

OVERSIGHT BOARD FOR THE REDEVELOPMENT SUCCESSOR AGENCY OF THE  
CITY OF HEALDSBURG

RESOLUTION NO. OB7- 2012

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF HEALDSBURG APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SIX-MONTH PERIOD BEGINNING JANUARY 1, 2013 AND ENDING JUNE 30, 2013; MAKING RELATED FINDINGS AND DECLARATIONS AND TAKING RELATED ACTIONS IN CONNECTION THEREWITH

WHEREAS, on June 28, 2011, the Governor of California signed into law Assembly Bill x1 26 (“AB 26”), and on June 27, 2012, Assembly Bill 1484 (“AB 1484”), (collectively, the “Dissolution Laws”); and

WHEREAS, under the Dissolution Act and the California Supreme Court’s decision, all California redevelopment agencies, including the Redevelopment Agency of the City of Healdsburg (the Dissolved RDA), were dissolved on February 1, 2012; and

WHEREAS, six months prior to the Governor signing the Dissolution Act into law, the City of Healdsburg (“City”) and the Dissolved RDA entered into a Cooperative Agreement whereby the City agreed to carry out certain activities described in the Dissolved RDA’s redevelopment plan and its Implementation Plan in exchange for a pledge of assets from the Dissolved RDA, which assets were designated for the completion of said activities; and

WHEREAS, a Complaint in Validation was filed on March 4, 2011 in the Superior Court of California County of Sonoma by the City and Dissolved RDA approximately three and a half months prior to the Governor signing the Dissolution Act into law; and

WHEREAS, the Judgment of Validation found “*The Cooperative Agreement and each and every provision therein constitutes a lawful, valid, and binding obligation under the law of California and the United States, subsisting in full force and effect and enforceable according to its terms*”; and

WHEREAS, the Judgment of Validation also acknowledges, “*Each and every recital, finding, determination or legal conclusion stated in City Resolution No. 14-2011 and Agency Resolution No. RDA1-2011 and the Cooperative Agreement is true and correct in all respects*”; and

WHEREAS, the City of Healdsburg and the Dissolved RDA obtained a Judgment of Validation; and

WHEREAS, the projects referred in the Judgment of Validation are reflected in lines 16 – 55 on the ROPS; and

WHEREAS, on January 30, 2012, the City Council of the City of Healdsburg (“Council”) adopted a resolution designating the City as Successor Agency to the Dissolved RDA (“Successor Agency”); and

WHEREAS, under the Dissolution Laws the Successor Agency must prepare a Recognized Obligation Payment Schedule (“ROPS”) that enumerates the enforceable obligations and expenses of the Successor Agency for the six-month period ending June 30, 2013, and for every six-month period thereafter during the wind-down of the Dissolved RDA; and

WHEREAS, under the Dissolution Laws, the initial ROPS must be certified by the County Auditor-Controller (or designee) and approved by the Oversight Board to enable the Successor Agency to continue to make payments on enforceable obligations; and

WHEREAS, pursuant to the Dissolution Law, the duly-constituted Oversight Board convened a public meeting on August 14, 2012 and considered the specific obligations listed on the ROPS and approval of the ROPS for the six-month period ending on June 30, 2013;

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board for the Redevelopment Successor Agency of the City of Healdsburg hereby finds, resolves, and determines as follows:

1. The foregoing recitals are true and correct.
2. Under Health and Safety Code § 34180(g), establishment of a ROPS for the Successor Agency must be approved by the Oversight Board.
3. The Oversight Board hereby approves the ROPS for the six-month period ending June 30, 2013 in the form presented to the Oversight Board and attached hereto as Exhibit A, including the agreements and obligations described in the ROPS, and hereby determines that such agreements and obligations constitute “enforceable obligations” or “recognized obligations” for all purposes of the Dissolution Act. In connection with such approval, the Oversight Board makes the specific findings set forth below.
4. The Oversight Board has determined that none of the agreements or obligations of the Dissolved RDA with private parties should be terminated or renegotiated to reduce liabilities and increase net revenues to the taxing entities. Pursuant to Health and Safety Code §34181(e), the Oversight Board hereby ratifies the determination of the Successor Agency, and the Oversight Board finds that there is insufficient evidence that amendments or early termination of such private agreements would be in the best interests of the taxing entities, and that the continuation of such agreements would further the fiduciary responsibilities of the Oversight Board to the holders of enforceable obligations. For the same reasons, the Oversight Board ratifies the determination of the Successor Agency not to terminate those agreements with public agencies not falling within the scope of Health & Safety Code §34181(d), listed on the ROPS.
5. Pursuant to Health & Safety Code §34181(d), the Oversight Board has considered whether to terminate agreements between the Dissolved RDA and any public entity located in the same county, obligating the Dissolved RDA to provide funding for any debt service obligations of the public entity or for the construction, or operation of facilities owned or operated by such public entity. These agreements are listed as Items 16 – 55 on the ROPS. Items 16 – 55 are found to be enforceable obligations in that Complaint in Validation

