

**Sonoma County
Consolidated Oversight Board
Regular Annual Meeting**

Agenda

January 24, 2025
8:30 A.M. – 10:00 A.M.

This is a hybrid meeting. Members of the public may attend in person at the hearing room of the Sonoma County Community Development Commission located at 141 Stony Circle, Suite 210, Santa Rosa, CA 95401 or remotely.

To attend remotely, click on the link below:

<https://sonomacounty.zoom.us/j/97611555936?pwd=x4calymWGuN84TWvKjU8aFGpbqzekM.1>

Passcode: 233332

Join by Telephone: 1-669-444-9171 or 1-669-900-9128

Webinar ID: 976 1155 5936

1. Call to Order and Roll Call

2. Public Comment on Non-Agenda Matters

Any member of the public desiring to address the Oversight Board on a matter that is not on the agenda can do so under this agenda item. Remote attendees can raise their hand by clicking on the “raise hand” button on their webinar screen and the webinar host will permit the attendee to speak. Persons who are calling in can press *9 to request to speak. Time limitations are at the discretion of the Chair.

3. Approval of January 26, 2024 Meeting Minutes

The Board will discuss and may take action to approve the meeting minutes of January 26, 2024 or may recommend changes to these minutes.

- Board Questions/Corrections
- Public Comment
- Board Discussion
- Motion
- Roll Call Vote

4. Consent Calendar

4.1 City of Rohnert Park Series 2007R Excess Bond Proceeds Expenditure Report for Period January 2024 through June 2024

- Board Questions
- Public Comment
- Board Discussion
- Motion
- Roll Call Vote

5. Successor Agency Recognized Obligation Payment Business

The Board will have an opportunity to hear the County and city presentations, discuss business related to Successor Agency agenda items, and hear public comment as follows:

- Presentation by County/City
- Questions from the Board
- Public Comment
- Board Discussion
- Motion
- Roll Call Vote

- 5.1 City of Cloverdale
- 5.2 City of Cotati
- 5.3 City of Healdsburg
- 5.4 City of Petaluma (to be added by addendum)
- 5.5 City of Rohnert Park
- 5.6 City of Santa Rosa
- 5.7 City of Santa Rosa – last and final
- 5.8 City of Sonoma
- 5.9 County of Sonoma

6. Town of Windsor Dissolution

The Board will hear from the Town Windsor to consider the request from the Successor Agency to the Redevelopment Agency of the Town to Formally Dissolve.

7. Communications Related to Oversight Board Business

Announcements from board members and/or communications to or from staff.

8. Adjournment

Next Meeting: To Be Determined

PUBLIC COMMENT PRIOR TO THE BOARD MEETING: Public Comment may be submitted via email to Veronica.Ortiz-DeAnda@sonoma-county.org or mailed to 141 Stony Circle, Suite 210, Santa Rosa, CA 95401, Attention: V. Ortiz-De Anda or call 707-565-7520.

PUBLIC COMMENT DURING THE BOARD MEETING: Members of the public will be able to provide public comment at specific points throughout the meeting.

DISABLED ACCOMMODATION: If you have a disability that requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Veronica Ortiz-De Anda at (707) 565-7520, veronica.ortiz-deanda@sonoma-county.org, Fax at (707) 565-7583, TDD at (707) 565-7555 or through the California Relay Service (by dialing 711) at least 2 days before the meeting.

Language Services are available upon request if made at least 48 hours in advance of the meeting to help ensure availability. For more information or to request services, please contact Veronica Ortiz-De Anda at (707) 565-7520.

SERVICIOS PARA LOS DISCAPACITADOS: Para obtener ayuda con la accesibilidad de esta junta, por favor, póngase en contacto con Veronica Ortiz-De Anda at (707) 565-7520, veronica.ortiz-deanda@sonoma-county.org, Fax al (707) 565-7583, TDD al (707) 565-7555 o a través del Servicio de Retransmisión de California (marcando al 711).

Servicios de idiomas se pueden proveer para esta junta. Para más información o para solicitar servicios de traducción llame al (707) 565-7520 y pregunte por Veronica Ortiz-De Anda por lo menos 2 días antes de la fecha de la junta.



Sonoma County Consolidated Oversight Board

DRAFT Meeting Minutes

January 26, 2024
8:30 A.M. – 10:00 A.M.

Hybrid Meeting:

To attend remotely, click on the link below:

<https://sonomacounty.zoom.us/j/94958048536?pwd=S3MxYTJUUVB0dkFwMU14VnQ4bUI5QT09>
Passcode: 321210 **Join by Telephone:** 1-669-444-9171 or 1-669-900-9128 **Webinar ID:** 949 5804 8536

1. Call to Order

- At 8:33 A.M. the meeting was called to order by Chair Rogers
- Board Roll Call was taken:
 - Present: Grant Davis, Bill Arnone, Nance Jones, and Chair Rogers
 - Absent: Amie Carter, Kate Jolley
 - Vacant: SEIU seat

2. Public Comment on Non-Agenda Matters

There was no public comment.

