

SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD

AGENDA

ANNUAL MEETING
MONDAY, JANUARY 27, 2020
9:00 AM

SHASTA COUNTY ADMINISTRATION CENTER
BOARD CHAMBERS
1450 COURT STREET, ROOM 263
REDDING, CA 96001

1) CALL TO ORDER

2) PLEDGE OF ALLEGIANCE

3) BOARD MATTERS

- a) Oaths of Office
- b) Election of Officers
 - i. Call for nomination of Chairperson
 - ii. Call for nominations of Vice-Chairperson

4) ROLL CALL

5) PUBLIC COMMENT

Members of the public may directly address the Oversight Board on any agenda item before or during the Board's consideration of the item. In addition, the Oversight Board provides the members of the public with a Public Comment period, where the public may address the Board on any matter not listed on the agenda that is within the subject matter jurisdiction of the Oversight Board. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), **Board action or discussion cannot be taken** on non-agenda matters, but the Board may briefly respond to statements or questions and, if deemed necessary, refer the subject matter to the appropriate agency for follow-up and/or to schedule the matter on a subsequent Board Agenda.

6) ADMINISTRATIVE ACTIONS

- a) Approval of minutes from June 24, 2019 meeting.

7) CONSENT CALENDAR

- a) City of Anderson as the Successor Agency to the Former Anderson Redevelopment Agency-Approve the submitted ROPS and Administrative Budget for FY 2020-21.
- b) City of Shasta Lake as the Successor Agency to the Former Shasta Lake Redevelopment Agency-Approve the submitted ROPS and Administrative Budget for FY 2020-21.
- c) City of Redding as the Successor Agency to the Former Redding Redevelopment Agency-Approve the submitted ROPS and Administrative Budget for FY 2020-21.
- d) Retroactively approve the sale of City of Redding as Successor Agency to the Former Redding Redevelopment Agency vacant redevelopment property and authorize the Redding City Manager, or designee to execute any documents required to facilitate the sale. Property commonly known as 5950/5960 Cedars Road and 6010 Westside Road, (APNs 049-240-043 and 049-240-044).

8) REGULAR CALENDAR

- a) Consider and approve staff recommendation to amend bylaws to accommodate changing annual meeting from fourth Monday in January to the third Tuesday in January (Article III, Section I).

9) ADJOURN

REPORT TO SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD

| | | | |
|-----------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------|---------------------------------|
| SUBJECT | | BOARD MEETING DATE | AGENDA NUMBER |
| ADOPT A RESOLUTION AFFIRMING THE SELECTION OF OFFICERS FOR THE SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD | | 01/27/2020 | 3b |
| AGENCY | AUDITOR-CONTROLLER'S OFFICE | | |
| AGENCY CONTACT | <u>Name</u> Brian Muir | <u>Title</u> Auditor-Controller | <u>Phone Number</u> 225-5541 |

RECOMMENDATION

1. The existing Chairperson will open and close nominations for the new Chairperson. Votes will be cast for nominee(s) by roll call vote. The nominee receiving a majority vote will be elected Chairperson.
2. The Chairperson will then call for nominations for the election of a new Vice Chairperson and votes will be cast by roll call vote.
3. Adopt a resolution affirming the members selected to serve as the Chairperson and Vice Chairperson of the Shasta County Consolidated Oversight Board (the "Oversight Board").

DISCUSSION

Pursuant to Health and Safety Code Section 34179, the Oversight Board is required to elect one member to serve as Chairperson. In addition, it is advisable, though not required, that a Vice Chairperson be elected to preside over meetings in the absence of the Chairperson.

Per Board Bylaws adopted July 9, 2018, Chairperson and Vice Chairperson shall be elected at the annual meeting.

The Chairperson will call for nominations for the election of a new Chairperson and votes will be cast by roll call vote. The newly elected Chairperson will then call for nominations for the election of a new Vice Chairperson and votes will be cast by roll call vote.

FISCAL IMPACT

No fiscal impact.

SIGNATURE

Attachment: Res. 2020-01

RESOLUTION NO. 2020-01

**RESOLUTION OF THE SHASTA COUNTY CONSOLIDATED
OVERSIGHT BOARD AFFIRMING THE ELECTION OF CHAIRPERSON AND
VICE CHAIRPERSON OF THE OVERSIGHT BOARD**

WHEREAS, the Shasta County Consolidated Oversight Board (the “Oversight Board”) has been formed pursuant to Health and Safety Code Section 34179 to oversee the close out and winding down of the Redevelopment Agencies within Shasta County by the Successor Agencies to the Redevelopment Agencies;

WHEREAS, the members of the Oversight Board in attendance at the meeting have been sworn in as public officials;

WHEREAS, during the annual meeting of the Oversight Board, the Chairperson and the Vice Chairperson shall be selected by majority vote of the Oversight Board;

WHEREAS, it is anticipated that the Chairperson will preside over all meetings of the Oversight Board and that the Vice Chairperson will carry out the Chairperson's role in the event of their absence or recusal from discussion of a particular matter;

WHEREAS, any future change in the identity of the Chairperson or the Vice Chairperson shall be confirmed by majority vote of the Oversight Board.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board as follows:

1. The Chairperson of the Oversight Board is _____.
2. The Vice Chairperson of the Oversight Board is _____.

DULY PASSED AND ADOPTED this 27th day of January 2020, by the Oversight Board by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Chairperson
Oversight Board

ATTEST:

Secretary, Oversight Board

SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD

MINUTES

SPECIAL MEETING - Monday, June 24, 2019

CALL TO ORDER - The meeting was called to order at 9:07 AM by Morris Rodrigue, Chairperson

PLEDGE OF ALLEGIANCE - Pledge of Allegiance to the Flag was led by Morris Rodrigue, Chairperson

ROLL CALL

Roll call was taken, with members present, as follows; Jeff Avery, Joe Chimenti, Morris Rodrigue, Jessica Tegerstrand, and Fred Castagna. Appointees absent were: Anthony Maggione and Patricia A. Clarke

Also present were Auditor-Controller staff members: Nolda Short, Assistant Auditor-Controller; Sam Osborne, Chief Deputy Auditor; Rich Vietheer, Chief Deputy Auditor; Debra Edwards, Managing Accountant-Auditor; and Brian Muir, Auditor-Controller.

Also present were representatives from the following successor agencies; Janelle Galbraith and Tanis Boucher, City of Redding; John Duckett and Kurt Swanson, City of Shasta Lake; and Ken Murray.

ADMINISTRATIVE ACTIONS

Joe Chimenti moved and Jessica Tegerstrand seconded to approve the minutes of the January 28, 2019 meeting. Jeff Avery, Joe Chimenti, Morris Rodrigue, and Jessica Tegerstrand – Ayes, Fred Castagna-Abstain. Minutes approved.

BOARD MATTERS

Janelle Galbraith presented a staff report detailing the proposed sale of City of Redding as Successor Agency property pursuant to the Agency's Long Range Property Management Plan. Property located at 2520 Lend Avenue, Redding, CA.

Joe Chimenti moved and Jeff Avery seconded to approve the sale of property. Jeff Avery, Joe Chimenti, Morris Rodrigue, Jessica Tegerstrand, and Fred Castagna – Ayes. Motion approved.

NO PUBLIC COMMENT REQUESTED

ADJOURNED

Fred Castagna moved and Joe Chimenti seconded to adjourn the meeting. Jeff Avery, Joe Chimenti, Morris Rodrigue, Jessica Tegerstrand, and Fred Castagna – Ayes. Chairperson Rodrigue adjourned the meeting at 9:12 AM.

REPORT TO SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD

| | | | |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------|-------------------------------------|
| SUBJECT | | BOARD MEETING DATE | AGENDA NUMBER |
| Recognized Obligation Payment Schedule for Fiscal Year 20/2 (ROPS 20-21) for City of Anderson Successor Agency | | 01/27/2020 | 7a |
| AGENCY | City of Anderson Successor Agency | | |
| AGENCY CONTACT | <u>Name</u> Liz Cottrell | <u>Title</u> Assistant City Manager | <u>Phone Number</u> 530-378-6626 |

RECOMMENDATION

Consider resolutions approving the City of Anderson Recognized Obligation Payment Schedule 20/21 and Administrative Budget for July 1, 2020 through June 30, 2021 and authorizing its transmittal.

DISCUSSION

As part of dissolving of Redevelopment Agencies in California, effective June 30, 2018 all Oversight Boards were consolidated into one Board within the County. Successor Agencies must submit Annual Recognized Obligation Payment Schedules to the Consolidated Board for approval and submittal to the Department of Finance by February 1, 2020.

In addition, City of Anderson as Successor Agency to the dissolved Anderson Redevelopment Agency is submitting the estimated Administrative budget for fiscal year 2020-2021 for approval.

FISCAL IMPACT

The fiscal impact to the City of Anderson Success Agency is the obligations listed on the ROPS 20-21 or an estimate of \$ 678,430.



SIGNATURE

- Attachments
Resolution 2020-02 approving the Recognized Obligation Schedule 2020-2021 (ROPS 20-21)
Resolution 2020-03 Approving the estimated Administrative Budget City of Anderson Successor Agency for 2020-2021 ROPS 20-21
City of Anderson Successor Agency Administrative Budget 20-2021

RESOLUTION NO. 2020-02

RESOLUTION OF THE SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD OF THE CITY OF ANDERSON IN ITS CAPACITY AS SUCCESSOR AGENCY TO THE FORMER ANDERSON REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2020 THROUGH JUNE 30, 2021, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j)-(l).

WHEREAS, on February 1, 2012, the Anderson Redevelopment Agency (“ARA”) was dissolved pursuant to Health and Safety Code Section 34161 – 34166; and

WHEREAS, pursuant to Health and Safety Code Section 34173, by Resolution No. 2012-001; the City Council of Anderson elected to become the Successor Agency to the ARA; and

WHEREAS, Health and Safety Code Section 34177(o)(1), requires the successor agency to a former redevelopment agency to prepare a draft Recognized Obligation Payment Schedule (“ROPS”) for each 12-month period starting July 1, 2016, which set forth the nature, amount, and sources(s) of payment for all “enforceable obligations” of the former redevelopment agency to be paid by the successor agency after the former redevelopment agency to be paid by the successor agency after the former redevelopment agency’s dissolution; and

WHEREAS, Health and Safety Code Section 34177(o)(1), requires the successor agency to submit each draft ROPS to the successor agency’s oversight board for its approval, and upon such approval, the successor agency is required to submit a copy of the approved ROPS (“Approved ROPS”) to the Shasta County Auditor-Controller and the State of California Department of Finance, and post the Approved ROPS on the successor agency’s website; and

NOW, THEREFORE, BE IT RESOLVED that the Shasta County Consolidated Oversight Board (“Oversight Board”) of the Successor Agency to the former Anderson Redevelopment Agency, hereby finds and determines:

Section 1. **Recitals.** The Recital set forth above are true and correct and incorporated into this Resolution by reference.

