1. Agenda

Documents:

01-24-2018 AGENDA.PDF
01-24-2018 ANNOTATED AGENDA.PDF
AGENDA
SPECIAL MEETING OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF CONCORD
January 24, 2018
3:00 p.m.
Permit Center Conference Room
1950 Parkside Drive, Concord

Oversight Board Members:
Ray Pyle, Diablo Valley College           John Hild, CCC Office of Education
Greg Sawyer, CCC Fire Protection Dist.   Karen Mitchoff, Contra Costa County
Greg Grassi, Contra Costa County         Supervisor, District IV
Moses Sullivan, City of Concord           Ryan Lenhardt, City of Concord
Representative

I. ROLL CALL

II. PUBLIC COMMENT PERIOD
   (This is the time set aside for comment on any matter not listed on the agenda. We request all speakers complete a blue speaker card.)

III. APPROVAL OF SEPTEMBER 28, 2017 MEETING MINUTES

IV. OVERSIGHT BOARD CONSIDERATION ITEM(S): - John Montagh
   A. CONSIDERATION OF RESOLUTION NO. 18-040 APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (18-19) FOR JULY 1, 2018 THROUGH JUNE 30, 2019 OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CONCORD

V. ADJOURNMENT

NOTICE TO PUBLIC

ADA ACCOMMODATION
In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3025, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

SPEAKER'S CARD
Members of the audience who wish to address the Oversight Board are requested to complete a speaker's card available in the Permit Center Conference Room. Submit the completed card to staff before the item is called, preferably before the meeting begins.
PUBLIC COMMENT

This is the time set aside for public comment on any matter not listed on the agenda. A completed Speaker’s Card inclusive of name and address is requested, and comments should be limited to three minutes.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Board to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Board Member prior to the time Board votes on the motion to adopt.

CORRESPONDENCE

Correspondence and writings received within 72 hours of the scheduled Oversight Board for the Successor Agency City of Concord meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at 1950 Parkside Drive, Concord. For additional information, contact John Montagh, Economic Development and Housing Manager, at (925) 671-3082.

ROUTINE AGENDA ITEMS AND CONTINUED ITEMS

All routine and continued items will be considered by the Oversight Board at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Oversight Board considers the motions.
SPECIAL MEETING OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF CONCORD ANNOTATED AGENDA

Thursday, September 28, 2017

AGENDIZED ITEMS – The public is entitled to address the Board on items appearing on the agenda before or during the Board’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. OPENING

Roll Call: Greg Grassi, John Hild, Ray Pyle, Moses Sullivan, Ryan Lenhardt

2. PUBLIC COMMENT PERIOD - John Montagh introduced new Community and Economic Development Director Andrea Ouse.

3. OATH OF OFFICE

a. Oath of Office – for the City of Concord Mayor’s Appointment Board Members Moses Sullivan, Concord, and Ryan Lenhardt, OPEIU Local 29.

ACTION: City Clerk, Joelle Fockler, ordained new Oversight Board members Moses Sullivan and Ryan Lenhardt.
4. OVERTSIGHT BOARD CONSENT CALENDAR


**ACTION:** Minutes approved, 4-0-1. (Hild motioned, Pyle seconded. Lenhardt abstained.)

5. OVERTSIGHT BOARD CONSIDERATION ITEMS

The public is entitled to address the City Council on items appearing on the agenda before or during the City Council’s consideration of that item. Each speaker will be limited to approximately three minutes.

a. Considering – adoption of Resolution No. 17-038 amending the Oversight Board’s Bylaws concerning termination date of Oversight Board. **Report by John Montagh, Economic Development Manager.**

**ACTION:** Resolution No. 17-038 was adopted, 5-0. (Lenhardt motioned, Pyle seconded.)

b. Considering – election of Oversight Board Chair and Vice Chair. **Report by John Montagh, Economic Development Manager.**

**ACTION:** Greg Grassi was elected Chair for FY 17-18, 5-0. (Hild motioned, Pyle seconded.) Ray Pyle was elected Vice Chair for FY 17-18, 5-0. (Hild motioned, Grassi seconded.)

c. Considering – adoption of Resolution No. 17-039 approving an Agreement of Purchase and Sale and joint escrow instructions between the Successor Agency, as seller, and Stephen Cuneo and Hien Tran, as buyers, for 1601 Sutter Street, Concord, CA (APN 126-045-012). **Report by John Montagh, Economic Development Manager**

**ACTION:** Resolution No. 17-039 was adopted, 5-0. (Pyle motioned, Lenhardt seconded.)

6. ADJOURNMENT - 10:19 a.m.
Staff Report

Date: January 22, 2018
To: Oversight Board
From: John Montagh, Economic Development Manager
Reviewed by: Suzanne McDonald, Financial Operations Manager
Prepared by: John Montagh, Economic Development and Housing Manager
  John.Montagh@cityofconcord.org
  (925) 671-3082
Subject: Adopt Resolution No. 18-040 approving the Recognized Obligation Payment Schedule (18-19) for July 1, 2018 through June 30, 2019 of the Successor Agency to the Redevelopment Agency of the City of Concord.