3. Approval of January 27, 2023 Meeting Minutes

Board member Arnone moved to approve the meeting minutes and Board member Jones seconded the motion. There was no public comment.

Roll Call Vote:

Ayes: Grant Davis, Nance Jones, Bill Arnone, and Chair Rogers
Noes: none
Absent: Amie Carter, Kate Jolley
Abstain: none

The motion passed.

4. Consent Calendar

Board member Arnone moved to approve the items under consent calendar from the City of Rohnert Park and Board member Davis seconded the motion. There was no public comment.

Roll Call Vote:

Ayes: Grant Davis, Nance Jones, Bill Arnone, and Chair Rogers

Noes: none

Absent: Amie Carter, Kate Jolley

Abstain:

The motion passed.

5. Executive Director's Report

Michelle Whitman, the Sonoma County Community Development Commission's (Commission) Executive Director, spoke about some of the Commission's projects highlighting Tierra de Rosas in Roseland and Homekey projects. There was no public comment on this item.

6. Successor Agency Recognized Obligation Payment (ROPS) Business

For agenda items 6.1 through 6.9, each city and county representative presented their respective ROPs report including administrative budget. There was no public comment on this item. Board member Arnone asked if the same reporting process will be taking place due to some business not ending until 2048. He wanted to know if other boards in the state are still convening or if there is another way to satisfy the requirement without holding a meeting. The Commission's Executive Director expressed her support to investigate that and asked County Counsel to look into it.

Nance Jones moved to approve the ROPs as submitted by the respective cities and the county, seconded by Grant Davis.

Roll Call Vote:

Ayes: Nance Jones, Bill Arnone, Grant Davis, and Chair Rogers

Noes: None

Absent: Amie Carter, Kate Jolley

Abstain: None

The motion passed.

7. Election of new Chair and Vice Chair

The board members nominated Bill Arnone as the new chair. The motion was made by Grant Davis and seconded by Nance Jones. There was no public comment.

Roll Call Vote:

Ayes: Nance Jones, Bill Arnone, Grant Davis, and Chair Rogers

Noes: None

Absent: Amie Carter, Kate Jolley

Abstain: None

The motion passed.

For vice chair, the board nominated Nance Jones. The motion was made by Bill Arnone and seconded by Grant Davis.

Roll Call Vote:

Ayes: Nance Jones, Bill Arnone, Grant Davis, and Chair Rogers

Noes: None

Absent: Amie Carter, Kate Jolley

Abstain: None

8. Communications Related to Oversight Board Business

The Commission staff informed the board that the office will be relocating in the spring to a site off of Stony Point Circle in Santa Rosa.

The meeting adjourned at 8:52 A.M.

**SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD**

To: Chairperson and Consolidated Oversight Board Members

From: City of Rohnert Park, Terrie Zwillinger, CIP Program Manager,
Department of Public Works

Date: September 27, 2024

Agenda Title: Receive City of Rohnert Park Series 2007R Excess Bond Proceeds
Expenditure Report – Period from January 2024 through June 2024.

Agenda Action: Receive Report

Recommended Action:

It is recommended that the Sonoma County Consolidated Oversight Board (“Oversight Board”) receive the attached report of 2007R Excess Bond proceeds expenditures for January 2024 through June 2024.3.

Executive Summary:

On September 25, 2015, the Successor Agency to the Community Development Commission (CDC) and the City of Rohnert Park entered into an Excess Bond Proceeds Agreement (Agreement) regarding the expenditure of excess bond proceeds (Rohnert Park Redevelopment Project Tax Allocation Bonds Series 2007R). The Agreement provides that the City will use the Series 2007R Excess Bond Proceeds solely to finance the capital improvements within the former Redevelopment Project Area, as listed in Tables 1 and 2 attached, or as determined by the City Council of Rohnert Park, for other infrastructure projects consistent with the Series 2007R Bond covenants. Section 5 of the Agreement requires that the City provide the Successor Agency and Oversight Board with a semi-annual written statement identifying the amount of Series 2007R Excess Bond Proceeds expended in the January through June and July through December six-month periods. The City Council received the report at their August 27, 2024 meeting.

Background:

Since receiving the Finding of Completion, the City, Successor Agency and Oversight Board have taken the following actions relating to the use of the remaining redevelopment bond proceeds:

- On February 11, 2014, the City Council approved approximately \$5.7 million in bond proceeds for the capital projects listed in Table 1 (attached). Staff refers to these funds as “Bond 1”. Then, on February 10, 2015, the City Council approved an additional \$627,546 in uncommitted bond proceeds from the 1999 Tax Allocation Bonds (TAB) to be used as contingency funds for projects that have already been approved. Staff refers to these funds as “Bond 2”.

