

Agenda Item No:

8 a.

Meeting Date: June 18, 2012

### SAN RAFAEL CITY COUNCIL AGENDA REPORT

**Department: City Manager** 

Prepared by: Stephanie Lovette St

**Economic Development Manger** 

City Manager Approval Muche

SUBJECT: RESOLUTION OF THE SAN RAFAEL CITY COUNCIL, ACTING AS THE SUCCESSOR TO THE SAN RAFAEL REDEVELOPMENT AGENCY, APPROVING AN AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF AUGUST –DECEMBER 2011 AND APPROVING A SECOND AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JANUARY-JUNE 2012

**RECOMMENDATION:** Adopt a resolution of the City Council, in the capacity as governing board of the successor agency to the former Redevelopment Agency: (1) approving an Amended Enforceable Obligation Payment Schedule for the period of August-December 2011; (2) approving the Second Amended Recognized Obligation Payment Schedule for the period of January-June 2012 and authorizing the City Manager to take such actions and execute such other documents as are appropriate to effectuate the intent of the resolution.

**OVERVIEW:** The California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law. The California Supreme Court in its decision in *California Redevelopment Association v. Matosantos*, issued December 29, 2011 (the "Supreme Court Decision"), declared the Dissolution Act to be constitutional. Under the Dissolution Act, all California redevelopment agencies were dissolved effective February 1, 2012, and various actions are now required by successor agencies to unwind the affairs of all former redevelopment agencies.

**BACKGROUND:** On January 3, 2012 the City Council of the City of San Rafael (the "City Council") adopted a resolution accepting for the City the role of successor agency (the "Successor Agency") to the Redevelopment Agency of the City of San Rafael (the "Redevelopment Agency"). An oversight board (the "Oversight Board"), consisting of members representing the County, the City, and various education and special districts, was formed to approve and direct certain actions of the City as Successor Agency. The actions of the Oversight Board must be approved by the California Department of Finance.

	FOR CITY CLERK ONLY
File No.:	
Council Meeting:	
Disposition:	

On January 30, 2012, the Redevelopment Agency Board, in accordance with the Dissolution Act, adopted an amended Enforceable Obligations Payment Schedule (the "EOPS") listing all of the Redevelopment Agency's enforceable obligations for payments required to be made by the Redevelopment Agency through June 30, 2012.

The City as Successor Agency adopted an Amended EOPS on March 5, 2012. The Successor Agency also adopted the first Recognized Obligation Payment Schedule ("the First ROPS") and an administrative budget for the period of January-June 2012 on the same date.

Agency staff also prepared the second Recognized Obligation Payment Schedule and an administrative budget for the period of July-December 2012 (the "Second ROPS").

The Oversight Board met on May 9, 2012 and approved certain items on the First ROPS, the Second ROPS and the administrative budgets for January-June and July-December 2012. The partially approved First and Second ROPS and the administrative budgets were also approved by the California Department of Finance.

**DISCUSSION:** The EOPS has been superseded by the ROPS. At this time, the Agency may only fund transactions that are listed on the ROPS and approved by the Oversight Board and the Department of Finance.

The County and the State are in the process of auditing all former redevelopment agencies for financial transactions that occurred prior to the adoption of the ROPS and assessing those transactions against the EOPS that were prepared in August 2011 and January 2011. Staff has been advised to update the EOPS' to include the month of January and to list specific payees for certain items that were listed categorically. These changes are reflected in the Amended EOPS'. The total obligations shown on the Amended EOPS' does not exceed the obligations listed on the previous EOPS'.

**FISCAL IMPACT:** Approval of the Amended EOPS' will provide a better facilitate the ability of the City as Successor Agency to verify the payments that were made on enforceable obligations in the month of January 2012.

### **OPTIONS:**

- Adopt the Resolution
- Modify the Resolution
- Request further information
- Reject the staff recommendation

ACTION REQUIRED: Staff recommends that the Council adopt the Resolution.

### **ATTACHMENTS:**

Attachment A – Amended Enforceable Obligation Payment Schedule for the period of August-December 2011

Attachment B - Amended Enforceable Obligation Payment Schedule for the period of January-June 2012

RESOI	LUTION	NO.

