



# CITY OF FIREBAUGH

## OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE CITY OF FIREBAUGH REDEVELOPMENT AGENCY

### SPECIAL MEETING AGENDA

---

**Location of Meeting:** Firebaugh Community Center  
1655 13<sup>th</sup>, Firebaugh, CA 93622

**Date/Time:** March 21, 2013/11:00 a.m.

#### CALL TO ORDER

#### ROLL CALL

Ron Manfredi, Employee of Former RDA (City) Representative  
Elsa Lopez, County Board of Supervisor Representative  
Craig Knight, County Board of Supervisor Representative  
Jack Minnite, City of Firebaugh Mayor's Appointed Representative  
Becky Cline, Special District Representative  
Russell Freitas, County Superintendent of Schools Representative  
Ken Stoppenbrink, Chancellor of Ca Community College Representative

#### PLEDGE OF ALLEGIANCE

#### CONSENT CALENDAR

1. APPROVAL OF MINUTES – The Oversight Board meeting on February 21, 2013.

#### BUSINESS ITEMS

2. UPDATE ON RDA DISSOLUTION SCHEDULE AND UPCOMING REQUIREMENTS.
3. RESOLUTION NO. OB 13-04 - A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE CITY OF FIREBAUGH REDEVELOPMENT AGENCY CHANGING THE TIME OF OVERSIGHT BOARD MEETINGS.

**Recommended Action:** Oversight Board approves Res. No. OB 13-04.

4. RESOLUTION NO. OB 13-05 - A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE CITY OF FIREBAUGH REDEVELOPMENT AGENCY DESIGNATING A NEW PERSON OF CONTACT FOR THE DEPARTMENT OF FINANCE INQUIRES.

**Recommended Action:** Oversight Board approves Res. No. OB 13-05.

#### ADJOURNMENT

##### **Certification of posting the Agenda**

I declare under penalty of perjury that I am employed by the City of Firebaugh and that I posted this agenda on the bulletin boards at City Hall, March 14, 2013 at 5:00 p.m. by Rita Lozano, Deputy City Clerk.



# CITY OF FIREBAUGH

## OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE CITY OF FIREBAUGH REDEVELOPMENT AGENCY

### MEETING MINUTES

---

**Location of Meeting:** Andrew Firebaugh Community Center  
1655 13<sup>th</sup> Street, Firebaugh, CA 93622

**Date/Time:** February 21, 2013/10:00 a.m.

**CALL TO ORDER** Meeting called to order at 10:05 a.m.

#### ROLL CALL

**PRESENT:** Becky Cline, Special District Representative  
Jack Minnite, City of Firebaugh Mayor's Appointed Representative  
Craig Knight, County Board of Supervisor Representative  
Elsa Lopez, County Board of Supervisor Representative

**ABSENT:** Russell Freitas, County Superintendent of Schools Representative  
Ken Stoppenbrink, Chancellor of CA Community College Representative

**OTHERS:** Ron Manfredi, Interim City Manager; Pio Martin, Finance Director

#### PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Board Member Cline.

#### PUBLIC COMMENT

Mr. Manfredi requested a time change for the Oversight Board Meetings. Board Members directed staff to place resolution on the next agenda.

#### CONSENT CALENDAR

1. APPROVAL OF MINUTES – The Oversight Board meeting on March 28, 2012.
2. APPROVAL OF MINUTES – The Oversight Board meeting on April 19, 2012.
3. APPROVAL OF MINUTES – The Oversight Board meeting on April 26, 2012.
4. APPROVAL OF MINUTES – The Oversight Board meeting on May 17, 2012.
5. APPROVAL OF MINUTES – The Oversight Board meeting on July 19, 2012.
6. APPROVAL OF MINUTES – The Oversight Board meeting on August 8, 2012.
7. APPROVAL OF MINUTES – The Oversight Board meeting on August 16, 2012.

8. APPROVAL OF MINUTES – The Oversight Board meeting on September 27, 2012.
9. APPROVAL OF MINUTES – The Oversight Board meeting on October 9, 2012.
10. APPROVAL OF MINUTES – The Oversight Board meeting on December 13, 2012.
11. APPROVAL OF MINUTES – The Oversight Board meeting on January 10, 2013.

*Motion to approve Consent Calendar by Board Member Minnite, second by Board Member Knight, motion passed by 4-0 roll-call vote.*

#### **BUSINESS ITEMS**

12. RESOLUTION NO. OB 13-01 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY APPROVING A LOAN AGREEMENT IN THE AMOUNT OF \$138,067 BETWEEN THE CITY OF FIREBAUGH AND THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY.

