



# City of Guadalupe

## AGENDA

### Special Meeting of the Successor Agency to the Guadalupe Redevelopment Agency Board

Tuesday, January 23, 2024

**(Following the City Council Regular Meeting that begins at 6:00 p.m.)**

**City Hall, 918 Obispo Street, Council Chambers**

The City Council meeting will broadcast live streamed on the City of Guadalupe's Official YouTube channel: <https://www.youtube.com/channel/UCaxeHWd9JkmvKnGFU8BAYQQ>

If you choose not to attend the City Council meeting but wish to make a comment during Community Participation Forum or on a specific agenda item, please submit via email to [juana@ci.guadalupe.ca.us](mailto:juana@ci.guadalupe.ca.us) no later than 2:00 pm on Tuesday, January 23, 2024.

Please be advised that, pursuant to State Law, any member of the public may address the City Council concerning any item on the Agenda, before or during Council consideration of that item. If you wish to speak on any item on the agenda, including any item on the Consent Calendar or the Ceremonial Calendar, please submit a speaker request form for that item. If you wish to speak on a matter that is not on the agenda, please do so during the Community Participation Forum.

The Agenda and related Staff reports are available on the City's website: [www.cityofguadalupe.org](http://www.cityofguadalupe.org) Friday before Council meeting.

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available the Friday before Council meetings at the Administration Office at City Hall 918 Obispo Street, Monday through Friday between 8:00 am and 4:30 pm, and also posted 72 hours prior to the meeting. The City may charge customary photocopying charges for copies of such documents. Any documents distributed to a majority of the City Council regarding any item on this agenda less than 72 hours before the meeting will be made available for inspection at the meeting and will be posted on the City's website and made available for inspection the day after the meeting at the Administrator Office at City Hall 918 Obispo Street, Monday through Friday between 8:00 am and 4:30 pm.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, including review of the Agenda and related documents, please contact the Administration Office at (805) 356.3891 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.

#### 1. ROLL CALL:

Council Member Christina Hernandez  
Council Member Gilbert Robles  
Council Member Megan Lizalde  
Mayor Pro Tempore Eugene Costa Jr.  
Mayor Ariston Julian

#### 2. PLEDGE OF ALLEGIANCE

**3. COMMUNITY PARTICIPATION FORUM**

Each person will be limited to a discussion of three (3) minutes or as directed by the Mayor. Pursuant to the provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

**REGULAR BUSINESS**

**4. Recognized Obligation Payment Schedule and Administrative Budget for the July 1, 2024, through June 30, 2025, Period.**

Written Report: Joy Otsuki, Special Counsel to the Successor Agency

Recommendation: That the Successor Agency adopt SA Resolution No. 2024-02 approving the Recognized Obligation Payment Schedule for the July 1, 2024, through June 30, 2025 period.

**5. ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall display case and website not less than 24 hours prior to the meeting. Dated this 18<sup>th</sup> day of January 2024.

*Todd Bodem*

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Todd Bodem, City Administrator



**REPORT TO THE SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE  
Agenda of January 23, 2024**

*Joy Otsuki*

*Todd Bodem*

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**Prepared by:**  
Joy Otsuki, Special Counsel to the Successor Agency

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**Approved by:**  
Todd Bodem, City Administrator

**SUBJECT:** Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe approving the Recognized Obligation Payment Schedule and Administrative Budget for the July 1, 2024 through June 30, 2025 Period

**EXECUTIVE SUMMARY:**

The Successor Agency to the Redevelopment Agency of the City of Guadalupe (the "Successor Agency") was formed to administer the enforceable obligations and otherwise unwind the former affairs of the former Redevelopment Agency of the City of Guadalupe (the "Former Agency"), all subject to the review and approval by a seven-member Oversight Board. Until June 30, 2018, each successor agency had a local oversight board that served this purpose. As of July 1, 2018, all local oversight boards have been replaced by consolidated county-wide oversight boards as part of the streamlining and wind-down of redevelopment affairs.

Under Section 34171(h), a Recognized Obligation Payment Schedule (a "ROPS") is "the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each fiscal year as provided in subdivision (o) of Section 34177." Under the mandatory dates in the Dissolution Law, the Successor Agency must submit a copy of the ROPS for fiscal year 2025-25 (the "ROPS 24-25"), after approval from the Oversight Board, to the County Administrative Officer ("CAO"), County Auditor-Controller ("CAC"), State Controller's Office ("SCO"), and DOF by February 1, 2024.

