



OVERSIGHT BOARD TO THE CITY OF WINTERS SUCCESSOR AGENCY TO
THE WINTERS COMMUNITY DEVELOPMENT AGENCY

City Council Chambers
318 First Street
Monday, January 25, 2016
2:00 p.m.

AGENDA

Members of the Oversight Board

Harold Anderson- City of Winters
Sarah Chapman- Solano College District
Diane Cirolini- Yolo County Office of Education
Larry Justus- Winters Cemetery District
Nanci Mills- City of Winters CDA Employees
Jiley Romney- Yolo County Public Appointee
Don Saylor- Yolo County

Staff to Oversight Board

John W. Donlevy, Jr., City Manager
Shelly Gunby, Director of Financial Management
Dan Maguire, Housing Programs Manager
Tracy Jensen, Management Analyst

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chairman of other Board Members. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

BOARD COMMENTS

PUBLIC COMMENTS

At this time, any member of the public may address the Oversight Board on matters, which are not listed on this agenda. Citizens should reserve their comments for matter listed on this agenda at the time the item is considered by the Board. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time

available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Board support and may be enacted by the Oversight Board in one motion in the form listed below. There will be no separate discussion of these items. However, before the Oversight Board votes on the motion to adopt, members of the Oversight Board, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of the September 28, 2015 meeting of the Oversight Board to the City of Winters Successor Agency to the Winters Community Development Agency (pp. 4-6)

PRESENTATIONS

None

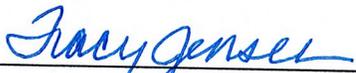
DISCUSSION ITEMS

1. Consideration of Resolution OB-2016-01 of the Oversight Board of the Successor Agency to the Dissolved Winters Community Development Agency of the City of Winters Approving a Recognized Obligation Payment Schedule for the Period July 1, 2016 Through June 30, 2017 (pp. 7-13)

STAFF REPORT

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the January 25, 2016 meeting of the Winters Oversight Board was delivered to each Board member by electronic mail and posted on the outside public bulletin board at City Hall, 318 First Street on January 13, 2016, and made available to the public during normal business hours.



Tracy Jensen, Management Analyst

Questions about this agenda – Please call the City Manager’s office at (530) 795-4910 ext. 110. Agendas and staff reports are available on the city web page www.cityofwinters.org

General Notes: Meeting facilities are accessible to persons with disabilities. To arrange aid or services to modify or accommodate persons with disability to participate in a public meeting, contact the City Clerk.

Staff recommendations are guidelines to the Oversight Board. On any item, the Board may take action, which varies from that recommended by staff.

The city does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.

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View on the internet: www.cityofwinters.org Any attachments to the agenda that are not available online may be viewed at the City Clerk’s Office or locations where the hard copy packet is available.

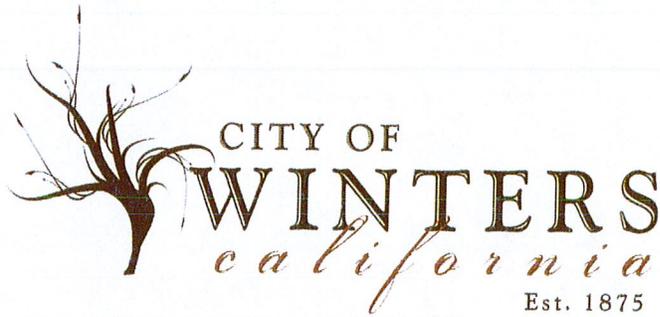
Email Subscription: You may contact the City Clerk’s Office to be placed on the list. An agenda summary is printed in the Winters Express newspaper.

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Winters Library – 708 Railroad Avenue

City Clerk’s Office – City Hall – 318 First Street

During Board meetings – Right side as you enter the Council Chambers



MINUTES OF THE MEETING OF THE OVERSIGHT BOARD TO THE CITY OF
WINTERS SUCCESSOR AGENCY TO THE WINTERS COMMUNITY
DEVELOPMENT AGENCY HELD ON SEPTEMBER 28, 2015

Oversight Board Chairman Larry Justus called the meeting to order at 2:07 p.m.

Present: Board Members Harold Anderson, Sarah Chapman, Diane Cirolini,
Jiley Romney and Oversight Board Chairman Larry Justus.
Absent: Board Members Nanci Mills and Don Saylor.
Staff: Board Secretary John Donlevy, Director of Financial Management
Shelly Gunby and Management Analyst Tracy Jensen.