*Motion to approve Resolution No OB 13-01 by Board Member Knight, second by Board Member Minnite, motion passed by 4-0 roll-call vote.*

13. RESOLUTION NO. OB 13-02 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 2013-14A FOR JANUARY THROUGH JUNE 2013 AND AUTHORIZING ITS TRANSMITTAL.

*Motion to approve Resolution No OB 13-02 by Board Member Knight, second by Board Member Minnite, motion passed by 4-0 roll-call vote.*

14. RESOLUTION NO. OB 13-03 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2013-14 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j).

*Motion to approve Resolution No OB 13-03 by Board Member Minnite, second by Board Member Knight, motion passed by 4-0 roll-call vote.*

#### **ADJOURNMENT**

*Motion to adjourn by Board Member Knight, second by Board Member Minnite, motion passed by 4-0 roll-call vote, meeting adjourns at 10:18 a.m.*

**CITY OF FIREBAUGH**  
1133 P. Street, Firebaugh, CA 93622  
(559)659-2043P, (559) 659-3412F



To: Oversight Board to Successor Agency to the Firebaugh Redevelopment Agency

From: Ron Manfredi, Interim City Manager

Meeting Date: March 21, 2013

Subject: UPDATE ON RDA DISSOLUTION SCHEDULE AND UPCOMING REQUIREMENTS

### **RECOMMENDATION**

This is an informational meeting only. There will be no action items presented.

### **BACKGROUND**

Assembly Bills x1 26 and 1484 require all Successor Agencies throughout the State to undertake specific procedures and actions in the process of dissolving redevelopment agencies. The attached schedule highlights all Successor Agency obligations completed since December 2012 and details the forthcoming schedule through January 2014.

### **ANALYSIS**

The following bullet points relate to the “December 2012 to January 2014 RDA Dissolution Obligations” schedule attached to this report at Attachment 1:

#### **1) Recognized Obligation Payment Schedule (“ROPS”)**

- Currently in the ROPS 3 period (January 1, 2013 – June 30, 2013). Funding for ROPS 3 was distributed January 2, 2013 totaling \$438,877 to fund \$699,033 in obligations.
- ROPS 13-14A (previously called ROPS 4) was approved by the Successor Agency on February 4, 2013 and by the Oversight Board on February 21, 2013.
- DOF must approve or deny ROPS 13-14A by April 15, 2013. The Successor Agency has 5 days after receiving the letter from DOF regarding ROPS 13-14A to request a Meet and Confer.
- The Fresno County Auditor-Controller must provide estimated property tax revenue by April 1, 2013 for the ROPS 13-14A period (July 1, 2013 – December 31, 2013). If the estimated revenue available is less than the total approved ROPS amount, the Successor Agency may file a Notice of Insufficient Funds with the County Auditor-Controller by May 1, 2013. The County Auditor-Controller is responsible for helping the Successor Agency fill their budget gap and must notify the DOF and SC of the notice.
- Revenue for the ROPS 13-14A will be distributed on June 1, 2013.

- ROPS 13-14B will be due to DOF on October 1, 2013. The Successor Agency will seek approval of ROPS 13-14B in September 2013.
- DOF has 45 days to approve or deny the ROPS 13-14B and the Successor Agency will have 5 days after they receive the determination letter from DOF to request a Meet and Confer.
- The County Auditor-Controller will release estimates of available revenue for the ROPS 13-14B period on October 15, 2013. A Notice of Insufficient Funds is due on December 1, 2013 if a shortfall is anticipated.
- ROPS 13-14B revenue will be distributed on January 2, 2014.
- Then the whole process repeats itself every 6 months until all the former Redevelopment Agency's debt is paid off.

## **2) Housing Asset Form**

- This form allowed the Successor Agency to list all housing assets of the former RDA and transfer them to the Successor Housing Entity (the City). Form was provided to the DOF in July 2012.
- On August 31, 2012, DOF denied that the Gateway Property was a housing asset.
- The Successor Agency held a Meet and Confer with DOF on February 28, 2013 to contest the decision. Staff provided additional back-up documentation stating that the property was a housing asset pursuant to the definitions of AB 1484.
- On February 6, 2013, the DOF issued a letter still denying the transfer of the Gateway Project to the Successor Housing Entity because of insufficient documentation. DOF specifically wanted to see RDA agendas, minutes, or resolutions that clearly defined the intent upon purchase of the property. The property was purchased in a closed session meeting and staff was not able to provide the requested documentation.
- It must now be disposed off with all the other non-housing assets of the former RDA in the Long Range Property Management Plan.