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL, ACTING
AS THE SUCCESSOR TO THE SAN RAFAEL
REDEVELOPMENT AGENCY, APPROVING AN AMENDED
ENFORCEABLE OBLIGATION PAYMENT SCHEDULE FOR
THE PERIOD OF AUGUST –DECEMBER 2011 AND APPROVING
A SECOND AMENDED ENFORCEABLE OBLIGATION
PAYMENT SCHEDULE FOR THE PERIOD OF JANUARY-JUNE
2012

WHEREAS, pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.; the "Redevelopment Law"), the City Council (the "City Council") of the City of San Rafael (the "City") adopted the Redevelopment Plan for the Central San Rafael Redevelopment Project Area by Ordinance No. 1079, on November 20, 1972 (as amended from time to time, the "Redevelopment Plan"); and

WHEREAS, the San Rafael Redevelopment Agency (the "Agency") is responsible for implementing the Redevelopment Plan pursuant to the Redevelopment Law; and

WHEREAS, ABx1 26 (the "Dissolution Act") was enacted on June 28, 2011; and

WHEREAS, through its December 29, 2011 decision in the case of *California Redevelopment Association v. Matosantos* -(the "Supreme Court Decision"), the California Supreme Court declared the Dissolution Act to be constitutional and revised certain dates for performance of actions under the Dissolution Act; and

WHEREAS, the Dissolution Act provides for dissolution of the Agency as of February 1, 2012, at which time the assets and payment obligations (defined in the Dissolution Act as "Enforceable Obligations") of the dissolving Agency will be transferred to the City, acting in its capacity as "Successor Agency" (as defined in the Dissolution Act) to the dissolving Agency; and

WHEREAS, pursuant to Section 34167(h) and Section 34177(a) of the Redevelopment Law\_(as added by the Dissolution Act), after August 29, 2011 and until the first "Recognized Obligation Payment Schedule" (as defined in the Dissolution Act) is operative, the Agency or the Successor Agency, as applicable, can only make payments on Enforceable Obligations listed and required on an "Enforceable Obligation Payment Schedule" (as defined in the Dissolution Act); and

WHEREAS, in accordance with the foregoing requirements, the Agency adopted its Enforceable Obligation Payment Schedule for the period of August-December 2011on September 6, 2011, by Resolution 2011-11 (the "Initial Schedule"), and transmitted the adopted Initial Schedule to the Marin County Auditor-Controller, the State Controller, and the State Department of Finance, all in accordance with Section 34169(g) of the Redevelopment Law; and

WHEREAS, On January 30, 2012, the Agency amended its previously adopted Initial Schedule to include obligations through June 2012, in the form of a First Amended Enforceable Obligation Payments Schedule (the "First Amended Schedule"), in order to facilitate an orderly transfer of its Enforceable Obligations payment responsibilities on February 1, 2012 to the City, acting in its capacity as Successor Agency to the Agency, and as authorized pursuant to Section 33169(g)(2) of the Redevelopment Law;

WHEREAS, the Successor Agency desires to amend its previously adopted Initial Schedule for the period of August-December 2011 (the "Amended Initial Schedule"), pursuant to advice from the Agency Auditor.

WHEREAS, the Successor Agency desires to amend its previously adopted the First Amended Schedule, for the period ending June 2012, to add the month of January 2012 pursuant to advice from the Agency auditor; and

WHEREAS under Title 14 of the California Code of Regulations, Section 15378(b)(4), the approval of the Amended Initial Schedule, and the Second Amended Schedules, (collectively, the "Amended Schedules") are exempt from the requirements of the California Environmental Quality Act ("CEQA") in that it is not a project, but instead consists of the continuation of an existing governmental funding mechanism for potential future projects and programs, and does not commit funds to any specific project or program, because it merely lists enforceable obligations previously entered into and approved by the Agency; and

WHEREAS, the Successor Agency board of directors (the "Successor Agency Board") has reviewed and duly considered the Staff Report, the proposed Amended Schedules, and documents and other written evidence presented at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Successor Agency Board finds that the above Recitals are true and correct and have served, together with the supporting documents, as the basis for the findings and approvals set forth below.

BE IT FURTHER RESOLVED, that the Agency Board finds, under Title 14 of the California Code of Regulations, Section 15378(b)(4), that this resolution is exempt from the requirements of CEQA in that it is not a project. The Agency Board therefore directs that a Notice of Exemption be filed with the County Clerk of the County of Marin in accordance with the CEQA guidelines.

