

**Before the Consolidated Oversight Board
for the Successor Agency for the City of Seaside, State of California**

Resolution No.

Approve the Recognized Obligation Payment Schedule (ROPS 21-22) for the Period from July 1, 2021 to June 30, 2022, make related findings, and direct the Successor Agency Staff to take all actions necessary to effectuate requirements associated with this approval.

WHEREAS, the California state legislature enacted Assembly Bill X1 26 (as amended by AB 1484, the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, on January 9, 2012, City Counsel of the City of Seaside adopted Resolution No. 12-01 agreeing to serve as the Successor Agency to the former Redevelopment Agency of the City of Seaside; and

WHEREAS, on February 1, 2012, the RDA of the City of Seaside was dissolved pursuant to Health and Safety Code Section 34172; and

WHEREAS, pursuant to the Dissolution Act, the Successor Agency is declared to be a separate legal entity from the City of Seaside; and

WHEREAS, the Dissolution Act provides for the appointment of a consolidated oversight board (the "Consolidated Oversight Board"), as of July 1, 2018, with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, Health and Safety Code Section 34177(1)(2)(A) requires the Successor Agency to prepare draft Recognized Obligation Payment Schedules and make associated notifications and distributions; and

WHEREAS, Successor Agency staff prepared the Recognized Obligation Payment Schedule for the period July 1, 2021 through June 30, 2022 (the "ROPS 21-22"); and

WHEREAS, on December 17, 2020, the Successor Agency to the Redevelopment Agency of the City of Seaside reviewed the ROPS 21-22; and

WHEREAS, under the Dissolution Act, the ROPS 21-22 must be submitted by the Successor Agency for the City of Seaside to the Consolidated Oversight Board for the Consolidated Oversight Board's approval in accordance with the Dissolution Act; and

WHEREAS, the Consolidated Oversight Board has reviewed the Successor Agency for the City of Seaside ROPS 21-22 and has considered the staff presentation and any comments from the public related thereto.

NOW, THEREFORE, BE IT RESOLVED that the Consolidated Oversight Board hereby finds and determines that the foregoing recitals are true and correct, and together with information provided by the Successor Agency for the City of Seaside staff and the public, form the basis for the approvals, findings, resolutions and determinations set forth below.

BE IT FURTHER RESOLVED that in accordance with the Dissolution Act, the Consolidated Oversight Board hereby approves the Successor Agency to the Redevelopment Agency of the City of Seaside ROPS 21-22 ("ROPS 21-22") in the form on file with the secretary of the Consolidated Oversight Board, including the agreements and obligations described in the ROPS 21-22, and hereby determines that such agreements and obligations constitute "enforceable obligations" and "recognized obligations" for all purposes of the Dissolution Act. In connection with such approval, the Consolidated Oversight Board makes the specific findings set forth below.

1. The Consolidated Oversight Board has examined the items on the ROPS 21-22 and finds that each of them is necessary for the continued maintenance and preservation of property owned by the Successor Agency for the City of Seaside until disposition in accordance with the Dissolution Act, the continued administration of the ongoing agreements herein approved by the Consolidated Oversight Board, or the expeditious wind-down of the affairs of the Dissolved RDA by the Successor Agency for the City of Seaside.
2. The Successor Agency for the City of Seaside is authorized and directed to enter into any agreements and amendments to agreements necessary to memorialize and implement the agreements and obligations in the ROPS 21-22 and herein approved by the Consolidated Oversight Board.
3. The Consolidated Oversight Board hereby authorizes and directs the Successor Agency for the City of Seaside staff to take all actions necessary under the Dissolution Act to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hard copy, all notices and transmittals necessary or convenient in connection with the approval of the ROPS 21-22 and to take any other actions necessary to ensure the validity of the ROPS 21-22 and the validity of any enforceable obligation listed thereon, including participation in any Meet and Confer process.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

PASSED AND ADOPTED this 7th day of January, 2021 by the following vote, to wit:

AYES:

NOES:

ABSENT:

, Chairperson

I, Jennifer Forsyth, Board Clerk for the Consolidated Oversight Board, herby certify that the foregoing is a true copy of an original order of said Consolidated Oversight Board duly made and entered in the minutes thereof for the meeting on January 7, 2021.