- On May 22, 2007, the former CDC entered into a reimbursement agreement with the City whereby the former Commission would fund 88% of the Eastside Sewer Main Phase 1 Improvement Project in advance of the City receiving the money through public facilities finance. The Commission funded this project from the 2007R Tax Allocation Bond proceeds. On August 25, 2015, the City Council approved the use of an additional \$10,055,725 in bond funds for projects in the former RDA. Staff refers to these funds as “Bond 3”. See Table 2 attached for the list of capital projects under Bond 3. Note: The Public Facility Finance Fee fund has repaid all of the funds advanced for the sewer project to the Successor Agency. As a result of the repayment of the bond proceeds, such funds are therefore available to be used for the same purpose as when issued, which is for capital projects within the former redevelopment area.

Excess Bond Proceeds Agreement: On September 25, 2015, the Successor Agency to the CDC and the City of Rohnert Park entered into an Excess Bond Proceeds Agreement (Agreement) regarding the expenditure of excess bond proceeds (Rohnert Park Redevelopment Project Tax Allocation Bonds Series 2007R). The Agreement provides that the City will use the Series 2007R Excess Bond Proceeds solely to finance the capital improvements within the former Redevelopment Project Area, as listed in Tables 1 and 2, or as determined by the City Council, for other infrastructure projects consistent with the Series 2007R Bond covenants.

Analysis:

The attached reports (Attachment 1 – Bond 1 and 2, and Attachment 2 – Bond 3) detail expenditures of excess bond proceeds on public improvements for the six-month period of January 2024 through June 2024., in addition to the previously expended funds. There were no expenses from Bond 1 and 2 and no expenses from Bond 3 during this time period.

Bond 1 & 2: COMPLETE. The total amount of bond proceeds allocated to Bond 1 and 2 (Fund 7120) is \$6,386,812. Since approving the Agreement, construction of all Bond 1 and 2 public facility improvement projects have been completed and the Bond has been closed.

Bond 3: The total amount of bond proceeds to Bond 3 is \$10,365,274. Since approving the Agreement, most of the public facility improvement projects have been completed. Outstanding projects include:

- Senior Center Restrooms and ADA Improvements Project No. 2015-07 (construction completed, working on close-out documents)
 - There were no Bond 3 expenses this reporting period and there is \$88,816 of Bond 3 funds remaining in this Project
- Downtown Infrastructure Project No. 2022-26
 - There were no Bond 3 expenses this reporting period and there is \$3,200,000 of Bond 3 funds remaining in this Project
- Bond 3 Fund Balance (not allocated to a Project)
 - There is \$2,267,039 of Bond 3 Fund Balance remaining that is not yet allocated to a Project.

Section 5 of the Agreement requires that the City provide the Successor Agency and Oversight Board with a semi-annual written statement identifying the amount of Series 2007R Excess Bond Proceeds expended in the January through June, and July through December six-month periods.

As new projects are identified, project budgets will be allocated from Fund Balance as approved by City Council.

Fiscal Impact:

The total amount of bond proceeds allocated to the bond projects is \$16,752,086. All current projects have been budgeted in prior years.

Attachments:

1. **2007R Excess Bond Proceeds Semi-Annual Report Bond 1 and 2**
2. **2007R Excess Bond Proceeds Semi-Annual Report Bond 3**

CONTACT

Terrie Zwillinger, CIP Program Manager, Department of Public Works, City of Rohnert Park
tzwillinger@rpcity.org (707) 588-3331

