

AGENDA

MEETING OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF HOLLISTER REDEVELOPMENT AGENCY

DATE: Thurs. January 25, 2018 Time: 3:00 P.M. City Hall 375 Fifth St., Hollister, CA

***ANYONE WISHING TO ADDRESS THE OVERSIGHT BOARD PLEASE STEP
FORWARD AND STATE YOUR
NAME AND ADDRESS TO THE SECRETARY***

This Oversight Board has been created pursuant to §34161 through §34190 of the Health and Safety Code for the sole purpose of overseeing the actions of the Successor Agency to the City of Hollister Redevelopment Agency. In accordance with §34179 (h) of the Health and Safety Code, all Oversight Board (“Board”) actions shall not be effective for five business days, pending a request for review by the State Department of Finance (“Department”). In the event that the Department requests a review of a given Board action, it shall have forty days from the date of its request to approve the Oversight Board action or return it to the Board for reconsideration. In the event that the Department returns the Board action to the Board for reconsideration, the Board shall resubmit the modified action for Department approval, and the modified Board action shall not become effective until approved by the Department.

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

Call to Order

Pledge of Allegiance

Roll Call: Members: Bill Avera, Robert Rivas, Raymond Friend, Shannon Hansen, Kathleen Rose, Holly McWhinnie, John Tobias

Verification of Agenda Posting

A. Approval of Minutes: [PAGES 3-5]

1. Approve minutes of the January 26, 2017 Oversight Board meeting.

B. Communications from the Public on Items Not Listed on the Agenda: This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Oversight Board. When the Oversight Board calls your name, please come to the podium, state your name and address for the record, and speak to the Board. Each speaker will be limited to two minutes. Please note that state law prohibits the Oversight Board from discussing or taking action on any item not on the agenda.

C. Consent – None

D. New Business

1. **Election of Officers:** The Board will consider election of the Chair and Vice Chair of the Oversight Board for 2018.

2. **Recognized Obligation Payment Schedule 17-18 [PAGES 6 - 12]**

The Board will consider approval of Resolution No. 2018-01 OB, a resolution approving the Recognized Obligation Payment Schedule 18-19 for the next fiscal year (July 1, 2018 to June 30, 2019) with the Administrative Cost allowance.

E. Reports of the Successor Agency, Board, and County Auditor Controller.

1. Reports from Successor Agency Staff.
2. Reports from the Oversight Board members.
3. Report from the County Auditor Controller.

ADJOURNMENT

NEXT REGULAR MEETING: February 22, 2018

Materials related to an item on this Agenda submitted to the Board after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, Successor Agency Office 339 Fifth Street, Monday through Friday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.). Such documents are also available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4300 Ext 16. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

MINUTES

MEETING OF OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF HOLLISTER

January 26, 2017, 3:00 p.m.

CALL TO ORDER: Chair Tobias called the meeting to order at 3:02 p.m.

PLEDGE OF ALLEGIANCE: Chair Tobias led the pledge of allegiance.

VERIFICATION OF AGENDA POSTING: The meeting agenda was posted at City Hall January 20, 2017 at 11:22 a.m. per Government Code Section 65954.2(a).

ROLL CALL:

Present: Bill Avera, Raymond Friend, Shannon Hansen, Holly McWhinnie, Kathleen Rose, John Tobias

Absent: Robert Rivas (uninstalled)

Staff Present: Mary Paxton

San Benito County Staff Present: Kelsey Maclsaac

1. Approval of Minutes:

ACTION: Director Friend moved to approve the minutes of the October 27, 2016 Oversight Board meeting. Director Hansen seconded. Motion passed 6-0-1.

COMMUNICATIONS FROM THE PUBLIC: None

CONSENT CALENDAR: None

OLD BUSINESS: None

NEW BUSINESS:

D-1 Election of Officers:

ACTION: Board Member Friend nominated Member Avera to serve as the Chair and Member McWhinnie seconded. Motion passed 6-0-1. Board Member Avera moved to nominate Board Member Friend as Vice-Chair and Board Member McWhinnie seconded. Motion passed 6-0-1.

Report D-2 Recognized Obligation Payment Schedule 17-18:

ACTION: The Board received the report on Recognized Obligation Payment Schedule 17-18. Director Friend moved to approve Resolution 2017-01 OB approving Recognized Obligation Payment Schedule 17-18 and Director Hanson seconded. Motion passed 6-0-1.

Report E-1 Reports from Successor Agency Staff. Chair Avera asked for an update on the 400 Block property. Mary Paxton explained that an Exclusive Negotiating Agreement was approved with the Del Curto Brothers Group for construction of four mixed use building and a philanthropic center. She said they are in the process of finalizing the Development Disposition Agreement (DDA) that will specify the terms for the transfer of the property. A public hearing will then be scheduled with the City Council for consideration of the DDA. Ms. Paxton also explained that based on the Compensation Agreement between the taxing entities, the proceeds from the sale of the property will be distributed to the taxing entities.