Dated:

Jennifer Forsyth, Board Clerk



A G E N D A

CITY OF SEASIDE
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY
OF THE CITY OF SEASIDE

JOINT SPECIAL MEETING
VIRTUAL ONLY
Thursday, December 17, 2020
5:30 PM

This meeting is compliant with Governor Newsom's Executive Order N-29-20 which allows local legislative bodies to hold public meetings electronically only, without a physical location for public participation, accessible only telephonically or otherwise electronically (video conferencing) to all members of the public seeking to observe and address the local legislative body, in order to avoid public gatherings, and until further notice.

REMOTE PUBLIC COMMENTS To make a public comment, the following options are available:

- Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment). Written comments must be received by 5:00 p.m. on the day of the meeting. All submitted comments will be provided to the City Council or the Board for consideration, compiled as part of the record, and may be read into the record.
- During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9. The Secretary to the Board will call speaker names and unmute speaker microphones. You will have up to 2 minutes to provide your comments, with time set by the discretion of the Mayor. Please note, if you chose to make comments orally, your written comments will not be read but will be included in the final record.

In an effort to ensure the virtual process closely follows our normal process, public comment will be accepted in writing during the meeting, but may not be read into the record during the meeting, but will be included as part of the final administrative record. Please do not plan to use the chat or Q&A features to put a comment on record. These resources are for tech support only.

1. CALL TO ORDER

2. CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

Ian N. Oglesby
David R. Pacheco
Jason Campbell
Jon Wizard
Alexis Garcia-Arrazola

Mayor/Chair
Mayor Pro Tem/Vice Chair
Council/Agency Member
Council/Agency Member
Council/Agency Member

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. CONSENT AGENDA

A. APPROVE MINUTES FROM NOVEMBER 17, 2020

RECOMMENDATION: Approve as presented.

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

RECOMMENDATION: Approve and file the accounts payable and wired payments made during the period of November 7, 2020 through December 5, 2020 including the payroll and benefits checks, direct deposits and wired payments related to the pay period ending November 19, 2020 & December 3, 2020. Total Accounts Payable and Payroll for the above referenced period is \$1,736.41.

C. REVIEW OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 21-22 FOR THE PERIOD JULY 1, 2021 - JUNE 30, 2022 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177

RECOMMENDATION: That the Successor Agency Board review the ROPS 21-22 for the period July 1, 2021 – June 30, 2022 pursuant to Health and Safety Code Section 34177 and direct staff to forward to the Oversight Board.

6. CLOSED SESSION

A. CLOSED SESSION PURSUANT TO GOVERNMENT CODE 54957.6 - CONFERENCE WITH LABOR NEGOTIATORS

Agency Negotiators: Craig Malin, City Manager and Roberta Greathouse, Human Resources Director / Risk Manager

Employee Organization: All Seaside Labor Associations

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:

1. 208 Roberts Avenue, Seaside

2. 1271 Canyon Del Rey, Seaside

Negotiator for the City: Craig Malin Under Negotiation: Price, Terms or

both

7. ADJOURNMENT

Next Regularly Scheduled Meeting:
January 7, 2020
Seaside City Hall
5:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:
<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Governor Newsom's Executive Orders N-29-20 and N-33-20.



DRAFT MINUTES

CITY OF SEASIDE
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY
OF THE CITY OF SEASIDE

JOINT SPECIAL MEETING
VIRTUAL ONLY
Thursday, November 19, 2020
5:30 PM

1. CALL TO ORDER

2. CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

PRESENT: Campbell, Kispersky, Oglesby, Pacheco, Wizard

ABSENT: None

3. PLEDGE OF ALLEGIANCE

Conducted

4. PUBLIC COMMENT

None.