BOND 1 and 2 Project List

Project Name	Types of Expenses	Project Budget		Previous Expenditures		Jan-Jun 2024 Total		Remaining Balance	
		BOND 1 and 2 Proceeds	Other Funding Source	Previous Expenditures Bond 1 and 2	Previous Expenditures Other Funds	Current Expenditures Bond 1 and 2	Current Expenditures Other Funds	Remaining Balance Bond 1 and 2	Remaining Balance Other Funds
Benicia Pool Renovation Project No. 2014-06 - CLOSED									
Rehab of pool including replacement of pool decking, pool plaster, building roofs, restroom fixtures, diving board, expanded picnic area, new ADA restroom	Design	\$27,766	\$60,771	\$27,766	\$60,771	\$0			\$0
	Construction Management	\$101,437	\$0	\$101,437					\$0
	Construction	\$1,291,808	\$0	\$1,291,807					\$0
	Sub-total	\$1,421,011	\$60,771	\$1,421,010	\$60,771	\$0	\$0	\$0	\$0
Sports Center Locker Room Retrofit Project No. 2013-05- CLOSED									
Remodel of both women's and men's locker rooms including replacement of lockers, fixtures, floors, and upgraded showers	Design	\$14,057	\$64,321	\$14,057	\$64,321				\$0
	Constructability Review	\$4,977	\$0	\$4,977					\$0
	Construction Management	\$56,074	\$0	\$56,074					\$0
	Construction	\$689,725	\$0	\$689,725					\$0
Sub-total	\$764,833	\$64,321	\$764,833	\$64,321	\$0	\$0	\$0	\$0	
Public Safety Main HVAC Replacement Project No. 2014-02- CLOSED									
Replacement of HVAC system including new chiller and boiler, control system, VAVs	Design	\$49,166		\$49,166					\$0
	Construction Management	\$37,179		\$37,179					\$0
	Construction	\$424,870	\$473,939	\$424,870	\$473,939				\$0
	Sub-total	\$511,215	\$473,939	\$511,215	\$473,939	\$0	\$0	\$0	\$0
A-Park Restroom Renovation Project No. 2015-04 - CLOSED									
Rehabilitation of the restroom building, including replacement of fixtures and security features	Design	\$29,945	\$0	\$29,945					\$0
	Construction Management	\$0	\$0	\$0					\$0
	Construction	\$270,134	\$0	\$270,134					\$0
	Sub-total	\$300,079	\$0	\$300,079	\$0	\$0	\$0	\$0	\$0
PAC HVAC Replacement (4 units) Project No. 2015-05 - CLOSED									
Replacement of 4 HVAC units <i>Resolution 2019-143 appropriated \$22,569.38 Interest and refunded \$70,000 of "other funding source"</i>	Design	\$84,200	\$0	\$84,200					\$0
	Construction Management	\$0	\$0	\$0					\$0
	Construction	\$533,863	\$0	\$533,863					\$0
	Sub-total	\$618,063	\$0	\$618,063	\$0	\$0	\$0	\$0	\$0
Community Center Roof Replacement Project No. 2015-06- CLOSED									
Replacement of roof	Design	\$21,220	\$0	\$21,220					\$0
	Construction Management	\$0	\$0	\$0					\$0
	Construction	\$336,782	\$0	\$336,782					\$0
	Sub-total	\$358,002	\$0	\$358,002	\$0	\$0	\$0	\$0	\$0

BOND 1 and 2 Project List

Project Name	Types of Expenses	Project Budget		Previous Expenditures		Jan-Jun 2024 Total		Remaining Balance	
		BOND 1 and 2 Proceeds	Other Funding Source	Previous Expenditures Bond 1 and 2	Previous Expenditures Other Funds	Current Expenditures Bond 1 and 2	Current Expenditures Other Funds	Remaining Balance Bond 1 and 2	Remaining Balance Other Funds
Senior Center Roof Replacement Project No. 2014-05- CLOSED									
Replacement of roof	Design	\$27,300	\$0	\$27,300					\$0
	Construction Management	\$0	\$0	\$0					\$0
	Construction	\$227,322	\$28,462	\$227,322	\$28,462				\$0
	Sub-total	\$254,622	\$28,462	\$254,622	\$28,462	\$0	\$0	\$0	\$0
Senior Center Restroom Renovation Project No. 2015-07									
Renovation of restroom, including new fixtures, flooring, ADA upgrades <i>Resolution 2019-143 appropriated \$15,667.91 in interest Bond 1&2</i> <i>Other Funds = CDBG Grant \$85,000. less CDC NEPA charge of \$1,226</i> <i>Note: Project includes \$250,000 from Fund 324 Bond III plus Resolution 2021-139 appropriated \$6,311 in interest Bond 3</i> <i>Resolution 2023--61 appropriated \$2,127.25 in interest</i>	Design	\$30,000	\$0	\$30,000		\$0			\$0
	Construction Management	\$0	\$0	\$0		\$0			\$0
	Construction	\$96,658	\$341,556	\$96,658	\$341,556				\$0
	Sub-total	\$126,658	\$341,556	\$126,658	\$341,556	\$0	\$0	\$0	\$0
PAC Roof Replacement Project No. 2015-08- Closed									
Replacement of roof <i>Resolutioin 2019-143 appropriated \$14,268.33 in interest and returned \$30,000 of "Other Funding Source"</i>	Design	\$19,650	\$0	\$19,650					
	Construction Management	\$0	\$0	\$0					
	Construction	\$1,396,776	\$0	\$1,396,776					
	Sub-total	\$1,416,426	\$0	\$1,416,426	\$0	\$0	\$0	\$0	\$0
Library Parking Lot Paving and Landscaping Project No. 2015-09 - CLOSED									
Overlay of library parking and associated landscaping	Construction	\$102,549	\$0	\$102,549					\$0
	Sub-total	\$102,549	\$0	\$102,549	\$0	\$0	\$0	\$0	\$0
Community Center Parking Lot Overlay Project No. 2014-07 - CLOSED									
Overlay of parking lot	Construction	\$513,354	\$0	\$513,354					\$0
	Sub-total	\$513,354	\$0	\$513,354	\$0	\$0	\$0	\$0	\$0
TOTAL		\$6,386,812	\$969,049	\$6,386,810	\$969,048	\$0	\$0	\$0	\$0

