



GUADALUPE OVERSIGHT BOARD

AGENDA – REGULAR BOARD MEETING

Thursday, January 28, 2016
at 3:00 p.m.

Council Chambers, Guadalupe City Hall
918 Obispo Street, Guadalupe, CA 93434

MEMBERS:

Hugo Lara, Chair
Andrew Carter, Secretary

Michael Black
Dan Eidelson
Mark Paul

Virginia Ponce
Gina Rubalcaba

STAFF:

Heather Whitham, Legal Counsel

Annette Muñoz, City Finance Director

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1. **ROLL CALL** Hugo Lara, Andrew Carter, Michael Black, Dan Eidelson, Mark Paul, Virginia Ponce, Gina Rubalcaba
 2. **PLEDGE OF ALLEGIANCE**
 3. **COMMUNITY PARTICIPATION FORUM** – *Public Comment period is set aside to allow public testimony on items not on today's agenda and that are within the subject matter of the Oversight Board. The time allocated to each speaker will be set at the discretion of the Chair.*
 4. **ADMINISTRATIVE ACTIONS.**
 - a. Minutes of the Guadalupe Oversight Board Meeting of December 3, 2015 to be ordered filed.
 5. **CITY OF GUADALUPE SUCCESSOR AGENCY RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 16-17) FILED FOR THE PERIOD JULY 1, 2016 THROUGH JUNE 30, 2017 AND ADOPT RESOLUTION NO. OB 2016-01.**
 - a. Written Staff Report (Annette Muñoz, Finance Director)
 - b. Oversight Board discussion and consideration.
 - c. It is recommended that the Oversight Board adopt Resolution No. OB 2016-01.

6. **FUTURE AGENDA ITEMS**

7. **ADJOURNMENT.**

TELECONFERENCE LOCATIONS

County of Santa Barbara, 105 East Anapamu, Santa Barbara, CA 93101 (805) 568-3400

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, please contact the City of Guadalupe at (805) 356-3891 at least 48 hours prior to the meeting to insure that reasonable arrangements can be made to provide accessibility to the meeting.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department and the City Clerk's office not less than 72 hours prior to the meeting. Dated this 25th day of January 2016.



Andrew Carter
Secretary, Oversight Board



GUADALUPE OVERSIGHT BOARD

MINUTES – SPECIAL BOARD MEETING

**Thursday, December 3, 2015
at 3:00 p.m.**

Council Chambers, Guadalupe City Hall
918 Obispo Street, Guadalupe, CA 93434

MEMBERS:

Hugo Lara, Chair	Michael Black	Virginia Ponce
Andrew Carter, Secretary	Dan Eidelson	Gina Rubalcaba
	Mark Paul	

STAFF:

Heather Whitham, Legal Counsel	Annette Muñoz, City Finance Director
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1. **ROLL CALL** **Present in Guadalupe:** Hugo Lara, Andrew Carter, Virginia Ponce, Gina Rubalcaba
Present via telephone: Dan Eidelson, Mark Paul
Absent: Michael Black
Staff in attendance: Heather Whitham and Annette Munoz.

2. **PLEDGE OF ALLEGIANCE**

3. **COMMUNITY PARTICIPATION FORUM**

No public comment.

4. **ADMINISTRATIVE ACTIONS.**

- a. Minutes of the Guadalupe Oversight Board Meeting of April 23, 2015 to be ordered filed.

Motion by Carter, 2nd by Ponce. Passed 5-0-1. Ayes = Lara, Carter, Ponce, Rubalcaba, Paul. Nays = None. Abstain = Eidelson. Absent = Black.

- b. Minutes of the Guadalupe Oversight Board Meeting of September 24, 2015 to be ordered filed.

Motion by Carter, 2nd by Ponce. Passed 4-0-2. Ayes = Carter, Ponce, Rubalcaba, Paul. Nays = None. Abstain = Lara, Eidelson. Absent = Black.

5. CONSIDERATION OF A RESOLUTION APPROVING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT BY THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY FOR THE DISPOSITION OF REAL PROPERTY LOCATED AT 879 GUADALUPE STREET. That the Oversight Board adopt Resolution No. OB 2015-06, approving the execution of a purchase and sale agreement by the Successor Agency for the disposition of real property located at 879 Guadalupe Street.

- a. Written Staff Report (Heather Whitham, Legal Counsel)
- b. Oversight Board discussion and consideration.
- c. It is recommended that the Oversight Board adopt Resolution No. OB 2015-06.