Board Member Harold Anderson led the Pledge of Allegiance.

Approval of Agenda: Motion by Board Member Chapman, second by Board
Member Anderson to approve the agenda. Motion carried with the following
vote:

AYES: Board Members Anderson, Chapman, Cirolini, Romney and Board
Chairman Justus.
NOES: None
ABSENT: Board Members Mills and Saylor.
ABSTAIN: None

BOARD COMMENTS: None

PUBLIC COMMENTS: Board Chairman Justus opened and closed the public
comment period at 2:09 p.m. with no public comment.

CONSENT CALENDAR

- A. Minutes of the August 24, 2015 meeting of the Oversight Board
to the City of Winters Successor Agency to the Winters Community
Development Agency

Board Member Cirolini abstained as she was not present at the August 24th meeting. Motion by Board Member Anderson, second by Board Member Romney to approve the minutes of the August 24, 2015 meeting of the Oversight Board. Motion carried with the following vote:

AYES: Board Members Anderson, Chapman, Romney and Board Chairman Justus.
NOES: None
ABSENT: Board Members Mills and Saylor.
ABSTAIN: Board Member Cirolini

PRESENTATIONS: None

DISCUSSION ITEMS

1. Consideration of Resolution OB-2015-09 of the Oversight Board to the Dissolved Winters Community Development Agency Adopting a Recognized Obligation Payment Schedule Pursuant to AB1X 26

Director of Financial Management Shelly Gunby gave an overview and said the Governor signed SB107, postponing the Countywide Oversight Board until 2018. Until then it will be necessary for the Oversight Board to meet twice a year, in February and September. The ROPS process for the debt service payments for the 2004 and 2007 bond debt service and bond disclosure is the only remaining obligation of the Oversight Board as there is no property left to sell. Board Member Chapman inquired about the Ending Estimated Available Cash Balance of \$57,261 as per Exhibit A and Shelly replied the County overpaid this amount, which will be returned to the County. Shelly also confirmed that the Department of Finance asks for the cash balances.

Motion by Board Member Chapman, second by Board Member Anderson to approve Resolution OB-2015-09 adopting a ROPS for the period January 1, 2016 through June 30, 2016. Motion carried with the following vote:

AYES: Board Members Anderson, Chapman, Cirolini, Romney and Board Chairman Justus.
NOES: None
ABSENT: Board Members Mills and Saylor.
ABSTAIN: None

STAFF REPORT: None

ADJOURNMENT: Board Chairman Justus adjourned the meeting at 2:16 p.m.

Larry Justus, Chairman of the Oversight
Board

John W. Donlevy Jr., Secretary to
Oversight Board



**OVERSIGHT BOARD FOR THE CITY OF WINTERS AS SUCCESSOR AGENCY TO THE
WINTERS COMMUNITY DEVELOPMENT AGENCY**

TO: Honorable Chairperson and Members of the Oversight Board of the
Successor Agency to the Dissolved Winters Community Development
Agency.

DATE: January 25, 2016

THROUGH: John W. Donlevy, Jr., City Manager

FROM: Shelly A. Gunby, Director of Financial Management *Shelly*

SUBJECT: Consideration of Resolution OB-2016-01 of the City of Winters as
Successor Agency to the Winters Community Development Agency
adopting a Recognized Obligation Payment Schedule pursuant to AB1X 26.

RECOMMENDATION:

That the Oversight Board for the City of Winters as Successor Agency to the Winters Community Development Agency adopt the attached Resolution adopting a Recognized Obligation Payment Schedule in compliance with AB1X 26

SUMMARY:

In accordance with Health and Safety Code Section 34177, added by Assembly Bill 1X 26, the City of Winters as Successor Agency to the Winters Community Development Agency ("Agency") is required to adopt a Recognized Obligation Payment Schedule (ROPS) for each 6 month period beginning January 2012. Legislation approved in 2015 changed the filing requirement from a 6 month ROPS to a 12 month ROPS that is the same time period as the City's Fiscal Year. The legislation requires that the July 1, 2016 through June 30, 2017 ROPS be submitted to the Yolo County Auditor, the Department of Finance and the State Controller's office by February 1, 2016.