BE IT FURTHER RESOLVED, that the Successor Agency Board hereby approves the Amended Schedules and declares that the Amended Schedules amend and replace the previously adopted Schedules in their entirety.

BE IT FURTHER RESOLVED, that the Sucessor Agency Board authorizes and directs the Agency's Executive Director or the Executive Director's designee to: (1) post the Schedules on the the City¹'s website; (2) designate the Economic Development Manager as the representative to whom all questions related to the Amended Schedules can be directed; (3) notify, by mail or electronic means, the Marin County Auditor-Controller, the State Department of Finance, and the State Controller of the Agency's action to adopt the Amended Schedules and to provide those persons with the internet website location of the posted schedule and the contact information for the Successor Agency's designated contact; and (4) to take such other actions and execute such other documents as are appropriate to effectuate the intent of this Resolution and to implement the Amended Schedules on behalf of the Successor Agency.

BE IT FURTHER RESOLVED, that this Resolution shall take immediate effect upon adoption.

The above and foregoing resolution was duly and regularly passed and adopted at a meeting by the Successor Agency Board on the eighteenth day of June, 2012 by the following vote:

AYES:				
NOES:				
ABSENT:				
ABSTAIN:				
I certify that the foregoing is a true the office of the City Clerk.	e and correct co	py of the ori	ginal Resolut	cion on file in
	Esther C. Be	eirne, City C	lerk	

Project Area(s) Name of Redevelopment Agency:

San Rafael
Central San Rafael Redevelopment Project Area

## ENFORCEABLE OBLIGATION PAYMENT SCHEDULE Per AB 1x 26 - Section 34167 and 34169 Amended Initial EOPS per Auditor's request

Page 1 of 3 Pages

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Grand total - All Pages	Totals - Other Obligations	Totals - Page 2	Totals - This Page		15 e Downtown Beautification/Promotion	15 d Downtown Beautification/Promotion	c Downtown Beautification/Promotion	Downtown Beautification/Promotion	a Downtown Beautification/Promotion	Downtown Beautification/Promotion			Agency CIP Project - Pickleweed	j  5th & D Parking Lot Impr.	3rd & Lootens Parking Lot Impr.		Andersen/DuBois Repairs	Agency Street/Parking Projects	4th Street Lighting	519 4th Environmental Cleanup	Corporation Yard Cleanup	RDA administration	RDA Admin	Bond Disclosure Services		Debt service-housing (1992 bonds- refunded 2002)	Series 2009 TA Bonds		Series 1999 TA Bonds (CABS)	Project Name / Debt Obligation	
					Tri Color Painting	Republic ITS	Steve Restivo	Beltran	Northbay Bohemian		Chamber of Commerce	Downtown BID							PG&E		Seagate Properties	City of San Rafael	City of San Rafael	Willdan Financial Services Bond Disclosure	US Bank Trust Nat'l Assn	US Bank Trust Nat'l Assn	US Bank Trust Nat'l Assn	US Bank Trust Nat'l Assn	US Bank Trust Nat'l Assn	Payee	
					Sidewalk washing	Electrical work & banner installation	Events	Downtown Clean up	Promotions - advertising	Beautification/Promotion	Annual support for tourism, etc.	Annual support for downtown	Projects funded by 2009 RDA refunding bonds					Projects funded by 2002 RDA refunding bonds	Completion of energy efficient tree lights	Pursuant to DTSC order	Pursuant to DDA	RDA staff	City staff for RDA admin	Bond Disclosure	Trustee Services for RDA Bonds	Bond issue for housing set aside	Bond issue for non housing projects	projects	Bond issue for non housing projects	Description	
73,429,575	2,327,000	21,506,456	49,596,119				20,000			167,930	36,000	13,000	589,408	111,443	95,574	268,372	233,778		43,965	9,224	250,000	847,400	189,445	10,580			14,660,000	25,020,000	7,030,000	Obligation	Total Outstanding
8,799,366	179,000	1,506,456	7,113,910		13,150	21,322	20,000	3,753	400	167,930	36,000	13,000	589,408	111,443	95,574	268,372	233,778		43,965	9,224	250,000	847,400	189,445	10,580		619,853	1,498,025	2,071,288	0	Year	Total Due
313,094		167,126	145,968			9,570				13,994	36,000											70,617	15,787							August	
415,955		282,183	133,772		7,800	2,883	10,000	2,111		13,994			·									70,617	15,787	10,580				-		Sept	
1,273,125		257,267	1,015,858					1,642		13,994									43,965		250,000	70,617	15,787	,		619,853				Oct	
4,214,406	179,000	341,859	3,693,547	,		836	10,000			13,994		13,000										70,617	15,787				1,498,025	2,071,288		Nov	
1,829,567		416,811	1,412,756		5,350	8,033			400	13,994			589,408	111,443	95,574	268,372	233,778					70,617	15,787							Dec	
8.046.147	179,000	1,465,246	6,401,901		13,150	21,322	20,000	3,753	400	69,970	36,000	13,000	589,408	111,443	95,574	268,372	233,778	0	43,965	0	250,000	353,085	78,935	10,580		619,853	1,498,025	2,071,288	0	Total	

