

DESIGNATED LOCAL AUTHORITY
RIVERBANK CITY HALL SOUTH
CONFERENCE ROOM
6617 THIRD STREET
RIVERBANK CA 95367-2305

MEETING AGENDA
TUESDAY, JANUARY 12, 2016 – 10:00AM

CALL TO ORDER: CHAIR WENDELL NARAGHI

ROLL CALL: Chair Wendell Naraghi
Vice Chair Walter Schmidt
Treasurer Paul Baxter



CONFLICT OF INTEREST

Declaration by Board Members who would have a direct Conflict of Interest on any scheduled item to be considered should be stated at this time.

1. PUBLIC BUSINESS FROM THE FLOOR (No action can be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Board.

2. ACTION ITEMS (Items will be individually discussed prior to Board action)

Item 2.1: Motion to Approve the September 15, 2015 Designated Local Authority Meeting Minutes

Recommendation: Approval by Roll Call Vote.

Item 2.2: Motion to Approve the December 1, 2015 Designated Local Authority Meeting Minutes

Recommendation: Approval by Roll Call Vote.

Item 2.3: Approval of the Recognized Payment Obligation Schedule (Annual ROPS 16-17)

Recommendation: Approval by Roll Call Vote for Submittal to the Oversight Board.

3. CLOSED SESSION

Item 3.1: Conference with Real Property Negotiators
Government Code Section 54956.8
Property: APN #132-009-001; 132-009-001; 132-009-023
Under Negotiation: Price, terms of payment, or both

4. REPORT FROM CLOSED SESSION

Item 4.1: Report by Chair from Closed Session Item 3.1 Conference with Real Property Negotiators

5. INFORMATIONAL ITEMS (No action to be taken)

There are no informational items

6. COMMENTS (Informational Only – No action to be taken)

Item 6.1: Consultant Comments
Item 6.2: Board Comments

ADJOURNMENT

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AFFIDAVIT OF POSTING			
DATE:	January 8, 2015	TIME:	3:00 PM
NAME:	Marisela H. Garcia	TITLE:	Director of Finance

Notice Regarding Americans with Disabilities Act:

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 (209) 863-7122. Notification 48-hours before the meeting will enable the Board to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102.35.104 ADA Title II].

Notice Regarding Non-English Speakers:

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the Designated Local Authority shall be in English and anyone wishing to address the Board is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

Any documents, not privileged or of a closed session, produced by DLA consultants and distributed to a majority of the DLA Board regarding any item on this agenda will be made available at South City Hall, 6617 Third Street, Riverbank, CA.

**RIVERBANK DESIGNATED LOCAL AUTHORITY
SUCCESSOR AGENCY TO THE RIVERBANK REDEVELOPMENT LOCAL AUTHORITY**

SPECIAL MEETING MINUTES

TUESDAY, SEPTEMBER 15, 2015

CALL MEETING TO ORDER:

The Riverbank Designated Local Authority (RDLA) met this date at 10:03 a.m., in the Riverbank City Hall South Conference Room, 6617 Third Street, Riverbank, California, and was called to order by Chair Wendell Naraghi.

ROLL CALL:

Present: Chair Wendell Naraghi
Vice Chair Walter Schmidt
Treasurer Paul Baxter

Also in Attendance: Chris Jicha, Kosmont Companies
Marisela H. Garcia, Riverbank Finance Director
Jill Anderson, Riverbank City Manager
Richard O'Brien, Riverbank Mayor
Jennifer Bustamante, Riverbank Administrative Assistant

CONFLICT OF INTEREST

Declaration by Board Members who would have a direct Conflict of Interest on any scheduled item to be considered should be stated at this time.

No conflict was declared.

1. PUBLIC BUSINESS FROM THE FLOOR (No action can be taken.)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Board.

There was no public business from the floor.

2. ACTION ITEMS (Items will be individually discussed prior to Board action.)

Item 2.1: Motion to Approve the February 17, 2015 Designated Local Authority Meeting Minutes.

Motion by Treasurer Baxter, second by Vice Chair Schmidt, to Approve the Minutes of the February 17, 2015, Designated Local Authority Meeting; passed 3-0.

AGENDA ITEM 2.1

- Item 2.2: Approval** of the Recognized Payment Obligation Schedule (ROPS 15-16B).
(Approved by roll call vote for submittal to the Oversight Board.)

Motion by Treasurer Baxter, second by Vice Chair Schmidt, to Approve the Recognized Payment Obligation Schedule (ROPS 15-16B) and the submittal of the ROPS 15-16B to the Oversight Board at the next scheduled meeting; passed 3-0.

3. CLOSED SESSION

- Item 3.1:** Conference with Real Property Negotiators
Government Code Section 54956.8
Property: APN #132-009-001; 132-009-001; 132-009-023
Under Negotiation: Price, terms of payment, or both

Jennifer Bustamante, Marisela Garcia, Jill Anderson and Mayor Richard O'Brien were excused from the meeting during this time.

