



AGENDA

Oversight Board of the Successor Agency to the former Capitola Redevelopment Agency

Wednesday, January 20, 2016
4:00 PM

1. CALL TO ORDER/ROLL CALL

Katie Cattan – Employee Representative of the Former Capitola Redevelopment Agency
Zach Friend – Santa Cruz County Board of Supervisors
Mary Hart – Santa Cruz County Office of Education
Jeff Maxwell – Central Fire Protection District
Gayle Ortiz – Santa Cruz County Board of Supervisors' Appointment
Gary Reece – Cabrillo College Appointment
Michael Termini – Mayor's Appointment

2. CONSENT CALENDAR

A. Approve Minutes – October 2, 2015

3. PUBLIC HEARINGS

General Government items are intended to provide an opportunity for public discussion of each item listed. The following procedure is followed for each General Government item: 1) Staff explanation; 2) Board questions; 3) Public comment; 4) Board deliberation; 5) Decision.

A. Approval of the Successor Agency Recognized Obligation Payment Schedule for the period from July 1, 2016 to June 30, 2017 (ROPS 16-17) and associated Resolution 2016-01.

RECOMMENDED ACTION: Approve ROPS 16-17 and adopt Resolution 2016-01.

4. PUBLIC COMMENT

Oral Communications allows time for members of the Public to address the City Council on any item not on the Agenda. Presentations will be limited to three minutes per speaker. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the minutes.

5. ADJOURNMENT

Adjourn to the next meeting of the Oversight Board of the City of Capitola, as Successor Agency to the former Capitola Redevelopment Agency, to be determined.

Oversight Board of the Capitola Successor Agency Agenda
Wednesday, January 20, 2016

Agenda and Agenda Packet Materials: The Oversight Board for the Capitola Successor Agency Agenda and the complete agenda packet are available on the Internet at the City's website: www.cityofcapitola.org. Agendas are also available at the City Hall located at 420 Capitola Avenue, Capitola.

Agenda Document Review: The complete agenda packet is available at City Hall prior to the meeting. If you need more information, contact the Finance Department at 831-475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Pursuant to Government Code §54957.5, materials related to an agenda item submitted after distribution of the agenda packet are available for public inspection at the Reception Office at City Hall, 420 Capitola Avenue, Capitola, California, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the City Clerk's office at least 24-hours in advance of the meeting at 831-475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

MINUTES

**OVERSIGHT BOARD OF THE CITY OF CAPITOLA, AS
SUCCESSOR AGENCY TO FORMER CAPITOLA
REDEVELOPMENT AGENCY**

OCTOBER 2, 2015

1. CALL TO ORDER/ROLL CALL

PRESENT: Chairperson Michael Termini
Board Members: Gayle Ortiz, Katie Cattan, Mary Hart, Gary
Reece
ABSENT: Board Member: Zach Friend and Jeff Maxwell

2. CONSENT CALENDAR

A. Approval of Minutes – February 2, 1015

ACTION: The minutes were approved unanimously by all Board Members present. This motion was approved unanimously.

3. GENERAL GOVERNMENT/PUBLIC HEARINGS

A. Approval of the Successor Agency Recognized Obligation Payment Schedule for the period from January 1, 2016 to June 30, 2016 (ROPS 15-16B) and associated Resolution 2015-02.

ACTION: Resolution 2015-02 was approved unanimously by all Board Members present. This motion was approved unanimously

4. PUBLIC COMMENT

None

5. ADJOURNMENT

Adjourned to the next meeting, date to be determined.

Michael Termini, Chair



OVERSIGHT BOARD OF THE CITY OF CAPITOLA, AS SUCCESSOR AGENCY TO THE FORMER CAPITOLA REDEVELOPMENT AGENCY

MEETING OF JANUARY 20, 2016

FROM: FINANCE DEPARTMENT

SUBJECT: PUBLIC HEARING TO CONSIDER APPROVAL OF THE RECOGNIZED OBLIGATION PAYMENTS SCHEDULE FOR JULY 1, 2016 TO JUNE 30, 2017 (ROPS 16-17)

RECOMMENDED ACTION: Approve the Recognized Obligation Payment Schedule for the period from July 1, 2016 to June 30, 2017 (ROPS 16-17).