5. CLOSED SESSION

The City Council adjourned to Closed Session.

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:

Property Under Discussion: 208 Roberts Street

Negotiator For The City: Craig Malin. Under Discussion: Price, Terms Of Payment Or Both.

B. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (2) (d) - ANTICIPATED LITIGATION

Conference with legal counsel regarding significant exposure to litigation (one potential cases).

The City Council reconvened to open session and there were no announcements for the public.

6. CONSENT AGENDA

On motion by Council Member Jason Campbell and seconded by Council Member David Pacheco and passed by the following vote the City Council approved the Consent Agenda items A and B as

RESULT: *Approved*

AYES: *Ian Oglesby, Dave Pacheco, Jason Campbell, Jon Wizard, Alissa Kispersky*

NOES: *None*

A. APPROVE MINUTES FROM NOVEMBER 5, 2020

Action: *Approved as presented.*

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

***ACTION:** Approved and filed*

C. ADOPT RESOLUTION ALLOCATING 14 AFY OF WATER FOR THE RESIDENTIAL REUSE OF THE MEDICAL OFFICERS BARRACKS LOCATED AT 4386-4387 PARKER FLATS CUTOFF ROAD AND RESOLUTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CERTIFICATE OF ACCEPTANCE AND ASSIGN ACCESS EASEMENT RIGHTS TO 4386-4387 PARKER FLATS CUTOFF ROAD

ACTION: Approved resolution 20-94 and 20-95

The item was pulled from the consent agenda for discussion. City Attorney Damon spoke to the purpose of the item and the actions necessary to allow the project to develop.

PUBLIC COMMENTS: Ronald Britt, Eugene Jones, Anthony Dunham, Gail Tier, Analisa Mitchell, Helen Rucker, Harold Lusk Jr.

On motion by Council Member David Pacheco and seconded by Council Member Jason Campbell and passed by the following vote the City Council approved the item as presented adopting Resolution 20-94 ' 20-95.

RESULT: ***Approved***

AYES: *Ian Oglesby, Dave Pacheco, Jason Campbell, Jon Wizard , Alissa Kispersk*

NOES: *None*

7. ADJOURNMENT

On motion the meeting was adjourned at 6:30 pm

Respectfully submitted,

Lesley Milton, City Clerk

Ian N. Oglesby, Mayor



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Jessica Riley, Accounting Assistant

DATE: December 17, 2020

SUBJECT: APPROVE AND FILE SUCCESSOR AGENCY CHECKS

RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of November 7, 2020 through December 5, 2020 including the payroll and benefits checks, direct deposits and wired payments related to the pay period ending November 19, 2020 & December 3, 2020. Total Accounts Payable and Payroll for the above referenced period is \$1,736.41.

BACKGROUND

In accordance with Government Code Section 37208, at each City Council meeting the Council is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, the above referenced, and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the City Council for inspection and confirmation.

A description of the checks and wires exceeding \$10,000 are as follows:

- No checks exceeded \$10,000.

The Checks report is available on the City's website here:
<https://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

There are no additional fiscal impacts.

ATTACHMENTS

None



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.C.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Victor Damiani, Finance Director
Jessica Riley, Accounting Assistant

DATE: December 17, 2020

**SUBJECT: REVIEW OF THE RECOGNIZED OBLIGATION PAYMENT
SCHEDULE (ROPS) 21-22 FOR THE PERIOD JULY 1, 2021 -
JUNE 30, 2022 PURSUANT TO HEALTH AND SAFETY CODE
SECTION 34177**

RECOMMENDATION

That the Successor Agency Board review the ROPS 21-22 for the period July 1, 2021 – June 30, 2022 pursuant to Health and Safety Code Section 34177 and direct staff to forward to the Oversight Board.