DISCUSSION

AB 1X 26 suspended all new redevelopment activities and incurrence of indebtedness by terminating virtually all otherwise legal functions of the Agency and mandating a liquidation of any assets for the benefit of local taxing agencies. Some debts are allowed to be repaid, but any such remittances are to be managed by a successor agency, that would function primarily as a debt repayment administrator. The successor agency cannot continue or initiate any new redevelopment projects or programs. The activities of the successor agency will be overseen by an oversight board, comprised primarily of representatives of other taxing agencies, until such time as

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the remaining debts of the former redevelopment agency are paid off, all Agency assets liquidated and all property taxes are redirected to local taxing agencies.

Under Health and Safety Code Section 34177, the ROPS must list all of the “enforceable obligations” of the Agency, and must be certified by an independent external auditor and is subject to approval by the Department of Finance, The State Controller and must be posted on the successor agency’s website. “Recognized obligations” include: bonds; loans legally required to be repaid pursuant to a payment schedule with mandatory repayment terms; payments required by the federal government, preexisting obligations to the state or obligations imposed by state law; judgments, settlements or binding arbitration decisions that bind the agency; legally binding and enforceable agreements or contracts; and contracts or agreements necessary for the continued administration or operation of the agency, including agreements to purchase or rent office space, equipment and supplies.

FISCAL IMPACT:

Without the approved ROPS, the City, as successor agency would not be able to pay the obligations of the former redevelopment agency, including making debt service payments on the 2004 and 2007 tax allocation bonds.

ATTACHMENTS:

Recognized Obligations Payment Schedule 16-17
Resolution OB-2016-01

RESOLUTION NO. OB-2016-01

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY TO THE DISSOLVED COMMUNITY DEVELOPMENT
AGENCY OF THE CITY OF WINTERS APPROVING A RECOGNIZED
OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2016
THROUGH JUNE 30, 2017**

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Winters (“RDA Successor Agency”) is the successor agency to the dissolved Community Development Agency of the City of Winters (“Agency”), confirmed by Resolution 2012-02 adopted on January 17, 2012; and

WHEREAS, Health and Safety Code Section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

WHEREAS, The Department of Finances requires the Recognized Obligation Payment Schedule (ROPS 16-17) for the period July 1, 2016 through June 30, 2017 be adopted and submitted to the Department of Finance no later than February 1, 2016.

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR
AGENCY TO THE FORMER COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF WINTERS DOES HEREBY RESOLVE AS FOLLOWS:**

The Oversight Board hereby approves and adopts the ROPS 16-17 attached to this Resolution as Exhibit A.

APPROVED AND ADOPTED by the Successor Agency to the former Community Development Agency of the City of Winters at a regular meeting held on the 25th day of January 2016, by the following vote.

AYES:

NOES:

ABSENT:

ATTEST:

Larry Justus, Chair

Secretary

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

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

Successor Agency:

Winters

County:

Yolo

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		16-17A Total	16-17B Total	ROPS 16-17 Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding				
A	Sources (B+C+D):	\$ -	\$ -	\$ -
B	Bond Proceeds Funding	-	-	-
C	Reserve Balance Funding	-	-	-
D	Other Funding	-	-	-
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 599,795	\$ 599,795	\$ 1,199,590
F	Non-Administrative Costs	474,795	474,795	949,590
G	Administrative Costs	125,000	125,000	250,000
H	Current Period Enforceable Obligations (A+E):	\$ 599,795	\$ 599,795	\$ 1,199,590