Report E-2 Reports from the Oversight Board Members: None.

Report E-3 Reports from the Oversight County Auditor Controller: Kelsey MacIsaac from the County Auditor Controllers Office said that the County Clerk has provided her copies for the Oversight Board of the summary of the distribution of the Redevelopment Property Tax Trust Fund money for the last fiscal year to the City of Hollister Successor Agency.

ADJOURNMENT:

ACTION: Director Friend made a motion to adjourn the meeting at 3:16 p.m. Director McWhinnie seconded. Motion passed 6-0-1.

Chair of the Oversight Board

Oversight Board Minutes
January 26, 2017 Meeting
Page 2 of 3

ATTEST:

Mary M. Paxton, Secretary

**STAFF REPORT
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF HOLLISTER
REDEVELOPMENT AGENCY**

DATE: January 18, 2018
STUDY SESSION DATE: N/A

AGENDA ITEM: D-1 Resolution
MEETING DATE: January 25, 2018

TITLE OF ITEM: Resolution 2018-01 OB, Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency (RDA) of the City of Hollister, adopting the Recognized Obligation Payment Schedule (ROPS) 18-19 for the period July 1, 2018 to June 30, 2019.

BRIEF DESCRIPTION: The Oversight Board will consider approval of a resolution approving the Recognized Obligation Payment Schedule (ROPS) 18-19 (ROPS) for the period July 1, 2018 to June 30, 2019 and an Administrative Cost Budget and Administrative Cost Allowance.

STAFF RECOMMENDATION: Adopt Resolution No. 2018-01 OB, approving the Recognized Obligation Payment Schedule 18-19.

DEPARTMENT SUMMARY: Staff has prepared ROPS 18-19 with the template provided by the Department of Finance (DOF) in December of 2017 for Fiscal Year 18-19. The City Council, acting in its capacity for the Successor Agency approved the attached Recognized Obligation Payment Schedule (ROPS) 18-19 on January 16, 2018. The deadline for submittal of ROPS 18-19 to the Department of Finance and State Auditor Controller is February 1, 2018. ROPS 18-19 includes anticipated enforceable obligations FY 18-19 and a summary of expenses from the past six months. Staff is still working on disposing two properties – the 400 Block and the Leatherback property. Activities for the 400 Block are currently on hold. The Successor Agency is in the process of reviewing options for disposition of the Leatherback property. Staff recommends that the Oversight Board adopt the attached resolution approving ROPS 18-19. This approval of a ROPS does not constitute a project under the California Environmental Quality Act (CEQA) and review under CEQA is not required.

Staff recommends that the Oversight Board review the Recognized Obligation Payment Schedule 18-19 and administrative cost allowance for the period of July 1, 2018 to June 30, 2019 and approve Resolution 2018-01 OB approving the ROPS and directing staff to forward the ROPS to the Department of Finance.

ATTACHMENTS: Resolution, Recognized Obligation Payment Schedule 18-19
CEQA: Approval of the ROPS is exempt from CEQA
DEPARTMENT: Development Services Department, Successor Agency
CONTACT PERSON: Mary M. Paxton, RDA Program Manager
PHONE NUMBER: (831) 636-4316 Extension 16

RESOLUTION NO. 2018-01 OB

**RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO
THE REDEVELOPMENT AGENCY ("RDA") OF THE CITY OF HOLLISTER,
ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 17-18 FOR
THE PERIOD JULY 1, 2018 TO JUNE 30, 2019**

WHEREAS, Health and Safety Code Section 34177.7 (m) (o) (1) requires the Successor Agency to the Redevelopment Agency of the City of Hollister to prepare and approve a recognized obligation payment schedule (the "ROPS") and make associated notifications and distributions for the period of July 1, 2018 to June 30, 2019 which is attached to the January 25, 2018 Staff Report; and

WHEREAS, on January 16, 2018 the Successor Agency reviewed and approved a Recognized Obligation Payment Schedule (ROPS), and an administrative budget (the "Successor Agency Administrative Budget") for the period January 1, 2018 to June 30, 2019; and

WHEREAS, the ROPS approved by the Successor Agency was prepared using a template provided by the Department of Finance as required by Health and Safety Code Sections 34177 (m) and 34186 (a) (b) and was verified on the Department of Finance web site prior to distribution to the county administrative officer, the county auditor-controller and the Oversight Board; and

WHEREAS, Health and Safety Code Section 34177.7 (o) (1) requires approval of a ROPS for the fiscal year from July 1, 2018 to June 30, 2019 and submittal of the approved ROPS to the California Department of Finance and the County Auditor Controller no later than February 1, 2018; and

WHEREAS, at a public meeting held on January 25, 2018, the Oversight Board considered the staff report, written and oral testimony for the Recognized Obligation Payments Schedule 18-19; and

NOW THEREFORE BE IT RESOLVED that the Oversight Board, hereby approves the Recognized Obligation Payment Schedules (ROPS) 18-19 for the period July 1, 2018 to June 30, 2019.