Section 2. **CEQA Compliance.** The approval of the ROPS document through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, it does not constitute a project subject to the requirements of the California Environmental Quality Act in that pursuant to CEQA Guidelines Section 15061(b)(3), it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 3. **Approval of ROPS 20-21.** The Oversight Board hereby approves the ROPS for the period July 1, 2020 through June 30, 2021 (ROPS 20-21) in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

Section 4. **Transmittal of ROPS 20-21.** The City Manager or his designee, on behalf of the Successor Agency, is hereby authorized and directed to undertake any actions as are necessary to carry out the purposes of this Resolution including, without limitation, the execution of documents and all other actions, subject to any minor conforming, technical or clarifying changes approved by legal counsel. Such actions may include, but are not limited to: (1) submitting the approved ROPS 20-21 and Administrative Budget to the Shasta County Auditor-Controller; and (2) submitting the approved ROPS 20-21 to the State of California Department of Finance, and posting the approved ROPS 20-21 on the Successor Agency's website.

Section 5. **Effectiveness.** This Resolution shall take effect immediately upon its adoption.

NOW, THEREFORE, BE IT RESOLVED, that the Consolidated Oversight Board, approved the City of Anderson as Successor Agency for the former Anderson Redevelopment Agency's 20-21 ROPS.

DULY PASSED AND ADOPTED this 27th day of January 2020, by the Oversight Board by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Chairperson
Oversight Board

ATTEST:

Secretary, Oversight Board

**Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period**

Successor Agency: Anderson

County: Shasta

| Current Period Requested Funding for Enforceable Obligations (ROPS Detail) | 20-21A Total (July - December) | 20-21B Total (January - June) | ROPS 20-21 Total |
|-----------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------|-----------------------------|
| A Enforceable Obligations Funded as Follows (B+C+D) | \$ - | \$ - | \$ - |
| B Bond Proceeds | - | - | - |
| C Reserve Balance | - | - | - |
| D Other Funds | - | - | - |
| E Redevelopment Property Tax Trust Fund (RPTTF) (F+G) | \$ 382,493 | \$ 295,937 | \$ 678,430 |
| F RPTTF | 382,493 | 185,443 | 567,936 |
| G Administrative RPTTF | - | 110,494 | 110,494 |
| H Current Period Enforceable Obligations (A+E) | \$ 382,493 | \$ 295,937 | \$ 678,430 |

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

Exhibit A - City of Anderson FY 20-21 ROPS

**Anderson
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021**

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W |
|--------|-------------------------------|--------------------------------------------------|--------------------------|----------------------------|---------------------------|--------------------------------------------|--------------|------------------------------|---------|------------------|-------------------------|-----------------|-------------|-----------|-------------|--------------|-------------------------|-----------------|-------------|-----------|-------------|--------------|
| Item # | Project Name | Obligation Type | Agreement Execution Date | Agreement Termination Date | Payee | Description | Project Area | Total Outstanding Obligation | Retired | ROPS 20-21 Total | ROPS 20-21A (Jul - Dec) | | | | | 20-21A Total | ROPS 20-21B (Jan - Jun) | | | | | 20-21B Total |
| | | | | | | | | | | | Fund Sources | | | | | | Fund Sources | | | | | |
| | | | | | | | | | | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | |
| | | | | | | | | \$7,195,548 | | \$678,430 | \$- | \$- | \$- | \$382,493 | \$- | \$382,493 | \$- | \$- | \$- | \$185,443 | \$110,494 | \$295,937 |
| 1 | Repayment Agreement 2002 | City/County Loan (Prior 06/28/11), Cash exchange | 09/18/2002 | 06/30/2028 | City of Anderson | Loan for Southwest Project Start Up Costs | Southwest | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 2 | Repayment Agreement 2002 | City/County Loan (Prior 06/28/11), Cash exchange | 09/18/2002 | 06/30/2017 | City of Anderson | Loan for Southwest Project Start Up Costs | Southwest | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 7 | Engagement Letter | Fees | 03/24/2010 | 08/01/2038 | BLX Advisors | Arbitrage Rebate Compliance Services | Southwest | 25,500 | N | \$1,500 | - | - | - | - | - | \$- | - | - | - | 1,500 | - | \$1,500 |
| 8 | Agreement / Note | Third-Party Loans | 10/21/2004 | 07/16/2021 | Tri-Counties | Loan | Southwest | 31,698 | N | \$31,698 | - | - | - | 15,849 | - | \$15,849 | - | - | - | 15,849 | - | \$15,849 |
| 9 | Owner Participation Agreement | OPA/DDA/ Construction | 06/10/2010 | 08/01/2021 | Anderson Regency II Assoc | Loan for Senior Housing Complex | Southwest | 50,000 | N | \$50,000 | - | - | - | - | - | \$- | - | - | - | 50,000 | - | \$50,000 |
| 10 | Administration | Admin Costs | 02/01/2011 | 08/01/2038 | City of Anderson | Administration Costs | Southwest | 800,000 | N | \$110,494 | - | - | - | - | - | \$- | - | - | - | - | 110,494 | \$110,494 |
| 11 | Loan Agreement 2004 | Third-Party Loans | 04/07/2014 | 03/09/2017 | CalHFA | Help Loan | Southwest | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 12 | Professional Services | Professional Services | 02/01/2006 | 08/01/2038 | Urban Futures | Preparation of annual disclosure statement | Southwest | 56,000 | N | \$2,000 | - | - | - | - | - | \$- | - | - | - | 2,000 | - | \$2,000 |
| 13 | County Admin Fees | Miscellaneous | 07/01/2002 | 08/01/2038 | Shasta County | Annual fees for prop tax admin | Southwest | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 14 | Trustee Agreement | Fees | 05/30/2005 | 08/01/2038 | US Bank | Trustee Fees | Southwest | 36,400 | N | \$2,000 | - | - | - | - | - | \$- | - | - | - | 2,000 | - | \$2,000 |
| 15 | Property taxes | Miscellaneous | 05/21/2004 | 08/01/2038 | Shasta County | Property Taxes on Agency | Southwest | 950 | N | \$50 | - | - | - | 50 | - | \$50 | - | - | - | - | - | \$- |

Exhibit A - City of Anderson FY 20-21 ROPS

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W |
|--------|-------------------------------------|--------------------------------------|--------------------------|----------------------------|---------|------------------------------------------------------------|--------------|------------------------------|---------|------------------|-------------------------|-----------------|-------------|---------|-------------|--------------|-------------------------|-----------------|-------------|---------|-------------|--------------|
| Item # | Project Name | Obligation Type | Agreement Execution Date | Agreement Termination Date | Payee | Description | Project Area | Total Outstanding Obligation | Retired | ROPS 20-21 Total | ROPS 20-21A (Jul - Dec) | | | | | 20-21A Total | ROPS 20-21B (Jan - Jun) | | | | | 20-21B Total |
| | | | | | | | | | | | Fund Sources | | | | | | Fund Sources | | | | | |
| | | | | | | | | | | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | |
| | | | | | | Property | | | | | | | | | | | | | | | | |
| 16 | 2015 Tax Allocation Refunding Bonds | Refunding Bonds Issued After 6/27/12 | 07/15/2015 | 08/01/2038 | US Bank | Refunding Bonds for the 2005 and 2008 Tax Allocation Bonds | Southwest | 6,195,000 | N | \$480,688 | - | - | - | 366,594 | - | \$366,594 | - | - | - | 114,094 | - | \$114,094 |
| 17 | 2015 Tax Allocation Refunding Bonds | Reserves | 07/15/2015 | 08/01/2013 | US Bank | Retain Cash for Debt Service payment due August 1, 2016 | Southwest | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |

Anderson
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

| Item # | Notes/Comments |
|--------|----------------|
| 1 | |
| 2 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | |
| 14 | |
| 15 | |
| 16 | |
| 17 | |

RESOLUTION NO. 2020-03

RESOLUTION OF THE SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD
APPROVING THE ADMINISTRATIVE BUDGET FOR THE CITY OF ANDERSON AS
SUCCESSOR AGENCY TO THE FORMER ANDERSON REDEVELOPMENT AGENCY FOR
FISCAL YEAR 2020-2021

WHEREAS, the Shasta County Consolidated Oversight Board (“Oversight Board”) has been formed pursuant to Health and Safety Code Section 34179 to oversee the close out and winding down of the Redevelopment Agencies within Shasta County by the Successor Agencies to the Redevelopment Agencies;

WHEREAS, the Oversight Board has specific duties to approve and direct certain actions of these Successor Agencies in the expeditious wind down of the affairs of the former redevelopment agencies;

WHEREAS, Health and Safety Code Section 34171(a), (b), and Section 34177(j) require the Oversight Board approve an Administrative Budget covering the same time frame as each ROPS for administrative costs of the Successor Agency.

NOW, THEREFORE, BE IT RESOLVED, that the Shasta County Consolidated Oversight Board (“Oversight Board”) of the Successor Agency to the former Anderson Redevelopment Agency, hereby finds and determines:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference; and

SECTION 2. The Oversight Board hereby approves and adopts the Administrative Budget covering the period of July 1, 2020 through June 30, 2021, in substantially the form attached hereto as Exhibit A, as required by the Dissolution Act.

SECTION 3. The Successor Agency is hereby authorized and directed to transmit a copy of the Administrative Budget to DOF, the State Controller, and the Shasta County Auditor-Controller for their review.

SECTION 4. The Oversight Board Secretary shall certify to the adoption of this Resolution.

DULY PASSED AND ADOPTED this 27th day of January 2020, by the Oversight Board by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Chairperson
Oversight Board

ATTEST:

Secretary, Oversight Board

Exhibit A - City of Anderson Admin Budget FY 20-21

City of Anderson
Biannual Budget Fiscal Years 2019-2021

Department Budget Request
 (For all materials, services, and supplies)

Department Successor Agency Admin Costs Budget Unit 330-5155

| Object Number | | 2020-2021 Proposed | |
|---------------|--------------------------------------------------------------------------------------------------------|--------------------|---|
| 5xxx | SALARIES AND BENEFITS | 98,873 | |
| 5300 | OFFICE EXPENSES | 2,000 | |
| 5310 | SPECIAL DEPARTMENTAL EXPENSE | 1,000 | |
| 5350 | COMMUNICATIONS | 500 | |
| 5400 | PROFESSIONAL AND SPECIAL SERVICES Audit Bond Admin Costs Annual Trustee Admin Fees/Disclosure | 2,000 | |
| 5420 | INSURANCE AND BONDS | 521 | |
| 5430 | MEMBERSHIP-DUES-SUBSCRIPTIONS | 500 | |
| 5440 | TRAVEL-CONFERENCES-MEETINGS | 100 | |
| 5450 | TRAINING | 500 | |
| 5530-5 | COMPUTER CHARGES | 2,000 | |
| 5530-8 | BUILDING/EQUIPMENT | 1,500 | |
| 5540 | ADMIN FEES | 1,000 | |
| TOTAL | | 110,494 | - |

REPORT TO SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD

| | | | |
|------------------------------------------------------------------------------------------------|------------------------------|----------------------------------|-------------------------------------|
| SUBJECT | | BOARD MEETING DATE | AGENDA NUMBER |
| Recognized Obligation Payment Schedules for Fiscal Year 20/21 for Shasta Lake Successor Agency | | 01/27/2020 | 7b |
| AGENCY | Shasta Lake Successor Agency | | |
| AGENCY CONTACT | <u>Name</u> Wendy Howard | <u>Title</u> Finance Director | <u>Phone Number</u> 530-275-7429 |

RECOMMENDATION

Consider a resolution approving the Shasta Lake Recognized Obligation Payment Schedule 20-21 for July 1, 2020 through June 30, 2021 and authorizing its transmittal.