Report in Brief
The Oversight Board is required to review and take action on the Successor Agency to the Redevelopment Agency of the City of Concord’s Recognized Obligation Payment Schedule (ROPS) 2018-19 for the July 1, 2018 through June 30, 2019 time period. The proposed ROPS is the annual (fiscal year) ROPS cycle. The State made this change as part of legislation passed in 2015 governing Successor Agencies. Staff is requesting the Board to review and approve ROPS 18-19 (Attachment 1). Once approved by the Oversight Board, Successor Agency staff will forward the approved ROPS to the State Department of Finance (DOF), State Auditor Controller, County Administrator and County Auditor Controller for these agencies respective review by February 1, 2018. If approved by the DOF, ROPS 18-19 will be in place for the Successor Agency to make payments on agreements Successor Agency administration and enforceable obligations of the former Redevelopment Agency for that period of time. Total amount of funds being requested for ROPS 18-19 is $9,248,078.
Recommended Action
Staff recommends that the Oversight Board hear staff’s presentation of ROPS 18-19, take public comments, deliberate and adopt Resolution No. 18-040 approving ROPS 18-19 and direct staff to submit the ROPS to the Department of Finance and other agencies as required.

Background
On February 1, 2012, redevelopment agencies throughout the state were dissolved pursuant to Assembly Bill 1X 26. All of the non-housing assets and obligations of the former Redevelopment Agency of the City of Concord were transferred by operation of law to the Successor Agency of the City of Concord. Health and Safety Section 34179 provides for establishment of an Oversight Board to oversee the closeout and wind down of the former redevelopment agency.

On June 27, 2012, the Governor signed into law AB 1484 which modified the dissolution law affecting the winding down of redevelopment agencies throughout the State. As part of this law, successor agencies are required to submit an Oversight Board approved ROPS to the DOF essentially three months ahead of the each ROPS period for DOF’s review. The DOF has 45 days to review the Oversight Board approved ROPS and make its determination of the enforceable obligations, obligation amounts and funding sources of the enforceable obligation no later than 45 days after the ROPS is submitted.

The Governor signed the 2015/16 Budget Trailer bill which provided for annual ROPS, commencing with ROPS July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an oversight board approved annual ROPS to DOF and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter.

Analysis
The Successor Agency is responsible for administering the payments appearing on the proposed ROPS, subject to the approval of the Oversight Board, which is charged with reviewing and approving ROPS.

ROPS Overview:
ROPS 18-19 shows enforceable obligations on an annual basis for the specific reporting period of July 1, 2018 through June 30, 2019 and is attached to this report (Attachment 1). The following summarizes ROPS 18-19:

- Total Enforceable Obligations to be paid during the period are $9,295,215.
• Total amount of funds being requested is $9,248,078.

• Total funding from other sources (Rent and Interest) is $47,137

• Payments totaling $2,090,650 to the Concord Affordable Housing Fund which is a repayment of funds owed by the former Redevelopment Agency of the City of Concord to create and preserve affordable housing in the City of Concord. The repayment was approved by the Oversight Board and DOF. A total of approximately $5 million is owed to the City’s affordable housing program.

• Refunding Bond Obligation as set forth in the 2014 Tax Allocation Refunding Bonds totaling $5,838,000.

With previous resolutions approving the ROPS, the proposed resolution directs staff to cooperate with DOF to the extent necessary to obtain DOF’s acceptance of ROPS 18-19. This includes, if necessary, making modifications to ROPS 18-19 determined by the City Manager acting as the Successor Agency’s Executive Director to be reasonable and financially feasible to meet its legally required financial obligations.

Public Contact
The Oversight Board Agenda was posted according to Brown Act Requirements for Special Meetings, and was sent to the Department of Finance, Contra Costa County Administrative Officer, and County Auditor-Controller.

Attachments
1. ROPS 18-19
2. Resolution No. 18-040
# Recognized Obligation Payment Schedule (ROPS 18-19) - Summary