BACKGROUND

Upon dissolution of the Redevelopment Agency of the City of Seaside on February 1, 2012 pursuant to AB X1 26, the Successor Agency to the Redevelopment Agency of the City of Seaside was constituted and is governed by a board of directors consisting of the members of the City Council.

Pursuant to Health and Safety Code Section 34177, successor agencies are required to prepare Recognized Obligation Payment Schedules (ROPS) prior to each twelve-month fiscal period. The Successor Agency previously prepared a ROPS for the fiscal period commencing on July 1, 2020 and ending on June 30, 2021 (ROPS 20-21). At this time, a ROPS has been prepared for the next twelve-month fiscal period commencing on July 1, 2021 and ending on June 30, 2022 (ROPS 21-22).

The ROPS 21-22 is to be submitted to the County Auditor-Controller, the County Administrative Office, the Department of Finance (DOF) and the State Controller's Office by February 1, 2021. Prior to submission, the ROPS must be reviewed and approved by the new Consolidated Oversight Board on January 7, 2021. The Successor Agency must submit the ROPS to the DOF and a copy of the Consolidated Oversight Board's approved ROPS must be posted on the Successor Agency's website.

The DOF may eliminate or modify any items on the ROPS before approving the ROPS. The DOF must make its determination regarding the enforceable obligations and the amount and funding source for each enforceable obligation listed on a ROPS no later than 45 days after the ROPS is submitted. Within five business days of the DOF's determination, the Successor Agency may request to "meet and confer" with the DOF on disputed items. The County Auditor-Controller may also object to the inclusion of any item on the ROPS that is not demonstrated to be an enforceable obligation and may object to the funding source proposed for any item.

Beginning with ROPS 19-20, the ROPS must be presented for the Consolidated Oversight Board (COB) for approval before being submitted to DOF. Previously the ROPS was presented to the Seaside Oversight Board. Due to changes in the law, there is now one Consolidated Oversight Board for each County. Upon the COB approval, the ROPS 21-22 will be submitted to DOF. The COB will meet on January 7, 2021. The COB requires all information related to the ROPS 21-22 to be submitted by December 18, 2020 for inclusion in their agenda packet.

The COB requests an explanation of previously approved ROPS items and an explanation of any changes requested for ROPS 21-22. Since the COB is requesting that information, it is also hereby presented to the Successor Agency (SA) to inform the SA of what information the COB will receive.

A summary of the approved ROPS items is attached. The Obligation Amount is the outstanding amount as of June 30, 2021. The ROPS 21-22 Amt. is the amount being requested as part of ROPS 21-22. The summary is followed by an explanation of each item and any changes.

FISCAL IMPACT

Preparation of the ROPS 21-22 is in furtherance of allowing the Successor Agency to pay enforceable obligations of the former redevelopment agency.

ATTACHMENTS

1. 20201208 - ROPS 21-22 Submission - for December 17 2020 SA Meeting
 2. 2014 Refunding Series Amortization Schedule
 3. Summary of ROPS Obligations and ROPS 21-22
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

**Recognized Obligation Payment Schedule (ROPS 21-22) - Summary
Filed for the July 1, 2021 through June 30, 2022 Period**

Successor Agency: Seaside
County: Monterey

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 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)	\$ 135,000	\$ 311,262	\$ 446,262
F RPTTF	10,000	186,262	196,262
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 135,000	\$ 311,262	\$ 446,262

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

Seaside
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail
July 1, 2021 through June 30, 2022