BOND 3 Project List

Project Name	Types of Expenses	Project Budget		Previous Expenditures		Jan-Jun 2024 Expenditures		Remaining Balance	
		BOND 3 Proceeds	Other Funding Source	Previous Expenditures Bond 3	Previous Expenditures Other Funds	Current Expenditures Bond 3	Current Expenditures Other Funds	Remaining Balance Bond 3	Remaining Balance Other Funds
Sports Center HVAC Feasibility Study Project No. 2015-25 - CLOSED									
Feasibility Study and analysis of various types of mechanical cooling systems at the Sports Center	Design/Feasibility Study	\$24,112	\$0	\$24,112			\$0	\$0	
	Construction Management	\$0	\$0	\$0			\$0	\$0	
	Construction	\$3,967	\$0	\$3,967			\$0	\$0	
	Sub-total	\$28,079	\$0	\$28,079	\$0	\$0	\$0	\$0	\$0
Animal Shelter HVAC Replacement Project No. 2016-12 - CLOSED									
Replacement of two HVAC Units at the Animal Shelter <i>Budget Amendment 2021-22 (\$5,971)</i>	Design	\$8,250	\$0	\$8,250			\$0	\$0	
	Construction Management	\$0	\$0	\$0			\$0	\$0	
	Construction	\$83,279	\$0	\$83,279			\$0	\$0	
	Sub-total	\$91,529	\$0	\$91,529	\$0	\$0	\$0	\$0	\$0
Animal Shelter Roof, Paint and Siding Project No. 2017-01 - CLOSED									
Replacement of the siding at the Animal Shelter <i>Budget Amendment 2021-22 (\$46,626)</i>	Design	\$14,919	\$0	\$14,919			\$0	\$0	
	Construction Management	\$0	\$0	\$0			\$0	\$0	
	Construction	\$395,605	\$0	\$395,605			\$0	\$0	
	Sub-total	\$410,524	\$0	\$410,524	\$0	\$0	\$0	\$0	\$0
Senior Center West Parking Lot Paving Project No. 2017-12 - CLOSED									
Paving of the west parking lot at the Senior Center	Design	\$1,186	\$0	\$1,186			\$0	\$0	
	Construction Management	\$0	\$0	\$0			\$0	\$0	
	Construction	\$150,131	\$0	\$150,131			\$0	\$0	
	Sub-total	\$151,317	\$0	\$151,317	\$0	\$0	\$0	\$0	\$0
Sports Center Exterior Coating and Siding Project No. 2017-02 - CLOSED									
Replacement of the siding on the west side of the Sports Center building	Design	\$1,499	\$0	\$1,499			\$0	\$0	
	Construction Management	\$0	\$0	\$0			\$0	\$0	
	Construction	\$54,240	\$0	\$54,240			\$0	\$0	
	Sub-total	\$55,739	\$0	\$55,739	\$0	\$0	\$0	\$0	\$0
PAC HVAC Replacement Project No. 2017-04 - CLOSED									
Replacement of 5 HVAC Units at the Spreckels Performing Arts Center	Design	\$0	\$0	\$0			\$0	\$0	
	Construction Management	\$0	\$0	\$0			\$0	\$0	
	Construction	\$413,888	\$0	\$413,888			\$0	\$0	
	Sub-total	\$413,888	\$0	\$413,888	\$0	\$0	\$0	\$0	\$0
Alicia Park ADA Path of Travel Project No. 2017-05 - CLOSED									
Replacement of various paths of travel for ADA accessibility	Design	\$0	\$0	\$0			\$0	\$0	
	Construction Management	\$0	\$0	\$0			\$0	\$0	