Whitham and Carter provided the staff report. Agreement has been reached with **Gustavo Alvarez** by the **Guadalupe City Council acting as Successor Agency** to sell **Mr. Alvarez** the Lantern Hotel in an “as is, where is” condition at an all-cash price of \$700,007. **Mr. Alvarez** has deposited a cashier’s check in the amount of \$50,000 with the **Successor Agency** as earnest money. An additional offer of \$700,200 was received from another party, but it was not an all-cash offer and included the contingency of the other party securing a bank loan and engaging in a reverse IRS Section 1081 exchange. As a consequence, the **Guadalupe City Council acting as Successor Agency** chose the **Alvarez** offer over that one. The **Guadalupe City Council acting as Successor Agency** is asking the **Oversight Board** to ratify its decision. If the **Oversight Board** does so, the agreement will be sent to the **State Department of Finance (DOF)** for final sign off. If that final sign-off is received from **DOF**, then the sale can proceed.

Motion made by Ponce, 2nd by Rubalcaba to adopt Resolution No. OB 2015-06, ratifying the Successor Agency decision. Passed 6-0. Ayes = Lara, Carter, Ponce, Rubalcaba, Eidelson, Paul. Nays = none. Absent = Black.

6. FUTURE AGENDA ITEMS

2016/17 ROPS to come before the Oversight Board in March.
TBD = sale of Al’s Union Site and disposition of other former RDA property to the City per the terms of the Long Range Property Management plan.

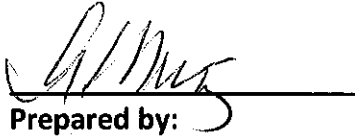
7. ADJOURNMENT at 3:13 pm.

Andrew Carter, Secretary, Oversight Board

Hugo Lara, Chair

**REPORT TO THE GUADALUPE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
GUADALUPE REDEVELOPMENT AGENCY**

Agenda of January 28, 2016



Prepared by:

Annette Muñoz

City of Guadalupe - Finance Director

SUBJECT:

City of Guadalupe Successor Agency Recognized Obligation Payment Schedule (ROPS 16-17) filed for the period July 1, 2016 through June 30, 2017 and Resolution No. OB 2016-01.

RECOMMENDATION:

Staff recommends the Oversight Board receive and approve ROPS 16-17 and adopt Resolution No. OB 2016-01.

BACKGROUND:

Pursuant to new legislation that took effect in 2016, specifically SB 107 which contains revisions to the redevelopment agency dissolution laws, the recognized obligation schedule will now be presented to the Oversight Board annually for approval. The document will be submitted to the Department of Finance (DOF) for final approval by the February 1, 2016 due date. The County Auditor Controller makes ROPS payouts in January and June each year.

FISCAL IMPACT:

There is no cost to the Successor Agency.

OB RESOLUTION NO. 2016-01

**RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF
GUADALUPE ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE TERM OF
JULY 1, 2016 THROUGH JUNE 30, 2017**

WHEREAS, ABX126 which was signed by the Governor on June 28, 2011 calls for the dissolution of redevelopment agencies and transfers all of the redevelopment agencies' assets to successor agencies as of February 1, 2012; and

WHEREAS, ABX126 requires the Oversight Board of the Successor Entity to the community Redevelopment Agency of the City of Guadalupe (Oversight Board) to adopt the Recognized Obligation Payment Schedule (ROPS) by February 1, 2016; and

WHEREAS, the Recognized Obligation payment Schedule (ROPS) has been studied and approved by the Guadalupe Oversight Board on January 28, 2016; and

BE IT RESOLVED by the Guadalupe Oversight Board that:

1. The Recognized Obligation payment Schedule (ROPS) for the Guadalupe Successor Entity for the Term of July 1, 2016 through June 30, 2017, attached hereto and herein incorporated as Exhibit 1, is adopted.
2. The Secretary shall submit the approved ROPS to the State Controller's office and the State Department of Finance and post the ROPS on the Successor Agency's website.

PASSED, APPROVED, AND ADOPTED by the Oversight Board, on a motion by Board Member _____, seconded by Member _____, this 28th day of January 2016.

AYES:

NOES:

ABSENT:

By: _____
Hugo Lara, Chair

ATTEST: Oversight Board

By: _____
Andrew Carter, Secretary

City of Guadalupe
Recognized Obligation Payment Schedule (ROPS 16-17A)
July 1, 2016 through December 31, 2016
Summary Page

Line	Description	Outstanding		Source of Funds	Amount	Notes
		Debt	5,005,000			
1	2003 Tax Allocation Bonds	5,005,000	RPTTF	287,020	Includes \$129,270 in interest, \$155,000 in principal due July 2016 and 2,750 admin fees due Sept 2016	
6	Al's Union Environmental Consulting	75,000	State	75,000	Pollution remediation	
7	Due to Low Mod Income Housing Fund - for SERAF Loan (Supplemental Revenue Augmentation Fund)	115,493	RPTTF	115,493	Maximum repayment allowable (per fiscal year) per HSC 34171 e 6 B	
23	Admin Cost Allowance		RPTTF	40,000	10% of City Administrator and Finance Director pay, legal fees, audit fees	
26	Property Maintenance-Lantern and Royal		RPTTF	5,000	Utilities, maintenance	
27	Remaining Property Disposition		RPTTF	10,000	Al's Union, Lantern, Royal, legal fees	