## **3) Housing Due Diligence Review ("Housing DDR")**

- A report that detailed all of the former RDA's housing assets. Any unencumbered housing fund balance had to be turned over to the County Auditor-Controller for distribution to the taxing entities.
- The payment of \$162,639 was made on December 21, 2012.

## **4) Non-housing Due Diligence Review ("Non-housing DDR")**

- A report that detailed all the former RDA's non-housing assets. Like the housing fund, any unencumbered fund balance has to be turned over to the County Auditor-Controller.
- The Successor Agency is still waiting on DOF for final approval of the non-housing DDR. DOF must make a determination by April 1, 2013.
- The Successor Agency will have 5 days to either request a meet and confer or make the final payment to the County Auditor-Controller.

## **5) Finding of Completion**

- A determination that DOF issues after the Successor Agency has remitted all necessary payments relating to the housing and non-housing DDR's.
- The County Auditor-Controller must confirm the Successor Agency's payments by April 20, 2013 and the DOF has 5 days after that to issue the determination.

- After receiving a Finding of Completion, a Successor Agency is allowed to perform certain activities such as dispose of property and use bond proceeds.

#### **6) Property Management Plan**

- A plan the Successor Agency must draft to address every former RDA property in their possession. The plan must include specific information about each property plus plans for future disposal or use of each property.
- The Property Management Plan can only be submitted to DOF for approval after a Finding of Completion has been bestowed on the Successor Agency.
- The costs associated with preparation of the PMP are listed on ROPS 13-14A, and will hopefully be funded on June 1, 2013.
- After funding has been received to draft the PMP, staff and the Successor Agency consultant will begin work. The Successor Agency hopes to submit a draft of the plan to the Successor agency Board and Oversight Board in late Summer 2013.
- After DOF approval of the PMP, the Successor Agency can begin implementing the PMP and disposing of property.
- It is unclear how long DOF has to approve the PMP and they may have until January 2015. The law is ambiguous and RSG is working to get clarification.
- The proceeds from the sale of properties will either be distributed to taxing entities or used by the County to help the Successor Agency fill any budget shortfalls.

#### **FISCAL IMPACT**

There are no actions required at this time. Therefore, there are no costs associated with this report.