Project Area(s) Name of Redevelopment Agency:

San Rafael

Central San Rafael Redevelopment Project Area

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ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 1x 26 - Section 34167 and 34169

Amended Initial EOPS per Auditor's request

	T	٦	25)	24)	23a	23	23	21	20	19)	8	<u>i</u>	17)	16)		
* Estimate for Andersen	Totals - This Page		Agreement w/ Marin County, GG1D	24) Agency admin. prop. operation			Agency admin, liability insurance			Agency admin, utilities/leases		Affordable housing	BMR program acquisition	BMR program	Project Name / Debt Obligation	
Drive improvements. Ago				City of San Rafael	Maze & Assoc.	Goldfarb & Lipman	City of San Rafael	City of San Rafael	Various	PG&E	Marin Economic Forum	various	Marin Housing	Marin Housing	Payee	
Estimate for Andersen Drive improvements. Agency share of improvement cost unknown at this time.			Andersen Dr. settlement agreement "	Maintain RDA owned facilities	Auditor	Legal Services	Insurance	IT services	Maint, RDA offices	Utility-lease payments	Report on affordable housing	Grant support	RDA approved acquisition & legal funds	Affordable ownership program mgmt	Description	
∕n at this time.	21,506,456		20,000,000	15,120	2,500	41,630	5,870	22,620	23,470	18,690	2,500	40,000	1,241,056	93,000	Obligation	Total Outstanding Debt or
	1,506,456			15,120	2,500	41,630	5,870	22,620	23,470	18,690	2,500	40,000	1,241,056	93,000	Year	Total Due
	167,126					182	489	1,885	1,956	1,558		40,000	121,056		August	
	282,183					795	489	1,885	1,956	1,558	2,500		250,000	23,000	Sept	
	257,267					1,379	489	1,885	1,956	1,558			250,000		Oct	
	341,859	2		15,120		851	489	1,885	1,956	1,558			250,000	70,000	Nov	
	416,811				2,500	38,423	489	1,885	1,956	1,558			370,000		Dec	
	1,465,246	20.00		15,120	2,500	41,630	2,445	9,425	9,780	7,790	2,500	40,000	1,241,056	93,000	Total	

### OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (\*)

		28)	27)	26)	25)	24)	23)	22)	21)	20)	19)	18)	17)	16)	15)	14)	13)	12)	11)	10)	9)	8)	7)	6)	5)	4)	3)	2)	1)		
Totals - Other Obligations	No. 1111 Control of the Control of t																												1) HSC 33401 payment	Project Name / Debt Obligation	
																													San Rafael High School	Payee	
	The state of the s																											Reserved from 2002 bonds	Payments per former HSC 33401	Description	
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<sup>\*</sup> This Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 9/30/11. (The draft ROPS must be prepared by the Successor Agency by 11/30/11.) If an agency adopts a continuation ordinance per ABX1 27, this EOPS will not be valid and there is no need to prepare a ROPS.