The ROPS 24-25 contains many of the same enforceable obligations listed on the ROPS for fiscal year 2023-24.

**RECOMMENDATION:**

That the Successor Agency Board adopt Resolution No. 2024-02 entitled "Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe Approving the Recognized Obligation Payment Schedule for the July 1, 2024 through June 30, 2025 period."

**DISCUSSION:**

The Successor Agency approved a ROPS 24-25 at its last meeting on January 9, 2024. Successor Agency Special Counsel and the City Finance Director presented the ROPS 24-25 to the Santa Barbara Countywide Oversight Board (“COB”) on Wednesday, January 17, 2024. The COB conditioned its approval of the ROPS 24-25 upon the Successor Agency’s preparation and approval of a revised ROPS 24-25 reflecting a reduced administrative cost allowance in the amount of \$127,970.

The attached ROPS 24-25 and administrative budget reflect that reduced amount. This amount is a decrease below the prior year’s amount of \$208,866 of 39% and falls within the statutorily calculated maximum permitted

Once approved by the Successor Agency, Successor Agency staff will submit the revised ROPS 24-25 to the Oversight Board staff. After obtaining the Oversight Board’s approval, Successor Agency staff will then transmit the ROPS 24-25 to the DOF, with copies to the CAO, CAC, and SCO.

Upon receipt of an oversight board-approved ROPS, DOF has 45 days to make its determination of the enforceable obligations, including amounts and funding sources. Within five business days of DOF’s determination, the Successor Agency may request additional review and an opportunity to meet and confer on disputed items. DOF has until 15 days prior to the date for property tax distribution to make its final decision after the meet and confer. The RPTTF distribution dates for the ROPS 24-25 A period and 24-25 B period are on or about June 1, 2024 and January 2, 2025, respectively.

**ALTERNATIVE:**

Direct the Executive Director to make modifications to the form of Administrative Budget and/or ROPS 24-25 and adopt the Resolution submitted herewith subject to such modifications.

**FISCAL IMPACT:**

The Successor Agency is limited to making payments reflected on an approved ROPS; therefore, approval of the ROPS by the Successor Agency, Oversight Board and DOF is essential to the continued operation of the Successor Agency and wind-down of the affairs of the Former Agency.

**CONCLUSION:**

Staff recommends that the Successor Agency Board adopt Resolution No. 2024-02.

**ATTACHMENTS:**

- 1) Successor Agency Resolution No. 2024-02 entitled “Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe Approving the Recognized Obligation Payment Schedule and Administrative Budget for the July 1, 2024 through June 30, 2025 period.”

**SUCCESSOR AGENCY RESOLUTION NO. 2024-02**

**RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF  
GUADALUPE APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE  
JULY 1, 2024 THROUGH JUNE 30, 2025 PERIOD**

**WHEREAS**, the Successor Agency to the Redevelopment Agency of the City of Guadalupe (“Successor Agency”) has been established to take certain actions to wind down the affairs of the Redevelopment Agency of the City of Guadalupe in accordance with Section 34173 of the Health and Safety Code; and

**WHEREAS**, prior to July 1, 2018 under the Dissolution Law, in particular Sections 34179 and 34180, certain actions of the Successor Agency were subject to the review and approval by a local seven member oversight board, which oversaw and administered the Successor Agency’s activities during the period from dissolution until June 30, 2018; and

**WHEREAS**, as of, on and after July 1, 2018 under the Dissolution Law, in particular Section 34179(j), in every California county there shall be only one oversight board that is staffed by the county auditor-controller, with certain exceptions that do not apply in the County of Santa Barbara; and

**WHEREAS**, as of, on and after July 1, 2018 the County of Santa Barbara through the Santa Barbara County Auditor Controller established the single Santa Barbara Countywide Oversight Board (the “Oversight Board”) in compliance with Section 34179(j), which serves as the oversight board to the 6 successor agencies existing and operating in Santa Barbara County, including the Successor Agency; and

**WHEREAS**, pursuant to Section 34171(h) of the Dissolution Act, a “Recognized Obligation Payment Schedule” means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each annual fiscal period as provided in Section 34177(o) of the Dissolution Act; and

**WHEREAS**, pursuant to Section 34177(j) of the Dissolution Act, the Successor Agency is required to prepare and submit to the Oversight Board an “Administrative Budget” for each annual fiscal period corresponding to each Recognized Obligation Payment Schedule; and