(referred to as "Superior Court Judgment" in the ROPS) was filed on March 4, 2011 prior to the Governor signing AB 26 into law. The Judgment of Validation found "*The Cooperative Agreement and each and every provision therein constitutes a lawful, valid, and binding obligation under the law of California and the United States, subsisting in full force and effect and enforceable according to its terms;*" the Judgment also acknowledges, "*Each and every recital, finding, determination or legal conclusion stated in City Resolution No. 14-2011 and Agency Resolution No. RDA1-2011 and the Cooperative Agreement is true and correct in all respects.*"

6. The Oversight Board has examined the remaining items contained on the ROPS and finds that each of them is necessary for the continued maintenance and preservation of property owned by the Successor Agency until disposition and liquidation, the continued administration of the ongoing agreements herein approved by the Oversight Board, or the expeditious wind-down of the affairs of the Dissolved RDA by the Successor Agency. The Oversight Board approves the administrative budget items proposed by the Successor Agency on the ROPS.
7. The Successor Agency is authorized and directed to enter into any agreements and amendments to agreements necessary to memorialize and implement the agreements and obligations in the ROPS and herein approved by the Oversight Board.
8. The Oversight Board authorizes and directs the Successor Agency staff to take all actions necessary under the Dissolution Act to post the ROPS on the Successor Agency website, transmit the Amended ROPS to the Auditor-Controller of the County of Sonoma and to the State Controller and the State Department of Finance, and to take any other actions necessary to ensure the validity of the ROPS or the validity of any enforceable obligation or other agreement approved by the Oversight Board in this Resolution.

The above and foregoing Resolution was duly and regularly passed and adopted at a meeting of the Oversight Board for the Redevelopment Successor Agency of the City of Healdsburg on the 14th day of August, 2012 by the following vote:

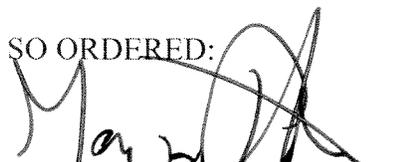
AYES: Board Members: (5) Herrington, Liles, Schaffner, Ziedrich and Chairperson  
Plass

NOES: Board Members: (0) None

ABSENT: Board Members: (2) Navarrette and Ward

ABSTAINING: Board Members: (0) None

SO ORDERED:

  
\_\_\_\_\_  
Gary W. Plass, Chairperson

ATTEST:

  
\_\_\_\_\_  
Maria Curiel, Board Secretary

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I, MARIA CURIEL, Secretary to the Oversight Board for the Redevelopment Successor Agency of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. OB7-2012 duly adopted by the Oversight Board at a special meeting held on the 14<sup>th</sup> day of August 2012.

A handwritten signature in black ink, appearing to read 'M. Curiel', written over a horizontal line.

Maria Curiel, Board Secretary

## Successor Agency Contact Information

Name of Successor Agency: Redevelopment Successor Agency of the City of Healdsburg  
County: Sonoma

Primary Contact Name: Marjie Pettus  
Primary Contact Title: City Manager  
Address: 101 Grove Street, Healdsburg  
Contact Phone Number: 707-431-3319  
Contact E-Mail Address: [mpettus@ci.healdsburg.ca.us](mailto:mpettus@ci.healdsburg.ca.us)

Secondary Contact Name: David Mickaelian  
Secondary Contact Title: Asst. City Manager  
Secondary Contact Phone Number: 707-431-3318  
Secondary Contact E-Mail Address: [dmickaelian@ci.healdsburg.ca.us](mailto:dmickaelian@ci.healdsburg.ca.us)

**SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Filed for the January 1, 2013 to June 30, 2013 Period

**Name of Successor Agency:** Redevelopment Successor Agency of the City of Healdsburg

	Total Outstanding Debt or Obligation
<b>Outstanding Debt or Obligation</b>	\$ 127,214,583
<b>Current Period Outstanding Debt or Obligation</b>	<b>Six-Month Total</b>
A Available Revenues Other Than Anticipated RPTTF Funding	29,296,698
B Enforceable Obligations Funded with RPTTF	1,541,786
C Administrative Allowance Funded with RPTTF	113,414
D Total RPTTF Funded (B + C = D)	1,655,200
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$ 30,951,898
E Enter Total Six-Month Anticipated RPTTF Funding	2,280,200
F Variance (D - E = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$ 625,000
<b>Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments</b> (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the same amount as RPTTF approved by Finance, including admin allowance)</i>	0
H Enter Actual Obligations Paid with RPTTF	0
I Enter Actual Administrative Expenses Paid with RPTTF	0
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	0
<b>K Adjustment to RPTTF</b>	\$ 1,655,200.00

Certification of Oversight Board Chairman:  
Pursuant to Section 34177(m) 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 agency.