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 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$5,412,131		\$446,262	\$-	\$-	\$-	\$10,000	\$125,000	\$135,000	\$-	\$-	\$-	\$186,262	\$125,000	\$311,262
6	City loan	City/County Loan (Prior 06/28/11), Other	06/15/1995	06/30/2047	City of Seaside	Loan to fund projects	Merged	2,333,431	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
7	City loan	City/County Loan (Prior 06/28/11), Other	01/04/2001	06/30/2047	City of Seaside	Loan to fund projects	Ft. Ord	500,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
12	Property Services	Miscellaneous	12/10/2010	04/19/2023	County of Monterey	Various property consultant services for assistance with the dissolution process and tax assessments	Merged & Ft. Ord	80,000	N	\$10,000	-	-	-	5,000	-	\$5,000	-	-	-	5,000	-	\$5,000
34	Bond Maintenance Fees	Fees	09/24/2003	08/01/2033	US Bank, Urban Futures, Arbitrage Rebate Service, Willdan Financial Services, etc.	Trustee fees, arbitrage calculation, disclosure certification	Merged & Ft. Ord	92,000	N	\$5,000	-	-	-	5,000	-	\$5,000	-	-	-	-	-	\$-
40	Seaside Resort Development, per amended DDA	Project Management Costs	02/07/2014	10/19/2025	Richards Watson & Gershon, Larry Seeman, EMC Planning Group, etc.	Costs billed to developer for DDA work	Ft. Ord	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
45	2014 Tax Allocation Refunding	Refunding Bonds Issued After 6/27/12	12/23/2014	08/01/2033	US Bank	Bonds issued to refinance 2003 bond	Merged	208,350	N	\$33,131	-	-	-	-	-	\$-	-	-	-	33,131	-	\$33,131

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 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Bonds					series (Feb 1, interest payments)																
46	LRPMP Implementation - Consultant Services	Admin Costs	07/01/2015		Seifel Consulting, Municipal Resource Group, EMC Planning Group, etc.	Various consultant services for assistance in implementing LRPMP projects	Merged & Ft. Ord	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-
48	Reserve for 2014 Tax Allocation Refunding Bond payment	Refunding Bonds Issued After 6/27/12																				

Seaside
Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances
July 1, 2018 through June 30, 2019
(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
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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	Comments
1	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount.			1,965,256	33,855		
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller				54,485	1,656,582	
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)			1,841,151	15,970	933,120	
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			66,361		602,131	Reserve for 8/1/2019 debt service payment
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC			No entry required		121,331	Added \$27,620 to 18-19 PPA for administrative expenses that were reimbursed by a different source.
6							

Seaside
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022

Item #	Notes/Comments
6	
7	
12	
34	
40	
45	
46	
48	The Agency Board, Oversight Board and DOF authorized the 2014 Tax Allocation Refunding Bond Series. The bond covenant of the official statement states "The Agency has further covenanted that it will categorize and describe, as a separate line item, the portion of such Annual Debt Service that is due and payable on August 1 of such Bond Year on the B ROPS as a "reserve" to be held by the Agency until the next six-month period, as contemplated by paragraph (1)(A) of subdivision (d) of Section 34171 of the Dissolution Act." The Agency hereby requests 100% "reserve funding" of the 8/1/2021 debt service payment so there will be sufficient cash available before fiscal year 2021-2022. The requested RPTTF funding reserve of \$145,881 matches the US Bank amortization schedule and is in accordance with the bond covenant stated above.
49	Summarized all Admin Costs into one line instead of the 8 Admin Costs line items previously reported as items # 13,14,17,18,19,20,21,22,26,39,46

