

**SPECIAL MEETING OF THE  
OVERSIGHT BOARD**  
For the Successor Agency to the former  
Redevelopment Agency of the City of Redlands

**Members of the Board:**

Paul Foster, Chairperson, appointed by the Mayor of the City of Redlands  
James Troyer, Vice Chairperson, appointed by the Mayor, representing former redevelopment agency employees  
Donna Ferracone, appointed by Chancellor of California Community Colleges  
Gary McBride, appointed by County Board of Supervisors, representing the public  
Ken Morse, appointed by County Superintendent of Education  
Cindy Saks, appointed by County Flood Control District  
David Wert, appointed by County Board of Supervisors

**A G E N D A**

A Special meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands is at the date and time noted below in the City Council Chambers, Civic Center, 35 Cajon Street, Ste. 15-A, Redlands, California, on:

**THURSDAY, JANUARY 26, 2017  
5:00 P.M.**

Anyone desiring to speak at this meeting is encouraged, but not required, to turn in a "Speaker Sign-up Sheet." Forms are available prior to the meeting date in the One Stop Permit Center Department, 35 Cajon Street, Suite 15B in the One Stop Permit Center's Conference Room. Speakers are limited to three (3) minutes each. Speakers may not "donate" their time to others.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Jason Montgomery of Municipal Utilities & Engineering Department, 909-798-7584 x5. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

NOTE: Any writings or documents distributed to a majority of the Oversight Board regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the Development Services Department.

- I. **CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES**  
(At this time, the public has the opportunity to address the Oversight Board on any item of interest within the subject matter jurisdiction of the Oversight Board that does not appear on this agenda. The Oversight Board may not discuss or take any action on any public comment made, except that the Oversight Board members or Successor Agency staff may briefly respond to statements made or questions posed by members of the public)

**II. CONSENT CALENDAR/APPROVAL OF MINUTES**

**A. Consideration to adopt Resolution No. OB 2017-060; approval of the consent calendar for the January 19, 2017 Regular Meeting for the following matters:**

**i. Minutes of the January 19, 2017 Regular Meeting**

**III. COMMUNICATIONS - None**

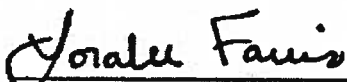
**IV. NEW BUSINESS**

**A. Consideration of Resolution No. OB 2017-061 approving the Recognized Obligation Payment Schedule for July 1, 2017 through June 30, 2018.**

**B. Consideration of Resolution No. OB 2017-062 approving the Successor Agency Administrative Budget for the 12-month period beginning July 1, 2017 through June 30, 2018.**

**V. OLD BUSINESS - None**

**VI. ADJOURNMENT**



---

Lorelee Farris

Principal Planner

Successor Agency Staff

Minutes of the Regular meeting of the Oversight Board for the Successor Agency of the Former Redevelopment Agency of the City of Redlands held in the Council Chambers, 35 Cajon Street, on January 19, 2017 at 4:00 P.M.

**PRESENT:** Paul Foster, Chairman  
James Troyer, Vice Chairman  
Ken Morse, Board Member  
Cindy Saks, Board Member  
David Wert, Board Member

**ABSENT:** All Board Members were in attendance, with the exception of Board Member Donna Ferracone, and Board Member Gary McBride who were excused.

**STAFF:** Farrah Jenner, Assistant Finance Director  
Loralee Farris, Principal Planner

**I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES**

(At this time, the public has the opportunity to address the Oversight Board on any item of interest within the subject matter jurisdiction of the Oversight Board that does not appear on this agenda. The Oversight Board may not discuss or take any action on any public comment made, except that the Oversight Board members or Successor Agency staff may briefly respond to statements made or questions posed by members of the public)

Chairman Paul Foster opened up the Public Comment Period. There were no comments forthcoming and the Public Comment Period was closed.