BOND 3 Project List

Project Name	Types of Expenses	Project Budget		Previous Expenditures		Jan-Jun 2024 Expenditures		Remaining Balance	
		BOND 3 Proceeds	Other Funding Source	Previous Expenditures Bond 3	Previous Expenditures Other Funds	Current Expenditures Bond 3	Current Expenditures Other Funds	Remaining Balance Bond 3	Remaining Balance Other Funds
	Construction	\$104,608	\$0	\$104,608			\$0	\$0	
	Sub-total	\$104,608	\$0	\$104,608	\$0	\$0	\$0	\$0	\$0
Senior Center HVAC Replacement Project No 2017-13 - CLOSED									
Replacement of 8 HVAC units at the Senior Center <i>Budget Amendment 2021-22 (\$9,289)</i>	Design	\$0	\$0	\$0			\$0	\$0	
	Construction Management	\$0	\$0	\$0			\$0	\$0	
	Construction	\$274,331	\$0	\$274,331			\$0	\$0	
	Sub-total	\$274,331	\$0	\$274,331	\$0	\$0	\$0	\$0	\$0
Senior Center Roof Project No. 2014-05 - CLOSED									
Replacement of roof at Senior Center - Combined with 310-1405 <i>Budget Amendment 2021-22 (\$3,166)</i>	Design	\$0	\$0	\$0			\$0	\$0	
	Construction Management	\$0	\$0	\$0			\$0	\$0	
	Construction	\$288,043	\$0	\$288,043			\$0	\$0	
	Sub-total	\$288,043	\$0	\$288,043	\$0	\$0	\$0	\$0	\$0
Downtown Sewer Main Project - Project No 2018-40- CLOSED									
Provides additional capacity in the existing sewer system on Enterprise Drive and Hunter Drive <i>Budget Amendment 2021-22 (\$192,460)</i>	Design	\$0	\$0	\$0			\$0	\$0	
	Construction Management	\$0	\$0	\$0			\$0	\$0	
	Construction	\$2,657,540	\$650,000	\$2,657,540	\$650,000		\$0	\$0	
	Sub-total	\$2,657,540	\$650,000	\$2,657,540	\$650,000	\$0	\$0	\$0	\$0
Downtown Rohnert Park Expressway - State Farm Drive Traffic Improvements Project No 2018-41- CLOSED									
Modifications to the Rohnert Park Expressway/State Farm Drive intersection and median improvements on State Farm Drive <i>Budget Amendment 2021-22 +\$6,965</i> <i>Reso 2022-066 (\$2,088,358 move to 2022-26)</i> <i>Budget Amendment 07/03/23 add \$1,694.21 from CIP 1507 Bond 3</i>	Design	\$0	\$0	\$0			\$0	\$0	
	Construction Management	\$0	\$0	\$0			\$0	\$0	
	Construction	\$20,301	\$0	\$20,301			\$0	\$0	
	Sub-total	\$20,301	\$0	\$20,301	\$0	\$0	\$0	\$0	\$0
City Hall Generator Connection Project Project No 2020-10- CLOSED									
Generator connection installation <i>Budget Amendment 2021-22 (\$575)</i>	Design		\$0	\$0			\$0	\$0	
	Construction Management		\$0	\$0			\$0	\$0	
	Construction	\$79,425	\$0	\$79,425			\$0	\$0	
	Sub-total	\$79,425	\$0	\$79,425	\$0	\$0	\$0	\$0	\$0
Senior Center Generator Connection Project Project No 2020-11- CLOSED									

BOND 3 Project List

Project Name	Types of Expenses	Project Budget		Previous Expenditures		Jan-Jun 2024 Expenditures		Remaining Balance	
		BOND 3 Proceeds	Other Funding Source	Previous Expenditures Bond 3	Previous Expenditures Other Funds	Current Expenditures Bond 3	Current Expenditures Other Funds	Remaining Balance Bond 3	Remaining Balance Other Funds
Generator connection installation <i>Budget Amendment 2021-22 (\$4,871)</i>	Design	\$8,000	\$0	\$8,000			\$0	\$0	
	Construction Management		\$0	\$0			\$0	\$0	
	Construction	\$57,129	\$0	\$57,129			\$0	\$0	
	Sub-total	\$65,129	\$0	\$65,129	\$0	\$0	\$0	\$0	\$0
Senior Center Restrooms and ADA Improvements Project No. 2015-07									
Renovation of restroom, including new fixtures, flooring, ADA upgrades <i>Combined with 310-1507 via Resolution 2021-104</i> Budget Amendment 7/3/23 move \$3,165.58 from Fund Balance (CIP1405) Budget Amendment 7/3/23 move \$1,694.21 to CIP 1841	Design	\$0	\$30,000	\$0	\$30,000	\$0	\$0	\$0	\$0
	Construction Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Construction	\$257,782	\$180,433	\$168,966	\$180,433	\$0	\$0	\$88,816	\$0
	Sub-total	\$257,782	\$210,433	\$168,966	\$210,433	\$0	\$0	\$88,816	\$0
Downtown Infrastructure Project No. 2022-26									
Infrastructure for new Downtown development <i>(approved by Resolution 2022-066)</i>	Total Project Budget	\$3,200,000	\$7,000,000	\$0	\$582,593	\$0	\$114,797	\$3,200,000	\$6,302,610
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Sub-total	\$3,200,000	\$7,000,000	\$0	\$582,593	\$0	\$114,797	\$3,200,000	\$6,302,610
Bond 3 Fund Balance									
Remaining Bond 3 funds available	Fund Balance	\$2,267,039	\$0	\$0	\$0	\$0	\$0	\$2,267,039	\$0
	Sub-total	\$2,267,039	\$0	\$0	\$0	\$0	\$0	\$2,267,039	\$0
	TOTAL	\$10,365,274	\$7,860,433	\$4,809,419	\$1,443,026	\$0	\$114,797	\$5,555,855	\$6,302,610