_____	_____
Name	Title
_____	_____
Signature	Date

Name of Successor Agency:

County:

Oversight Board Approval Date: August 14, 2012

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)**

**January 1, 2013 through June 30, 2013**

Item #	Project Name / Debt Obligation	Disputed Items	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source						
					LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
<b>Grand Total</b>			\$ 127,214,583	\$ 33,816,249	\$ -	\$ 27,440,698	\$ 1,856,000	\$ 113,414	\$ 1,541,786	\$ -	\$ 30,951,898
<b>DEBT ADMINISTRATION</b>											
1	2002 Tax Allocation Bonds Series A		18,059,384	909,720					276,251		276,251
2	2002 Tax Allocation Bonds Series B		2,347,556	115,894					34,913		34,913
3	2002 Tax Allocation Bonds Series C		7,111,681	360,425					108,769		108,769
4	2003 Tax Allocation Bonds Series A		18,141,051	922,242					299,612		299,612
5	2003 Tax Allocation Bonds Series B		8,790,494	457,515					149,026		149,026
6	2010 Tax Allocation Bonds		39,899,157	1,192,925					517,800		517,800
7	Continuing Disclosure		172,700	7,850					3,925		3,925
8	Trustee Agreement		33,000	1,500					750		750
9	Trustee Agreement		32,560	1,480					740		740
10	Property Tax Administration Fee		2,200,000	100,000					50,000		50,000
<b>OTHER ENFORCEABLE OBLIGATIONS - COMPLETED</b>									-		
11	Foss Creek Pathway	X	879	879		879			-		879
12	Central Healdsburg Ave Special Study	X	1,779	1,779		1,779			-		1,779
13	Water Services Replacement	X	18,230	18,230		18,230			-		18,230
14	Loan agreement	X	800,000	800,000		800,000			-		800,000
<b>OTHER ENFORCEABLE OBLIGATIONS - EST. EXPIRATION 6/30/13</b>									-		
15	Economic development		200,000	200,000					100,000		100,000
<b>COMPLETED PROJECTS</b>											-
16	Railroad Depot Project	X	550,000	550,000		550,000					550,000
17	Badger Substation Fence Replacement	X	553,636	553,636		553,636					553,636
18	Badger Substation Fence Replacement	X	6,784	6,784		6,784					6,784
19	Badger Substation Fence Replacement	X	8,322	8,322		8,322					8,322
20	Recreation Park Improvements	X	397,476	397,476		397,476					397,476
21	Recreation Park Improvements	X	928	928		928					928
22	North Street Utility Underground Project	X	22,026	22,026		22,026					22,026
23	North Street Utility Underground Project	X	41,499	41,499		41,499					41,499
24	North Street Utility Underground Project	X	1,323	1,323		1,323					1,323
25	North Street Utility Underground Project	X	35,153	35,153		35,153					35,153
<b>STREETSCAPE IMPROVEMENTS</b>											-
26	Streetscape Improvements	X	967,992	967,992		967,992					967,992
27	Streetscape Improvements	X	325	325		325					325
28	Streetscape Improvements	X	29,706	29,706		29,706					29,706
29	Streetscape Improvements	X	100,551	100,551		100,551					100,551
30	Streetscape Improvements	X	14,981	14,981		14,981					14,981