**II. CONSENT CALENDAR/APPROVAL OF MINUTES**

**A.** Consideration to adopt Resolution No. OB 2017-059; approval of the consent calendar for the August 18, 2016 Regular Meeting for the following matters:

**i.** Minutes of the August 18, 2016 Regular Meeting

Chairman Foster opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

**MOTION**

It was moved by Board Member David Wert, seconded by Board Member Ken Morse, and carried on a 5-0-2 vote (Board Member Donna Ferracone, and Board Member Gary McBride absent) that the Oversight Board approve Resolution No. OB 2017-059.

**III. COMMUNICATIONS - None**

**IV. NEW BUSINESS**

- A. Consideration of Resolution No. OB 2017-058 of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands approving the Purchase and Sale Agreement and escrow instructions for the sale of 330 North Third Street (Assessor's Parcel Nos. 0169-281-47, 48, 49 and 50) between the Successor Agency of the Former City of Redlands Redevelopment Agency and Artec Partners Inc., and a determination that the sale is exempt from review under the California environmental Quality Act.

Chairman Foster opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

#### MOTION

It was moved by Board Member Wert, seconded by Board Member Morse, and carried on a 5-0-2 vote (Board Member Ferracone, and Board Member McBride absent) that the Oversight Board approve Resolution No. OB 2017-058.

V. OLD BUSINESS - None

VI. ADJOURNMENT

There being no further business to address, Chairman Foster adjourned the meeting at 4:05 p.m. to the regularly scheduled Oversight Board meeting of February 16, 2017.

RESOLUTION NO. OB 2016-060

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY  
TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS  
APPROVING THE CONSENT CALENDAR FOR THE JANUARY 26, 2017  
SPECIAL OVERSIGHT BOARD MEETING

WHEREAS, the Oversight Board to the Successor Agency to the former Redevelopment Agency of the City of Redlands (the "Oversight Board") has taken up for consideration the consent calendar for the January 26, 2017 Special meeting of the Oversight Board; and

WHEREAS, Section 34179(e) of the Health and Safety Code requires all actions by the Oversight Board to be taken by resolution;

NOW, THEREFORE, BE IT RESOLVED, BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

Section 1. The Oversight Board hereby approves the consent calendar for the January 26, 2017 meeting of the Oversight Board which consists solely of the minutes for the Board's January 19, 2017 regular meeting.

Section 2. The Secretary for the Oversight Board shall certify to the adoption of this Resolution.

Section 3. Pursuant to California Health and Safety Code section 34179, all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED and ADOPTED at a Special meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 26<sup>th</sup> day of January, 2017 by the following vote:

AYES: 5  
NOES: 0  
ABSENT: 2  
ABSTAIN: 0



Paul W. Foster, Chairperson  
Oversight Board of Successor Agency  
To Redevelopment Agency

ATTEST:

  
Linda McCasland  
Oversight Board Secretary

**REQUEST FOR OVERSIGHT BOARD ACTION**

**SUBJECT: CONSIDERATION OF RESOLUTION NO. OB 2017-061 APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2017 THROUGH JUNE 30, 2018.**

**MOTION:**

"I move to approve Resolution No. OB 2017-061."

**RECOMMENDATION:**

Staff Recommends that the Oversight Board approve Resolution No. OB 2017-061.

**DISCUSSION:**

The Oversight Board for the Successor Agency to the former Redevelopment Agency of the City of Redlands (the "Oversight Board") has been established to direct the Successor Agency to take certain actions to wind down the affairs of the former Redevelopment Agency in accordance with the California Health and Safety Code.

Every fiscal year, pursuant to HSC section 34177 (o) (1), until all financial obligations of the former redevelopment agency are paid, the Successor Agency is required to adopt a Recognized Obligation Payment Schedule (ROPS) that projects the dates and amounts of scheduled payments for each enforceable obligation (debt). In addition, the ROPS includes an administrative budget for staff costs and administrative expenses of the Successor Agency. The ROPS requires Oversight Board approval prior to submitting it to the California Department of Finance.