**WHEREAS**, pursuant to Section 34177(o) of the Dissolution Act, the Successor Agency must prepare, approve, and submit to the Oversight Board for approval its Recognized Obligation Payment Schedule (“ROPS”) for the period covering July 1, 2024 through June 30, 2025 (also referred to as “ROPS 24-25”); and

**WHEREAS**, the ROPS 24-25 sets forth and includes the Administrative Budget prepared by the Successor Agency for the period covering July 1, 2024 through June 30, 2025; and

**WHEREAS**, the Successor Agency presented the ROPS 24-25 and Administrative Budget approved by the Successor Agency Board on January 9, 2024, to the Oversight Board on January 17, 2024, and the Oversight Board approved the ROPS 24-25 subject to a reduction in the amount of requested Administrative Budget to \$127, 970; and

**WHEREAS**, the ROPS 24-25 attached to this Resolution as Attachment No. 1 incorporates the reduction in the Administrative Budget required by the Oversight Board; and

**WHEREAS**, the Administrative Budget attached to this Resolution as Attachment No. 2 incorporates the reduction in the Administrative Budget required by the Oversight Board; and

**WHEREAS**, the Successor Agency desires to approve the form of ROPS 24-25 in the form attached to this Resolution as Attachment No. 1 and incorporated herein by this reference; and

**WHEREAS**, the Successor Agency desires to approve the form of Administrative Budget in the form attached to this Resolution as Attachment No. 2 and incorporated herein by this reference; and

**WHEREAS**, following approval of ROPS 24-25 by the Successor Agency Board, pursuant to Section 34177, subdivisions (j) and (o), and Section 34180(g) of the Dissolution Act, Successor Agency staff shall submit ROPS 24-25 to the Oversight Board and DOF for approval.

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

**SECTION 1.** The foregoing recitals are incorporated into this resolution by this reference and constitute a material part hereof.

**SECTION 2.** The Successor Agency Board hereby approves the ROPS 24-25 in the form attached to this Resolution as Attachment No. 1, and the Administrative Budget attached to this Resolution as Attachment No. 2 and authorizes the Successor Agency Executive Director to make such augmentation, modification, additions or revisions as he may deem appropriate.

**SECTION 3.** The Executive Director is further authorized and directed to transmit ROPS 24-25 to the Oversight Board, and upon approval thereof by the Oversight Board, the Executive Director is directed to transmit the approved ROPS 24-25 to the County Auditor-Controller, the State Controller's Office, and the State Department of Finance, and to post the ROPS 24-25 on the City's website.

**SECTION 4.** The Secretary on behalf of the Successor Agency Board shall certify to the adoption of this Resolution.

**SECTION 5.** This Resolution shall take effect upon the date of adoption.

THE FOREGOING RESOLUTION IS APPROVED AND ADOPTED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE THIS 23rd DAY OF JANUARY 2024 BY THE FOLLOWING ROLL CALL VOTE:

**MOTION:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

I, Amelia M. Villegas, Secretary of the Successor Agency to the Redevelopment Agency of the City of Guadalupe, do hereby certify that the foregoing **Successor Agency Resolution No. 2024-02** was duly adopted by the Board of the Successor Agency to the Redevelopment Agency of the City of Guadalupe at a special meeting held on January 23, 2024.

**ATTEST:**

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Amelia M. Villegas, Secretary  
Successor Agency of the Redevelopment  
Agency of the City of Guadalupe

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Ariston Julian, Chair  
Successor Agency of the Redevelopment  
Agency of the City of Guadalupe

**APPROVED AS TO FORM:**

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Philip F. Sinco, Successor Agency Counsel

**ATTACHMENT NO. 1**  
(Attach ROPS)



**Recognized Obligation Payment Schedule (ROPS 24-25) - Summary**  
**Filed for the July 1, 2024 through June 30, 2025 Period**

**Successor Agency:** Guadalupe  
**County:** Santa Barbara

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>24-25A Total (July - December)</b>	<b>24-25B Total (January - June)</b>	<b>ROPS 24-25 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	\$ 430,854	\$ 65,160	\$ 496,014
F RPTTF	366,869	1,175	368,044
G Administrative RPTTF	63,985	63,985	127,970
<b>H Current Period Enforceable Obligations (A+E)</b>	\$ 430,854	\$ 65,160	\$ 496,014

