

## **RESOLUTION NO. 2013-135**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK AS SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF ROHNERT PARK APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY 1 – JUNE 30, 2014 (“ROPS 13-14B”), PURSUANT TO SECTION 34177 OF THE CALIFORNIA HEALTH AND SAFETY CODE**

**WHEREAS**, in accordance with Section 34171(j) of the California Community Redevelopment Law (Health & Safety Code § 33000 *et seq.*) (“**CRL**”), the City Council of the City of Rohnert Park (“**City**” or “**City Council**,” as applicable) is the Successor Agency to the former Community Development Commission of the City of Rohnert Park (“**Commission**”), and is responsible for, among other things, winding down the dissolved Commission’s affairs, continuing to meet the Commission’s enforceable obligations, overseeing completion of redevelopment projects and disposing of the assets and properties of the Commission, all as directed by the oversight board created pursuant to Section 34179 of the CRL (“**Oversight Board**”);

**WHEREAS**, Section 34177 (l)(2) of the Health and Safety Code requires the City of Rohnert Park as the successor agency to submit to the State Department of Finance (“**DOF**”), the State Controller, and the Sonoma County Auditor-Controller (“**County Auditor**”) for review, Recognized Obligation Payment Schedules (“**ROPS**”) which include enforceable obligations and Successor Agency administrative costs for six-month periods;

**WHEREAS**, on June 27, 2012, the Governor signed into law, AB 1484 (“Redevelopment Budget Trailer Bill”) to make technical and substantive amendments to AB 26 (“Dissolution Act”) concerning issues including but not limited to, enforceable obligations and successor agency administrative costs;

**WHEREAS**, pursuant to AB 1484, the ROPS for the period of January 1, 2014 to June 30, 2014 (“ROPS 13-14B”) shall be submitted to the County Auditor-controller, State Controller’s Office and Department of Finance no later than October 1, 2013, after approval by the Oversight Board.

**WHEREAS**, successor agency staff have prepared the attached ROPS and submitted it to the Oversight Board for review and approval, and at the same time have provided a copy of the attached ROPS to the County Administrative Officer, the County Auditor and DOF, all as required pursuant to Health and Safety Code Section 34177(l)(2)(B).

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

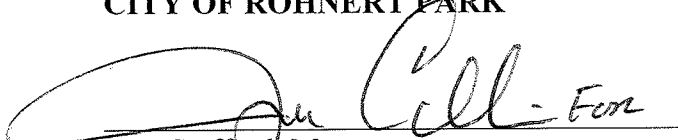
Section 1. The Third Recognized Obligation Payment Schedule for the period January 1, 2014 to June 30, 2014 in the form attached to this resolution and incorporated herein by reference is hereby approved.

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

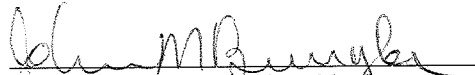
**DULY AND REGULARLY ADOPTED** by the City Council of the City of Rohnert Park as Successor Agency to the Community Development Commission of the City of Rohnert Park this 24<sup>th</sup> day of September, 2013.



**CITY OF ROHNERT PARK**

  
Pam Stafford, Mayor

**ATTEST:**

  
JoAnne Buergler, City Clerk

Attachments: ROPS 13-14B

AHANOTU: AYE BELFORTE: AYE MACKENZIE: ABSENT CALLINAN: AYE STAFFORD: ABSENT  
AYES: ( 3 ) NOES: ( 0 ) ABSENT: ( 2 ) ABSTAIN: ( 0 )

Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail January 1, 2014 through June 30, 2014 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
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	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 118,860,618		\$ -	\$ -	\$ -	\$ 2,871,119	\$ -	\$ -
1	1999 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	1/27/1999	8/1/2035	Union Bank	Bonds issue to fund non-housing projects	Rohnert Park Redevelopment Project Area	30,695,000	N				395,000		\$ 395,000
2	2001 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	9/25/2001	8/1/2020	Union Bank	Bonds refunding issue	Rohnert Park Redevelopment Project Area	6,339,938	N				970,388		\$ 970,388
3	2007R Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	3/28/2007	8/1/2037	Union Bank	Bonds issue for non-housing projects	Rohnert Park Redevelopment Project Area	41,495,613	N				486,959		\$ 486,959
4	2007H Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	3/28/2007	2/1/2038	Union Bank	Bonds issue to fund housing projects	Rohnert Park Redevelopment Project Area	30,473,553	N				338,991		\$ 338,991
5	2003 LRRB's 90% Paid by CDC	Bonds Issued On or Before 12/31/10	7/17/2003	7/1/2025	Union Bank	Lease Revenue Refunding Bonds	Rohnert Park Redevelopment Project Area	6,919,365	N				438,781		\$ 438,781
6	Adminsirative Allowance	Admin Costs	1/1/2014	6/30/2014	City of Rhonert Park	Support costs (e.g., Executive Director, CFO, Legal, etc.) 2011-02)	Rohnert Park Redevelopment Project Area	250,000	N						\$ -
7	Fund Contribution	Miscellaneous	5/29/2001	5/30/2021	City of Rhonert Park	Golf course CIP Fund contribution per Lease Agmt w/CourseCo. (Term May 2021 )	Rohnert Park Redevelopment Project Area	-	N						\$ -
8	Affordable Housing Loan	Business Incentive Agreements	12/1/1997	4/20/2013	Sonoma County Community Development Commission	7982 Santa Barbara Drive. Payment of principal and simple Interest at rate of 3% per annum due on or before April 20, 2013.	Rohnert Park Redevelopment Project Area	-	N						\$ -
9	Affordable Housing Loan	Business Incentive Agreements	12/1/1997	9/1/2013	Sonoma County Community Development Commission	746 Brett Avenue. Payment of principal and simple Interest at rate of 3% per annum due on or before September 1, 2013.	Rohnert Park Redevelopment Project Area	-	N						\$ -
10	Housing Staff Support	Admin Costs	1/1/2014	6/30/2014	City of Rhonert Park	Monitoring requirements & other actions associated with housing function	Rohnert Park Redevelopment Project Area	-	N						\$ -
11	Housing Maintenance	Property Maintenance	1/1/2014	6/30/2014	City of Rhonert Park	Maintenance costs associated with housing assets (i.e., properties )	Rohnert Park Redevelopment Project Area	-	N						\$ -
12	Burke, Williams and Sorenson	Legal	1/1/2014	6/30/2014	Burke, Williams and Sorenson	City Attorney (CDC Reso No 2010-20)	Rohnert Park Redevelopment Project Area	-	N						\$ -
13	Rohnert Park Community Center Improvements	OPA/DDA/Constructi on	1/25/2011	12/31/2015	Successor Agency	Various improvements to Community Center Campus as recommended by the Feasibility Study (see item #21- page 1) including energy savings improvements, redesign of the center plaza area, development of adjacent vacant lot and other phased projects.	Rohnert Park Redevelopment Project Area	-	N						\$ -