To date, this is the eleventh ROPS reporting cycle. The California Department of Finance has designated the ROPS for the July 1, 2017 to June 30, 2018 period as "ROPS 17-18." This designation reflects the upcoming fiscal year. The previous ROPS 16-17 reflected the 2016-2017 fiscal year.

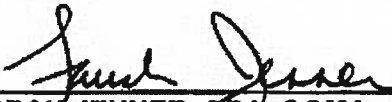
**ACTION:**

To comply with the DOF's submittal requirements for ROPS 17-18, and to meet the deadline of February 1, 2017, Successor Agency staff has prepared ROPS 17-18 for approval by the Oversight Board. As with all previous ROPS, ROPS 17-18 is subject to review and approval by the California Department of Finance.


**ATTACHMENTS:**

1. Resolution No. OB 2017-061
2. ROPS 17-18

Prepared by:

  
\_\_\_\_\_  
**FARRAH JENNER, CPA, CGMA**  
Assistant Finance Director


Recommended by:

  
\_\_\_\_\_  
**N. ENRIQUE MARTINEZ**  
City Manager

Reviewed by:

  
\_\_\_\_\_  
**DANIELLE GARCIA**  
Management Services Director

Reviewed by:

  
\_\_\_\_\_  
**DANIEL J. McHUGH**  
City Attorney

Reviewed by:

  
\_\_\_\_\_  
**LORALEE FARRIS**  
Principal Planner



RESOLUTION NO. OB 2017-061

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS  
APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
FOR JULY 1, 2017 TO JUNE 30, 2018

RECITALS

WHEREAS, pursuant to Health and Safety Code section 34177(1)(2)(A) the Successor Agency to the former Redevelopment Agency of the City of Redlands (the "Successor Agency") has prepared a Recognized Obligation Payment Schedule for July 1, 2017 to June 30, 2018 (the "ROPS"); and

WHEREAS, pursuant to Health and Safety Code section 34177(1)(2)(B), the ROPS shall be submitted to and duly approved by the Oversight Board; and

WHEREAS, pursuant to Health and Safety Code section 34177(1)(2)(B) the Successor Agency has submitted a copy of the ROPS to the county administrative officer, the county auditor controller, and the Department of Finance at the same time that the Successor Agency submits the ROPS to the Oversight Board for approval;

NOW, THEREFORE, BE IT RESOLVED, BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

Section 1. The Oversight Board hereby approves and adopts the ROPS, in substantially the form attached to this Resolution as Exhibit "A", pursuant to Health and Safety Code section 34177.

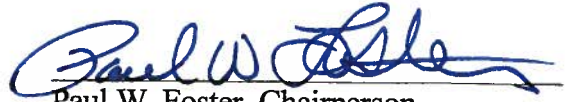
Section 2. Pursuant to Health and Safety Code section 34177 (1)(2)(C), the Oversight Board hereby directs the Successor Agency to submit copies of the ROPS approved by the Oversight Board to the County of San Bernardino Auditor-Controller, the State of California Controller and the State of California Department of Finance and to post the ROPS on the Successor Agency's website.

Section 3. The Secretary for the Oversight Board shall certify to the adoption of this Resolution.

Section 4. Pursuant to California Health and Safety Code section 34179, all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED and ADOPTED at a regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 26th day of January, 2017 by the following vote:

AYES: 5  
NOES: 0  
ABSENT: 3  
ABSTAIN: 0



Paul W. Foster, Chairperson  
Oversight Board of Successor Agency  
To Redevelopment Agency

ATTEST:



Linda McCasland  
Oversight Board Secretary



**Radlands Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail**  
 July 1, 2017 through June 30, 2018  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L					Q	R					W
											17-18A (July - December)						17-18B (January - June)					
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
111									N	\$ -						\$ -						\$ -
112									N	\$ -						\$ -						\$ -