Agenda Item #5.1
For Sonoma County Consolidated Oversight Board
Meeting of: January 24, 2026

Sonoma County
Consolidated Oversight Board

To: Chairperson and Consolidated Oversight Board Members

From: Susie Holmes, Finance Director
City Of Cloverdale

Subject: Cloverdale Recognized Obligation Payment Schedule (ROPS) 25-26 And Administrative Budget for Fiscal Year 2025-26

Agenda Action: Adopt a Resolution

Recommendation

Adopt a resolution approving: 1) the Cloverdale Successor Agency ROPS 25-26 and 2) Cloverdale Successor Agency Administrative Budget for Fiscal Year 2025-26

Executive Summary

All California redevelopment agencies were dissolved effective February 1, 2012, pursuant to Assembly Bill x1 26 and subsequent legislation referred to as the "Dissolution Act". The Cloverdale Community Development Successor Agency ("Cloverdale Successor Agency") was established via Resolution No. SA 001-2012 on July 11, 2012, to wind down the affairs of the former Cloverdale Community Development Agency ("CCDA") pursuant to the Dissolution Act.

CONSIDERATION OF RESOLUTION NO. OB xxx-2025 OF THE SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD, ADOPTING THE CLOVERDALE
RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 FOR THE PERIOD JULY
1, 2025, TO JUNE 30, 2026
PAGE 2 OF 4

Health and Safety Code Section 34177(o) requires the Cloverdale Successor Agency to prepare a Recognized Obligation Payment Schedule (“ROPS”) that requests funding for former CCDA obligations on an annual basis. The Cloverdale Successor Agency has prepared a ROPS 25-26 that requests funding for obligations due between July 1, 2025, and June 30, 2026.

Health and Safety Code Section 34177(j) requires the Cloverdale Successor Agency to prepare an annual administrative budget. The Cloverdale Successor Agency has prepared a detailed Administrative Budget for Fiscal Year 2025-26.

The Cloverdale Successor Agency ROPS 25-26 and Administrative Budget for Fiscal Year 2025-26 were approved by the Successor Agency Board and are being presented to the Consolidated Oversight Board for its approval as required by the Dissolution Act.

ROPS 25-26 Obligations

The following describes the \$4.71 million requested for enforceable obligations on the ROPS 25-26, of which \$1.76 million is requested from Redevelopment Property Tax Trust Funds (“RPTTF”), \$2.88 is requested from Reserve Balances, and \$66,526 is requested from Other Funds.

- Item 8 – Administrative Budget – The Successor Agency is requesting \$229,000 for its FY 2025-26 administrative expenses, which is less than the maximum permitted by law of \$260,000. The administrative budget is needed to fund staff time to prepare the ROPS, prepare for and attend Successor Agency and Oversight Board meetings, administer payments, and maintain financial records including the annual audited financial statements.
- Item 17 – Contract for Bond Administration – \$3,000 is requested to pay an administrative fee charged by the fiscal agent on the 2020 Bonds pursuant to an enforceable contract.

CONSIDERATION OF RESOLUTION NO. OB xxx-2025 OF THE SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD, ADOPTING THE CLOVERDALE
RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 FOR THE PERIOD JULY
1, 2025, TO JUNE 30, 2026
PAGE 3 OF 4

- Item 18 – Continuing Disclosure Reports – \$1,650 is requested to pay a consultant to prepare and submit legally mandated reports on the 2020 Bonds pursuant to an enforceable contract.
- Item 26 – 2020 Tax Allocation Refunding Bonds (“2020 Bonds”) - \$1,573,400 is requested to make debt service payments on the 2020 Bonds by August 1, 2025, and February 1, 2026 as required pursuant to the Indenture of Trust for the 2020 Bonds. The debt service payments will be funded by a Reserve Balance held from the ROPS 24-25.
- Item 27 – Reserves for 2020 Bonds - \$2,898,050 is requested to be held as a reserve for the next three debt service payments (August 1, 2026, February 1, 2027, and August 1, 2027). Of this amount, \$1,304,450 will be funded by a Reserve Balance held from the ROPS 24-25, and \$1,593,600 is requested from RPTTF. The reserve is required by Section 5.08(c)(iii) of the Indenture of Trust for the 2020 Bonds.