INT ACCRUES FROM:	12/23/2014
FIRST PAYMENT DATE:	2/1/2015
FINAL MATURITY:	8/1/2033
MAX ANNUAL D.SERV:	\$2,515,225.00

Requested for ROPS	Expenditure During ROPS	Item 45 2014 TAR B	Item 48 Reserve for August Payments
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DATE:	COUPON:	PRINCIPAL DUE:	INTEREST DUE:	DEBT SERVICE	OUTSTANDING OBLIGATION				
2/1/2020			\$ 38,381.25	\$38,381.25	\$2,515,225.00	2019-20B	2019-20B	\$38,381	
8/1/2020	5.000%	\$100,000.00	\$ 38,381.25	\$138,381.25	\$2,338,462.50	2019-20B			\$138,381
2/1/2021			\$ 35,881.25	\$35,881.25	\$2,338,462.50	2020-21B	2020-21B	\$35,881	
8/1/2021	5.000%	\$110,000.00	\$ 35,881.25	\$145,881.25	\$2,156,700.00	2020-21B			\$145,881
2/1/2022			\$ 33,131.25	\$33,131.25	\$2,156,700.00	2021-22B	2021-22B	\$33,131	
8/1/2022	5.000%	\$115,000.00	\$ 33,131.25	\$148,131.25	\$1,975,437.50	2021-22B			\$148,131
2/1/2023			\$ 30,256.25	\$30,256.25	\$1,975,437.50	2022-23B	2022-23B	\$30,256	
8/1/2023	5.000%	\$120,000.00	\$ 30,256.25	\$150,256.25	\$1,794,925.00	2022-23B			\$150,256
2/1/2024			\$ 27,256.25	\$27,256.25	\$1,794,925.00	2023-24B	2023-24B	\$27,256	
8/1/2024	5.000%	\$125,000.00	\$ 27,256.25	\$152,256.25	\$1,615,412.50	2023-24B			\$152,256
2/1/2025			\$ 24,131.25	\$24,131.25	\$1,615,412.50	2024-25B	2024-25B	\$24,131	
8/1/2025	5.000%	\$135,000.00	\$ 24,131.25	\$159,131.25	\$1,432,150.00	2024-25B			\$159,131
2/1/2026			\$ 20,756.25	\$20,756.25	\$1,432,150.00	2025-26B	2025-26B	\$20,756	
8/1/2026	5.000%	\$135,000.00	\$ 20,756.25	\$155,756.25	\$1,255,637.50	2025-26B			\$155,756
2/1/2027			\$ 17,381.25	\$17,381.25	\$1,255,637.50	2026-27B	2026-27B	\$17,381	
8/1/2027	3.000%	\$145,000.00	\$ 17,381.25	\$162,381.25	\$1,075,875.00	2026-27B			\$162,381
2/1/2028			\$ 15,206.25	\$15,206.25	\$1,075,875.00	2027-28B	2027-28B	\$15,206	
8/1/2028	3.000%	\$145,000.00	\$ 15,206.25	\$160,206.25	\$900,462.50	2027-28B			\$160,206
2/1/2029			\$ 13,031.25	\$13,031.25	\$900,462.50	2028-29B	2028-29B	\$13,031	
8/1/2029	3.000%	\$155,000.00	\$ 13,031.25	\$168,031.25	\$719,400.00	2028-29B			\$168,031
2/1/2030			\$ 10,706.25	\$10,706.25	\$719,400.00	2029-30B	2029-30B	\$10,706	
8/1/2030	3.125%	\$160,000.00	\$ 10,706.25	\$170,706.25	\$537,987.50	2029-30B			\$170,706
2/1/2031			\$ 8,206.25	\$8,206.25	\$537,987.50	2030-31B	2030-31B	\$8,206	
8/1/2031	3.250%	\$165,000.00	\$ 8,206.25	\$173,206.25	\$356,575.00	2030-31B			\$173,206
2/1/2032			\$ 5,525.00	\$5,525.00	\$356,575.00	2031-32B	2031-32B	\$5,525	
8/1/2032	3.250%	\$170,000.00	\$ 5,525.00	\$175,525.00	\$175,525.00	2031-32B			\$175,525
2/1/2033			\$ 2,762.50	\$2,762.50	\$175,525.00	2032-33B	2032-33B	\$2,763	
8/1/2033	3.250%	\$170,000.00	\$ 2,762.50	\$172,762.50	\$0.00	2032-33B			\$172,763
		\$1,950,000.00	\$565,225.00	\$2,515,225.00				\$282,610	\$2,232,610

Successor Agency for the Redevelopment Agency for the City of Seaside
 Summary of ROPS Obligations and ROPS 21-22 Requested Amount:

Item No.	Project Name	Obligation Amt.	ROPS 21-22 Amt.
6	City Loan	\$2,333,431	\$0
7	City Loan	500,000	0
11	Seaside Resort Development	0	0
12	Property Services	80,000	10,000
23	SERAF	0	0
24	SERAF	0	0
34	Bond Maintenance Fees	92,000	5,000
40	Seaside Resort Development	0	0
45	2014 Tax Allocation Refunding Bonds	208,350	33,131
48	Reserve for 2014 TARB	1,948,350	148,131
49	Administration Costs	<u>250,000</u>	<u>250,000</u>
	Totals	\$5,618,889	\$456,762

- Item 6 City Loan \$2,333,431 – During fiscal year 2011-12, the City Council approved resolution SA 2012-10 authorizing a loan pursuant to AB 1484 between the City and the Successor Agency. The loan became an enforceable obligation after the City completed a series of dissolution steps and received a Finding of Completion on March 28, 2014. No ROPS funding has been requested on this item yet. As the SERAF loan has now been satisfied, the City is in the process of gathering the documents to support this item and anticipates bringing the item forward to the Oversight Board in the winter of 2022.
- Item 7 City Loan \$500,000 – This item is for a loan for the Ft. Ord Project Area. No funding has been requested for this item. The documentation to support the item is being reviewed.
- Item 11 Seaside Resort Development – This item has closed escrow. No further funds to be requested.
- Item 12 Property Services \$80,000 – This item is to pay various property consultant services for assistance with the dissolution process and assessments of SA properties. Some funding will come from Other Funds (rents, etc.). There is no change in the funding request from the prior ROPS.
- Item 23 SERAF, HSC Section 33690(c)(1) - This is to pay the Housing Successor Agency for funds borrowed to pay the Supplemental Educational Revenue Augmentation Fund. The calculation of the amount that can be used

to make this payment is based on the DOF SERAF – Loan Repayment Calculator (copy attached). The ROPS 19-20 amount of \$746,405 paid off the loan amount. No further funds to be requested.

- Item 24 SERAF, HSC Section 33690.5(c)(1) – This is to pay Housing Successor Agency for funds borrowed to pay the Supplemental Educational Revenue Augmentation Fund. The calculation of the amount that can be used to make this payment is based on the DOF SERAF – Loan Repayment Calculator (copy attached). The ROPS 19-20 amount of \$817,842 paid off the loan amount. No further funds to be requested.
- Item 34 Bond Maintenance Fees – This is funding for the annual trustee fees, arbitrage rebate calculations and annual disclosure fees for the 2014 TARB. Amount requested is the same as prior ROPS.
- Item 40 Seaside Resort Development, per amended DDA – this is funding for Seaside Resort Development. This item has closed escrow. No further funds to be requested.
- Item 45 2017 Tax Allocation Refunding (TARB) – This is the February 1, debt service interest only payment (\$33,131) due during ROPS 21-22B. The prior ROPS requested \$35,881. Amounts requested are in accordance with the attached debt service schedule.
- Item 48 Reserve for 2014 TARB – This is the Reserve for the 2014 TARB principal and interest payment (\$148,131) that is due on August 1 of each year until the bonds are paid in full. Per the bond indenture and DOF approval, the SA is allowed to request funding during ROPS 21-22 for debt service payment to be made on August 1, 2022. During ROPS 21-22 the funds will be held in a reserve until needed, the following fiscal year. The prior ROPS requested \$145,881 for this item in accordance with the debt service schedule.
- Item 49 Administration Costs – This is the allowed \$250,000 for Successor Agency Administration. Same amount as prior ROPS.



Transmitted via e-mail

March 30, 2020

Kimberly Drabner, Finance Director
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

2020-21 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Seaside Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period of July 1, 2020 through June 30, 2021 (ROPS 20-21) to the California Department of Finance (Finance) on January 24, 2020. Finance has completed its review of the ROPS 20-21.