BACKGROUND: In Accordance with ABX1 26, the City of Capitola Successor Agency is approved a ROPS for a year period starting with ROPS 16-17 at the January 14, 2016 meeting. The prior ROPS covered a six month period but new legislation changed future ROPS to cover a year period. AB 1484 requires the Successor Agency to submit ROPS 16-17 to the California Department of Finance by February 1, 2016. Following Capitola Oversight Board approval, ROPS 16-17 will submitted to the Department of Finance for approval.

DISCUSSION: Total proposed ROPS 16-17 is \$569,895. ROPS 16-17 includes continued funding of \$102,024 to the Housing Authority Rental Subsidy, \$100,000 for the Castle/Millennium Housing Project, and a reduced administrative allowance of \$40,000. Additionally, ROPS 2016-2017 includes \$213,000 for ADA work related to the City/Successor Agency Settlement Agreement for Rispin/Peery Parks and \$114,871 for the Loan and Repayment Agreement between the Successor Agency and the City of Capitola. The Loan and Repayment Agreement was recognized, and paid, as an enforceable obligation on ROPS 15-16B.

FISCAL IMPACT: Adoption of this ROPS allows the Successor Agency to make payments on listed obligations during the next year. The full financial impact on the City and the Successor Agency will not be known until after the Oversight Board and the Department of Finance completes the review and approval process in accordance with ABX1 26.

ATTACHMENT:

1. Recognized Obligations Payment Schedule (ROPS 16-17), July 1, 2016 – June 30, 2017
2. Resolution 2016-01 – Recognized Obligation Payments Schedule, July 1, 2016 – June 30, 2017

Report Prepared By: Mark C. Welch
Finance Director

Reviewed and Forwarded
By City Manager/Executive Director _____

CAPITOLA SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION NO. 2016-01

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF CAPITOLA APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017, AND MAKING RELATED FINDINGS AND DECLARATIONS AND TAKING RELATED ACTIONS IN CONNECTION THEREWITH.

WHEREAS, on December 29, 2011, the California Supreme Court delivered its decision in *California Redevelopment Association v. Matosantos*, finding ABx1 26 (the "Dissolution Act") largely constitutional; and

WHEREAS, on June 27, 2012, the California State Legislature enacted Assembly Bill AB 1484 ("AB 1484"), modifying many of the provisions of ABx1 26 and establishing several new procedural deadlines; and

WHEREAS, under the Dissolution Act, the Successor Agency to the Redevelopment Agency of the City of Capitola (the "Successor Agency") must prepare a "Recognized Obligation Payment Schedule" ("ROPS") that enumerates the enforceable obligations and expenses of the Successor Agency for specified year intervals; and

WHEREAS, Health and Safety Code Section 34177(1)((1) and (2)) was amended by AB1484, adding 34177(1)(3)(m), to require the Successor Agency to submit a Ninth Recognized Obligation Payment Schedule ("ROPS 16-17") for the period beginning July 1, 2016 and ending June 30, 2017 to the State of California Department of Finance, and to make associated notifications and distributions after approval by the Oversight Board, no later than February 1, 2016; and

WHEREAS, on January 14, 2016, the Capitola City Council, in its capacity as the governing board of the Successor Agency, approved ROPS 16-17 for the year period ending June 30, 2017 (a copy of which is on file with the City Clerk); and

WHEREAS, under the Dissolution Act, ROPS 16-17 must be submitted to the Successor Agency's oversight board (the "Oversight Board") for Oversight Board approval; and

WHEREAS, pursuant to the Dissolution Act, the duly constituted Oversight Board met at a duly noticed public meeting on January 20, 2016 to consider approval of the ROPS 16-17, among other approvals; and

WHEREAS, in accordance with Health & Safety Code Sections 34177(1)(2)(B) and 34179(f), the Successor Agency shall submit the approved ROPS 16-17 to the Santa Cruz County Chief Administrative Officer, the Santa Cruz County Auditor-Controller, and the State Department of Finance and posted the proposed ROPS 16-17 on its web site; and

WHEREAS, the accompanying staff report provides supporting information upon which the actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby finds, resolves, and determines as follows:

SECTION 1. The foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

CAPITOLA SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. 2016-01

SECTION 2. The Oversight Board hereby approves ROPS 16-17 for the period beginning July 1, 2016 and ending June 30, 2017 in the form presented to the Oversight Board and attached hereto as Exhibit A, including the agreements and obligations described in ROPS 16-17, and hereby determines that such agreements and obligations constitute "enforceable obligations" and "recognized obligations" for all purposes of the Dissolution Act.