BE IT FURTHER RESOLVED that all costs of, liabilities of, and claims against the Successor Agency and/or the Oversight Board shall be solely the costs and liabilities of the Successor Agency and/or the Oversight Board and shall not be costs of, liabilities of, and/or claims against the City.

BE IT FURTHER RESOLVED that the Oversight Board hereby authorizes and directs the Development Services Director or the Director's designee, acting on behalf of the Oversight Board, to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the ROPS, approval of the Successor Agency Administrative Budget and other actions taken pursuant to this Resolution.

APPROVED January 25, 2018 by the Oversight Board to the Successor Agency to the City of Hollister Redevelopment Agency by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Chair,

ATTEST:

Mary M. Paxton, Board Secretary

Recognized Obligation Payment Schedule (ROPS 18-19) - Summary

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

Successor Agency: Hollister
 County: San Benito

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	18-19A Total (July - December)	18-19B Total (January - June)	ROPS 18-19 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 922,244	\$ -	\$ 922,244
B Bond Proceeds	922,244	-	922,244
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 3,226,694	\$ 153,500	\$ 3,380,194
F RPTTF	3,101,694	28,500	3,130,194
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E):	\$ 4,148,938	\$ 153,500	\$ 4,302,438

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.

 Chair

Name Title

/s/ _____
 Signature Date

Hollister Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail

July 1, 2018 through June 30, 2019

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	18-19A (July - December)					Q	18-19B (January - June)					W
											Fund Sources						Fund Sources					
											L	M	N	O	P		R	S	T	U	V	
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 18-19 Total						18-19A Total						18-19B Total
3	2009 Tax Allocation Bond	Bonds Issued On or Before	7/22/2009	10/1/2032	Union Bank of California	TE 2009 Bond- Fire Stat. 1, W.	Hollister	\$ 47,093,200	N	\$ 4,302,438	\$ 922,244	\$ -	\$ -	\$ 3,101,694	\$ 125,000	\$ 4,148,938	\$ -	\$ -	\$ -	\$ 28,500	\$ 125,000	\$ 153,500
4	Fiscal Agent Fee for Bonds	Fees	8/1/2003	10/1/2032	Union Bank of California	Fiscal agent fees for bonds	Hollister	6,782,578	N	\$ 674,344				674,344		\$ 674,344						
5	Bond Expense Funds	Fees	8/1/2003	10/1/2032	Wildan Financial Services	Annual continuing disclosure for bonds	Hollister	27,678	N	\$ 2,500				2,500		\$ 2,500						
7	Successor Agency Admin Costs	Admin Costs	2/1/2012	1/1/2032	City of Hollister	Successor Agency Administrative Costs	Hollister	56,500	N	\$ 3,500					125,000	\$ 125,000					125,000	\$ 125,000
10	Prospect Villa apartments	Miscellaneous	10/4/2010	12/31/2019	Hollister Inv. Group IV	Tenant Based Rental Assistance	Hollister	75,000	N	\$ 50,000				25,000		\$ 25,000				25,000		\$ 25,000
11	Appeal West Gateway	Bond Funded Project - Pre-2011	10/1/2009	1/1/2016	Successor Agency	Streetscape improvements unused bond proceeds	Hollister	922,244	Y	\$ 922,244	922,244					\$ 922,244						\$ -
33	2014 Tax Allocation Refunding Bond	Bonds Issued After 12/31/10	8/13/2014	8/13/2032	Union Bank of California	2014 Tax Allocation Refunding Bonds	Hollister	35,854,200	N	\$ 2,399,850				2,399,850		\$ 2,399,850						\$ -
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Hollister Recognized Obligation Payment Schedule (ROPS 18-19) - Report of Cash Balances
July 1, 2015 through June 30, 2016
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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 for ROPS 15-16 Actuals (07/01/15 - 06/30/16)	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	
1	Beginning Available Cash Balance (Actual 07/01/15)	1,610,983	2,432,058	-	-	-	-		
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16 total distribution from the County Auditor-Controller during January 2016 and June 2016.	6,952	(23,578)	3,292,688		3,154,730	250,000	Negative amount in column D is for bond cost deducted by bank.	
3	Expenditures for ROPS 15-16 Enforceable Obligations (Actual 06/30/16)					3,151,799	250,000		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			3,292,688					
5	ROPS 15-16 RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance (06/30/16) C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 1,617,935	\$ 2,408,480	\$ -	\$ -	\$ 2,931	\$ -		