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

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

Successor Agency: Redlands  
 County: San Bernardino

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	17-18A Total (July - December)	17-18B Total (January - June)	ROPS 17-18 Total
<b>A Enforceable Obligations Funded as Follows (B+C+D):</b>	<b>\$ 2,429,288</b>	<b>\$ -</b>	<b>2,429,288</b>
B Bond Proceeds	-	-	-
C Reserve Balance	2,414,436	-	2,414,436
D Other Funds	14,852	-	14,852
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</b>	<b>\$ 219,500</b>	<b>\$ 2,722,587</b>	<b>2,942,087</b>
F RPTTF	94,500	2,597,587	2,692,087
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 2,648,788</b>	<b>\$ 2,722,587</b>	<b>5,371,375</b>

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 Paul W. Foster Title Mayor  
 /s/  Date 1.26.17  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**Redlands Recognized Obligation Payment Schedule (ROPS 17-18) - 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	Comments	
		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		
<b>ROPS 15-16B Actuals (01/01/16 - 06/30/16)</b>									
1	Beginning Available Cash Balance (Actual 01/01/16)								
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016	3,610,735			156,913	113,950		-	
3	Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)		21,811,364			142,093	3,820,143		
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)	3,610,735	21,791,852		156,913	140,791	395,953		
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)	\$ -	\$ 19,512	\$ -	\$ -	\$ 115,252	\$ 3,424,190		

**AGENDA ITEM IVB**  
**SPECIAL OVERSIGHT BOARD MEETING OF 01/26/17**

**REQUEST FOR AGENCY ACTION**

**SUBJECT: CONSIDERATION OF RESOLUTION NO. OB 2017-062 APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE 12-MONTH PERIOD BEGINNING JULY 1, 2017 THROUGH JUNE 30, 2018.**

**MOTION:**

"I move approval of Resolution No. OB 2017-062."

**RECOMMENDATION:**

Staff Recommends that the Oversight Board approve Resolution No. OB 2017-062.

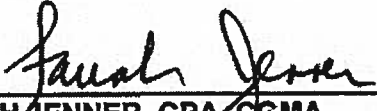
**DISCUSSION:**

The Successor Agency Administrative Budget provides funds for activities related to the administration of the Successor Agency. The source of funding for the Successor Agency Administrative Budget is the Redevelopment Property Tax Trust Fund (former tax increment revenues) and is capped at \$250,000 per annual reporting period.

**ATTACHMENT:**

A. Resolution No. OB 2017-062

Prepared by:

  
\_\_\_\_\_  
**FARRAH JENNER, CPA, CGMA**  
Assistant Finance Director

Recommended by:

  
\_\_\_\_\_  
**N. ENRIQUE MARTINEZ**  
City Manager

Reviewed by:

  
\_\_\_\_\_  
**DANIELLE GARCIA**  
Management Services Director

Reviewed by:

  
\_\_\_\_\_  
**DANIEL J. McHUGH**  
City Attorney

Reviewed by:

  
\_\_\_\_\_  
**LORALEE FARRIS**  
Principal Planner



RESOLUTION NO. OB 2017-062

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS  
APPROVING THE ADMINISTRATIVE BUDGET FOR THE 12-MONTH PERIOD  
BEGINNING JULY 1, 2017 THROUGH JUNE 30, 2018.  
(ADMINISTRATIVE BUDGET 17-18)

RECITALS

WHEREAS, the Redevelopment Agency of the City of Redlands ("Redevelopment Agency") was a redevelopment agency in the City of Redlands ("City"), 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

WHEREAS, the Redevelopment Agency was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Assembly Bill 1X26 ("AB26") was signed by the Governor on June 20, 2011 and upheld to be constitutional by the California Supreme Court on December 29, 2011; and

WHEREAS, AB 26 made certain changes to the Redevelopment Law including adding Part 1.8 (commencing with Section 24 of the California Health and Safety Code ("Health and Safety Code")); and

WHEREAS, on February 1, 2012, as a result of the Supreme Court's decision, all California redevelopment agencies were dissolved, successor agencies were established as successor agencies to the former redevelopment agencies pursuant to Health and Safety Code section 34173, and successor agencies are tasked with paying, performing and enforcing the enforceable obligations of the former redevelopment agencies and winding down the affairs of the former redevelopment agencies; and