Filed for the July 1, 2018 through June 30, 2019 Period

**Successor Agency:** Concord  
**County:** Contra Costa

## Current Period Requested Funding for Enforceable Obligations (ROPS Detail)

<table>
<thead>
<tr>
<th></th>
<th>18-19A Total (July - December)</th>
<th>18-19B Total (January - June)</th>
<th>ROPS 18-19 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Enforceable Obligations Funded as Follows (B+C+D):</td>
<td>$47,137</td>
<td>-</td>
<td>47,137</td>
</tr>
<tr>
<td><strong>B</strong> Bond Proceeds</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td><strong>C</strong> Reserve Balance</td>
<td>-</td>
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<td>-</td>
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<td><strong>D</strong> Other Funds</td>
<td>47,137</td>
<td>-</td>
<td>47,137</td>
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<td><strong>E</strong> Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</td>
<td>$2,728,849</td>
<td>$6,519,229</td>
<td>9,248,078</td>
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<td><strong>F</strong> RPTTF</td>
<td>2,603,849</td>
<td>6,394,229</td>
<td>8,998,078</td>
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<td><strong>G</strong> Administrative RPTTF</td>
<td>125,000</td>
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<td><strong>H</strong> Current Period Enforceable Obligations (A+E):</td>
<td>$2,775,986</td>
<td>$6,519,229</td>
<td>9,295,215</td>
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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: [Signature]  
Title: [Name]  
Date: [Date]
BEFORE THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
CITY OF CONCORD
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

A Resolution Approving the Recognized
Obligation Payment Schedules 18-19 for the
Successor Agency to the Redevelopment Agency of
the City of Concord for the Period July 1, 2018 – June
30, 2019

Resolution No. 18-040

WHEREAS, Pursuant to State Health and Safety Code section 34177(o), commencing
with the Recognized Obligation Payment Schedule (ROPS) covering the period from July 1,
2016 to June 30, 2017 and thereafter, agencies shall submit an oversight board approved
annual ROPS to Department of Finance (DOF) and the County Auditor-Controller by each
February 1; and

WHEREAS, Successor Agency staff prepared a ROPS for July 1, 2018 through June 30, 2019
and submitted it to the Board for review and approval, and at the same time provided a copy of the
ROPS to the County Administrative Officer, the County Auditor and DOF, all as required pursuant to
Health and Safety Code Section 34177(l)(2)(B); and

WHEREAS, on January 22, 2018, the Oversight Board approved the ROPS and directed
Successor Agency staff to submit the ROPS to DOF, the State Controller and the County Auditor and
post the ROPS on the Successor Agency’s website in accordance with Health and Safety Code Section
34177(l)(2)(C).

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
CITY OF CONCORD DOES RESOLVE AS FOLLOWS:

Section 1. The Recognized Obligation Payment Schedule for the period July 1, 2018 – June
30, 2019, in the form attached to this resolution and incorporated herein by reference, is hereby
approved.

Section 2. The staff of the Successor Agency is hereby directed to submit the ROPS to DOF,
the State Controller and the County Auditor, and post the ROPS on the Successor Agency’s website in
accordance with Health and Safety Code Section 34177(l)(2)(C), and to cooperate with DOF to the
extent necessary to obtain DOF’s acceptance of the ROPS, including, if necessary, making
modifications to the ROPS determined by the Successor Agency’s Executive Director to be
reasonable and financially feasible to meet its legally required financial obligations.

Section 3. This resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the Oversight Board for the Successor Agency City of
Concord on January 22, 2018, by the following vote:

AYES: Board Members –

NOES: Board Members -

ABSTAIN: Board Members –

ABSENT: Board Members –

I HEREBY CERTIFY that the foregoing Resolution No. 18-040 was duly and regularly
adopted at a special meeting of the Oversight Board for the Successor Agency City of Concord on
January 22, 2018.

Joelle Fockler, CMC
City Clerk

APPROVED AS TO FORM:

Susanne Meyer Brown
City Attorney

Attachment 1: ROPS 18-19 July 1, 2018 through June 30, 2019
## Recognized Obligation Payment Schedule (ROPS 18-19) - Summary

Filed for the July 1, 2018 through June 30, 2019 Period

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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/ ______________________________  Date ____________________________
I. ROLL CALL:

Board Members Present:  R. Pyle, G. Grassi, R. Lenhardt, K. Mitchoff
Board Members Absent:   J. Hild, G. Sawyer, M. Sullivan
Staff Present:          J. Montagh, S. McDonald, L. Bayer, G. Spilman
Audience in Attendance:   0

II. PUBLIC COMMENT PERIOD – John Montagh commented that future Oversight Board Meetings will be held by Contra Costa County starting in July 2018 though there may be an additional meeting held by the City of Concord prior to that happening.

III. APPROVAL OF SEPTEMBER 28, 2017 MEETING MINUTES

ACTION: Approved, 4-0. (Mitchoff motioned, Pyle seconded)

IV. OVERSIGHT BOARD CONSIDERATION ITEM(S): - John Montagh

A. CONSIDERATION OF RESOLUTION NO. 18-040 APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (18-19) FOR JULY 1, 2018 THROUGH JUNE 30, 2019 OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CONCORD

ACTION: Approved Resolution No. 18-040 with a modification to the meeting date, 4-0. (Mitchoff motioned, Pyle seconded)

V. ADJOURNMENT – 3:20 p.m.