Grand Total 532,513

Source of Funds breakdown:

RPTTF	457,513
State	75,000
Grand Total	<u><u>532,513</u></u>

RPTTF = Redevelopment Property Tax Trust Fund

Admin 40,000
 Non Adm 417,513
 Total 457,513

City of Guadalupe
Recognized Obligation Payment Schedule (ROPS 16-17B)
January 1, 2017 through June 30, 2017
Summary Page

Line	Description	Outstanding		Source of Funds	Amount	Notes
		Debt	5,005,000			
1	2003 Tax Allocation Bonds	5,005,000		RPTTF	126,286	Interest due January 2017
6	Al's Union Environmental Consulting	75,000		State	75,000	Pollution remediation
23	Admin Cost Allowance			RPTTF	40,000	10% of City Administrator and Finance Director pay, legal fees, audit fees
26	Property Maint - Lantern and Royal			RPTTF	5,000	Utilities, maintenance
27	Remaining Property Disposition			RPTTF	10,000	Al's Union, Lantern, Royal, legal fees

Grand Total 256,286

Admin 40,000
 Non Adm 141,286
 Total 181,286

Source of Funds breakdown:
 RPTTF 181,286
 State 75,000
 Grand Total 256,286

RPTTF = Redevelopment Property Tax Trust Fund

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

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

Successor Agency: Guadalupe
 County: Santa Barbara

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	16-17A Total	16-17B Total	ROPS 16-17 Total
A Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):	\$ 75,000	\$ 75,000	\$ 150,000
B Bond Proceeds Funding	-	-	-
C Reserve Balance Funding	-	-	-
D Other Funding	75,000	75,000	150,000
E Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 457,513	\$ 181,286	\$ 638,799
F Non-Administrative Costs	417,513	141,286	558,799
G Administrative Costs	40,000	40,000	80,000
H Current Period Enforceable Obligations (A+E):	\$ 532,513	\$ 256,286	\$ 788,799

