from the City

- Fiscal Impact: This action by the Successor Agency will provide repayment to the City in the amount of \$180,000 in Fiscal Year 2019-20.
- Recommendation: Successor Agency adopt Resolution approving an "Agreement Regarding Reinstatement of Loans," between the Successor Agency to the Redevelopment Agency of the City of Atascadero and the City of Atascadero authorizing the repayment of loans made from the City to the Redevelopment Agency and, following approval by the Oversight Board to the Successor Agency, direct the City Manager to execute the agreement. [Administrative Services]

Administrative Services Director Rangel gave the presentation and answered questions from the Council.

PUBLIC COMMENT:

The following citizens spoke on this item: None.

Mayor O'Malley closed the Public Comment period.

MOTION: By Mayor Pro Tem Fonzi and seconded by Council Member Moreno to adopt Resolution No. SA2018-002 approving an “Agreement Regarding Reinstatement of Loans,” between the Successor Agency to the Redevelopment Agency of the City of Atascadero and the City of Atascadero authorizing the repayment of loans made from the City to the Redevelopment Agency and, following approval by the Oversight Board to the Successor Agency, direct the City Manager to execute the agreement.
Motion passed 5:0 by a roll-call vote.

BOARD ANNOUNCEMENTS AND REPORTS: None.

D. ADJOURN

Mayor O'Malley adjourned the meeting at 9:25 p.m.

MINUTES PREPARED BY:

Lara K. Christensen
Deputy City Manager / City Clerk

APPROVED:



Successor Agency to the Community Redevelopment Agency of Atascadero

Staff Report – Administrative Services

Approval of Recognized Obligation Payment Schedule 19-20 July 1, 2019 - June 30, 2020

RECOMMENDATION:

Successor Agency Board approve the Draft Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2019 through June 30, 2020 (ROPS 19-20) pursuant to Health and Safety Code.

DISCUSSION:

On December 29, 2011, the California Supreme Court delivered its decision in the California Redevelopment Association v. Matosantos case. The decision upheld AB1x 26, the Dissolution Act, and found AB1x 27, the Alternative Redevelopment Program Act, unconstitutional. AB1x 26 dissolved the Redevelopment Agency as of February 1, 2012, the new dissolution date established by the Supreme Court. On January 10, 2012 the City of Atascadero elected to become the Successor Agency to the Community Redevelopment Agency of Atascadero. AB 1484 was signed by the Governor on June 27, 2012 and further changed the process for dissolving redevelopment agencies.

Pursuant to Health and Safety Code (HSC) section 34177(o)(1), commencing with the ROPS covering the period July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an oversight board approved annual ROPS to the Department of Finance (DOF) and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter. The Successor Agency must report all expected obligations for the one year period starting the following July. The attached ROPS covers the period of July 1, 2019 through June 30, 2020, and is referred to as ROPS 19-20.

In accordance with redevelopment dissolution law, in May of 2018, the Successor Agency approved beginning re-payments to the City of Atascadero for amounts originally loaned from the City to the Redevelopment Agency. The loans totaling \$1,375,174.54 were for start-up costs for the Redevelopment Agency and an early

redevelopment project which caused the re-location of an adult oriented business from the downtown. The loan re-payment schedule approved by the Successor Agency and Oversight Board calls for debt service payments beginning in July of 2019. The Department of Finance did end up rejecting the loan repayment agreement, however the re-payments are included on the proposed ROPS. The repayments must be included on a ROPS, then rejected by DOF in order for the Successor Agency to participate in the meet and confer process. The meet and confer process would allow Successor Agency representatives to meet with DOF representatives to discuss the loan agreement.

Given the expected level of maintenance and close-out activities, the Agency is requesting only \$31,680 in Administrative Allowance for fiscal year 2019-2020.

The Draft ROPS 19-20 estimates that \$1,931,959 in Redevelopment Property Tax Trust Fund (RPTTF) funding will be needed for the July 1, 2019 through June 30, 2020 period.

Once approved by the Successor Agency Board, the ROPS 19-20 will be submitted for approval to the Countywide Oversight Board. Once approved by the Countywide Oversight Board, it will be submitted to the County Auditor-Controller, the State Controller, and the DOF. The DOF will have until April 15th to review the ROPS and to object to items that do not meet the definition of an Enforceable Obligation.