DISCUSSION

Assembly Bill (“AB”) x1 26, amended by AB 1584 and codified in the California Health & Safety Code (“H&SC”) requires successor agencies to adopt a Recognized Obligation Payment Schedule (“ROPS”) before each twelve-month fiscal period. A ROPS covering the period of July 1, 2020 through June 30, 2021 (“ROPS 20-21”) is due by February 1, 2020 pursuant to H&SC Section 34187(m). The ROPS projects necessary payments for each enforceable obligation of the former Shasta Lake Redevelopment Agency for the twelve-month period.

Shasta Lake Staff has prepared a resolution adopting the ROPS for the Oversight Board’s consideration, which is attached to this board report. If it is approved by the Oversight Board, Staff will transmit it electronically to the Department of Finance, State Controller, and Shasta County Auditor-Controller for their review. Staff will also post the ROPS on the City of Shasta Lake’s website. The adopted ROPS must be transmitted by **February 1, 2020**; if it is not transmitted on time the Successor Agency will be subject to a penalty of \$10,000 per day. With DOF approval, the Auditor-Controller will be authorized to disburse property tax revenue to pay ROPS obligations.

It is important to remember that the ROPS is merely a projection of estimated payments for the ensuing twelve-month fiscal period. The actual payments made could be the same or less. The Successor Agency’s actual expenditures generally match what was estimated on the ROPS.

FISCAL IMPACT

Adoption and transmittal of the ROPS is necessary to receive money from the Redevelopment Property Tax Trust Fund to fund the Successor Agency’s financial obligations from July 1, 2020 through June 30, 2021. A total of \$408,856 is estimated for expenditures related to the Successor Agency for the Fiscal Year 2020-21. Due to the sale of RDA property, the Successor Agency has cash on hand on 6/30/2018 of \$1,721,494. Of this, \$1,124,875 will be remitted to the County to be distributed to the taxing agencies. It is expected that the DOF will

award the Successor Agency \$362,881 to cover the remainder of expenditures for the 2020-21 period.

SIGNATURE

ATTACHMENTS

Resolution 2020-04 approving the Recognized Obligation Payment Schedule 2020-21 (ROPS)

RESOLUTION NO. 2020-04

RESOLUTION OF THE SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER SHASTA LAKE REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 2020-21 FOR JULY 1, 2020 THROUGH JUNE 30, 2021 AND AUTHORIZING ITS TRANSMITTAL

WHEREAS, the Shasta County Consolidated Oversight Board of the Successor Agency to the Former Shasta Lake Redevelopment Agency ("Oversight Board") has been established to direct the Successor Agency to the Former Shasta Lake Redevelopment Agency ("Successor Agency") to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the Dissolution Act (enacted by Assembly Bills 26 and 1584, as codified in the California Health and Safety Code); and

WHEREAS, among the duties of successor agencies under the Dissolution Act is the preparation of a recognized obligation payment schedule ("ROPS") for the ensuing twelve-month period for consideration by a local oversight board and California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

WHEREAS, the Dissolution Act requires that the proposed ROPS be transmitted to the county oversight board, county auditor-controller, county executive officer, and DOF, after which time the oversight board may approve and transmit the adopted ROPS to DOF, the State Controller, and the county auditor-controller for their consideration, and

WHEREAS, pursuant to Health and Safety Code sections 34187(l) and 34190(g), the Oversight Board must approve all ROPS for them to become established, valid, and operative for the applicable twelve-month fiscal period.

NOW, THEREFORE, THE SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER SHASTA LAKE REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference; and

SECTION 2. The Oversight Board hereby approves and adopts the ROPS 2020-21 covering the period of July 1, 2020 through June 30, 2021, in substantially the form attached hereto as Exhibit A, as required by the Dissolution Act.

SECTION 3. The Successor Agency is hereby authorized and directed to transmit a copy of the ROPS to DOF, the State Controller, and the Shasta County Auditor-Controller for their review.

SECTION 4. The Oversight Board Secretary shall certify to the adoption of this Resolution.

DULY PASSED AND ADOPTED this 27th day of January 2020, by the Oversight Board by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Chairperson
Oversight Board

ATTEST:

Secretary, Oversight Board

**Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period**

Successor Agency: Shasta Lake

County: Shasta

| Current Period Requested Funding for Enforceable Obligations (ROPS Detail) | 20-21A Total (July - December) | 20-21B Total (January - June) | ROPS 20-21 Total |
|-----------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------|-----------------------------|
| A Enforceable Obligations Funded as Follows (B+C+D) | \$ - | \$ - | \$ - |
| B Bond Proceeds | - | - | - |
| C Reserve Balance | - | - | - |
| D Other Funds | - | - | - |
| E Redevelopment Property Tax Trust Fund (RPTTF) (F+G) | \$ 364,028 | \$ 44,828 | \$ 408,856 |
| F RPTTF | 364,028 | 44,828 | 408,856 |
| G Administrative RPTTF | - | - | - |
| H Current Period Enforceable Obligations (A+E) | \$ 364,028 | \$ 44,828 | \$ 408,856 |

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

Exhibit A - City of Shasta Lake ROPS FY 20-21

**Shasta Lake
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021**

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W |
|--------|--------------------------------------|-----------------------|--------------------------|----------------------------|------------------------------------------|----------------------------------------------------------------|---------------------------------------|------------------------------|---------|------------------|-------------------------|-----------------|-------------|-----------|-------------|--------------|-------------------------|-----------------|-------------|----------|-------------|--------------|
| Item # | Project Name | Obligation Type | Agreement Execution Date | Agreement Termination Date | Payee | Description | Project Area | Total Outstanding Obligation | Retired | ROPS 20-21 Total | ROPS 20-21A (Jul - Dec) | | | | | 20-21A Total | ROPS 20-21B (Jan - Jun) | | | | | 20-21B Total |
| | | | | | | | | | | | Fund Sources | | | | | | Fund Sources | | | | | |
| | | | | | | | | | | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | |
| | | | | | | | | \$2,868,652 | | \$408,856 | \$- | \$- | \$- | \$364,028 | \$- | \$364,028 | \$- | \$- | \$- | \$44,828 | \$- | \$44,828 |
| 3 | Continuing Disclosure | Fees | 02/04/2006 | 06/03/2027 | RSG, Inc. | Continuing disclosure is required by the Bond Agreement | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 6 | Meade Street Senior Housing | OPA/DDA/Construction | 10/26/2009 | 12/31/2013 | Northern Valley Catholic Social Services | Partnership for a low-income senior housing project | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 7 | Contract for Legal Services | Legal | 02/01/2012 | 06/30/2014 | John Kenny, City Attorney | General legal services | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 8 | Successor Agency Administrative | Admin Costs | 02/01/2012 | 06/30/2026 | Successor Agency Employees | Cost of operating the Successor Agency | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 9 | Successor Agency Liability Insurance | Miscellaneous | 02/01/2012 | 06/30/2041 | Small Cities Org Risk Effort | Required liability insurance | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 10 | Successor Agency Support | Professional Services | 02/01/2012 | 06/30/2014 | RSG, Inc. | Services to perform certain admin duties | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 11 | Housing Monitoring Services | Miscellaneous | 04/19/1986 | 04/19/2041 | City of Shasta Lake Employees | Affordable Housing Monitoring as required by housing contracts | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 12 | Property Carry Costs | Property Maintenance | 02/01/2012 | 06/30/2041 | Commercial Center | Maintenance and operations of property owned by | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |

Exhibit A - City of Shasta Lake ROPS FY 20-21

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | |
|--------|------------------------------------------------|------------------------------------|--------------------------|----------------------------|------------------------------------|--------------------------------------------------------------------|---------------------------------------|------------------------------|---------|------------------|-------------------------|-----------------|-------------|-------|-------------|--------------|-------------------------|-----------------|-------------|-------|-------------|--------------|-----|
| Item # | Project Name | Obligation Type | Agreement Execution Date | Agreement Termination Date | Payee | Description | Project Area | Total Outstanding Obligation | Retired | ROPS 20-21 Total | ROPS 20-21A (Jul - Dec) | | | | | 20-21A Total | ROPS 20-21B (Jan - Jun) | | | | | 20-21B Total | |
| | | | | | | | | | | | Fund Sources | | | | | | Fund Sources | | | | | | |
| | | | | | | | | | | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | | |
| | | | | | | the Agency | | | | | | | | | | | | | | | | | |
| 13 | Property Disposition Costs | Property Dispositions | 07/01/2013 | 06/30/2014 | various | Costs associated with disposition of former RDA-owned properties | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | - | \$- |
| 14 | Contract for Economic Development Services | Business Incentive Agreements | 02/01/2012 | 06/30/2014 | Economic Development Corporation | Contract with EDC for economic development programs | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | - | \$- |
| 15 | Contract for Business Development | Business Incentive Agreements | 02/01/2012 | 06/30/2014 | Shasta Lake Chamber of Commerce | Contract with Chamber of Commerce for business and job development | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | - | \$- |
| 16 | Property Bond Assessments | Bonds Issued On or Before 12/31/10 | 04/17/1995 | 09/02/2034 | Shasta County Tax Collector | Bond payments for property owned within Successor Agency | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | - | \$- |
| 17 | Property Bond Assessments | Bonds Issued On or Before 12/31/10 | 04/29/1993 | 09/02/2032 | Shasta County Tax Collector | Bond payments for property owned within Successor Agency | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | - | \$- |
| 18 | Successor Agency Housing Entity Administrative | Admin Costs | 07/01/2014 | 07/01/2018 | Successor Agency Housing Employees | Cost of operating the Successor Agency Housing | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | - | \$- |
| 19 | Bond Refinancing Loan Advance | Bonds Issued On or Before 12/31/10 | 04/15/2014 | 04/15/2020 | City of Shasta Lake | Bond refunding loan for upfront | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | - | \$- |

Exhibit A - City of Shasta Lake ROPS FY 20-21

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W |
|--------|---------------------------|--------------------------------------|--------------------------|----------------------------|-------------------------------|------------------------------------------------------------|---------------------------------------|------------------------------|---------|------------------|-------------------------|-----------------|-------------|---------|-------------|--------------|-------------------------|-----------------|-------------|--------|-------------|--------------|
| Item # | Project Name | Obligation Type | Agreement Execution Date | Agreement Termination Date | Payee | Description | Project Area | Total Outstanding Obligation | Retired | ROPS 20-21 Total | ROPS 20-21A (Jul - Dec) | | | | | 20-21A Total | ROPS 20-21B (Jan - Jun) | | | | | 20-21B Total |
| | | | | | | | | | | | Fund Sources | | | | | | Fund Sources | | | | | |
| | | | | | | | | | | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | |
| | | | | | | admin costs | | | | | | | | | | | | | | | | |
| 20 | 2014 Tax Allocation Bonds | Refunding Bonds Issued After 6/27/12 | 10/15/2014 | 12/01/2026 | MUFG Union Bank of California | Principal and interest payments due on bond | Shasta Dam Redevelopment Project Area | 2,847,652 | N | \$405,856 | - | - | - | 361,028 | - | \$361,028 | - | - | - | 44,828 | - | \$44,828 |
| 21 | Fiscal Agent Fees | Fees | 10/15/2014 | 12/01/2026 | MUFG Union Bank of California | Bond Trustee fees that must be paid annually | Shasta Dam Redevelopment Project Area | 21,000 | N | \$3,000 | - | - | - | 3,000 | - | \$3,000 | - | - | - | - | - | \$- |
| 22 | Kennett Rd Improvements | Improvement/Infrastructure | 09/16/1997 | 06/01/2027 | City of Shasta Lake | Pothole/ Repairs to Kennett Road and Front Street | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 23 | Property Carry Costs | Property Maintenance | 02/01/2012 | 06/30/2020 | City of Shasta Lake | Maintenance and operations of property owned by the Agency | Shasta Dam Redevelopment Project Area | - | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |

Shasta Lake
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
 (Report Amounts in Whole Dollars)

| 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 17-18 Cash Balances (07/01/17 - 06/30/18) | Fund Sources | | | | | Comments |
| | | 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 | |
| 1 | Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount. | | | | 158,674 | 15,980 | |
| 2 | Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller | | | 375,990 | | 544,232 | Land sale proceeds of \$1,124,875, and associated interest revenue, will be remitted to County to be redistributed to taxing agencies so not included in "Other Funds" here |
| 3 | Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18) | | | | | 498,257 | |
| 4 | Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s) | | | 375,990 | | | RPTTF for ROPS 18-19A period |
| 5 | ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC | | No entry required | | | | |
| 6 | Ending Actual Available Cash Balance (06/30/18) | \$- | \$- | \$- | \$158,674 | \$61,955 | |

Exhibit A - City of Shasta Lake ROPS FY 20-21

| | | | | | | |
|----------------------------------------------------------|--|--|--|--|--|--|
| C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5) | | | | | | |
|----------------------------------------------------------|--|--|--|--|--|--|

Exhibit A - City of Shasta Lake ROPS FY 20-21

**Shasta Lake
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021**

| Item # | Notes/Comments |
|--------|----------------|
| 3 | |
| 6 | |
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REPORT TO SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------|---------------------------------------|
| SUBJECT | | BOARD MEETING DATE | AGENDA NUMBER |
| Resolution approving the Recognized Obligation Payment Schedule (ROPS) – Summary for July 1, 2020 through June 30, 2021; and the Administrative Budget for same period. | | January 27, 2020 | 7c |
| AGENCY | City of Redding as Successor Agency to the Redding Redevelopment Agency | | |
| AGENCY CONTACT | <u>Name</u> Tanis Boucher | <u>Title</u> Accountant | <u>Phone Number</u> (530) 225-4084 |

RECOMMENDATION

Adopt RES 2020-05 and RES 2020-06 approving the Recognized Obligation Payment Schedule (ROPS) – Summary for the period of July 1, 2020 through June 30, 2021, (ROPS 20-21), and the Administrative Budget for the same period. This action will allow, upon approval of the documents by the State Department of Finance, for the Successor Agency to pay on a timely basis its legal enforceable obligations and to cover its administrative costs.

DISCUSSION

Pursuant to California Health and Safety Code Section 34177, the City of Redding as Successor Agency (Successor Agency) to the Redding Redevelopment Agency (RRA) is required to prepare a ROPS document and associated Administrative Budget during the wind-down process related to the dissolution of the RRA. Each ROPS document and associated Administrative Budget is required to be submitted to the Oversight Board for its review and approval prior to submittal in final form to the State Department of Finance, the State Controller’s Office, and the Shasta County Auditor/Controller.

The original legislation relative to the dissolution of redevelopment in California and the formation of Oversight Boards provided for individual Oversight Boards until June 30, 2016, at which time Oversight Boards within a County would be merged into one Board. Legislation, however, delayed this merger until June 30, 2018. Therefore, this will be the second ROPS submitted to the Shasta County Consolidated Oversight Board (“Oversight Board”) for consideration, unless an amendment is required. Section 34177(o)(1)(E) allows for one amendment to the ROPS to be submitted but no later than October 1, if the Oversight Board makes a finding that a revision is necessary for the payment of an approved enforceable obligation during the second one-half of the ROPS or January 1 through June 30.

The ROPS and Administrative Budget documents included with this staff report cover the period July 1, 2020 through June 30, 2021 (ROPS 20-21). ROPS 20-21 must be approved by the Oversight Board and submitted to the State Department of Finance no later than February 1, 2020. Similar to previous ROPS reviewed by the Oversight Board, ROPS 20-21 lists estimated payment obligations for the 12-month period covered by the ROPS.

In regard to the Administrative Budget, successor agencies are entitled to receive an administrative allowance, subject to approval of the Oversight Board. The administrative allowance may be up to three percent (3%) of the eligible property tax allocated to the Successor Agency for Fiscal Year 2020-21, but

not less than \$250,000. The Administrative Budget is used to assist with Successor Agency costs necessary to carry out the required wind-down activities.

Upon Oversight Board approval, the ROPS 20-21 and Administrative Budget documents will be submitted to the State Department of Finance for its final review and approval, as well as to the State Controller's Office and Shasta County Auditor/Controller.

FISCAL IMPACT

Other than the obligations contained within the ROPS, there is no fiscal impact.

Shirley Demagd FOR Barry Tippin
SIGNATURE

Attachments

Resolution

Exhibit A – ROPS 20-21

Exhibit B – Administrative Budget

RESOLUTION NO. 2020-05

RESOLUTION OF THE SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD OF THE CITY OF REDDING IN ITS CAPACITY AS SUCCESSOR AGENCY TO THE FORMER REDDING REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2020 THROUGH JUNE 30, 2021, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j)-(l).

WHEREAS, the Shasta County Consolidated Oversight Board (“Oversight Board”) has been established to direct the Successor Agency to the Former Redding Redevelopment Agency (“Successor Agency”) and;

WHEREAS, on February 1, 2012, the Redding Redevelopment Agency (“RRA”) was dissolved pursuant to Health and Safety Code Section 34161 – 34166; and

WHEREAS, pursuant to Health and Safety Code Section 34173, by Resolution No. 2012-001; the City Council of Redding elected to become the Successor Agency to the RRA; and

WHEREAS, Health and Safety Code Section 34177(o)(1), requires the successor agency to a former redevelopment agency to prepare a draft Recognized Obligation Payment Schedule (“ROPS”) for each 12-month period starting July 1, 2016, which set forth the nature, amount, and sources(s) of payment for all “enforceable obligations” of the former redevelopment agency to be paid by the successor agency after the former redevelopment agency’s dissolution; and

WHEREAS, Health and Safety Code Section 34177(o)(1), requires the successor agency to submit each draft ROPS to the successor agency’s oversight board for its approval, and upon such approval, the successor agency is required to submit a copy of the approved ROPS (“Approved ROPS”) to the Shasta County Auditor-Controller and the State of California Department of Finance, and post the Approved ROPS on the successor agency’s website; and

NOW, THEREFORE, BE IT RESOLVED, that the Shasta County Consolidated Oversight Board (“Oversight Board”) of the Successor Agency to the former Redding Redevelopment Agency, hereby finds and determines:

Section 1. **Recitals.** The Recital set forth above are true and correct and incorporated into this Resolution by reference.

Section 2. **CEQA Compliance.** The approval of the ROPS document through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, it does not constitute a project subject to the requirements of the California Environmental Quality Act in that pursuant to CEQA Guidelines Section 15061(b)(3), it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 3. **Approval of ROPS 2020-21.** The Oversight Board hereby approves the ROPS for the period July 1, 2020 through June 30, 2021 (ROPS 2020-21) in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

Section 4. **Transmittal of ROPS 2020-21.** The City Manager or his designee, on behalf of the Successor Agency, is hereby authorized and directed to undertake any actions as are necessary to carry out the purposes of this Resolution including, without limitation, the execution of documents and all other actions, subject to any minor conforming, technical or clarifying changes approved by legal counsel. Such actions may include, but are not limited to: (1) submitting the approved ROPS 2020-21 to the Shasta County Auditor-Controller; and (2) submitting the approved ROPS 2019-20 to the State of California Department of Finance, and posting the approved ROPS 2020-21 on the Successor Agency's website.

Section 5. **Effectiveness.** This Resolution shall take effect immediately upon its adoption.

DULY PASSED AND ADOPTED this 27th day of January 2020, by the Oversight Board by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Chairperson
Oversight Board

ATTEST:

Secretary, Oversight Board

Exhibit A - COR ROPS

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Redding

County: Shasta

| Current Period Requested Funding for Enforceable Obligations (ROPS Detail) | 20-21A Total (July - December) | 20-21B Total (January - June) | ROPS 20-21 Total |
|----------------------------------------------------------------------------|--------------------------------------|-------------------------------------|---------------------|
| A Enforceable Obligations Funded as Follows (B+C+D) | \$ - | \$ - | \$ - |
| B Bond Proceeds | - | - | - |
| C Reserve Balance | - | - | - |
| D Other Funds | - | - | - |
| E Redevelopment Property Tax Trust Fund (RPTTF) (F+G) | \$ 4,010,423 | \$ 1,213,035 | \$ 5,223,458 |
| F RPTTF | 3,885,423 | 1,088,035 | 4,973,458 |
| G Administrative RPTTF | 125,000 | 125,000 | 250,000 |
| H Current Period Enforceable Obligations (A+E) | \$ 4,010,423 | \$ 1,213,035 | \$ 5,223,458 |

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

Exhibit A - COR ROPS

Redding
 Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
 July 1, 2020 through June 30, 2021

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W |
|--------|-----------------------------------|------------------------------------------|--------------------------|----------------------------|-----------------|-----------------------------------------------------------|---------------|------------------------------|---------|------------------|-------------------------|-----------------|-------------|-------------|-------------|--------------|-------------------------|-----------------|-------------|-------------|-------------|--------------|
| Item # | Project Name | Obligation Type | Agreement Execution Date | Agreement Termination Date | Payee | Description | Project Area | Total Outstanding Obligation | Retired | ROPS 20-21 Total | ROPS 20-21A (Jul - Dec) | | | | | 20-21A Total | ROPS 20-21B (Jan - Jun) | | | | | 20-21B Total |
| | | | | | | | | | | | Fund Sources | | | | | | Fund Sources | | | | | |
| | | | | | | | | | | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | |
| | | | | | | | | \$39,430,273 | | \$5,223,458 | \$- | \$- | \$- | \$3,885,423 | \$125,000 | \$4,010,423 | \$- | \$- | \$- | \$1,088,035 | \$125,000 | \$1,213,035 |
| 4 | Bonds - CHC 2003 TA Bonds | Bonds Issued On or Before 12/31/10 | 08/19/2003 | 09/01/2023 | US Bank | Bonds used to fund infrastructure projects | CHC | 8,435,494 | N | \$2,199,219 | - | - | - | 2,055,194 | - | \$2,055,194 | - | - | - | 144,025 | - | \$144,025 |
| 5 | Bonds - CHC 2003 TA Bonds | Bonds Issued On or Before 12/31/10 | 08/19/2003 | 09/01/2023 | US Bank | Bond reserves held by US Bank | CHC | 2,279,963 | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 6 | Bonds - CHC 2003 TA Bonds | Bonds Issued On or Before 12/31/10 | 08/19/2003 | 09/01/2023 | US Bank | Bond reserves held by City of Redding (120% debt service) | CHC | 2,639,063 | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 7 | Bonds-CHC Ser A & B Housing Bonds | Bonds Issued On or Before 12/31/10 | 12/13/2001 | 09/01/2021 | US Bank | Bonds used to fund housing projects | CHC | 1,526,784 | N | \$763,625 | - | - | - | 745,466 | - | \$745,466 | - | - | - | 18,159 | - | \$18,159 |
| 9 | Loan-Reimbursement Agreement COR | City/County Loan (Prior 06/28/11), Other | 09/21/2009 | 06/30/2017 | City of Redding | Reimbursement agreement with the City of Redding | CHC | - | Y | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 24 | Administrative Allowance | Admin Costs | 01/01/2014 | 06/30/2014 | City of Redding | Administrative costs | CHC | 640,492 | N | \$153,370 | - | - | - | - | 76,685 | \$76,685 | - | - | - | - | 76,685 | \$76,685 |
| 26 | Bonds - Market St. 2003 TA Bonds | Bonds Issued On or Before 12/31/10 | 08/19/2003 | 09/01/2023 | US Bank | Bonds used to fund infrastructure projects | Market Street | 1,653,500 | N | \$412,113 | - | - | - | 380,625 | - | \$380,625 | - | - | - | 31,488 | - | \$31,488 |
| 27 | Bonds - Market St. 2003 TA Bonds | Bonds Issued On or Before 12/31/10 | 08/19/2003 | 09/01/2023 | US Bank | Bond reserves held by US Bank | Market Street | 431,061 | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 28 | Bonds - Market St. 2003 TA Bonds | Bonds Issued On or Before 12/31/10 | 08/19/2003 | 09/01/2023 | US Bank | Bond reserves held by City of Redding (120% debt service) | Market Street | 494,535 | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 31 | Property taxes and assessments | Project Management Costs | 02/01/2012 | 06/30/2020 | Shasta County | Property taxes and assessments on Agency-owned property | Market Street | 8,490 | N | \$360 | - | - | - | 180 | - | \$180 | - | - | - | 180 | - | \$180 |
| 32 | Loan-Reimbursement Agreement COR | City/County Loan (Prior 06/28/11), Other | 09/21/2009 | 06/30/2017 | City of Redding | Reimbursement agreement with the City of Redding | Market Street | - | Y | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |

Exhibit A - COR ROPS

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W |
|--------|-------------------------------------------------------------------|------------------------------------|--------------------------|----------------------------|-------------------|------------------------------------------------------------------|---------------|------------------------------|---------|------------------|-------------------------|-----------------|-------------|---------|-------------|--------------|-------------------------|-----------------|-------------|---------|-------------|--------------|
| Item # | Project Name | Obligation Type | Agreement Execution Date | Agreement Termination Date | Payee | Description | Project Area | Total Outstanding Obligation | Retired | ROPS 20-21 Total | ROPS 20-21A (Jul - Dec) | | | | | 20-21A Total | ROPS 20-21B (Jan - Jun) | | | | | 20-21B Total |
| | | | | | | | | | | | Fund Sources | | | | | | Fund Sources | | | | | |
| | | | | | | | | | | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | | Bond Proceeds | Reserve Balance | Other Funds | RPTTF | Admin RPTTF | |
| 46 | Administrative Allowance | Admin Costs | 01/01/2014 | 06/30/2014 | City of Redding | Administrative costs | Market Street | 153,480 | N | \$50,370 | - | - | - | - | 25,185 | \$25,185 | - | - | - | - | 25,185 | \$25,185 |
| 49 | HSC Section 33334.6(d) to pay debt | Miscellaneous | 07/01/1985 | 06/30/2038 | City Housing Fund | Repayment for housing set aside deficit | Midtown | - | Y | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 50 | Bonds-SHASTEC 2006 TA Bonds | Bonds Issued On or Before 12/31/10 | 08/02/2006 | 09/01/2036 | US Bank | Bonds used to fund infrastructure projects | SHASTEC | 16,062,443 | N | \$943,141 | - | - | - | 688,958 | - | \$688,958 | - | - | - | 254,183 | - | \$254,183 |
| 51 | Bonds-SHASTEC 2006 TA Bonds | Bonds Issued On or Before 12/31/10 | 08/02/2006 | 09/01/2036 | US Bank | Bond reserves held by US Bank | SHASTEC | 993,940 | N | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 52 | Bonds-SHASTEC 2006 TA Bonds | Bonds Issued On or Before 12/31/10 | 08/02/2006 | 09/01/2036 | US Bank | Bond proceeds | SHASTEC | - | Y | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 57 | Loan-Clover Creek Drainage Preserve | Third-Party Loans | 05/18/1999 | 06/30/2019 | City of Redding | Loan for construction of the Clover Creek Drainage Preserve | SHASTEC | - | Y | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 58 | Administrative Allowance | Admin Costs | 01/01/2014 | 06/30/2014 | City of Redding | Administrative costs | SHASTEC | 3,456,028 | N | \$46,260 | - | - | - | - | 23,130 | \$23,130 | - | - | - | - | 23,130 | \$23,130 |
| 63 | Bonds - CHC 2003 TA Bonds | Reserves | 01/01/2014 | 06/30/2014 | US Bank | Reserve for amount due next half of calendar year. | CHC | 300,000 | N | \$300,000 | - | - | - | - | - | \$- | - | - | - | 300,000 | - | \$300,000 |
| 67 | Bonds-SHASTEC 2006 TA Bonds | Reserves | 08/02/2006 | 09/01/2036 | US Bank | Reserve for amount due next half of calendar year. | SHASTEC | 325,000 | N | \$325,000 | - | - | - | - | - | \$- | - | - | - | 325,000 | - | \$325,000 |
| 69 | Riverside Ave/ I-5 Project - Expenditure of SHASTEC bond proceeds | Improvement/ Infrastructure | 02/12/2015 | 02/12/2018 | City of Anderson | Agreement to fund said portion of the Riverside Ave/ I-5 Project | SHASTEC | - | Y | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 81 | Market Street Long-Range Property Management Plan | Property Maintenance | 07/01/2016 | 06/30/2019 | To Be Determined | Long-Range Property Management Plan | Market Street | 30,000 | N | \$30,000 | - | - | - | 15,000 | - | \$15,000 | - | - | - | 15,000 | - | \$15,000 |
| 82 | Market Street Long-Range Property Management Plan | RPTTF Shortfall | 07/01/2016 | 06/30/2019 | To Be Determined | Long-Range Property Management Plan | | - | Y | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |
| 83 | Contract-H&S | Miscellaneous | 12/17/ | 12/31/2020 | Enterprise | School Capital | | - | Y | \$- | - | - | - | - | - | \$- | - | - | - | - | - | \$- |

Exhibit A - COR ROPS

Redding
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
 (Report Amounts in Whole Dollars)

| 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 17-18 Cash Balances (07/01/17 - 06/30/18) | Fund Sources | | | | | Comments |
| | | 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 | |
| 1 | Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount. | 6,724,463 | - | 1,249,982 | 22,852 | (2,398) | |
| 2 | Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller | 53,671 | - | - | 43,853 | 4,873,690 | |
| 3 | Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18) | 556 | | 953,203 | | 4,218,690 | |
| 4 | Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s) | | | 296,779 | 22,825 | 655,000 | |
| 5 | ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC | | | No entry required | | | |
| 6 | Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5) | \$6,777,578 | \$- | \$- | \$43,880 | \$(2,398) | \$2,398 requested in 18-19 ROPS |

Exhibit A - COR ROPS

Redding
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

| Item # | Notes/Comments |
|--------|----------------|
| 4 | |
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RESOLUTION NO. 2020-06

RESOLUTION OF THE SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD OF THE CITY OF REDDING IN ITS CAPACITY AS SUCCESSOR AGENCY TO THE FORMER REDDING REDEVELOPMENT AGENCY APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2020 THROUGH JUNE 30, 2021, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j)-(l).

WHEREAS, on February 1, 2012, the Redding Redevelopment Agency (“RRA”) was dissolved pursuant to Health and Safety Code Section 34161 – 34166; and

WHEREAS, pursuant to Health and Safety Code Section 34173, by Resolution No. 2012-001; the City Council of Redding elected to become the Successor Agency to the RRA; and

WHEREAS, Health and Safety Code Section 34177(o)(1), requires the successor agency to a former redevelopment agency to prepare a draft Recognized Obligation Payment Schedule (“ROPS”) for each 12-month period starting July 1, 2016, which set forth the nature, amount, and sources(s) of payment for all “enforceable obligations” of the former redevelopment agency to be paid by the successor agency after the former redevelopment agency’s dissolution; and

WHEREAS, Health and Safety Code Section 34171(a), (b), and Section 34177(j) require the Oversight Board to approve a separate Administrative Budget covering the same time frame as each ROPS for administrative costs of the Successor Agency.

NOW, THEREFORE, BE IT RESOLVED, that the Shasta County Consolidated Oversight Board (“Oversight Board”) of the Successor Agency to the former Redding Redevelopment Agency, hereby finds and determines:

Section 1. **Recitals.** The Recital set forth above are true and correct and incorporated into this Resolution by reference.

Section 2. **CEQA Compliance.** The approval of the ROPS document through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, it does not constitute a project subject to the requirements of the California Environmental Quality Act in that pursuant to CEQA Guidelines Section 15061(b)(3), it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 3. **Approval of Administrative Budgets.** The Oversight Board hereby approves the Administrative Budget for the period of July 1, 2020, through June 30, 2021, in substantially the form attached to the Resolution as Exhibit B, as required by Health and Safety Code Section 34171(a), (b) and Section 34177(j).

Section 4. **Transmittal of Administrative Budget.** The City Manager or his designee, on behalf of the Successor Agency, is hereby authorized and directed to undertake any actions as are

necessary to carry out the purposes of this Resolution including, without limitation, the execution of documents and all other actions, subject to any minor conforming, technical or clarifying changes approved by legal counsel. Such actions may include, but are not limited to: (1) submitting the approved Administrative Budget to the Shasta County Auditor-Controller; and (2) submitting the approved ROPS 2020-21 Administrative Budget to the State of California Department of Finance, and posting the approved ROPS 2020-21 Administrative Budget on the Successor Agency's website.

Section 5. **Effectiveness.** This Resolution shall take effect immediately upon its adoption.