4. REPORT FROM CLOSED SESSION

- Item 4.1:** Report from closed session item 3.1 Conference with Real Property Negotiators

Jennifer Bustamante, Marisela Garcia, Jill Anderson and Mayor Richard O'Brien rejoined the meeting; Chris Jicha reported that the board unanimously approved to have staff extend the broker contract for 90 days with the existing broker; if Lee Associates declines contract, the board will go to the next broker; and lastely, any sale offer will be accepted.

5. COMMENTS (Informational Only – No action to be taken)

- Item 5.1:** Consultant Comments.

Chris Jicha stated that the bill AB107 passed and it's in the desk of Governor Brown and is likely to sign it; Kosmont staff is analyzing the contents in the bill and will report back with their results; Chris recommends taking any procedures needed before end of year to move action forward; he stated the trade on bonds is going for an average of \$.33 with no refunding profit at this time; Kosmont is raising their budget by \$9,000.00 per year to give back to the City for administrative assistance given to the DLA and will have the board amend their contract.

Mayor Richard O'Brien stated that he read the bill AB107 and spoke his opinion on its contents.

Item 5.2: Board Comments.

Chair Wendell Naraghi, speaking for the board, acknowledged Marisela and the City's efforts and good work for the board's information and meetings; and scheduled another meeting for Tuesday, October 20, 2015.

Jill Anderson, City Manager, thanked the board for their efforts and courtesy while working with the City and to Kosmont for their offer to extend money back to the City; the Mayor agreed with her.

ADJOURNMENT

There being no further business, Chair Naraghi adjourned the meeting at 11:20 a.m.

Respectively Submitted,

**Jennifer Bustamante, Administrative Assistant
City of Riverbank**

DRAFT

**RIVERBANK DESIGNATED LOCAL AUTHORITY
SUCCESSOR AGENCY TO THE RIVERBANK REDEVELOPMENT LOCAL AUTHORITY**

**SPECIAL MEETING MINUTES
TUESDAY, DECEMBER 1, 2015**

CALL MEETING TO ORDER:

The Riverbank Designated Local Authority (RDLA) met this date at 10:02 a.m., in the Riverbank City Hall North Council Chambers, 6707 Third Street, Riverbank, California, and was called to order by Chair Naraghi.

ROLL CALL:

Present: Chair Wendell Naraghi
Vice Chair Walter Schmidt
Treasurer Paul Baxter

Also in Attendance: Chris Jicha, Kosmont Companies
Jennifer Bustamante, Riverbank Administrative
Assistant/Acting Secretary

CONFLICT OF INTEREST DECLARATION:

Declaration by Board Members who would have a direct Conflict of Interest on any scheduled item to be considered should be stated at this time.

No conflict was declared.

1. PUBLIC BUSINESS FROM THE FLOOR (No action can be taken.)

There was no public business from the floor.

2. CLOSED SESSION

Item 2.1: Conference with Real Property Negotiators
Government Code Section 54956.8
Property: APN #132-009-001; 132-009-001; 132-009-023
Under Negotiation: Price, terms of payment, or both

Jennifer Bustamante, Riverbank Administrative Assistant/Acting Secretary, was excused from the meeting during this time.

3. REPORT FROM CLOSED SESSION

Item 3.1: Report from Closed Session Item 2.1 Conference with Real Property Negotiators

AGENDA ITEM 2.2

Item 3.2: Resolution RVDLA 2015-003 Approving a Purchase and Sale Agreement for the Sale of Real Property*

At this time Jennifer Bustamante, the Acting Secretary, rejoined the meeting in progress.

By a vote of 3-0, Resolution RVDLA 2015-003 Approving the Purchase and Sales Agreement for the Sale of Real Property was approved. The motion was made by Vice Chair Schmidt with a second by Treasurer Baxter.

4. COMMENTS (Informational Only – No action to be taken)

Item 4.1: Consultant Comments

Consultant Chris Jicha stated the RDLA will need to meet in January 2016 and will confirm date and time with Marisela Garcia, Finance Director; and will need 2 more meetings after that before approving the successor agency and dismissing the RDLA.

Item 4.2: Board Comments

The RDLA thanked Chris Jicha for his hard work and successful outcome to his due diligence in selling the property.

ADJOURNMENT

There being no further business, Chair Naraghi adjourned the meeting at 10:56 a.m.