FISCAL IMPACT:

None for this action. The purpose of approving the Draft Recognized Obligation Schedules is to ensure that the City acting as Successor Agency will be able to make certain payments for obligations of the former RDA.

ATTACHMENT:

Draft Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2019 through June 30, 2020

Recognized Obligation Payment Schedule (ROPS 19-20) - Summary
Filed for the July 1, 2019 through June 30, 2020 Period

Successor Agency: Atascadero
County: San Luis Obispo

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		19-20A Total (July - December)	19-20B Total (January - June)	ROPS 19-20 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 722,426	\$ 216,404	\$ 938,830
B	Bond Proceeds	-	-	-
C	Reserve Balance	722,426	216,404	938,830
D	Other Funds	-	-	-
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 842,679	\$ 1,089,280	\$ 1,931,959
F	RPTTF	826,839	1,073,440	1,900,279
G	Administrative RPTTF	15,840	15,840	31,680
H	Current Period Enforceable Obligations (A+E):	\$ 1,565,105	\$ 1,305,684	\$ 2,870,789

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

Atascadero Recognized Obligation Payment Schedule (ROPS 19-20) - ROPS Detail																						
July 1, 2019 through June 30, 2020																						
(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 19-20 Total	19-20A (July - December)				19-20A Total	19-20B (January - June)				19-20B Total		
											Fund Sources					Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF		Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds		RPTTF	Admin RPTTF
								\$ 45,100,022		\$ 2,870,789	\$ 0	\$ 722,426	\$ 0	\$ 826,839	\$ 15,840	\$ 1,565,105	\$ 0	\$ 216,404	\$ 0	\$ 1,073,440	\$ 15,840	\$ 1,305,684
2	2010 Reimbursement/ Bond Financing agreement with City of Atascadero	Bonds Issued On or Before 12/31/10	9/1/2010	10/1/2040	City of Atascadero (then City of Atascadero (then passed through to BNY)	Debt Service on 2010 Bonds	Atascadero #1	27,176,231	N	\$ 971,538		97,022		515,935		\$ 612,957				358,581		\$ 358,581
								101,580	N	\$ 5,250				2,250		\$ 2,250				3,000		\$ 3,000
3	2004/2005 Redevelopment Bonds	Bonds Issued On or Before 12/31/10	11/1/2004	9/1/2034	Bank of New York Mellon	Debt Service on 2004/2005 Bonds	Atascadero #1	14,208,545	N	\$ 1,680,071		625,404		216,404		\$ 841,808		216,404		621,859		\$ 838,263
5	2004/2005 Redevelopment Bonds	Bonds Issued On or Before 12/31/10	11/1/2004	9/1/2034	Bank of New York Mellon	Trustee services for the life of the 2004/2005 Bonds	Atascadero #1	58,175	N	\$ 2,250				2,250		\$ 2,250						\$ -
6	City Loan #1 entered into in 1998	City/County Loan (Prior 06/28/11), Cash exchange	11/1/1998	1/1/2099	City of Atascadero	Loan for Start-up costs	Atascadero #1	255,037	N	\$ 20,312				10,156		\$ 10,156				10,156		\$ 10,156
7	City Loan #2 entered into in 2001	City/County Loan (Prior 06/28/11), Cash exchange	6/28/2001	1/1/2099	City of Atascadero	Revolving Loan	Atascadero #1	821,776	N	\$ 65,446				32,723		\$ 32,723				32,723		\$ 32,723
8	City Loan #3 entered into in 2002	City/County Loan (Prior 06/28/11), Cash exchange	6/12/2002	1/1/2099	City of Atascadero	Loan for purchase of building housing an adult store	Atascadero #1	1,183,358	N	\$ 94,242				47,121		\$ 47,121				47,121		\$ 47,121
10	Administration Allowance	Admin Costs	1/1/2014	6/30/2014	City of Atascadero	Administrative expenses for successor agency in accordance with AB1X26 through June 2016 including - office expense, postage, legal notices, computer costs, phone costs, operations, professional development, direct staff time, general overhead	Atascadero #1	1,293,320	N	\$ 31,680					15,840	\$ 15,840					15,840	\$ 15,840
11	Colony Square Conditions, Covenants and Restrictions	Property Maintenance	6/10/2008	1/1/2099	Colony Square, LLC	Contract for required participation in maintenance of common areas for Colony Square (estimated cost is listed for 3 years, however required as long as RDA owns the lot)	Atascadero #1		N	\$ -						\$ -						\$ -
12	Maintenance of Creekside Building	Property Maintenance	2/23/2010	1/1/2099	Various vendors	Maintenance of Creekside Building	Atascadero #1		N	\$ -						\$ -						\$ -
123	Sale of Creekside Building	Property Dispositions	1/1/2014	1/1/2099	Unknown	Costs associated with marketing and sale of Creekside Building in accordance with PMP	Atascadero #1		N	\$ -						\$ -						\$ -
124	Historic City Hall Earthquake Repair/Rehab Project	Improvement/Infrastructure	1/1/2014	1/1/2099	FEMA	FEMA grant adjustments	Atascadero #1		Y	\$ -						\$ -						\$ -
125	Historic City Hall Earthquake Repair/Rehab Project	Improvement/Infrastructure	1/1/2014	1/1/2099	CalOES	Cal OES grant adjustments	Atascadero #1		Y	\$ -						\$ -						\$ -
126	Demolition of RDA portable building	Property Dispositions	1/1/2099	1/1/2099	Unknown	Demolition of RDA portable building	Atascadero #1		N	\$ -						\$ -						\$ -
127	Lease for former Chamber building	Property Maintenance	5/1/2009	1/1/2099	City of Atascadero	Lease of Land that RDA portable sits on	Atascadero #1		N	\$ -						\$ -						\$ -
128	Historic City Hall Earthquake Repair/Rehab Project	Bonds Issued On or Before 12/31/10	1/1/2099	1/1/2099	Unknown	Historic City Hall Earthquake Repair/Rehab Project: Exterior Lighting Package	Atascadero #1		Y	\$ -						\$ -						\$ -
129	Master Agreement with City	Bond Funded Project – Pre-2011	1/1/2099	1/1/2099	City of Atascadero	Remaining Bond Funds including activity related to Historic City Hall Earthquake Repair/Rehab			Y	\$ -						\$ -						\$ -
130	Maintenance of former Chamber Building	Property Maintenance	5/1/2009	1/1/2099	Various vendors	Securing/repairing building from vagrants and graffiti			Y	\$ -						\$ -						\$ -
131	Historic City Hall Earthquake Repair/Rehab Project	Bonds Issued On or Before 12/31/10	12/22/2003	6/30/2014	Various vendors	Historic City Hall Earthquake Repair/Rehab Project: FEMA determination of eligible costs reclassification from "Other" invoices to "Bond Proceeds"			Y	\$ -						\$ -						\$ -
132	2010 Reimbursement/ Bond Financing agreement with City of Atascadero1	Bonds Issued On or Before 12/31/10	11/1/2015	6/30/2017	Wildan Financial	Arbitrage calculation required by bond covenants			Y	\$ -						\$ -						\$ -