DULY PASSED AND ADOPTED this 27th day of January 2020, by the Oversight Board by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Chairperson
Oversight Board

ATTEST:

Secretary, Oversight Board

Exhibit B - COR Admin Budget

ROPS

Jul 2020-Jun 2021

Admin Allowance

Group Insurance - Retirees

35,150.00

0.67

0.33

| Account | | 194-950 & 954 | 196-961 | 197-965 | |
|----------------------------|---------------------------------------|---------------|------------|-----------|------------|
| Object | Description | CHC | Market St. | SHASTEC | Total |
| Division 954 - RRA - Staff | | 23,550.00 | 11,600.00 | | 35,150.00 |
| 1954-01 | Successor Agency - Staff | - | - | - | - |
| 1954-01 | Less Vested Retirement Benefits | - | - | - | - |
| 1963-01 | City Manager | - | 16,000.00 | - | 16,000.00 |
| 1967-01 | Finance | 96,680.00 | 16,910.00 | 38,960.00 | 152,550.00 |
| 2001-01 | Cost Allocation | 15,740.00 | 1,660.00 | 2,940.00 | 20,340.00 |
| 2253-01 | Prof Services - legal | 1,060.00 | 260.00 | 260.00 | 1,580.00 |
| 2254-01 | Specialized Services - audit | 6,250.00 | 1,570.00 | 1,800.00 | 9,620.00 |
| 2311-01 | Communication expense | - | - | - | - |
| 2444-01 | Operating Materials-Bank chg & copies | 1,520.00 | | - | 1,520.00 |
| 2911-01 | Fiscal/Paying Agent Fees | 8,570.00 | 2,370.00 | 2,300.00 | 13,240.00 |
| | Disallowed Vested Benefits on RFTTP | | | | - |
| | Unexpended Admin to Staff Time | | | | - |
| | Total | 153,370.00 | 50,370.00 | 46,260.00 | 250,000.00 |

| | | | | |
|--------------------------------------------|-----------|-----------|-----------|------------|
| Amount to Request in each Period "A" & "B" | 76,685.00 | 25,185.00 | 23,130.00 | 125,000.00 |
|--------------------------------------------|-----------|-----------|-----------|------------|

REPORT TO SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------|---------------------------------------|
| SUBJECT | | BOARD MEETING DATE | AGENDA NUMBER |
| Resolution approving the Amendment to Real Estate Purchase Contract for the Sale of Property at 5950/5960 Cedars Road and 6010 Westside Road (APNs 049-240-043 and 049-240-044). | | January 27, 2020 | 7d |
| AGENCY | City of Redding as Successor Agency to the Redding Redevelopment Agency | | |
| AGENCY CONTACT | <u>Name</u> Tanis Boucher | <u>Title</u> Accountant | <u>Phone Number</u> (530) 225-4084 |

RECOMMENDATION

Adopt Resolution 2020-07 approving the Amendment to Real Estate Purchase Contract (Agreement) with Katz Kirkpatrick Properties, LLC for the City of Redding as Successor Agency to the Redding Redevelopment Agency's (Successor Agency) property located at 5950/5960 Cedars Road and 6010 Westside Road (APNs 049-240-043 and 049-240-044).

BACKGROUND

On June 20, 2016, the Oversight Board of the Successor Agency to the former Redding Redevelopment Agency (Oversight Board) approved the Real Estate Property Contract between the City of Redding as Successor Agency to the Redding Redevelopment Agency and Katz Kirkpatrick Properties, LLC, for the Successor Agency's sale of property known as APNs 049-240-043 and 049-240-044 (5950/5960 Cedars Road and 6010 Westside Road) for the appraised value of \$560,000.

On May 8, 2017, the Oversight Board adopted a resolution approving an amendment to the purchase price of the aforementioned property. The new purchase price was approved at \$4.75 per square foot of developable area calculated at 33,008 and 37,036 square feet for the two parcels, respectively.

At that time, Katz Kirkpatrick Properties, LLC was in negotiations with a developer to build a retail facility on the property. The negotiations with that developer were subsequently unsuccessful. Due to the potential costly improvements necessary for development, the original developer declined to proceed. The Termination and Reinstatement Agreements were executed on March 15, 2019 and April 3, 2019 respectively to allow Katz Kirkpatrick Properties, LLC additional time to find a new potential developer.

Katz Kirkpatrick Properties, LLC found interest in a new developer who now needs additional time to finalize development plans. The attached amendments between Katz Kirkpatrick Properties, LLC and the City of Redding as Successor Agency to the Redding Redevelopment Agency allowed for an extension of the purchase agreement to give the developer necessary time to determine solutions for the necessary improvements to the property.

Property held by the Successor Agency must be sold if it has not been approved to keep for governmental purposes. Katz Kirkpatrick Properties, LLC has agreed to the conditions for the next

extension. Due to the lengthy escrow, the following stipulations have been negotiated with the final extension.

- Purchaser must pay \$10,000 within five business days of the signing of the amendment; non-refundable, but applied toward the purchase price.
- Due Diligence Period is redefined to end four months following the date of the execution of the amendment (February 2020).
- Additional extensions result in a \$5,000 per month payment through September 2020.
- After September 2020, purchaser may ask for up to two additional extensions of 90 days each at a cost of \$35,000 per extension.

The purpose of this report is to gain the Shasta County Consolidated Oversight Board's approval of the amendment to the purchase agreement for the sale of the property to Katz Kirkpatrick, LLC and subsequently submit it to the California Department of Finance.

FISCAL IMPACT

Proceeds from the sale of this parcel would be \$332,709. The funds would be remitted to the County of Shasta for distribution to various taxing entities pursuant to existing formulas.

CONCLUSION

The State of California eliminated redevelopment agencies and required the liquidation of all assets. This property is now an asset of the Successor Agency and must be sold.

SIGNATURE

Attachments:

Resolution No. 2020-07

Real Estate Purchase Contract (Katz Kirkpatrick Properties, LLC dated June 10, 2016)

City of Redding as Successor Agency Resolution 2016-002 (Katz Kirkpatrick Properties)

City of Redding as Successor Agency Resolution 2017-009 (Amendment to Purchase Price)

Letter of Termination of Contract (Fred Katz, KKP dated March 3, 2019)

Reinstatement Agreement and Amendment to Real Estate Purchase Contract (dated April 2, 2019)

Amendment to Real Estate Purchase Contract (dated September 3, 2019)

REAL ESTATE PURCHASE CONTRACT

Dated for reference purposes only as June 10, 2016

1. **PROPERTY DESCRIPTION:** The "Property" is located in the City of Redding, Shasta County, California, known as Assessor's Parcel Numbers 049-240-043-000 and 049-240-044-000 consisting of approximately 127,631 square feet which land is outlined in red on Exhibit A attached hereto and incorporated herein by this reference and includes all rights, title and interests, remainder easements, development rights, rights-of-way and other rights appurtenant to the Property and that benefit the Property.

SELLER: City of Redding as Successor Agency to the Redding Redevelopment Agency

PURCHASER: Katz Kirkpatrick Properties, a California limited liability company

2. **PURCHASE PRICE:** For and in consideration of the agreements set forth below and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Seller hereby agrees to sell, and the undersigned Purchaser hereby agrees to buy, the Property all upon the terms and conditions set forth in this Contract. The total purchase price, less any payments made to Seller pursuant to Paragraph 11, shall be **paid in cash** at the close of escrow and shall be **Five Hundred Sixty Thousand and No/100 Dollars (\$560,000.00)**. Seller and Purchaser acknowledge and agree that said purchase price represents the fair market value of the Property.

3. **INITIAL DEPOSIT:** The Purchaser shall place a deposit of Ten Thousand dollars (\$10,000.00) in the form of a check made payable to Fidelity National Title ("Escrow Holder"). The deposit must be received by Escrow Holder within three (3) business days after the Effective Date. The deposit applies to the purchase price of the Property at closing and is refundable to Purchaser if the conditions set forth below are not satisfied or waived by Purchaser. In addition to the foregoing deposit, Purchaser shall pay to Seller, outside of escrow, One Hundred Dollars (\$100.00) within three (3) business days following the "Effective Date" (defined below). Said One Hundred Dollars (\$100.00) shall not apply towards the purchase price of the Property at the close of escrow and shall not be refundable to Purchaser for any reason.

4. **ESCROW INSTRUCTIONS:** Upon mutual execution of this Contract and delivery to Purchaser of a signed copy hereof, hereinafter defined as the "Effective Date", Purchaser shall order a Preliminary Title Report on the Property together with full copies of all exceptions set forth therein, including but not limited to CC&R's, liens and other matters of record and shall open escrow with the Escrow Holder. The parties shall execute escrow instructions as reasonably requested by the

Escrow Holder. The provisions of this Contract shall constitute joint escrow instructions to the Escrow Holder.

5. **PROPERTY CONDITION:** At all times during the term of this Contract, upon prior notice to Seller, Purchaser shall have the right, at its sole cost and expense, to enter upon the Property to conduct surveys, soils, asbestos, toxic, and hazardous waste tests. Within three (3) business days following the Effective Date Seller shall, at its expense, provide Purchaser with copies of all environmental test and reports, surveys, geotechnical studies and all other tests, reports, and studies within Seller's possession or control, if any exist. Seller's failure to do so shall be deemed to be a representation and warranty that no such tests and reports are in Seller's possession or control.

6. **CLOSING DATE:** Closing shall occur within thirty (30) business days following the expiration of the "Due Diligence Period" per Paragraph 11 of this Contract.

7. **POSSESSION:** Vacant possession of the Property will be delivered to Purchaser at the close of escrow. Seller represents and warrants that there are currently no tenants or other occupants of any improvements located on any portion of the Property. Seller shall not enter into any leases or other occupancy agreements with respect to any portion of the Property during the term of this Contract without Purchaser's prior written consent, which consent may be given or withheld in the sole and absolute discretion of Purchaser.

8. **COSTS/FEES:**

- A. California Land Title Association (CLTA) title fees shall be paid by Seller. The additional cost of any extended coverage and/or endorsements shall be paid by Purchaser.
- B. Escrow fees shall be paid by Seller and Purchaser equally.
- C. Seller shall pay the cost of any State, County, and local documentary transfer taxes.
- D. Current real property taxes, if any, shall be prorated as of the close of escrow.
- E. Bonds and assessments, if any, which are a lien upon the Property as of the Effective Date shall be paid by Seller on or before the close of escrow. Seller agrees that from the Effective Date of this Contract it shall not approve any future bonds, assessments, or other encumbrances on the Property without Purchaser's prior written approval, which approval may be given or withheld in the sole and absolute discretion of Purchaser.

9. **ATTORNEY'S FEES/CHOICE OF LAW:** In any litigation or other legal proceeding which may arise between the parties hereto, the prevailing

party shall be entitled to recover its costs and reasonable attorney's fees in addition to any other relief to which such party may be entitled. This Contract shall be governed by the Laws of the State of California.

10. **PROPERTY INSPECTION:** Purchaser shall have the right to conduct, at any time before the expiration of the Due Diligence Period, at its sole cost and expense, inspections, tests, surveys and other studies for the purpose of identifying the existence in, on, or about the Property of asbestos, PCB transformers, other hazardous or contaminated substances, underground storage tanks and other matters concerning any and all aspects of the Property. Seller shall allow Purchaser and Purchaser's agents the right to enter the Property at all reasonable times for the purpose of conducting such inspections, tests, surveys and studies. Purchaser agrees to hold Seller harmless from any and all expenses and liability that may result from physical property damage, personal injury and wrongful death as a result of such inspections. Purchaser shall keep the Property free from liens or encumbrances resulting from such inspections. Purchaser's obligations in this Paragraph shall survive the termination of this Contract.

11. **DUE DILIGENCE/CONTINGENCY:** Purchaser shall have six (6) months following the Effective Date to satisfy the conditions set forth below. The end of said six (6) month period shall constitute the expiration of said "Due Diligence Period".

Purchaser's obligation to purchase the Property is subject to Purchaser's satisfaction or waiver of the following conditions each in the sole and absolute discretion of Purchaser:

- A. Purchaser entering into leases with Purchaser's intended tenants, and all conditions contained in said leases being waived or satisfied.
- B. Obtaining and approving a geotechnical investigation and current Environmental Assessment Report at Purchaser's sole cost and expense.
- C. Purchaser's approval of the Preliminary Title Report and exceptions thereto.
- D. Purchaser's approval of an ALTA Survey of the Property which may be obtained at Purchaser's sole cost and expense.
- E. Purchaser's physical inspection of the condition of the Property.
- F. Purchaser obtaining approvals at Purchaser's sole cost and expense from applicable governmental authorities of a Lot Line Adjustment or Tentative Parcel Map and Final Map to create the Property as a separate legal parcel.

