

Resolution No. **OB 2017-01-25-0601**

STOCKTON SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND APPROVING CERTAIN RELATED ACTIONS

The Redevelopment Agency (“Redevelopment Agency”) for the City of Stockton (“City”) was duly created pursuant to the California Community Redevelopment Law (Part 1 [commencing with section 33000] of Division 24 of the California Health and Safety Code) (“Redevelopment Law”); and

On June 28, 2011, and June 27, 2012, the Governor of California signed into law Assembly Bills x1 26 and 1484 (collectively the “Dissolution Law”) making certain changes to the Redevelopment Law, including adding Part 1.8 (commencing with section 34161) and Part 1.85 (commencing with section 34170) (“Part 1.85”) to Division 24 of the California Health and Safety Code (“Health and Safety Code”); and

On August 23, 2011, pursuant to Dissolution Law, the Stockton City Council adopted Resolution No. 11-0251, allowing the City to serve as the successor agency to the former Redevelopment Agency of the City of Stockton (“Successor Agency”) upon dissolution of the Redevelopment Agency; and

On February 1, 2012, all California redevelopment agencies were dissolved: and

Successor agencies are tasked with paying, performing, and enforcing obligations, and winding down the affairs. of the former redevelopment agencies; and

Pursuant to Health and Safety Code section 34177(I)(1), the Successor Agency is required to prepare a Recognized Obligation Payment Schedule (“ROPS”) prior to each fiscal period; and

For each recognized obligation, the ROPS must identify one or more of the following sources of payment: (i) Low and Moderate Income Housing Funds, (ii) bond proceeds, (iii) reserve balances, (iv) administrative cost allowance, and (v) the Redevelopment Property Tax Trust Fund but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation; and

The ROPS for July 1, 2017 through June 30, 2018, must be approved by the Oversight Board and submitted to the County Auditor-Controller, the State Controller’s Office, California Department of Finance, and posted online no later than February 1, 2017; and

The Successor Agency's ROPS, which is consistent with the requirements of the Health and Safety Code and other applicable law, is attached to this Resolution as Exhibit "1"; and

The ROPS includes the maximum administrative cost allowance as allowed under Health and Safety Code sections 34171 (a)(3); and

The ROPS includes the maximum City loan payments as allowed under Health and Safety Code section 34191.4 (b)(3)(A); and

Health and Safety Code section 34191.4 (b)(3)(C) requires that twenty percent (20%) of any City loan payment be deducted and transferred to the Low and Moderate Income Housing fund; and

This Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, section 15000 *et seq.*, hereafter the "Guidelines"), and the City's environmental guidelines; and

This Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines; and

All of the prerequisites with respect to the approval of this Resolution have been met; now, therefore,

BE IT RESOLVED BY THE STOCKTON SUCCESSOR AGENCY OVERSIGHT BOARD, AS FOLLOWS:

1. The foregoing is true and correct and is a substantive part of this Resolution and all prerequisites to its adoption have occurred.
2. The adoption of this Resolution is not intended to and shall not constitute a waiver by the Successor Agency of any rights the Successor Agency may have to challenge the effectiveness and/or legality of all or any portion of AB x1 26 or AB 1484 through administrative or judicial proceedings.
3. The ROPS attached hereto as Exhibit 1 and incorporated herein by this reference, and the administrative cost allowance included on the ROPS are approved.
4. The Successor Agency determines that this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines.

5. The Executive Director, or designee, is hereby authorized and directed to submit the ROPS in accordance with Health and Safety Code section 34177(l)(2).

6. The Executive Director, or designee, is hereby authorized to amend the budget as necessary to conform to the actual amount of tax increment received from the County Auditor-Controller.

7. The Executive Director, or designee, is hereby authorized to make the transfers required by Health and Safety Code section 34191.4 (b)(3)(C).

8. The Executive Director, or designee, is hereby authorized to take such actions as are necessary and appropriate to comply with Health and Safety Code sections 34177 and to carry out the purposes and intent of this Resolution.

PASSED, APPROVED, and ADOPTED January 25, 2017.



PAUL SENSIBAUGH, Chairperson of the
Stockton Successor Agency Oversight Board

ATTEST:



BONNIE PAIGE, Secretary of the
Stockton Successor Agency Oversight Board



Recognized Obligation Payment Schedule (ROPS 17-18) - Summary

Filed for the July 1, 2017 through June 30, 2018 Period

Successor Agency: Stockton City
 County: San Joaquin

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	17-18A Total (July - December)	17-18B Total (January - June)	ROPS 17-18 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 8,369,534	\$ -	\$ 8,369,534
B Bond Proceeds	-	-	-
C Reserve Balance	7,812,236	-	7,812,236
D Other Funds	557,298	-	557,298
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 447,194	\$ 7,707,476	\$ 8,154,670
F RPTTF	287,194	7,547,476	7,834,670
G Administrative RPTTF	160,000	160,000	320,000
H Current Period Enforceable Obligations (A+E):	\$ 8,816,728	\$ 7,707,476	\$ 16,524,204

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.

