RESOLUTION NO. OSB 2012-02

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF ROHNERT PARK APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE OF THE SUCCESSOR AGENCY CITY OF ROHNERT PARK FOR THE PERIOD JANUARY 1 – JUNE 30, 2012

WHEREAS, Section 34177 (1)(2) of the Health and Safety Code requires the City of Rohnert Park as the successor agency to the former Community Development Commission of the City of Rohnert Park ("Successor Agency") to submit to the State Department of Finance ("DOF"), the State Controller, and the Sonoma County Auditor-Controller ("County Auditor") for review, by April 15, 2012, a Recognized Obligation Payment Schedule for the period January 1 through June 30, 2012, that has been certified by the Sonoma County Auditor-Controller as to their accuracy based on an audit and that have been reviewed and approved by the Oversight Board for the Successor Agency City of Rohnert Park ("Oversight Board");

WHEREAS, it is not clear that the Sonoma County Auditor-Controller will be able to complete its review of the Recognized Obligation Payment Schedules in sufficient time for the Oversight Board to review and approve and the Successor Agency to submit them to DOF, the State Controller and the County Auditor prior to the April 15, 2012 deadline;

WHEREAS, in order to facilitate DOF's ability to make timely payments to successor agencies and taxing agency by June 1, 2012, as required by Health and Safety Code Section 34183(a), DOF has advised that where county auditor-controllers are unable to certify draft recognized obligation payment schedules in sufficient time for oversight boards to review and approve them for submittal to DOF, the State Controller and the county auditor-controllers within the applicable deadlines, successor agencies should, within the applicable timelines, submit the uncertified ROPS to their oversight boards for review and approval and submittal to DOF, State Controller and county auditor-controllers.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF ROHNERT PARK DOES RESOLVE AS FOLLOWS:

Section 1. The Recognized Obligation Payment Schedule for the period January 1 – June 30, 2012, in the form attached to this resolution and incorporated herein by reference, are hereby approved.

Section 2. The staff of the Successor Agency is hereby directed to submit each ROPS to the State Department of Finance, the State Controller and the Sonoma County Auditor-Controller and post each ROPS on the Successor Agency's website in accordance with Health and Safety Code Section 34177(1)(2)(C), and to cooperate with DOF to the extent necessary to obtain DOF's acceptance of each ROPS, including, if necessary, making modifications to a ROPS determined by the Successor Agency's City Manager to be reasonable and financially feasible to meet its legally required financial obligations.

3. Upon the Successor Agency's receipt of a certified ROPS from the County Auditor, and provided the certified ROPS did not require substantial changes from the ROPS approved by this resolution, the Board deems the certified ROPS approved by the Oversight Board and the Successor Agency is hereby authorized and directed to submit the certified ROPS to DOF, the State Controller and the County Auditor for review. If the certified ROPS is substantially different from the ROPS approved by this resolution, the Successor Agency is hereby directed to submit the certified ROPS to the Oversight Board for review and approval prior to its submittal to DOF, the State Controller and the County Auditor for review.

DULY AND REGULARLY ADOPTED this 11th day of April, 2012.

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF ROHNERT PARK

Chair Shirlee Zane

ATTEST:

Clerk of the Board Eydiba Macatla

AYES: 6

BOARDMEMBERS ZANE

BABONIS
JENKINS
JOLLEY
MACKENZIE
THOMPSON

NOES: 0

ABSENT: 1

BOARDMEMBER CALVERT

ABSTAIN: 0

Name of Successor Agency:	City of Rohnert Park											
Former Redevelopment Agency	Community Developmen	t Commission of the City of Rohnert Park										
		REC	OGNIZED OBL			HEDULE						
			Per AB 26 -	Section 34167 a	and 34169 (*)							
												-
				Total Outstanding Debt or Obligation								<u> </u>
	_		Payment	as of June 30,	Total Due During		1	1		through June 30,		
Project Name / Debt Obligation	Payee	Description	Source	2011	Fiscal Year	January	February	March	April	May	June	Total
1 1991 Tax Allocation Bonds		Bonds issue to fund non-housing projects & 20% set-aside	Redevelopment Property Tax Fund	580,000	580,000							0
2 1999 Tax Allocation Bonds		Bonds issue to fund non-housing projects	Redevelopment Property Tax Fund	31,880,000	790,000		395,000					395,000
3 2001 Tax Allocation Bonds		Bonds refunding issue	Redevelopment Property Tax Fund	8,506,306	1,198,102		969,468					969,468
4 2007R Tax Allocation Bonds		Bonds issue for non-housing projects	Redevelopment Property Tax Fund	38,086,897	1,460,878		486,959					486,959
5 2007H Tax Allocation Bonds		Bonds issue to fund housing projects	Redevelopment Property Tax Fund	25,586,091	1,365,572		345,790					345,790
6 2003 LRRB's 90% Paid by CDC		Lease Revenue Refunding Bonds	Redevelopment Property Tax Fund	5,015,000	488,233							0
7 Performing Arts Center Project	City of Rohnert Park	Loan from City for acquisition and construction of Performing Arts Center (CDC Reso No. 2000 05)	Redevelopment Property Tax Fund	3,602,300	276,750	183,375						183,375
8 Community Center Complex	City of Rohnert Park	Ground Lease (CDC Reso No. 2003-08)	Redevelopment Property Tax Fund	2,699,000	241,000	120,500						120,500
9 City Administration Fee	City of Rohnert Park	Budgeted (Pre-Feb 1, 2012)	Jan chrg. only - tax increment & set-aside	960,700	960,700	80,058						80,058
10 Direct Staff Cost	Housing & Redevelopment Manager	Administration of Housing & Redevelopment	Tax Increment and Housing Set-Aside	3,006,504	111,352	9,279						9,279
11 Housing Staff Support	Housing Technician	Monitoring requirements & other actions associated with housing function	Redevelopment Property Tax Fund	882,000	8,400				2,800	2,800	2,800	8,400
12 Housing Maintenance	City of Rohnert Park	Maintenance costs associated with housing assets (i.e., properties)	Redevelopment Property Tax Fund	1,456,085	55,120		4,593	4,593	4,593	4,593	4,593	22,965
13 Oversight Board Meeting Costs	City of Rohnert Park	Under ABx1 26, the costs of the Oversight Board meetings are required to be paid by the Successor Agency. No other costs are required or directed to be paid by the Successor Agency. However, if such costs are necessary, they are included as an enforceable obligation.		715,290	8,475				3,390	3,390	3,390	10,170
14 Adminsitrative Budget (Successory Agency)	City of Rohnert Park	Support costs (e.g., Executive Director, CFO, Legal, etc.) 2011-02)	Administrative Cost Allowance	0	412,044		34,337	34,337	34,337	34,337	34,337	171,685
15 Burke, Williams & Sorensen, LLP	Same	City Attorney (CDC Reso No 2010-20)	Redevelopment Property Tax Fund	546,000	21,000		1,750	1,750	1,750	1,750	1,750	8,750
16 County Property Tax Admin Fee	County of Sonoma	December property tax increment, estimated fee	Redevelopment Property Tax Fund	4,716,117	174,671				4,000			4,000
17 Bank Fees	Union Bank	Bond Issues	Redevelopment Property Tax Fund	216,000	8,000	817	817	817	817	817	817	4,902
18 Trustee Fees	Union Bank	Bond Issues	Redevelopment Property Tax Fund	474,660	17,580				8,790	8,790		17,580
19 Auditing Fees (Financials)	Vavrinek, Trine, Day & Co LLP	Commission share of auditing costs (City Reso No. 2011-28)	Tax Fund	216,000	8,000		1,865					1,865
20 Auditing Fees (Dissolution)	County of Sonoma	County provided estimate for average cost of audit	Redevelopment Property Tax Fund	0	7,500					3,750	3,750	7,500
21 Willdan Financial Services	Same	Annual continuing disclosure fee TAB	Redevelopment Property Tax Fund	81,000	3,000		3,000					3,000