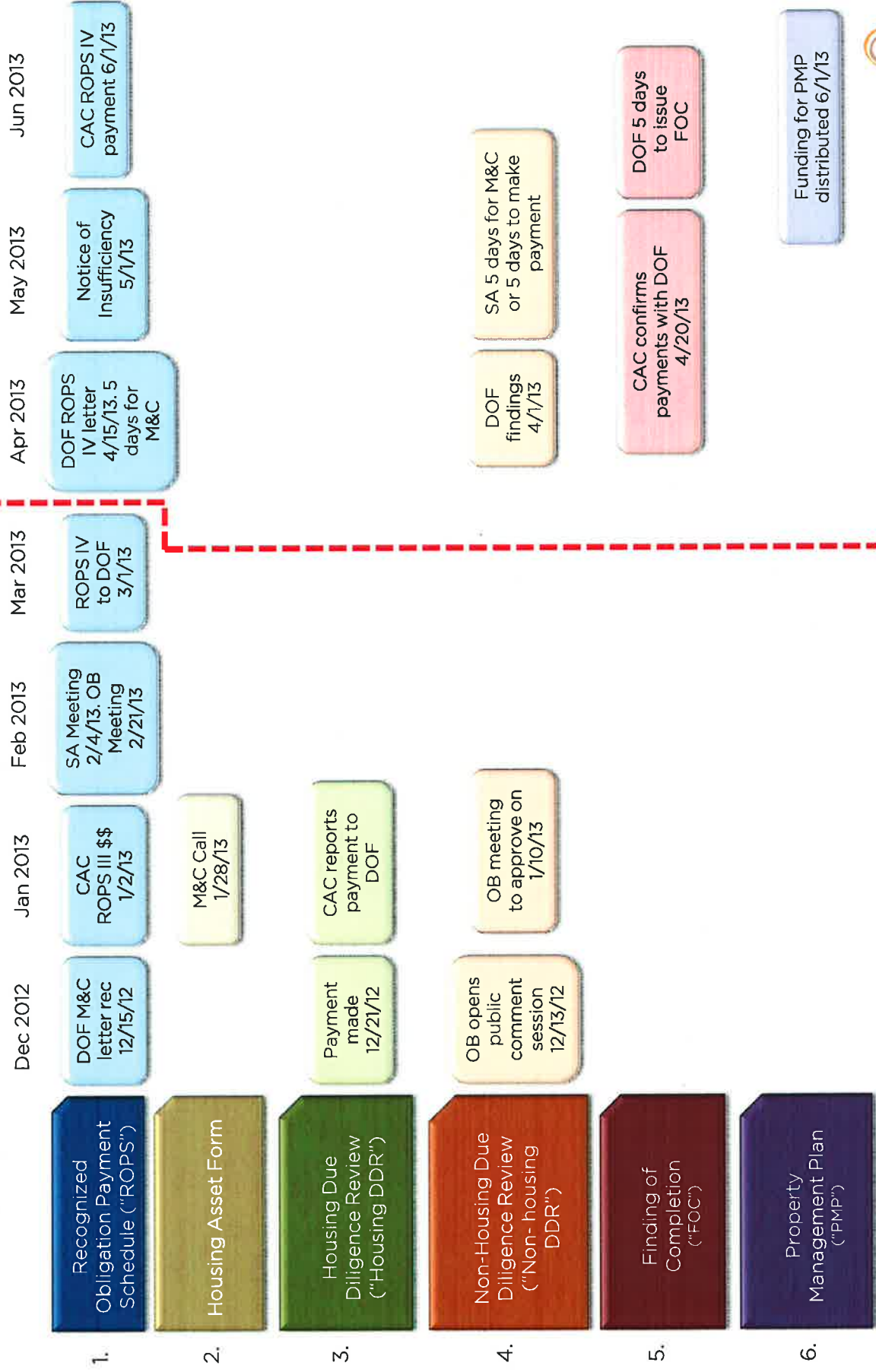
#### **ATTACHMENTS**

Attachment 1: December 2012 to January 2014 RDA Dissolution Obligations

# December 2012 to January 2014 RDA Dissolution Obligations Firebaugh Successor Agency

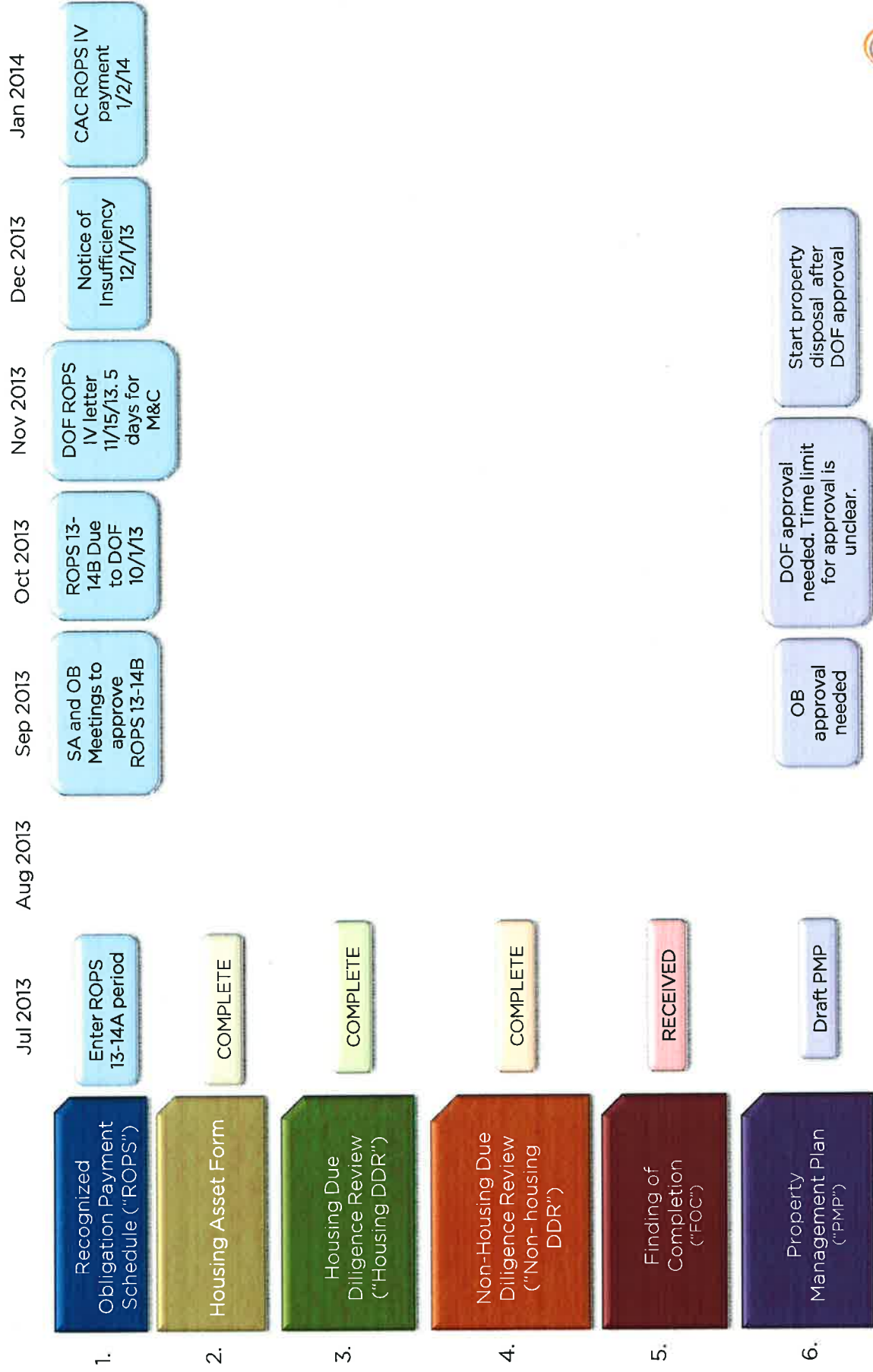
March 13, 2013

You Are Here





# December 2012 to January 2014 RDA Dissolution Obligations Firebaugh Successor Agency





**RESOLUTION NO. OB 13 - 04**

**A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE CITY OF FIREBAUGH REDEVELOPMENT AGENCY CHANGING THE TIME OF OVERSIGHT BOARD MEETINGS**

**WHEREAS**, the Oversight Board for Successor Agency to the City of Firebaugh Redevelopment Agency (“Oversight Board” as applicable) has met and conferred to determine a change of time for Oversight Board meetings by resolution; and

**WHEREAS**, the Oversight Board meetings has determined to commence its regular meetings at 11:00 am on the third Thursday of each month; and

**NOW THEREFORE, BE IT RESOLVED**, by the Oversight Board, as follows:

1. The Oversight Board meetings shall be on the third Thursday of each month at 11:00 am, meetings shall be open to the public.
2. The time change of the Oversight Board meeting shall go into effect immediately.

The above and foregoing resolution was duly and regularly passed and adopted at a special meeting by the Oversight Board of Successor Agency to the City of Firebaugh Redevelopment Agency, held on the 21<sup>st</sup> day of March 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

\_\_\_\_\_  
Chairperson, Oversight Board

ATTEST:

\_\_\_\_\_  
Secretary, Oversight Board