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14	Recreational and Community Facilities Improvements	OPA/DDA/Construction	1/25/2011	12/31/2015	Successor Agency	Improve recreational and community facilities serving the Project Area. Several projects have been identified including an aquatics facility, water/spray parks and all-weather sports fields. Feasibility studies are underway (see item #22 - page 1).	Rohnert Park Redevelopment Project Area	-	N						\$	-
15	Commercial Building Improvement Program	Improvement/Infrastructure	1/25/2011	12/31/2015	Successor Agency	Program will provide low interest loans for façade improvements and commercial rehabilitation of commercial properties withinn the Project Area.	Rohnert Park Redevelopment Project Area	-	N						\$	-
16	Temporary Fire Station Facility	Improvement/Infrastructure	1/25/2011	12/31/2015	Successor Agency	Modification of an existing City-owned building to utilize it as a temporary fire station to service portions of the Project Area. Facility will provide service until such time as funding is available for a permanent facility.	Rohnert Park Redevelopment Project Area	-	N						\$	-
17	Community Sign Program	Improvement/Infrastructure	1/25/2011	12/31/2015	Successor Agency	Based on Corridor Plan, develop functional signage for major streets and major attractions.	Rohnert Park Redevelopment Project Area	-	N						\$	-
18	Neighborhood Beautification Program	OPA/DDA/Construction	1/25/2011	12/31/2015	Successor Agency	Programs provides assistance to residential property owners for improvements such as painting, landscaping and other improvements.	Rohnert Park Redevelopment Project Area	-	N						\$	-
19	Avram Development/Former City Hall Reuse	OPA/DDA/Construction	1/25/2011	12/31/2015	Successor Agency	Redevelop former City Hall site and two contiguous parcels (6230 Commerce Blvd., 100 and 120 Avram Avenue) based on findings made in feasibility study related to affordable housing obligations.	Rohnert Park Redevelopment Project Area	-	N						\$	-
20	Southwest Fire Station Reuse	OPA/DDA/Construction	1/25/2011	12/31/2015	Successor Agency	Redevelop property with 17 very-low income housing units or an alternative use focused on creating a public assistance site.	Rohnert Park Redevelopment Project Area	-	N						\$	-
21	Rohnert Park Housing Rehabilitation Loan Program	OPA/DDA/Construction	1/25/2011	12/31/2015	Successor Agency	Provide rehabilitation loans to low and very-low income households.	Rohnert Park Redevelopment Project Area	-	N						\$	-
22	Assistance to Community Based Organizations	OPA/DDA/Construction	1/25/2011	12/31/2015	Successor Agency	Provide financial assistance for health and safety repairs to homes occupied by low-income families with children, seniors and disabled individuals. Provide one-time rental assistance to eligible residents experiencing financial difficulty. Provide rental subsidy for low and very-low income individuals/families living in CDC-owned, COTS-managed Transitional and Shared Living homes.	Rohnert Park Redevelopment Project Area	-	N						\$	-

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23	Southwest Boulevard Shopping Center Site	OPA/DDA/Construction	1/25/2011	12/31/2015	Successor Agency	Housing Element identifies this site for redevelopment of mixed-use housing with 12 affordable housing units; 4 very-low income and 8 low-income units.	Rohnert Park Redevelopment Project Area	-	N						\$ -
24	Acquisition of Affordability Covenants	OPA/DDA/Construction	1/25/2011	12/31/2015	Successor Agency	Purchase affordability covenants to restrict occupancy of Rohnert Park rental units for 55 years to low and very-low income households.	Rohnert Park Redevelopment Project Area	-	N						\$ -
25	Subsidies for Non-Profit Development	OPA/DDA/Construction	1/25/2011	12/31/2015	Successor Agency	Provide subsidies to non-profit developers to increase affordable housing opportunities within the Project Area and City.	Rohnert Park Redevelopment Project Area	-	N						\$ -
26	Community Center Complex	City/County Loans On or Before 6/27/11	7/8/2003	7/7/2023	Successor Agency	Ground Lease (CDC Reso No. 2003-08)	Rohnert Park Redevelopment Project Area	2,687,150	N				241,000		