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Name of Successor Agency:	City of Rohnert Park											
Former Redevelopment Agency	Community Developmen	t Commission of the City of Rohnert Park	<u>:</u>									
		REC	OGNIZED OBL	IGATION PA	YMENT SCI	HEDULE						
			Per AB 26 -	Section 34167 a	nd 34169 (*)							
		1										
				Total Outstanding								
			Payment	Debt or Obligation	Total Dua Durina		Payn	nents by Month (J	anuary 1, 2012	through June 30,	2012)	
Project Name / Debt Obligation	Payee	Description	Source	as of June 30, 2011	Total Due During - Fiscal Year	January	February	March	April	May	June	Total
i,	.,,					,				- 7		
		Estimated pass through payments for 11/12 tax										
22 Pass-through Obligation	County of Sonoma	year - Health & Safety 33401	Tax Fund	98,799,534	3,612,949					-		0
23 Pass-through Obligation	County of Sonoma	Estimated pass through payments for 11/12 - Health & Safety 33676	Redevelopment Property Tax Fund	40,778,640	1.542.644							0
23 Pass-tillough Obligation	County of Sorionia	Golf course CIP Fund contribution per Lease	Redevelopment Property		1,542,644							U
24 Fund Contribution	CourseCo.	Agmt w/CourseCo. (Term May 2021)	Tax Fund	228,490	22,849	1,904	1,904	1,904	1,904	1,904	1,904	11,424
	Committee on the	Supportive services to residents of the Vida	Redevelopment Property									
25 Vida Neuva	Shelterless (COTS)	Neuva project (term 5 yrs - reso #2006-09)	Tax Fund	75,000	75,000							0
	Sonoma County Community		Redevelopment Property									
26 Affordable Housing Loan	Development Commission	7982 Santa Barbara Dr	Tax Fund	117,563								0
	Sonoma County Community		Redevelopment Property									
27 Affordable Housing Loan	Development Commission	746 Brett Avenue	Tax Fund	116,438								0
5 11 111 0 1 1 1 1 1 1 1 1 1	0 % 1 0 1 1 1 1 1 1											
Feasibility Study related to affordable housing obligations	Seifel Consulting (Bond proceeds - reimbursement)	Development Feasibility Study of (2) sites (CDC Reso No. 2010-17)	Housing Bond Proceeds	39.717	39.717	5,324	4.610	4.610	4,610	4,610		23,764
	,	,	Ü	,		-,-	,	,	,	, ,		
Occupation Occupation Franchis	Various consultant											
Community Center Fountain 29 (Project # 2010-10)	payees/Bonds proceeds - reimbursement	Demolition the Community Center Fountain	Bond Proceeds	47,403	1,112		1,112					1,112
		Demolition, expenses for consultant & staff		·	•		,					
	DAMA Construction and	time. Done under Public Improvement &										
Southwest Station (Projection No. 30 2010-13)	Winzler and Kelly (Bond Proceeds - Reimbursement)	Affordable Housing Reimbursement Agreement (CDC Reso No. 2011-02)	Bond Proceeds	14.175	14.175		14.175					14.175
33 2515 15/		,		,	,		,					,
		Retrofit Studies. Expenses for staff time. Done under Public Improvement & Affordable										
PAC, Sports & Community Ctr (Project # 2010-		Housing Reimbursement Agreement (CDC										
31 14)	Svcs	Reso No. 2011-02)	Bond Proceeds	30,151	30,151		9,145					9,145
	Applied Development											
	Economics, SSA Landscape Architect, Bowman &	Feasibility Studies. Expenses for consultants										
	Williams, Johnnie Chung	and staff time. Done under Public Improvement										
Recreational & Community Facility 32 Improvements (Project # 2011-01)	and staff time through January	& Affordable Housing Reimbursement Agreement (CDC Reso No. 2011-02)	Bond Proceeds	69,065	69.065		39,766	23,145	6,979			69,890
Totals - This Page	January	7.9.555.k (ODO 11050 110. 2011 02)	Dona i roccodo	269.542.126	13.604.039	401.257	2.314.291	71,156	73,970	66,741	53.341	2,980,756
Totals - Other Obligations				22,406,229	0	0	0	0	0	· · · · · · · · · · · · · · · · · · ·	0	0
Totals - All Pages				291,948,355	13,604,039	401,257	2,314,291	71,156	73,970	66,741	53,341	2,980,756