WHEREAS, on June 27, 2012, the Governor of California signed Assembly Bill 1484 ("AB1484") into law, making several substantive and technical amendments to AB 26 (AB 26 and AB 484 together referred to as the "Dissolution Law"); and

WHEREAS, on November 1, 2011, the City Council adopted Resolution No. 7809 declaring itself as the successor agency to the former redevelopment agency of the City of Redlands ("Successor Agency") upon the dissolution of the Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34179 ("Section 34179") establishes a seven (7) member local entity with respect to each successor agency and such entity is titled the "oversight board." The oversight board has been established for the Successor Agency (hereinafter referred to as the "Oversight Board"). The duties and responsibilities of the Oversight Board are set forth in the Health and Safety Code Sections 34179 through 34181; and

WHEREAS, Health and Safety Code Section 34177(j) (“Section 34177(j)”) requires the Successor Agency to prepare an administrative budget for each six-month fiscal period (now modified to one 12-month period pursuant to HSC section 34177 (o) (1) and submit the administrative budget to the Oversight Board for approval. The administrative budget shall include all of the following: (i) estimated amounts for Successor Agency administrative costs for the upcoming 12-month fiscal period; (ii) proposed sources of payment for Successor Agency administrative costs; and (iii) proposals for arrangements for administrative and operations services provided by the City or other entity; and

WHEREAS, Health and Safety Code Section 34177 (k) (“Section 34177 (k)”) requires the Successor Agency to provide to the San Bernardino County Auditor-Controller for each six-month fiscal period (now modified to one 12-month period pursuant to HSC section 34177 (o)(1) the administrative cost estimates from its approved administrative budget that are to be paid from property tax revenues (i.e. former tax increment revenues) deposited in the county’s Redevelopment Property Tax Trust Fund established for the Successor Agency; and

WHEREAS, staff of the Successor Agency seeks the Oversight Board’s approval of the administrative budget for the 12-month period beginning July 1, 2017 (“Administrative Budget 17-18”), in the form attached to the Resolution as Exhibit “A,” and the Oversight Board’s authorization to submit the approved Administrative Budget 17-18 to the Department of Finance for its approval; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred;

NOW, THEREFORE, BE IT RESOLVED BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

Section 1. The Oversight Board of the Successor Agency hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The Successor Agency’s Administrative Budget 17-18 that is attached hereto as Exhibit “A” is hereby approved and adopted.

Section 3. The Executive Director, or his designee, is hereby authorized and directed to: (i) submit the approved Administrative Budget 17-18 to the Oversight Board for its review and approval; and (ii) submit to the San Bernardino County Auditor-Controller the administrative cost estimates form Administrative Budget 17-18 that are to be paid from property tax revenues deposited in the County’s Redevelopment Property Tax Trust Fund established for the Successor Agency; and (iii) take any and all other actions and execute any and all such other documents as are necessary, convenient or appropriate to comply with the Dissolution Law and to effectuate the intent of this Resolution on behalf of the Successor Agency.

Section 4. This Resolution shall take effect at the time and in the manner prescribed by Health and Safety Code Section 34179(h) immediately upon its adoption.

Section 5. The Secretary shall certify as to the adoption of the Resolution.

PASSED, APPROVED and ADOPTED at a regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 26th day of January, 2017 by the following vote:

AYES: 5  
NOES: 0  
ABSENT: 2  
ABSTAIN: 0



Paul W. Foster, Chairperson  
Oversight Board of Successor Agency  
To Redevelopment Agency

ATTEST:



Linda McCasland  
Oversight Board Secretary

**EXHIBIT "A"**  
**Successor Agency Administrative Budget 17-18**  
**July 1, 2017 to June 30, 2018**

<b>Administrative Costs</b>	<b>250,000</b>
<b>Total</b>	<b>250,000</b>

**Source of Funding: Redevelopment Property Tax Trust Fund**