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

Winters Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail

July 1, 2016 through June 30, 2017

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	16-17A					16-17B					W										
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)					RPTTF						Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)					RPTTF				
											16-17A					16-17A						16-17B					16-17B				
											Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 16-17 Total											16-17B Total										
1	2004 Tax Allocation Bonds	Bonds Issued On or Before 2/27/2004	2/27/2004	2/4/2034	Bank of New York	Bond issue to fund non-housing		\$ 25,412,293	N	\$ 1,199,590	\$ -	\$ -	\$ -	\$ 474,795	\$ 125,000	\$ 599,795	\$ -	\$ -	\$ -	\$ 474,795	\$ 125,000	\$ 599,795									
2	2004 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	2/27/2004	2/27/2034	Bank of New York	Bond issue to fund housing projects		3,413,128	N	\$ 180,858				90,429		\$ 90,429				90,429		\$ 90,429									
3	2007 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	5/31/2007	5/31/2037	Bank of New York	Bond issue to fund non-housing projects		14,752,933	N	\$ 471,376				235,688		\$ 235,688				235,688		\$ 235,688									
4	2007 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	5/31/2007	5/31/2037	Bank of New York	Bond issue to fund housing projects		2,608,825	N	\$ 80,986				40,493		\$ 40,493				40,493		\$ 40,493									
5	Loan Due - City of Winters	SERAF/ERAF	5/10/2010	6/30/2015	City of Winters	Loan Due for 2010 SERAF		457,821	N	\$ -						\$ -						\$ -									
6	Winters Opera House Lease	Business Incentive Agreements	9/2/2005	8/31/2015	Winters Opera House	Palm Playhouse Rent Subsidy			N	\$ -						\$ -						\$ -									
8	Visitor Center Funding	Business Incentive Agreements	2/1/2011	12/31/2012	Winters Chamber of Commerce	Winters Visitor Center Operations Funding			N	\$ -						\$ -						\$ -									
9	Trustee Services	Fees	3/9/2004	8/31/2034	Bank of New York	Trustee Services 2004 Tax Allocation Bonds		33,660	N	\$ 3,740				1,870		\$ 1,870				1,870		\$ 1,870									
10	Trustee Services	Fees	6/1/2007	8/31/2037	Bank of New York	Trustee Services 2007 Tax Allocation Bonds		39,270	N	\$ 3,740				1,870		\$ 1,870				1,870		\$ 1,870									
11	Continuing Disclosure Services	Professional Services	8/15/2005	8/31/2034	Urban Futures, Inc.	Continuing Disclosure Reporting 2004 TABS		36,750	N	\$ 3,500				1,750		\$ 1,750				1,750		\$ 1,750									
12	Continuing Disclosure Services	Professional Services	8/15/2005	8/31/2037	Urban Futures, Inc.	Continuing Disclosure Reporting 2007 TABS		31,500	N	\$ 3,500				1,750		\$ 1,750				1,750		\$ 1,750									
15	Winters Cemetery District	Miscellaneous	6/4/1993	6/4/2023	Winters Cemetery District	Miscalculated pass through amounts (Civil Code Section 343)			N	\$ -						\$ -						\$ -									
16	Administration Allowance	Admin Costs	1/1/2012	6/4/2023	City of Winters	Successor Agency Allocated Expenditures		250,000	N	\$ 250,000					125,000	\$ 125,000					125,000	\$ 125,000									
17	Low Mod Income Housing Fund	Miscellaneous	6/4/1993	6/4/2023	Winters Housing Successor Agency	Funding for Low and Mod Income Housing			N	\$ -						\$ -						\$ -									
18	Housing	Improvement/Infrastructure	5/31/2007	6/4/2023	Winters Housing Successor Agency	Funding for Low and Mod Income Housing			N	\$ -						\$ -						\$ -									
19	Park Renovation	Improvement/Infrastructure	5/31/2007	6/4/2023	Subcontractors	Gap Funding to complete Grant Funded Renovation of City Park			N	\$ -						\$ -						\$ -									
20									N	\$ -						\$ -						\$ -									
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**Winters Recognized Obligation Payment Schedule (ROPS 16-17) - Report of Cash Balances
(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. 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 15-16A Actuals (07/01/15 - 12/31/15)									
1	Beginning Available Cash Balance (Actual 07/01/15)					253,681	-		
2	Revenue/Income (Actual 12/31/15) RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015					3,405	407,256		
3	Expenditures for ROPS 15-16A Enforceable Obligations (Actual 12/31/15)					257,086	307,531		
4	Retention of Available Cash Balance (Actual 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						-		
5	ROPS 15-16A RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,725	Due to staff error on 15-16B ROPS, funding needs to carry forward to pay all Non-Admin RPTTF costs	
ROPS 15-16B Estimate (01/01/16 - 06/30/16)									
7	Beginning Available Cash Balance (Actual 01/01/16) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,725		
8	Revenue/Income (Estimate 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016						377,592	Haven't received Funding from Yolo County at the time this report was due. Used amount from 15-16B request.	
9	Expenditures for ROPS 15-16B Enforceable Obligations (Estimate 06/30/16)						477,317		
10	Retention of Available Cash Balance (Estimate 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						-		
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