Paul Sensibaugh Chairperson
 Name Title
 /s/ Paul M. Sensibaugh 1/25/17
 Signature Date

Stockton City Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail

Exhibit 1

July 1, 2017 through June 30, 2018

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	17-18A (July - December)					Q	17-18B (January - June)					W
											Fund Sources						Fund Sources					
											L	M	N	O	P		R	S	T	U	V	
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 17-18 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18B Total
1	Low/Mod Housing Bonds COPS	Revenue Bonds Issued On or Before 12/31/10	6/1/2003	9/1/2033	Wells Fargo Corporate Trust	2003 Housing COP		\$ 205,744,519	-	\$ 18,524,204						\$ 8,816,728						\$ 7,707,476
2	Low/Mod Housing Bonds C	Revenue Bonds Issued On or Before 12/31/10	7/1/2006	9/1/2037	Wells Fargo Corporate Trust	2006 Series C - Revenue Bond			-	\$ -						\$ -						\$ -
3	Redevelopment Revenue Bonds Mid	Revenue Bonds Issued On or Before 12/31/10	7/1/2006	9/1/2037	Wells Fargo Corporate Trust	2006 Series A - Revenue Bond			-	\$ -						\$ -						\$ -
4	Redevelopment Revenue Bonds South	Revenue Bonds Issued On or Before 12/31/10	7/1/2006	9/1/2037	Wells Fargo Corporate Trust	2006 Series A - Revenue Bond			-	\$ -						\$ -						\$ -
5	Redevelopment Revenue Bonds North	Revenue Bonds Issued On or Before 12/31/10	7/1/2006	9/1/2037	Wells Fargo Corporate Trust	2006 Series A - Revenue Bond			-	\$ -						\$ -						\$ -
9	Redevelopment Revenue Bonds WF	Revenue Bonds Issued On or Before 12/31/10	3/1/2004	9/1/2036	Wells Fargo Corporate Trust	2004 Revenue Bond - Arena			-	\$ -						\$ -						\$ -
10	Low/Mod Housing Bonds COPS rsv	Reserves	6/1/2003	9/1/2033	Wells Fargo Corporate Trust	2003 Housing COP: Retention for debt service payment due in following period.			-	\$ -						\$ -						\$ -
11	Low/Mod Housing Bonds C rsv	Reserves	7/1/2006	9/1/2037	Wells Fargo Corporate Trust	2006 Series C - Revenue Bond: Retention for debt service payment due in following period.			-	\$ -						\$ -						\$ -
12	Redevelopment Revenue Bonds Mid rsv	Reserves	7/1/2006	9/1/2037	Wells Fargo Corporate Trust	2006 Series A - Revenue Bond: Retention for debt service payment due in following period.			-	\$ -						\$ -						\$ -
13	Redevelopment Revenue Bonds South rsv	Reserves	7/1/2006	9/1/2037	Wells Fargo Corporate Trust	2006 Series A - Revenue Bond: Retention for debt service payment due in following period.			-	\$ -						\$ -						\$ -
14	Redevelopment Revenue Bonds North rsv	Reserves	7/1/2006	9/1/2037	Wells Fargo Corporate Trust	2006 Series A - Revenue Bond: Retention for debt service in following period.			-	\$ -						\$ -						\$ -
18	State Debt	Third-Party Loans	11/15/2001	8/1/2012	State Department of Boating and Waterways	DBAW Planning Loan		34,964	N	\$ -						\$ -						\$ -
19	Fee Deferral	Fees	11/26/2002	8/12/2058	Public Facility Fees	Development Impact fees for 612 Carlton Ave		143,954	N	\$ -						\$ -						\$ -
20	Fee Deferral - WorkNet Office Bldg	Fees	8/4/2004	8/4/2059	Public Facility Fees	Development Impact fees for Worknet Office Building		196,950	N	\$ -						\$ -						\$ -
21	Fee Deferral - Cineplex	Fees	8/29/2003	8/29/2013	Public Facility Fees	Development Impact fees for Cineplex project		4,417	N	\$ -						\$ -						\$ -
22	Agency vs. Union Oil	Litigation	9/28/2004	12/31/2099	Brown & Winters and/or Union Oil	Union Oil Dispute Re: Ground Water Contamination (estimated legal costs)		2,000,000	N	\$ 10,000			5,000			\$ 5,000				5,000		\$ 5,000
23	Price Vs. City of Stockton	Litigation	1/9/2006	12/31/2020	California Rural Legal Assistance	Tenant relocation assistance \$1,455,000: \$460,652 expended, remaining obligation \$994,348. Replacement of 185 housing units: 146 completed, remaining obligation 39 units @ 30% of AMI (estimated cost \$4M). *Subject to final determination by the parties. (estimated costs)		4,994,348	N	\$ 10,000				5,000		\$ 5,000				5,000		\$ 5,000
24	Civic Partners	Litigation	6/25/2005	12/31/2099	Freeman, D'Aluto, Pierce, Gurev, Keeling & Wolf	Developer Claims RDA Breached Contract (Estimated legal defense costs)		3,000,000	N	\$ 50,000				25,000		\$ 25,000				25,000		\$ 25,000
28	Agency vs. Colberg	Litigation	6/29/2005	12/31/2099	Brown & Winters	Polanco Act corrective action trial (Estimated litigation costs)		2,000,000	N	\$ 10,000				5,000		\$ 5,000				5,000		\$ 5,000
34	Wallace Kuhl & Associates, 155118	Professional Services	5/15/2007	6/30/2017	Wallace Kuhl & Associates	South Shore environmental services (Estimated annual cost until property is sold per LRPMP)			Y	\$ -						\$ -						\$ -
40	Remediation of Areas 24 and 4	Remediation	7/20/2009	12/31/2099	City of Stockton	Remediation of lots north and south of Worknet site (Estimated cost of Remediation)		1,500,000	N	\$ -						\$ -						\$ -
41	Downtown Stockton Alliance	Property Maintenance	7/10/2007	6/30/2017	Downtown Stockton Alliance	DSA Assessment of remaining RDA/SA owned properties. PBID expiration is 12/31/2017. (Estimated cost until properties are sold per LRPMP)			Y	\$ -						\$ -						\$ -
44	SERAF Payment Loan from Low/Mod	SERAF/ERAF	4/26/2011	6/30/2018	Low/Moderate Income Housing Asset Fund	Repayment of loan from Low/Mod Housing funds to make SERAF payment in 2011. Re-authorized by Oversight Board, and approved by DOF.		308,931	N	\$ 308,931			308,931			\$ 308,931						\$ -
45	SERAF Payment Loan from Low/Mod	SERAF/ERAF	4/26/2011	6/30/2018	Low/Moderate Income Housing Asset Fund	Repayment of loan from Low/Mod Housing funds to make SERAF payment in 2011. Re-authorized by Oversight Board, and approved by DOF.		308,931	N	\$ 308,931			152,611	156,320		\$ 308,931						\$ -
46	Loan to Waterfront	Miscellaneous	6/30/2011	12/31/2099	Low/Moderate Income Housing Asset Fund	To cover negative cash position of Agency		1,106,560	N	\$ -						\$ -						\$ -
51	Low/Mod Housing Bonds COPS min rsv	Reserves	6/1/2003	9/1/2033	Wells Fargo Corporate Trust	2003 Housing COP: Replenish minimum reserve requirement per loan agreement. (Estimate).			Y	\$ -						\$ -						\$ -
59	Administration and Operating costs of the Successor Agency	Admin Costs	7/1/2016	6/30/2017	City of Stockton	Annual Budget for administration and operation of the SA (Estimated annual admin cost allowance)		320,000	N	\$ 320,000					160,000	\$ 160,000					160,000	\$ 160,000
60	Property Maintenance	Property Maintenance	7/1/2016	6/30/2017	City of Stockton	Property maintenance, taxes, and services (Estimated annual cost until properties are sold per the LRPMP)			Y	\$ -						\$ -						\$ -
61	US Department of Housing and Urban Development, Section 108 Loan - 1998 Note	Third-Party Loans	12/27/2000	8/1/2020	US Department of Housing and Urban Development	Section 108 Loan - 1998 Note		4,350,122	N	\$ -						\$ -						\$ -