Item #	Project Name / Debt Obligation	Disputed Items	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source						
					LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
31	Streetscape Improvements	X	80,239	80,239		80,239					80,239
	<b>HEALDSBURG AVENUE BRIDGE</b>										-
32	Healdsburg Avenue Bridge	X	28,935	3,969		3,969					3,969
33	Healdsburg Avenue Bridge	X	429,238	429,238		429,238					429,238
34	Healdsburg Avenue Bridge	X	974	974		974					974
35	Healdsburg Avenue Bridge	X	1,937,499	1,937,499		1,937,499					1,937,499
36	Healdsburg Avenue Bridge	X	103,355	103,355		103,355					103,355
	<b>INFRASTRUCTURE IMPROVEMENTS</b>										-
37	Infrastructure Improvements	X	81,914	81,914		81,914					81,914
38	Infrastructure Improvements	X	1,918,086	1,918,086		1,918,086					1,918,086
	<b>RECYCLED SYSTEM UPGRADE</b>					-					-
39	Recycled Water System Upgrade	X	8,657	8,657		8,657					8,657
40	Recycled Water System Upgrade	X	42,726	42,726		42,726					42,726
41	Recycled Water System Upgrade	X	121,818	121,818		121,818					121,818
42	Recycled Water System Upgrade	X	3,051	3,051		3,051					3,051
43	Recycled Water System Upgrade	X	1,390,082	1,390,082		1,390,082					1,390,082
	<b>OTHER NON-HOUSING PROJECTS INCLUDED IN SUPERIOR COURT JUDGMENT</b>					-					-
44	Healdsburg Ave 5-way Intersection Improver	X	2,400,000	2,400,000		2,400,000					2,400,000
45	Foss Creek School Acquisition	X	6,000,000	6,000,000		6,000,000					6,000,000
46	Water /Sewer Capital Purchase Program	X	750,000	750,000			750,000				750,000
47	Water Distribution System Upgrade	X	450,000	450,000		450,000					450,000
48	Purity Property Improvements	X	1,197,500	1,197,500		1,197,500					1,197,500
49	Extend Water/Sewer Services to South of Ci	X	6,000,000	6,000,000		6,000,000					6,000,000
50	Façade Program	X	250,000	250,000			250,000				250,000
51	Grease Interceptor Rebate Program	X	250,000	250,000			250,000				250,000
52	Utility Underground Rebate Program	X	350,000	350,000			350,000				350,000
	<b>HOUSING PROJECTS NCLUDED IN SUPERIOR COURT JUDGMENT</b>										-
53	Low and Moderate Income Housing Program	X	1,720,000	1,720,000		1,720,000					1,720,000
54	Neighborhood Revitalization Program	X	98,154	98,154		-	98,154				98,154
55	Neighborhood Revitalization Program	X	157,846	157,846		-	157,846				157,846
	<b>ADMIN PERSONNEL &amp; OVERHEAD</b>										-
56	Successor Agency Administrative Cost - Personnel		123,456	30,864				15,432			15,432
	<b>ADMIN NON-PERSONNEL</b>							-			-
57	Audit Services		184,688	46,172				10,000			10,000
58	Legal Services		144,000	36,000				18,000			18,000
59	Legal Services		144,000	36,000				18,000			18,000
60	Legal Notices		24,000	6,000				4,500			4,500
61	Postage		1,200	300				150			150
	<b>ADMIN - PROPERTY MGMT &amp; MAINT - NON-HOUSING</b>							-			-





Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other		Total	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
2		<b>LOW AND MODERATE INCOME HOUSING PROJECTS INCLUDED IN SUPERIOR COURT JUDGMENT</b>			Sotoyome														
2	41	Low and Moderate Income Housing Program	City of Healdsburg	per Superior Court Judgment	Sotoyome			1,000,000											
2	42	Neighborhood Revitalization Program	City labor costs related to project	per Superior Court Judgment	Sotoyome					48,769	2,426								
2	43	Neighborhood Revitalization Program	City of Healdsburg	per Superior Court Judgment	Sotoyome														
3		<b>ADMIN PERSONNEL &amp; OVERHEAD</b>			Sotoyome														
3	1	Successor Agency Administrative Costs	Employees, etc.	Administrative personnel cost required to comply with ABx1 26.	Sotoyome							321,393	43,866						
3		<b>OTHER ADMIN NON-PERSONNEL</b>			Sotoyome														
3	2	Communications and Copiers/Fax Services	City Information Systems & Supplies	Phones, data lines, voicemail, copiers	Sotoyome								109						
3	3	Technical Consultant	Keyser Marston Assoc Inc.	Consultant services for Successor Agency	Sotoyome														
3	4	Technical Consultant	Carmen Group	Consultant services for Successor Agency	Sotoyome														
3	5	Audit Services	Moss Levy & Hartzheim, CPAs	Annual Audits	Sotoyome								9,043						
3	6	Legal Services	Meyers Nave	Legal services for Successor Agency	Sotoyome								75,000						
3	7	Legal Services	Contractor(s) to be determined	Legal services for Oversight Board, if deemed necessary and appropriate.	Sotoyome								30,000	9,558					
3	8	Legal Notices	Tribune	Post notices of general distribution	Sotoyome														
3	9	Postage	Postmaster	Mailing expenses and Courier Services	Sotoyome														
3		<b>PROPERTY MGMT &amp; MAINT - NON-HOUSING</b>			Sotoyome														
3	10	Area Property Management	Becoming Independent	Maintain irrigation and landscape	Sotoyome														
3	11	Area Property Management	Golden Gate Landscaping	Maintain irrigation and landscape	Sotoyome								4,933	4,841					
3	12	Area Property Management	Tri-City Fence Company	Fence rental	Sotoyome														
3	13	Area Property Management	Various suppliers	Maintain irrigation and landscape	Sotoyome														
3	14	Area Property Management	PGE and other utilities	utilities	Sotoyome								2,908	4,896					
3	15	Area Property Management	Plaza East Partners	sewer line settlement	Sotoyome														
3	16	Area Property Management	City of Healdsburg	property maintenance	Sotoyome								66,001	66,001					