**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





A	B	C	D	E	F	G	H	I	J	K	L	M				Q	R	S				W	
												ROPS 24-25A (Jul - Dec)						ROPS 24-25B (Jan - Jun)					Fund Sources
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 24-25 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	24-25A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	24-25B Total	
30	Continuing Disclosure Services	Refunding Bonds Issued After 6/27/12	01/31/2018	08/01/2035	HDL Coren & Cone	Continuing disclosure, dissemination agent		14,100	N	\$1,175	-	-	-	-	-	\$-	-	-	-	1,175	-	-	\$1,175
31	Annual Trustee Costs	Refunding Bonds Issued After 6/27/12	11/29/2017	08/01/1935	U.S. Bank	Annual Trustee Costs		27,500	N	\$2,500	-	-	-	2,500	-	\$2,500	-	-	-	-	-	-	\$-
32	Appraisal cost for LRPMP	Property Dispositions	07/01/2022	06/30/2023	Appraiser/Consultant	Appraisal	Guadalupe Project Area	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-
33	Reconveyance Costs	Property Dispositions	07/01/2022	06/30/2023	Various Contractors	Marketing Cost, Title Insurance, Escrow, Attorney and Closing Cost	Guadalupe Project Area	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-
34	Al's Union Site Remediation Project	Property Dispositions	06/01/2008	06/30/2023	DMI EMK	Disposition of Agency Property (995 Guadalupe Street)	Guadalupe	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-
35	Arbitrage Services	Fees	07/01/2024	12/01/2035	TBD	Arbitrage Calculation for Bond Issue	Guadalupe	20,000	N	\$5,000	-	-	-	5,000	-	\$5,000	-	-	-	-	-	-	\$-

**Guadalupe**  
**Recognized Obligation Payment Schedule (ROPS 24-25) - Report of Cash Balances**  
**July 1, 2021 through June 30, 2022**  
 (Report Amounts in Whole Dollars)

A		B		C		D		E		F		G		H
								Fund Sources		Other Funds	RPTTF	Other Funds	RPTTF	
								Bond Proceeds	Reserve Balance					
ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)		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	Comments							
1	<b>Beginning Available Cash Balance (Actual 07/01/21)</b> RPTTF amount should exclude "A" period distribution amount.	-	306,536	-	(35,450)	(25,255)	Col G Line 1 - Amount shown reflects ROPS 19-20 Prior Period Adjustment (\$300), administrative expense in excess of approved ROPS 16-17 and \$16,389 in excess of approved ROPS 17-18 Administrative Cost Allowance							
2	<b>Revenue/Income (Actual 06/30/22)</b> RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller				553	518,301								
3	<b>Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)</b>				48,800	541,232								
4	<b>Retention of Available Cash Balance (Actual 06/30/22)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		306,536		-	-								
5	<b>ROPS 21-22 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC				No entry required		300							

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.

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.							
A	B	C	D	E	F	G	H
	ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)	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	Comments
6	Ending Actual Available Cash Balance (06/30/22) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$ (83,697)	\$ (48,486)	Col G Line 6 - Amount shown reflects ROPS 19-20 Prior Period Adjustment (\$300), expenditures of \$9,166 due from the City for administrative expense in excess of approved ROPS 16-17, \$16,389 in excess of approved ROPS 17-18 Administrative Cost Allowance and \$23,231 in excess of approved ROPS 21-22 Administrative Cost Allowance

**Guadalupe**  
**Recognized Obligation Payment Schedule (ROPS 24-25) - Notes**  
**July 1, 2024 through June 30, 2025**

Item #	Notes/Comments
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**ATTACHMENT NO. 2**  
(Attach administrative budget)



**Guadalupe Successor Agency  
Administrative Expenses  
ROPS 24-25 July 1, 2024 - June 30, 2025**

	Base	Base w/benefits	6 months	6 months	Annual
Payroll	Base		1.0%	1.0%	
City Administrator	170,740	247,573	2,476	2,476	4,952
			17.5%	17.5%	
Finance Director	117,345	170,151	29,776	29,776	59,552
		<b>Total Payroll</b>	<b>32,252</b>	<b>32,252</b>	<b>64,504</b>
Successor Agency Counsel			9,250	9,250	18,500
City Attorney			5,024	5,024	10,048
Professional Services			10,000	10,000	20,000
Allocated Costs			7,459	7,459	14,918
Contingency			0	0	0
<b>Total Projected Admin Fees for full year</b>			<b>63,985</b>	<b>63,985</b>	<b>127,970</b>