Based on a sample of line items reviewed and application of the law, Finance made the following determinations:

- On the ROPS 20-21 form, the Agency reported cash balances and activity for the period July 1, 2017 through June 30, 2018 (ROPS 17-18). According to our review, the Agency has approximately \$36,415 from Reserve Balances and \$17,885 from Other Funds, totaling \$54,300, available to fund enforceable obligations on the ROPS 20-21. HSC section 34177 (l) (1) (E) requires these balances to be used prior to requesting Redevelopment Property Tax Trust Fund (RPTTF) funds. This item does not require payment from property tax revenues; therefore, with the Agency's concurrence, the funding source for the following item has been reclassified in the amount specified below:
 - Item No. 48 – Reserve for 2014 Tax Allocation Refunding Bond payment in the amount of \$145,881 is partially reclassified. Therefore, Finance is approving RPTTF in the amount of \$91,581, the use of Reserve Balances in the amount of \$36,415, and Other Funds in the amount of \$17,885 totaling \$145,881.
- The administrative costs claimed are within the fiscal year administrative cap pursuant to HSC section 34171 (b) (3). However, Finance notes the Oversight Board (OB) has approved an amount that appears excessive, given the number and nature of the obligations listed on the ROPS. HSC section 34179 (i) requires the OB to exercise a fiduciary duty to the taxing entities. Therefore, Finance encourages the OB to apply adequate oversight when evaluating the administrative resources necessary to successfully wind-down the Agency.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2017 through June 30, 2018 (ROPS 20-21) period. Reported differences in RPTTF are used to offset current RPTTF distributions. The amount of RPTTF authorized includes the prior period adjustment (PPA) resulting from the County Auditor-Controller's (CAC) review of the PPA form submitted by the Agency, as adjusted by Finance. Specifically, Finance changed the amount of RPTTF available for Item No. 23 from \$1,250,182, to the Agency reported amount of \$1,520,182. Finance received concurrence from the CAC for this change.

The Agency's maximum approved RPTTF distribution for the reporting period is \$336,101, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2020 through December 31, 2020 period (ROPS A period), and one distribution for the January 1, 2021 through June 30, 2021 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 20-21 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Except for the item adjusted, Finance is not objecting to the remaining items listed on the ROPS 20-21. If the Agency disagrees with our determination with respect to any items on the ROPS 20-21, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days of the date of this letter. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

The Agency must use the RAD App to complete and submit its Meet and Confer request form.

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 20-21. This determination only applies to items when funding was requested for the 12-month period. If a denial by Finance in a previous ROPS is currently the subject of litigation, the item will continue to be deemed denied until the matter is resolved.

The ROPS 20-21 form submitted by the Agency and this determination letter will be posted on our website:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 20-21 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to review and may be denied even if not denied on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

Kimberly Drabner
March 30, 2020
Page 3

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to Mindy Patterson, Supervisor, or Dylan Newton, Staff, at (916) 322-2985.

Sincerely,

Cheryl G. McCormick

JW JENNIFER WHITAKER
Program Budget Manager

cc: Kurt Overmeyer, Economic Development Director, City of Seaside
Jennifer Forsyth, Auditor Controller Analyst, Monterey County

Attachment

Approved RPTTF Distribution July 2020 through June 2021			
	ROPS A	ROPS B	ROPS 20-21 Total
RPTTF Requested	\$ 15,000	\$ 191,762	\$ 206,762
Administrative RPTTF Requested	125,000	125,000	250,000
Total RPTTF Requested	140,000	316,762	456,762
RPTTF Requested	15,000	191,762	206,762
<u>Adjustment(s)</u>			
Item No. 48	0	(54,300)	(54,300)
RPTTF Authorized	15,000	137,462	152,462
Administrative RPTTF Authorized	125,000	125,000	250,000
ROPS 17-18 prior period adjustment (PPA)	(66,361)	0	(66,361)
Total RPTTF Approved for Distribution	\$ 73,639	\$ 262,462	\$ 336,101