SECTION 3. The Oversight Board has examined the items contained on ROPS 16-17 and finds that each of them is necessary for the continued maintenance and preservation of property owned by the Successor Agency until disposition and liquidation, the continued administration of the enforceable obligations herein approved by the Oversight Board, or the expeditious wind-down of the affairs of the Dissolved RDA by the Successor Agency.

SECTION 4. The Successor Agency is authorized and directed to enter into any agreements and amendments to agreements necessary to memorialize and implement the agreements and obligations in ROPS 16-17, and herein approved by the Oversight Board.

SECTION 5. The Oversight Board authorizes and directs the Successor Agency staff to take all actions necessary under the Dissolution Act to post the ROPS 16-17 on the Successor Agency website, transmit the ROPS 16-17 to the Santa Cruz County Auditor-Controller, the State Controller, and the State Department of Finance, and to take any other administrative actions to ensure the validity of the ROPS 16-17 and the validity of any enforceable obligations approved by the Oversight Board in this Resolution.

SECTION 6. This Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34177(m).

PASSED AND ADOPTED this 20th day of January 2016, by the Members of the Oversight Board of the Successor Agency for the Redevelopment Agency of the City of Capitola with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Michael Termini Chair

Mark C. Welch, Oversight Board
Designated Communication Official

Recognized Obligation Payment Schedule (ROPS 16-17) - Summary

Filed for the July 1, 2016 through June 30, 2017 Period

Successor Agency: Capitola
 County: Santa Cruz

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		16-17A Total	16-17B Total	ROPS 16-17 Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding				
A	Sources (B+C+D):	\$ -	\$ -	\$ -
B	Bond Proceeds Funding	-	-	-
C	Reserve Balance Funding	-	-	-
D	Other Funding	-	-	-
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 329,012	\$ 240,883	\$ 569,895
F	Non-Administrative Costs	314,012	215,883	529,895
G	Administrative Costs	15,000	25,000	40,000
H	Current Period Enforceable Obligations (A+E):	\$ 329,012	\$ 240,883	\$ 569,895