**Stockton City Recognized Obligation Payment Schedule (ROPS 17-18) - Report of Cash Balances
(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#).

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments	
ROPS 15-16B Actuals (01/01/16 - 06/30/16)									
1	Beginning Available Cash Balance (Actual 01/01/16)	-	-	1,167,892		12,393	-		
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during June 2016	-	-			557,298	8,573,936		
3	Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)	-	-				3,364,924		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	-	-				3,622,060		
5	ROPS 15-16B RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ 1,167,892	\$ -	\$ 569,691	\$ 1,586,952	Available cash balances will be used for enforceable obligations on ROPS 16-17 and ROPS 17-18.	

Stockton City Recognized Obligation Payment Schedule (ROPS 17-18) - Notes July 1, 2017 through June 30, 2018

Item #	Notes/Comments
1-5, 9-14, 51	The Stockton Successor Agency issued 2016 Tax Allocation Bonds (2016 Bonds) and refunded the debt obligations listed under items 1-5, 9-14, and 51. The 2016 Bonds are listed under items 69 and 70.
44-45,	The maximum repayment amount, per the DOF Sponsoring Entity Loan Repayment Calculator worksheet, is \$2,414,150. \$617,862 will be applied to the final SERAI loan payments listed under items 44 and 45.
68	The balance will be applied to the City Loans payments in the amount of \$1,796,288. Twenty percent of the City Loans payment, per Dissolution Law, will be deducted and transferred to the Low and Moderate Income Housing Asset Fund.
69-70	The 2016 Bonds were approved by Oversight Board Resolution OB 2016-06-29-0611, and approved by the Department of Finance on August 25, 2016. Pursuant to the Indenture of Trust, the Successor Agency must request RPTTF, from the January disbursement, for the amount of the current (March) debt service payment plus the following (September) debt service payment due during the calendar year. The RPTTF for the September payment will be reserved and may only be used for the bond debt service payment.