Atascadero Recognized Obligation Payment Schedule (ROPS 19-20) - Report of Cash Balances
July 1, 2016 through June 30, 2017
(Report Amounts in Whole Dollars)

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
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	
	ROPS 16-17 Cash Balances (07/01/16 - 06/30/17)						Comments
1	Beginning Available Cash Balance (Actual 07/01/16) RPTTF amount should exclude "A" period distribution amount						
		879,467		1,244,003		12,451	
2	Revenue/Income (Actual 06/30/17) RPTTF amount should tie to the ROPS 16-17 total distribution from the County Auditor-Controller						
		6,372			24,107	2,156,895	
3	Expenditures for ROPS 16-17 Enforceable Obligations (Actual 06/30/17)						Column C = Change in Cash with Fiscal Agent Balance Column G = RPTTF Expend + Admin Expend + Reserve Expend - Transfer to 2004/2005 Reserve (Line 3 of PPA) Ties to PPA
		26,319		8,617		2,077,283	
4	Retention of Available Cash Balance (Actual 06/30/17) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
		859,520		1,235,386	12,295	6,853	
5	ROPS 16-17 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 16-17 PPA form submitted to the CAC	No entry required					
6	Ending Actual Available Cash Balance (06/30/17) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)						
		\$ 0	\$ 0	\$ 0	\$ 11,812	\$ 85,210	