Respectively Submitted,

***Jennifer Bustamante, Administrative Assistant/Acting Secretary
City of Riverbank***

AGENDA ITEM 2.3

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

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

Successor Agency: Riverbank
County: Stanislaus

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):	\$ 2,859,493	\$ 352,107	\$ 3,211,600
F	Non-Administrative Costs	2,859,493	352,107	3,211,600
G	Administrative Costs	-	-	-
H	Current Period Enforceable Obligations (A+E):	\$ 2,859,493	\$ 352,107	\$ 3,211,600

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

AGENDA ITEM 2.3

Riverbank 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				
											Bond Proceeds	Reserve Balance	Other Funds	Non-Admin		Admin	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					16-17A Total					16-17B Total		
								\$ 30,806,172		\$ 3,211,600					\$ 2,859,493					\$ 352,107	\$ 352,107	
1	2007 Tax Allocation Bond Series A	Bonds Issued On or Before	2/1/2007	8/1/2037	US Bank	Tax Allocation Bond for Non-housing		22,913,130	N	852,936				571,468		571,468				281,468	281,468	
2	2007 Tax Allocation Bond Series B	Bonds Issued On or Before	2/1/2007	8/1/2037	US Bank	Tax Allocation Bond for Housing projects		5,749,836	N	215,458				145,229		145,229				70,229	70,229	
3	2007 Tax Allocation Bond Series A - Replenish Debt Service Reserve Account	Bonds Issued On or Before	2/1/2007	8/1/2037	US Bank	Payment of funds to meet bond debt service requirements		581,111	N	581,111				581,111		581,111						
4	2007 Tax Allocation Bond Series B - Replenish Debt Service Reserve Account	Bonds Issued On or Before	2/1/2007	8/1/2037	US Bank	Payment of funds to meet bond debt service requirements		111,376	N	111,376				111,376		111,376						
5	Bond Trustee Administrative Costs	Fees	2/1/2007	8/1/2037	US Bank	Bond administrative fee			N													
10	Stanislaus Consolidated Fire Protection District	Miscellaneous	2/1/2012	4/10/2014	Stanislaus County Tax Collector	Stanislaus Consolidated Fire Protection District Assessment Fees for Properties owned by the Designated Local Authority		820	N	820				410		410				410	410	
53	ROPS 13-14A - Unfunded Obligation - 2007A Bonds principal due 8/1/13	RPTTF Shortfall	2/1/2007	8/1/2037	US Bank	RPTTF distributed was insufficient to pay all enforceable obligations approved by the DOF on the ROPS		255,000	N	255,000				255,000		255,000						
54	ROPS 13-14A - Unfunded Obligation - 2007B Bonds principal due 8/1/13	RPTTF Shortfall	2/1/2007	8/1/2037	US Bank	RPTTF distributed was insufficient to pay all enforceable obligations approved by the DOF on the ROPS		65,000	N	65,000				65,000		65,000						
55	ROPS 14-15A - Unfunded Obligation - 2007A bonds principal due 8/1/14	RPTTF Shortfall	2/1/2007	8/1/2037	US Bank	RPTTF distributed was insufficient to pay all enforceable obligations approved by the DOF on the ROPS		265,000	N	265,000				265,000		265,000						
56	ROPS 14-15A - Unfunded Obligation - 2007B bonds principal due 8/1/14	RPTTF Shortfall	2/1/2007	8/1/2037	US Bank	RPTTF distributed was insufficient to pay all enforceable obligations approved by the DOF on the ROPS		70,000	N	70,000				70,000		70,000						
57	SERAF/ERAF	SERAF/ERAF	2/1/2010	2/1/2037	Housing Successor/Housing Fund	Funds borrowed from housing fund to make SERAF/ERAF payments		98,201	N	98,201				98,201		98,201						
58	ROPS 15-16A - Unfunded Obligation - 2007A bonds principal due 8/1/15	RPTTF Shortfall	2/1/2007	8/1/2037	US Bank	RPTTF distributed was insufficient to pay all enforceable obligations approved by the DOF on the ROPS		275,000	N	275,000				275,000		275,000						
59	ROPS 15-16A - Unfunded Obligation - 2007B bonds principal due 8/1/15	RPTTF Shortfall	2/1/2007	8/1/2037	US Bank	RPTTF distributed was insufficient to pay all enforceable obligations approved by the DOF on the ROPS		70,000	N	70,000				70,000		70,000						
60	ROPS 15-16A - Unfunded Obligation - 2007A bonds interest due 8/1/15	RPTTF Shortfall	2/1/2007	8/1/2037	US Bank	RPTTF distributed was insufficient to pay all enforceable obligations approved by the DOF on the ROPS		281,469	N	281,469				281,469		281,469						
61	ROPS 15-16A - Unfunded Obligation - 2007B bonds interest due 8/1/15	RPTTF Shortfall	2/1/2007	8/1/2037	US Bank	RPTTF distributed was insufficient to pay all enforceable obligations approved by the DOF on the ROPS		70,229	N	70,229				70,229		70,229						
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**Riverbank Recognized Obligation Payment Schedule (ROPS 16-17) - Report of Cash Balances
(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	
	Cash Balance Information by ROPS Period	Fund Sources						Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		
		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		
ROPS 15-16A Actuals (07/01/15 - 12/31/15)									
1	Beginning Available Cash Balance (Actual 07/01/15)						-		
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						366,192		
3	Expenditures for ROPS 15-16A Enforceable Obligations (Actual 12/31/15)						366,189		
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						-	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3	
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3	
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						639,768		
9	Expenditures for ROPS 15-16B Enforceable Obligations (Estimate 06/30/16)						639,771		
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	