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

Capitola Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail
July 1, 2016 through June 30, 2017
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	16-17A					16-17B					W									
											L	M	N	O	P	Q	Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		R	S	Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)		RPTTF				
																	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin				Admin	16-17A Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin
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 16-17 Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17A Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17B Total								
3	Loan and Repayment Agreement	City/County Loans On or	9/10/1981	10/5/2021	Capitola City Treasurer	\$618,028 Loan and Repayment	Capitola Project	\$ 519,040	N	\$ 114,871					15,000	\$ 329,012				\$ 114,871	\$ 25,000	\$ 149,871								
8	Housing Rental Assistance Program	Miscellaneous	5/12/2011	3/13/2021	Housing Authority of the County of Santa Cruz	\$2,627,100 Housing Rental Assistance Program Agreement	Capitola Project Area	510,120	N	\$ 102,024				51,012		\$ 51,012				51,012			\$ 51,012							
9	Millennium Housing	Miscellaneous	3/18/2011	3/18/2021	Millennium Housing of California, Inc.	\$2,000,000 Housing Loan Agreement	Capitola Project Area	488,070	N	\$ 100,000				50,000		\$ 50,000				50,000			\$ 50,000							
10	Administrative Allowance	Admin Costs	2/1/2012	6/30/2021	Capitola City Treasurer	\$250,000 Annual Administrative Allowance	Capitola Project Area	840,000	N	\$ 40,000					15,000	\$ 15,000						25,000	\$ 25,000							
11	41st Avenue Mall Economic Development Project	Improvement/Infrastructure	4/6/2011	4/6/2017	Macerch	\$1,030,000 Mall Economic Development Project	Capitola Project Area	1,030,000	N	\$ -				-		\$ -				-			\$ -							
13	Rispin/Peery Park Improvements	Litigation	9/30/2014	6/30/2018	Subject to bid	ADA injunctive relief settlement	Capitola Project Area	213,000	N	\$ 213,000				213,000		\$ 213,000				-			\$ -							
14									N	\$ -						\$ -							\$ -							
15									N	\$ -						\$ -							\$ -							
16									N	\$ -						\$ -							\$ -							
17									N	\$ -						\$ -							\$ -							
18									N	\$ -						\$ -							\$ -							
19									N	\$ -						\$ -							\$ -							
20									N	\$ -						\$ -							\$ -							
21									N	\$ -						\$ -							\$ -							
22									N	\$ -						\$ -							\$ -							
23									N	\$ -						\$ -							\$ -							
24									N	\$ -						\$ -							\$ -							
25									N	\$ -						\$ -							\$ -							
26									N	\$ -						\$ -							\$ -							
27									N	\$ -						\$ -							\$ -							
28									N	\$ -						\$ -							\$ -							
29									N	\$ -						\$ -							\$ -							
30									N	\$ -						\$ -							\$ -							
31									N	\$ -						\$ -							\$ -							
32									N	\$ -						\$ -							\$ -							
33									N	\$ -						\$ -							\$ -							
34									N	\$ -						\$ -							\$ -							
35									N	\$ -						\$ -							\$ -							
36									N	\$ -						\$ -							\$ -							
37									N	\$ -						\$ -							\$ -							
38									N	\$ -						\$ -							\$ -							
39									N	\$ -						\$ -							\$ -							
40									N	\$ -						\$ -							\$ -							
41									N	\$ -						\$ -							\$ -							
42									N	\$ -						\$ -							\$ -							
43									N	\$ -						\$ -							\$ -							
44									N	\$ -						\$ -							\$ -							
45									N	\$ -						\$ -							\$ -							
46									N	\$ -						\$ -							\$ -							
47									N	\$ -						\$ -							\$ -							
48									N	\$ -						\$ -							\$ -							
49									N	\$ -						\$ -							\$ -							
50									N	\$ -						\$ -							\$ -							
51									N	\$ -						\$ -							\$ -							
52									N	\$ -						\$ -							\$ -							
53									N	\$ -						\$ -							\$ -							
54									N	\$ -						\$ -							\$ -							
55									N	\$ -						\$ -							\$ -							
56									N	\$ -						\$ -							\$ -							
57									N	\$ -						\$ -							\$ -							
58									N	\$ -						\$ -							\$ -							
59									N	\$ -						\$ -							\$ -							
60									N	\$ -						\$ -							\$ -							
61									N	\$ -						\$ -							\$ -							
62									N	\$ -						\$ -							\$ -							
63									N	\$ -						\$ -							\$ -							
64									N	\$ -						\$ -							\$ -							
65									N	\$ -						\$ -							\$ -							
66									N	\$ -						\$ -							\$ -							
67									N	\$ -						\$ -							\$ -							
68									N	\$ -						\$ -							\$ -							
69									N	\$ -						\$ -							\$ -							
70									N	\$ -						\$ -							\$ -							
71									N	\$ -						\$ -							\$ -							
72									N	\$ -						\$ -							\$ -							
73									N	\$ -						\$ -							\$ -							
74									N	\$ -						\$ -							\$ -							
75									N	\$ -						\$ -							\$ -							
76									N	\$ -						\$ -							\$ -							
77									N	\$ -						\$ -							\$ -							
78									N	\$ -						\$ -							\$ -							
79									N	\$ -						\$ -							\$ -							
80									N	\$ -						\$ -							\$ -							
81									N	\$ -						\$ -							\$ -							
82									N	\$ -						\$ -							\$ -							
83									N	\$ -						\$ -							\$ -							
84									N	\$ -						\$ -							\$ -							
85									N	\$ -						\$ -							\$ -							
86									N	\$ -						\$ -							\$ -							
87									N	\$ -						\$ -							\$ -							
88									N	\$ -						\$ -							\$ -							

**Capitola Recognized Obligation Payment Schedule (ROPS 16-17) - Report of Cash Balances
(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (l), 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	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	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	Comments	
ROPS 15-16A Actuals (07/01/15 - 12/31/15)									
1	Beginning Available Cash Balance (Actual 07/01/15)						216,970		
2	Revenue/Income (Actual 12/31/15) RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015							RPTTF of \$168,101 was distributed 6/3/2015 and is included in \$216,970	
3	Expenditures for ROPS 15-16A Enforceable Obligations (Actual 12/31/15)						168,012		
4	Retention of Available Cash Balance (Actual 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						-		
5	ROPS 15-16A RPTTF Balances Remaining	No entry required						48,958	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	
ROPS 15-16B Estimate (01/01/16 - 06/30/16)									
7	Beginning Available Cash Balance (Actual 01/01/16) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,958		
8	Revenue/Income (Estimate 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016						379,944		
9	Expenditures for ROPS 15-16B Enforceable Obligations (Estimate 06/30/16)						425,883		
10	Retention of Available Cash Balance (Estimate 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,019		