**RESOLUTION NO. OB 13-05**

**A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE CITY OF FIREBAUGH REDEVELOPMENT AGENCY DESIGNATING A NEW PERSON OF CONTACT FOR THE DEPARTMENT OF FINANCE INQUIRIES**

**WHEREAS**, the Oversight Board of Successor Agency to the City of Firebaugh Redevelopment Agency (“Oversight Board” as applicable) has been established to direct the Successor Agency to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the California Health and Safety Code; and

**WHEREAS**, the Oversight Board approved and designated City Manger Laura Weyant as person of contact for the Department of Finance Inquires at an Oversight Board meeting held on March 28, 2012, and

**WHEREAS**, the Oversight Board desires for one of its appointments to be the designated contact for the Department of Finance inquiries, and appoints \_\_\_\_\_.

**NOW THEREFORE, BE IT RESOLVED**, by the Oversight Board of Successor Agency to the City of Firebaugh Redevelopment Agency as follows:

1. The Oversight Board of Successor Agency to the City of Firebaugh Redevelopment Agency designates \_\_\_\_\_ as person of contact to the Department of Finance.
2. The Secretary shall certify the adoption of this Resolution.

The above and foregoing resolution was duly and regularly passed and adopted at a special meeting by the Oversight Board of Successor Agency to the City of Firebaugh Redevelopment Agency, held on the 21<sup>st</sup> day of March 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
Chairperson, Oversight Board  
City of Firebaugh

\_\_\_\_\_  
Secretary, Oversight Board  
City of Firebaugh