Purchaser thereafter may extend the Due Diligence Period for up to six (6) separate and additional extension periods of one month each by paying Seller, before the expiration of the initial six (6) month Due

Diligence Period and thereafter prior to the end of each one month extension period, One Thousand and no/100 Dollars (\$1,000.00) for each such one month extension period. Said payments shall apply to the purchase price but will not be refundable unless Seller defaults.

Seller acknowledges that Purchaser acquires and develops real property and has a sophisticated understanding of the real property development process. The parties further acknowledge that because of legitimate and significant economic and legal concerns (including, but not limited to, land use constraints and potential environmental liability), it is not prudent or reasonable to purchase real property for development purposes without conducting due diligence and seeking assurances that the intended use of the real property will be legally permitted on terms that make business sense. Therefore this Contract provides Purchaser the right of exercising its sole discretion in determining whether to buy the Property. The parties agree that granting the Purchaser such rights is entirely reasonable under the circumstances. Each party agrees that the agreements made in this Contract are adequate consideration to support the enforcement of this Contract in accordance with the terms and conditions of this Contract and each of the parties (for itself and its successors) forever, irrevocably, completely, and unconditionally waives the right to assert any claim, in any forum or under any theory, now and in the future on behalf of such waiving party and its successors and assigns that this Contract is not enforceable, in whole or in any part, because of a lack of (or inadequate) consideration.

12. **1031 EXCHANGE:** Seller and/or Purchaser may desire to consummate an exchange which will qualify for non-recognition of gain under Section 1031 of the Internal Revenue Code. In the event that a party elects to implement this transaction in connection with such an exchange the other party agrees to fully cooperate to effect such an exchange; provided, however, the cooperating party shall incur no additional costs or expenses as a result of or in connection with such an exchange and provided that the cooperating party shall not under any circumstances be required to acquire or agree to acquire title to any other property in connection with such exchange. In the event of such exchange, the party electing to do the exchange shall indemnify, defend, and hold the cooperating party harmless from any and all liabilities, losses, and expenses, including attorney's fees, arising from such exchange, which liabilities, losses, and expenses would not have been incurred had there not been such an exchange of properties. This indemnification and hold harmless agreement shall survive the close of escrow. It is understood by the parties hereto that any such exchange shall not cause any delay in the closing date as originally scheduled hereunder.

13. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA):** The Foreign Investment in Real Property Tax Act (FIRPTA), IRC 1445, requires that every buyer of U.S. real property must, unless an exception applies, deduct and withhold from Seller's proceeds ten percent (10%) of the gross sales price. The primary exemptions which

might be applicable are: (a) Seller provides Purchaser with an affidavit under penalty of perjury that Seller is not a "foreign person" as defined in FIRPTA, or (b) Seller provides Purchaser with a "qualifying statement", as defined in FIRPTA, issued by the Internal Revenue Service. Seller and Purchaser agree to execute and deliver as appropriate, any instrument, affidavit and statement, and to perform any acts reasonably necessary to carry out the provisions of FIRPTA and regulations promulgated there under.

14. **BROKER COMMISSION:** At the close of escrow Seller shall pay a broker's commission to Ken Murray pursuant to the existing listing agreement between Seller and Ken Murray. Except as provided above, each of the parties represents and warrants to the other that it has not entered into any agreement that would obligate the other to pay a brokerage commission, finder's fee, or other remuneration arising out of this transaction. Each party shall indemnify, defend and hold harmless the other party from any expenses (including attorney's fees) or liabilities arising out of any claim for such a commission or fee.

15. **Purchaser ACCEPTANCE:** Purchaser hereby agrees to purchase the above-described Property for the price and upon the terms and conditions herein expressed. All tenders and notices required or permitted hereunder shall be made and given to Purchaser at its address herein set forth.

16. **Purchaser ACKNOWLEDGMENT:** Purchaser hereby acknowledges receipt of this Contract. This Contract shall constitute the entire agreement between Purchaser and Seller and supersedes any and all agreements between the parties hereto regarding the Property which are prior in time to this Contract. The person signing on behalf of Purchaser below warrants and represents that he has the authority to sign on behalf of Purchaser.

17. **SELLER'S ACCEPTANCE:** The undersigned Seller hereby approves and accepts the foregoing Contract and agrees to the terms and conditions herein set forth. All tenders and notices required or permitted hereunder shall be made and given to Seller at its address herein set forth.

18. **SELLER'S ACKNOWLEDGMENT:** Seller hereby acknowledges receipt of a copy of this Contract. This Contract shall constitute the entire agreement between Purchaser and Seller and supersedes any and all agreements between the parties hereto regarding the Property which are prior in time to this Contract. The person or entity signing on behalf of Seller below warrants and represents that he, she, or it has the authority to bind Seller.

19. **COUNTERPARTS: TELECOPIED SIGNATURE:** This Contract may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. In order to expedite the transaction contemplated herein, telecopied signatures may be used in place of

original signatures on this Contract. Each undersigned intends to be bound by its signatures on the telecopied document, is aware that parties will rely on the telecopied signature and hereby waives any defenses to the enforcement of the terms of this Contract based on the form of signature.

20. **NOTICES:** Whenever notice is given under this Contract, each notice shall be in writing and shall be delivered by mail, postage prepaid, certified or registered mail or by a nationally recognized overnight courier that provides receipt for delivery, such as Federal Express. Notice shall be delivered to the address set forth below the recipient's signature of acceptance and shall be deemed delivered when received or refused. Either party may change its notice address by providing not less than five (5) days prior notice to the other party.

21. **DEED:** Title to the Property shall be conveyed to Purchaser or its assignee(s) by a Grant Deed which shall recite, after the legal description:

"Together with all of Grantor's right, title and interest in, to and under adjoining streets, rights-of-way and easements."

22. **APPLICATIONS:** During the Due Diligence Period, Seller will promptly execute all applications and other forms (including, without limitation, zoning, site plan, and tentative parcel map or Lot Line Adjustment applications) requested by Purchaser or governmental agencies to enable Purchaser to obtain governmental approvals desired by Purchaser which governmental agencies may include, without limitation, the City of Redding, FEMA, Army Corps of Engineers, California Department of Fish and Wildlife, California Regional Water Quality Control Board, and Cal-Trans. Purchaser shall pay for all costs to apply for, design, and satisfy all conditions imposed in connection with any such parcel map or Lot Line Adjustment.

23. **OFFER:** This Contract shall be null and void in the event Purchaser does not receive a fully executed copy of said Contract within ten (10) days of the date below the Purchaser's signature herein.

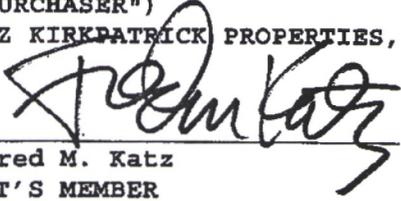
24. **MISCELLANEOUS:** This Contract shall bind and inure to the benefit of the heirs, representatives, and/or assigns of the parties hereto.

///signatures next page

In Witness Whereof, the parties have executed this Contract

("PURCHASER")

KATZ KIRKPATRICK PROPERTIES, LLC

BY: 

Fred M. Katz
IT'S MEMBER

DATE: June 10 2016

Katz Kirkpatrick Properties
1731 East Roseville Parkway
Suite 270
Roseville, CA 95661
PHONE: 916-780-6670 ext. 204

("SELLER")

City of Redding,
as Successor Agency to the Redding Redevelopment Agency

BY: _____

Barry Tippin,
Assistant City Manager

DATE: _____, 2016

City of Redding
City Manager
777 Cypress Avenue, Third Floor
Redding, Ca 96001

RESOLUTION NO. 2016-002

RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF REDDING IN ITS CAPACITY AS SUCCESSOR AGENCY TO THE FORMER REDDING REDEVELOPMENT AGENCY APPROVING THE REAL ESTATE PURCHASE CONTRACT WITH KATZ KIRKPATRICK PROPERTIES

WHEREAS, on February 1, 2012, the Redding Redevelopment Agency (“RRA”) was dissolved pursuant to Health and Safety Code Sections 34161 - 34166; and

WHEREAS, pursuant to Health and Safety Code §34173, by Resolution No. 2012-01, the City Council of the City of Redding elected to become the Successor Agency to the RRA; and

WHEREAS, Health and Safety Code §34191.5(b), required the successor agency to a former redevelopment agency to prepare a Long-Range Property Management Plan (LRPMP) setting forth the disposition of the former redevelopment agency’s real property and interests in real property; and

WHEREAS, on December 5, 2015, the Department of Finance (DOF) approved the Successor Agency’s LRPMP; and

WHEREAS, following DOF’s approval of the LRPMP, pursuant to Health and Safety Code Section 34191.3(a), the LRPMP now governs and supersedes all other provisions relating to, the disposition and use of all real property assets of the former redevelopment agency; and

WHEREAS, Health and Safety Code §34181(a)(1) requires the Oversight Board to direct the Successor Agency’s disposition of said assets in accordance with the LRPMP.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency to the former Redding Redevelopment Agency, hereby finds and determines:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the real estate purchase contact through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, it does not constitute a project subject to the requirements of the California Environmental Quality Act in that pursuant to CEQA Guidelines Section 15061(b)(3), it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 3. The Oversight Board hereby approves the Real Estate Property Contract between the City of Redding as Successor Agency to the Redding Redevelopment Agency and Katz Kirkpatrick Properties, LLC for the Successor Agency's sale of property known as Assessor's Parcel Numbers 049-240-043 and -044 (5950/5960 Cedars Road and 6010 Westside Road) for the appraised value of \$560,000.

Section 4. The Assistant City Manager is authorized to negotiate subsequent terms which do not affect the sales price and execute any required documents to consummate the sale.

Section 5. Effectiveness. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing resolution was introduced and read at a Special Meeting of the Oversight Board of the Successor Agency to the former Redding Redevelopment Agency on the 20th day of June 2016, and was duly adopted at said meeting by the following vote:

| | | |
|-----------------|----------------------|-------------------------------------------------------|
| AYES: | BOARD MEMBER: | Avery, Bonkrude, Hillman, Kong, & Thompson |
| NOES: | BOARD MEMBER: | None |
| ABSENT: | BOARD MEMBER: | Kehoe & Rodrigue |
| ABSTAIN: | BOARD MEMBER: | None |



Sue Thompson, Chair

ATTEST:



for Pamela Mize, City Clerk

RESOLUTION NO. 2017-009

RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF REDDING IN ITS CAPACITY AS SUCCESSOR AGENCY TO THE FORMER REDDING REDEVELOPMENT AGENCY APPROVING AMENDMENT OF THE REAL ESTATE PURCHASE CONTRACT WITH KATZ KIRKPATRICK PROPERTIES

WHEREAS, on February 1, 2012, the Redding Redevelopment Agency (“RRA”) was dissolved pursuant to Health and Safety Code Sections 34161 - 34166; and

WHEREAS, pursuant to Health and Safety Code §34173, by Resolution No. 2012-01, the City Council of the City of Redding elected to become the Successor Agency to the RRA; and

WHEREAS, Health and Safety Code §34191.5(b), required the successor agency to a former redevelopment agency to prepare a Long-Range Property Management Plan (LRPMP) setting forth the disposition of the former redevelopment agency’s real property and interests in real property; and

WHEREAS, on December 5, 2015, the Department of Finance (DOF) approved the Successor Agency’s LRPMP; and