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

Guadalupe 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	L				Q	R				W			
											16-17A					16-17B							
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)					Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)							
											RPTTF		RPTTF			RPTTF		RPTTF					
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	
								\$ 5,380,493		\$ 788,799				\$ 75,000	\$ 417,513	\$ 40,000	\$ 532,513			\$ 75,000	\$ 141,286	\$ 40,000	\$ 256,286
1	2003 Tax Allocation Bonds	Bonds Issued On or Before	6/1/2003	6/30/2036	US Bank	Bond issue to fund for non-housing		5,005,000	N	\$ 413,306				287,020			\$ 287,020				126,286		\$ 126,286
2	Property Investment	Third-Party Loans	6/1/2010	6/30/2020	Garcia, Henry	Note Payable/amended - Royal Theatre - Henry Garcia			N														
3	Royal Theater Retrofit (848 Guadalupe St)	Professional Services	10/1/2006	6/1/2015	Accord Design Group	Disposition of Agency Property (848 Guadalupe St)			N	\$ -							\$ -						\$ -
4	Royal Theater Retrofit	Professional Services	10/1/2006	6/30/2013	Accord Engineering	Disposition of Agency Property (848 Guadalupe St)			N	\$ -							\$ -						\$ -
5	Af's Union Site Remediation (Polanco Act)	Professional Services	6/1/2008	6/30/2013	City of Guadalupe	Disposition of Agency Property (995 Guadalupe St)			N	\$ -							\$ -						\$ -
6	Af's Union Environmental Consulting (Polanco Act)	Professional Services	6/1/2008	6/30/2015	DMI EMK	Disposition of Agency Property (995 Guadalupe St)		150,000	N	\$ 150,000			75,000				\$ 75,000		75,000				\$ 75,000
7	Due to other funds	SERAF/ERAF	7/1/2009	6/30/2019	LMHIF	Repayment for SERAF (2010)		115,493	N	\$ 115,493				115,493			\$ 115,493						\$ -
8	Due to other funds	SERAF/ERAF	7/1/2010	6/30/2019	LMHIF	Repayment for SERAF (2011)			N	\$ -							\$ -						\$ -
9	Due to other funds	City/County Loans On or Before 6/27/11	7/1/1992	6/30/2019	LMHIF	Housing deferral Payment			N	\$ -							\$ -						\$ -
10	Property Management & Mtce	Property Dispositions	6/30/2012	6/30/2012	City of Guadalupe	Disposition of Agency Property			N	\$ -							\$ -						\$ -
11	Planning Services - Pty Disposition	Property Dispositions	6/30/2012	6/30/2012	Rincon Consultants	Disposition of Agency Property			N	\$ -							\$ -						\$ -
12	Building & Inspection Services	Property Dispositions	6/30/2012	6/30/2012	JAS Pacific	Disposition of Agency Property			N	\$ -							\$ -						\$ -
13	Supplies, Utilities; Insurance	Property Maintenance	6/30/2012	6/30/2012	City of Guadalupe	Property owed by RDA			N	\$ -							\$ -						\$ -
14	Lantern Hotel	Property Dispositions	6/30/2012	6/30/2012	LMHIF	Disposition of Agency Property			N	\$ -							\$ -						\$ -
15	Auditor Review (Section 34179.5)	Dissolution Audits	6/30/2010	6/30/2012	Glenn Burdette	Review Unobligated Balances			N	\$ -							\$ -						\$ -
16	Due to other funds	City/County Loans On or Before 6/27/11	4/1/2009	6/30/2019	LMHIF	Repayment for Lantern Loan Capital Project			N	\$ -							\$ -						\$ -
17	Housing Project - Pty Purchase	Property Dispositions	6/30/2006	6/30/2012	Title Company/Habitat for Humanity	Affordable Housing Project			N	\$ -							\$ -						\$ -
18	Housing Project - Build Housing	Property Dispositions	6/30/2006	6/30/2012	Developer/Contractors	Affordable Hsg: 2 parcels purchased in 2007			N	\$ -							\$ -						\$ -
19	Housing Project - Rehab Pty	Property Dispositions	6/30/2006	6/30/2012	Various Contractors	Rehabilitate Existing Property			N	\$ -							\$ -						\$ -
20	American Legion Hall Retrofit (1025 Guadalupe St)	Improvement/Infrastructure	10/1/2006	6/1/2015	Various Contractors	Retrofit Program			N	\$ -							\$ -						\$ -
21	Auditor Review (Section 34179.5)	Dissolution Audits	6/30/2010	6/30/2012	Glenn Burdette	Review Unobligated Balances			N	\$ -							\$ -						\$ -
22	URM - Downtown Business Properties Retrofit	Improvement/Infrastructure	10/1/2008	6/1/2014	Various Properties	URM Grant contractor Payments			N	\$ -							\$ -						\$ -
23	Admin Cost Allowance	Admin Costs	7/1/2016	6/30/2017	Successor Agency	ADMIN		80,000	N	\$ 80,000					40,000		\$ 40,000					40,000	\$ 40,000
24	Admin Cost Allowance - ROPS II	Admin Costs	6/30/2011	6/30/2012	Successor Agency	ADMIN (amount not funded on ROPS II)			N	\$ -							\$ -						\$ -
25	Property - Lantern Hotel	Property Dispositions	6/30/2012	6/30/2012	City of Guadalupe	Disposition of Agency Property			N	\$ -							\$ -						\$ -
26	Property Maint-Lantern & Royal	Property Maintenance	6/30/2012	6/30/2012	City of Guadalupe	Management & Maintenance		10,000	N	\$ 10,000				5,000			\$ 5,000				5,000		\$ 5,000
27	Remaining Property	Property Dispositions	10/1/2006	6/1/2015	City of Guadalupe	Disposition of Agency Property		20,000	N	\$ 20,000				10,000			\$ 10,000				10,000		\$ 10,000
28									N	\$ -							\$ -						\$ -
29									N	\$ -							\$ -						\$ -
30									N	\$ -							\$ -						\$ -
31									N	\$ -							\$ -						\$ -
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62									N	\$ -							\$ -						\$ -
63									N	\$ -							\$ -						\$ -
64									N	\$ -							\$ -						\$ -

Guadalupe 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				Q	16-17B					W		
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF				
											L	M	N	O		P	R	S	T	U		V	
																							Bond Proceeds
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	
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	\$ -						\$ -							\$ -

Guadalupe 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)	414,750					281,830		
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						334,228		
3	Expenditures for ROPS 15-16A Enforceable Obligations (Actual 12/31/15)						344,092		
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						21,893	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 414,750	\$ -	\$ -	\$ -	\$ -	\$ 250,073		
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)	\$ 414,750	\$ -	\$ -	\$ -	\$ -	\$ 271,966		
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						427,942		
9	Expenditures for ROPS 15-16B Enforceable Obligations (Estimate 06/30/16)						434,233		
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)	\$ 414,750	\$ -	\$ -	\$ -	\$ -	\$ 265,675		