Name of Redevelopment Agency. San Rafael
Project Area(s)

Central San Rafael Redevelopment Project Area

# SECOND AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE Per AB 1x 26 - Section 34167 and 34169

Page 1 of 3 Pages

G/3/70 IOE	Total Page 3	Total Page 2	Total this page	Agency admin, utilities/leases	Agency admin auditor	Agency admin Finance Staff	Agency admin staff	adopted 6/19/1972	CONT. TO SHARE THE PART AND A CONT.	Obligations pursant to employee	RDA employee payroll to 2/1/2012		RDA OPEB obligation	A company of the comp	BDA Pancing Obligation	Continuing Disclosure Services		Bond indenture obligations 1999			Bond indenture obligations 2009	Bord indenture obligation	Bond indenture obligations 2002 Bond indenture obligations 2009	Bond indenture obligation	Series 2009 TA Bonds Bond indenture obligation Bond indenture obligation	Series 2002 TA Bonds Series 2009 TA Bonds Bond indenture obligation Bond indenture obligation	Series 2002 TA Bonds Series 2009 TA Bonds Bond indenture obligation	Series 1999 TA Bonds (CABS) Series 2002 TA Bonds Series 2009 TA Bonds Bond indenture obligations 200 Bond indenture obligations 200	Series 1999 TA Bonds ( Series 2002 TA Bonds Series 2009 TA Bonds Bond indenture obligations of the control of t	Project Name / Debt Obligation Series 1999 TA Bonds (CABS) Series 2002 TA Bonds Series 2009 TA Bonds Bond indenture obligations 2009 Bond indenture obligations 2009	Project Name / Debt Ob Series 1999 TA Bonds ( Series 2002 TA Bonds Series 2009 TA Bonds Bond indenture obligation
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Name of Redevelopment Agency: San Rafael
Project Area(s)

Central San Rafael Redevelopment Project Area

# SECOND AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE Per AB 1x 26 - Section 34167 and 34169

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			City of San Rafael		City of San Rafael			City of San Rafael		City of San Rafael		Gallotti, Inc.	Maronora &	COO CIBIX & ASSOC		Seagate Properties Pursuant to UUA		Marin Housing		Marin Housing	****		Republic ITS	Marin Housing	Contractor and	Demonstration PMD	City of San Rafael	Goldfarb & Lipman	City of San Hatael	Only of Court surveys	Obvior San Rafael	Various	Payee			
			6/17/74	Wiring & conduit repair HDA Resk	passed 6/17/74	Reso 74-14 & City Reso 4748	Parking of improvements HUA	City Reso 4748 passed 6/17//4	Parking for HUA Heep 74-14 &	Reso 4748 passed 8/17/74	Parking for RDA Reso 74-14 & City	6/17/74	14.4 City Reso 4746 passed	COO CIBER & ASSOCIATION OF CAROL CAROL		Pursuant to DDA		Program administration		audit	prior to June 2011 & reserved in	events. Funds approved by RDA	(30918), Electrical Repairs/Lights	Alliordable ownership prog. Highlic		Amount support for downtown	Maintain RDA owned facilities	Legal Services	INSUFACCE .		Tsevices	Maint, ROA offices	Description			
1		Prop lax trust	Proceeds	D D	Procesus	Bond		Proceeds	00 N	Proceeds	Bond	Proceeds	Bond		Tiop law ii usi	i a	Prop tax trust	UNG	Tousing	T WIND	Tourse de						Admiri, Cost			Admin, Cost	Admin, Cost	Admin, Cost	Source	7	r }	
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2,568,697		UNKNOWN	25,540		80,03			111,44.3		268,372		233,778			9 20 20 40 40 40 40 40 40 40 40 40 40 40 40 40	5.00,000	35033	93,000	22.52	1,447,000	224	and the	000,01	20,000	ON EG	21,500	15,120	44,130	0,070	5,870	22,520	23,470	Year	During Fiscal	Total Due	
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260,514				***************************************																	250.030							100	4012	534	2,056	21.6%	3	C Sand		
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538,660		+					<del>(MDS)</del>								9.224				93,000		370,000			7,144	23,068	T			16,772	3,204			1	June		
2,500,050			25,540			95,574			111,443		258.372		239.778		9,224		250,000		93,000		1,241,056			15,000	93,000		22.50	15 120	44,130	5,874	6,00,00	20.010	23 472	Total	*	-

Total this page

Estimate for Andersen Drive improvements. Agency share of improvement cost unknown at this time.

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### OTHER OBLIGATION PAYMENT SCHEDULE Per AB 26 - Section 34167 and 34169 (\*)

	Totals - Other Obligations																						HSC 33401 payment		Project Name / Debt Obligation			
																							San Hatael High School		Payee			
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