Name of Successor Agency:	City of Rohnert Park											
Former Redevelopment Agency	Community Developmen	nt Commission of the City of Rohnert Pa	rk									
		RECOGNIZED OF	BLIGATION P	PAYMENT SO	CHEDULE - C	THER O	BLIGATIO	NS				
			Per AB 2	26 - Section 341	67 and 34169 (*)							
			Total Outstanding	Payment	Total Due During		Pa	ayments by mont	h (January 1, 20	012 through June 3	30, 2012)	
Project Name / Debt Obligation	Payee	Description	Debt or Obligation	Source	Fiscal Year	January	February	March	April	May	June	Total
,	,	·				,			·	Í		
		Various improvements to Community										
		Center Campus as recommended by the										
	Consultants & City of	Feasibility Study (see item #21- page 1)										
	Rohnert Park	including energy savings improvements,										
Debased Deals Constitution	Reimbursement for Staff	redesign of the center plaza area,										
Rohnert Park Community Center	Time Chargeable to Projects	development of adjacent vacant lot and	2,433,673.00	Bond Proceeds	0.00							· ·
) Improvements	FIUJECIS	other phased projects. Improve recreational and community	۷,433,073.00	BOING FIOCEEOS	0.00		+	+				\$
		facilities serving the Project Area.										
	Consultants & City of	Several projects have been identified										
	Rohnert Park	including an acquatics facility,										
	Reimbursement for Staff	water/spray parks and all-weather sports										
Recreational and Communty Facilities		fields. Feasibility studies are underway										
Improvements	Projects	(see item #22 - page 1).	3,140,935.00	Bond Proceeds	0.00							\$
	Consultants & City of											
	Rohnert Park	Program will provide low interest loans										
	Reimbursement for Staff	for façade improvements and commercial										
Commercial Building Improvement	Time Chargeable to	rehabilitation of commercial properties										
) Program	Projects	withinn the Project Area.	1,605,000.00	Bond Proceeds	0.00							\$
		Modification of an existing City-owned										
	Consultants & City of	building to utilize it as a temporary fire										
	Rohnert Park Reimbursement for Staff	station to service portions of the Project										
	Time Chargeable to	Area. Facility will provide service until such time as funding is available for a										
Temporary Fire Station Facility	Projects	permanent facility.	267.500.00	Bond Proceeds	0.00							\$
Temporary Fire Gration Facility	Consultants & City of	pormanorit radiity.	201,000.00	Dona i Toceeus	0.00			+		+		Ψ
	Rohnert Park											
	Reimbursement for Staff	Based on Corridor Plan, develop										
	Time Chargeable to	functional signage for major streets and										
Community Sign Program	Projects	major attractions.	377,571.00	Bond Proceeds	0.00							\$
	Consultants & City of											
	Rohnert Park	Programs provides assistance to										
	Reimbursement for Staff	residential property owners for										
Noighborhood Bosyttia-tia- Barrey	Time Chargeable to	improvements such as painting,	20,000,00	1 NAU 15	0.00							•
Neighborhood Beautification Program	Projects	landscaping and other improvements. Redevelop former City Hall site and two	30,000.00	LMIHF	0.00			+		+		\$
	Consultants & City of	contiguous parcels (6230 Commerce										
	Rohnert Park	Blvd., 100 and 120 Avram Avenue)										
	Reimbursement for Staff	based on findings made in feasibility										
	Time Chargeable to	study related to affordable housing		Housing Bond								
Avram Development/Former City Hall		obligations.	4,731,540.00	Proceeds	0.00							\$
, and the second	Consultants & City of		.,,		0.00							1
	Rohnert Park	Redevelop property with 17 very-low										
	Reimbursement for Staff	income housing units or an alternative										
	Time Chargeable to	use focused on creating a public		Housing Bond								
Southwest Fire Station Reuse	Projects	assistance site.	2,140,000.00	Proceeds	0.00		1					\$

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Name of Successor Agency:	City of Rohnert Park		-											
Former Redevelopment Agency	Community Developmen	t Commission of the City of Rohnert Pa	rk											
	•	RECOGNIZED OF	LIGATION P	AYMENT SO	CHEDULE - C	THER O	BLIGATIO	NS		•	•	'		
					67 and 34169 (*)									
					,									
			Total Outstanding	Payment	Total Due During		30, 2012)	,						
Project Name / Debt Obligation	Payee	Description	Total Outstanding - Debt or Obligation	Source	Fiscal Year	January	February	March	April	May	June)	To	tal
	Consultants & City of Rohnert Park													
	Reimbursement for Staff													
	Time Chargeable to	Provide rehabilitation loans to low and												
8) Rohnert Park Housing Rehabilitation Lo	Projects	very-low income households.	535,000.00	LMIHF	0.00								\$	-
		Provide financial assistance for health												
		and safety repairs to homes occupied by												
		low-income families with children, seniors												
		and disabled individuals. Provide one-												
	Consultants & City of	time rental assistance to eligible residents experiencing financial difficulty.												
	Rohnert Park	Provide rental subsidy for low and very-												
	Reimbursement for Staff	low income individuals/families living in												
	Time Chargeable to	CDC-owned, COTS-managed												
Assistance to Community Based Organ		Transitional and Shared Living homes.	843,000.00	LMIHF	0.00								\$	-
	Consultants & City of Rohnert Park	Housing Element identifies this site for												
	Reimbursement for Staff	redevelopment of mixed-use housing												
	Time Chargeable to	with 12 affordable housing units; 4 very-		Housing Bond										
10) Southwest Boulevard Shopping Center		ow income and 8 low-income units.	1,840,400.00	Proceeds	0.00			1					\$	-
	Consultants & City of Rohnert Park	Purchase affordability covenants to												
	Reimbursement for Staff	restrict occupancy of Rohnert Park rental												
	Time Chargeable to	units for 55 years to low and very-low		Housing Bond										
11) Acquisition of Affordability Covenants	Projects	income households.	1,161,610.00	Proceeds	0.00							5	\$	-
	Consultants & City of Rohnert Park	Dravida aubaidiae to non profit												
	Reimbursement for Staff	Provide subsidies to non-profit developers to increase affordable												
	Time Chargeable to	housing opportunities within the Project		Housing Bond										
12) Subsidies for Non-Profit Development	Projects	Area and City.	3,300,000.00	Proceeds	0.00							5	\$	-
Totals Other Obligations			¢ 22.406.220.00		s -	¢	s -	l ¢	¢	•	s		\$	
Totals - Other Obligations	1		\$ 22,406,229.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Þ	- (Þ	-