WHEREAS, following DOF’s approval of the LRPMP, pursuant to Health and Safety Code Section 34191.3(a), the LRPMP now governs and supersedes all other provisions relating to, the disposition and use of all real property assets of the former redevelopment agency; and

WHEREAS, Health and Safety Code §34181(a)(1) requires the Oversight Board to direct the Successor Agency’s disposition of said assets in accordance with the LRPMP; and

WHEREAS, on June 20, 2016, the Oversight Board approved the Real Estate Property Contract between the City of Redding as Successor Agency to the Redding Redevelopment Agency and Katz Kirkpatrick Properties, LLC for the Successor Agency’s sale of property known as Assessor’s Parcel Numbers 049-240-043 and -044 (5950/5960 Cedars Road and 6010 Westside Road) for the appraised value of \$560,000; and

WHEREAS, it has been determined that the Real Estate Property Contract between the City of Redding as Successor Agency to the Redding Redevelopment Agency and Katz Kirkpatrick Properties, LLC for the Successor Agency’s sale of property known as Assessor’s Parcel Numbers 049-240-043 and -044 (5950/5960 Cedars Road and 6010 Westside Road) should be amended to reflect the sales price as \$4.75 per square foot of developable area. Developable area is defined as the total number of square feet within the Property that, in conjunction with the final entitlements to be obtained are allowed for development of buildings, and the required landscaped areas, drive isles, and parking areas required for said buildings, after deducting any portion of the Property required for above-ground storm water retention, setbacks from Olney Creek and riparian habitat, and any other areas upon which buildings, and their required landscaped areas, drive isles, and parking areas are not permitted in accordance with applicable laws, rules, and regulations. The number of square feet of developable area on the property is to be determined by Norman Braithwaite (mutually agreed to by both parties); and

WHEREAS, said amendment also provides for an extension in the due diligence period and possible assignment of said Contract.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency to the former Redding Redevelopment Agency, hereby finds and determines:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the amendment of the real estate purchase contact through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, it does not constitute a project subject to the requirements of the California Environmental Quality Act in that pursuant to CEQA Guidelines Section 15061(b)(3), it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 3. The Oversight Board hereby approves the possible assignment of said Contract; an extension of the due diligence period; and a reduction of the sales price as set forth Real Estate Property Contract between the City of Redding as Successor Agency to the Redding Redevelopment Agency and Katz Kirkpatrick Properties, LLC for the Successor Agency’s sale of property known as Assessor’s Parcel Numbers 049-240-043 and -044 (5950/5960 Cedars Road and 6010 Westside Road) to \$4.75 per square foot of developable area. Developable area is defined as the total number of square feet within the Property that, in conjunction with the final entitlements to be obtained are allowed for development of buildings, and the required landscaped areas, drive isles, and parking areas required for said buildings, after deducting any portion of the Property required for above-ground storm water retention, setbacks from Olney Creek and riparian habitat, and any other areas upon which buildings, and their required landscaped areas, drive isles, and parking areas are not permitted in accordance with applicable laws, rules, and regulations. The number of square feet of developable area on the property is to be determined by Norman Braithwaite (mutually agreed to by both parties).

Section 4. The Assistant City Manager is authorized to negotiate said terms and execute any required documents to consummate the sale.

Section 5. Effectiveness. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing resolution was introduced and read at a Special Meeting of the Oversight Board of the Successor Agency to the former Redding Redevelopment Agency on the 8th day of May 2017, and was duly adopted at said meeting by the following vote:

| | | |
|-----------------|----------------------|----------------------------------------------|
| AYES: | BOARD MEMBER: | Bonkrude, Kong, Rodrigue, & Avery |
| NOES: | BOARD MEMBER: | None |
| ABSENT: | BOARD MEMBER: | Kehoe, Tegerstrand, & Thompson |
| ABSTAIN: | BOARD MEMBER: | None |



Jeff Avery, Vice Chair

ATTEST:



for Pamela Mize, City Clerk

N:\Oversight Board\Resolution\2015\2015-06 ROPS 15-16B.doc

Copy



KATZ KIRKPATRICK PROPERTIES

March 13, 2019

Sent via FedEx and E-mail

City of Redding
Attn: Barry Tippin, City Manager
777 Cypress Avenue, Third Floor
Redding, CA 96001

**RE: Highway 273 and Cedars Road. APN's 049-240-043-000
and 049-240-044-000 ("Property")**

Dear Mr. Tippin:

Please recall that we entered into a Real Estate Purchase Contract dated July 29, 2016 (as amended called the "Contract") with the City of Redding as Successor Agency to the Redding Redevelopment Agency.

Pursuant to the Contract, the "Due Diligence Period" will expire on March 15, 2019.

We were working with Dollar General for a portion of the Property, but they are not willing to move forward due to the high costs of developing the Property.

As a result of our inability to find a suitable tenant who is willing to proceed, we hereby elect to terminate the Contract.

We will ask Placer Title to prepare mutual escrow cancellation instructions and to forward them to both parties for execution.

As I mentioned to Ken Murray earlier this week, I did discuss the Property with several prospective tenants at the annual International Council of Shopping Centers last week in Monterey, California. I did receive some preliminary interest from a drug store, gas stations, fast food restaurants, and a convenience store. We would be interested in being able to continue to work on the Property to see if any of these prospective tenants would be willing commit to the Property. If you are interested in discussing the reinstatement of the Contract, please let me know.

Very truly yours,

A handwritten signature in black ink that reads 'Fred Katz'.

Fred Katz

cc: Ken Murray

File: Carrie/Letters/City of Redding Barry Tippin 3-13-2019.docx

1731 E. Roseville Pkwy., Suite 270, Roseville, CA 95661 • Phone: (916) 780-6670 • Fax: (916) 780-6746 • www.kkprop.net

REINSTATEMENT AGREEMENT AND AMENDMENT TO REAL ESTATE PURCHASE CONTRACT

Dated for reference purposes only as of March 15, 2019.

This Reinstatement Agreement and Amendment ("Agreement") is entered into between the City of Redding as Successor Agency to the Redding Redevelopment Agency ("Seller") and Katz Kirkpatrick Properties, a California limited liability company ("Purchaser").

1. Seller and Purchaser entered into a Real Estate Purchase Contract dated July 29, 2016 which was amended on April 7, 2017 (collectively called the "Contract").
2. Purchaser terminated the Contract by letter dated March 13, 2019.
3. The parties hereby agree to reinstate and amend the Contract as more particularly set forth below.
4. The parties agree that the initial "Due Diligence Period" defined in Paragraph 11 of the Contract is hereby extended and shall end six (6) months following the date Purchaser receives a fully executed copy of this Agreement from Seller. Pursuant to the provisions of Paragraph 4 of the Amendment to Real Estate Purchase Contract dated April 7, 2017, Purchaser may extend the Due Diligence Period for six (6) separate and additional periods of one month each by paying Seller, outside of escrow, Ten Thousand and no/100 Dollars (\$10,000.00) for each such one month extension which payments shall be applied towards the purchase price of the Property but which shall not be refundable unless Seller defaults.
5. Capitalized terms not otherwise defined in this Amendment shall have the meaning ascribed to them in the Contract.

("Purchaser")

Katz Kirkpatrick Properties, LLC

By: *Frederick Katz* Dated: April 2, 2019

Its Member

("Seller")

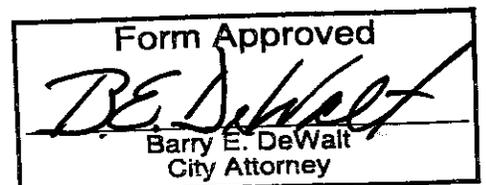
City of Redding as Successor Agency to the Redding Redevelopment Agency

By: *Barry Tippin* Dated: 4-3, 2019

Barry Tippin

Assistant City Manager

Redding City Reinstatement Agreement 3-13-19.doc



AMENDMENT TO REAL ESTATE PURCHASE CONTRACT

Dated for reference purposes only as of September 3, 2019.

This Amendment ("Agreement") is entered into between the City of Redding as Successor Agency to the Redding Redevelopment Agency ("Seller") and Katz Kirkpatrick Properties, a California limited liability company ("Purchaser").

1. Seller and Purchaser entered into a Reinstatement Agreement and Amendment to Real Estate Purchase Contract dated March 15, 2019 (collectively called the "Contract").
2. The parties hereby agree to amend the Contract as more particularly set forth below.
3. The parties agree that the initial "Due Diligence Period" defined in Paragraph 11 of the Contract is hereby extended and shall end four (4) months following the date Purchaser receives a fully executed copy of this Amendment from Seller. Purchaser may extend the Due Diligence Period for several separate and additional periods of one month each through a date not later than September 30, 2020 by paying Seller, outside of escrow, Five Thousand and no/100 Dollars (\$5,000.00) for each such one month extension which payments shall be applied towards the purchase price of the Property but which shall not be refundable unless Seller defaults. Purchaser may further extend the Due Diligence Period for two separate and additional periods of Ninety (90) days each by paying Seller, outside of escrow, Thirty-Five Thousand and no/100 Dollars (\$35,000.00) for each such 90 day extension which payments shall be applied towards the purchase price of the Property but which shall not be refundable unless Seller defaults.
4. Within Five (5) business days following the date Purchaser receives a fully executed copy of this Agreement from Seller, Purchaser shall pay to Seller Ten Thousand Dollars (\$10,000.00) which amount shall not be refundable to Purchaser unless Seller defaults but which shall be applied towards the purchase price of the Property.
5. Capitalized terms not otherwise defined in this Amendment shall have the meaning ascribed to them in the Contract.

("Purchaser")

Katz Kirkpatrick Properties LLC

By: [Signature] Dated: Sept. 18, 2019

Its Member

ATTEST:

("Seller")

City of Redding as Successor Agency to the Redding Redevelopment Agency

By: [Signature] Dated: Oct 2, 2019

Barry Tippin

City Manager

[Signature]
PAMELA MIZE, City Clerk

Form Approved
[Signature]
 Barry E. DeWalt
 City Attorney

C. W. G. S. C.

REPORT TO SHASTA COUNTY CONSOLIDATED OVERSIGHT BOARD

| | | | |
|----------------|-----------------------------------------------|------------------------------------|---------------------------------|
| SUBJECT | | BOARD MEETING DATE | AGENDA NUMBER |
| | AMEND BYLAWS TO CHANGE DATE OF ANNUAL MEETING | 01/27/2020 | 8a |
| AGENCY | AUDITOR-CONTROLLER'S OFFICE | | |
| AGENCY CONTACT | <u>Name</u> Brian Muir | <u>Title</u> Auditor-Controller | <u>Phone Number</u> 225-5541 |

RECOMMENDATION

Amend the bylaws to move the annual meeting to the third Tuesday in January.

DISCUSSION

Pursuant to Health and Safety Code Section 34179, the Oversight Board is required to conduct an annual meeting to approve the next fiscal year ROPS (Recognized Obligated Payment Schedule) and Successor Agency Administrative budgets so that Successor Agencies can submit the documents to the State Department of Finance prior to February 1.

Per Board Bylaws adopted July 9, 2018, the annual meeting is scheduled for the fourth Monday in January. Moving the meeting back will allow more time to address unforeseen circumstances (e.g.; no quorum, revised ROPS, revised budgets, etc.) that may require another meeting for Board approval.

Per Board Bylaws, the Bylaws may be amended with an affirmative vote of the total membership of the Board.

FISCAL IMPACT

No fiscal impact.

SIGNATURE