Cash Balances

The Report of Cash Balances in the current ROPS represents the Successor Agency’s estimate of the cash balance as of June 30, 2023. It shows the inflow and outflow of funds held by the Successor Agency. Funds are being spent in a timely manner and consistent with the approvals of the Oversight Board and DOF. The Cash Balances page helps the Successor Agency to identify other funds available to spend on enforceable obligations, detailed as follows:

- Reserve Balance: The Successor Agency had \$1,383,716 in reserve balances from prior ROPS periods that were spent on ROPS 22-23 obligations as approved by DOF or reserved for subsequent ROPS.
- Other Funds: The Successor Agency had an Other Funds Balance of \$66,526 remaining as of June 30, 2023. This amount has been applied to the ROPS 25-26 administrative allowance.

CONSIDERATION OF RESOLUTION NO. OB xxx-2025 OF THE SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD, ADOPTING THE CLOVERDALE
RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 FOR THE PERIOD JULY
1, 2025, TO JUNE 30, 2026
PAGE 4 OF 4

- Redevelopment Property Tax Trust Funds (“RPTTF”): The Successor Agency spent all RPTTF received for the ROPS 22-23, with the exception of \$2,849,291 that was held as a reserve for future debt service payments and a \$23,202 Prior Period Adjustment for the ROPS 22-23.

As required by HSC section 34186 (c), the Successor Agency prepared a reconciliation between approved and actual payments on enforceable obligations from the ROPS covering Fiscal Year 2022-23 and submitted this reconciliation to the County Auditor-Controller (“CAC”) by October 1, 2023. The CAC reviewed the Prior Period Adjustment. The CAC and Successor Agency agree on a \$23,202 difference between approved and actual expenses. DOF will reduce the ROPS 25-26 RPTTF allocation by \$23,202.

Attachments

- Attachment 1 – Sonoma Countywide Oversight Board Resolution No. ____ Approving the Cloverdale Successor Agency ROPS 25-26 and Administrative Budget for Fiscal Year 2025-26

Contact

Susie Holmes, Finance Director, Cloverdale Successor Agency
sholmes@ci.cloverdale.ca.us
(707) 894-1715

Resolution No. _____

**A Resolution Of The Sonoma County Consolidated Oversight Board
Approving The Cloverdale Recognized Obligation Payment Schedule 25-26 For the July
2025 Through June 2026 Period and The Successor Agency's Administrative Budget
For Fiscal Year 2025-26**

Whereas, pursuant to Part 1.85 of Division 25 of the California Health and Safety Code (“Dissolution Act”), all redevelopment agencies in the State of California, including the Cloverdale Community Development Agency (“CCDA”) were dissolved as of February 1, 2012; and

Whereas, pursuant to the Dissolution Act, the Successor Agency to the Cloverdale Community Development Agency (“Cloverdale Successor Agency”) is the successor-in-interest of the former CCDA and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former CCDA were transferred to the Successor Agency on February 1, 2012; and

Whereas, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board (“Oversight Board”) was created effective July 1, 2018, and is the Oversight Board to all successor agencies in the County of Sonoma, including the Cloverdale Successor Agency; and

Whereas, pursuant to (“HSC”) 34177(o) the Cloverdale Successor Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2025, through June 30, 2026, period (“ROPS 25-26”), attached as Exhibit “A”, and transmitted it to the Oversight Board for its approval; and

Whereas, the Dissolution Act requires the Cloverdale Successor Agency to prepare a proposed administrative budget and submit it to the Oversight Board for approval; and

Whereas, the proposed ROPS 25-26 includes an administrative budget of \$229,000 for Fiscal Year 2025-26, or \$114,500 between each ROPS period within the fiscal year, to pay for

staffing, operating costs, and professional administrative services related to the wind-down of the former redevelopment agency, as detailed in Exhibit “B”, out of the administrative cost allowance permitted by the Dissolution Act; and

Whereas, the Oversight Board desires to approve the Cloverdale Successor Agency ROPS 25-26 and Administrative Budget for Fiscal Year 2025-26.

Now, therefore, be it resolved that the Sonoma County Consolidated Oversight Board resolves as follows:

Section 1. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. The Oversight Board hereby approves and adopts the ROPS 25-26 covering the period of July 1, 2025, to June 30, 2026, in substantially the form attached hereto as Exhibit A, and incorporated herein by reference, as required by the Dissolution Act.

Section 3. The Oversight Board hereby approves the Administrative Budget for Fiscal Year 2025-26, in substantially the form attached hereto as Exhibit B, and incorporated herein by reference, as required by the Dissolution Act.

Section 4. The Cloverdale Successor Agency is hereby authorized and directed to transmit a copy of the ROPS 25-26 to DOF, the State Controller, and the Sonoma County Auditor-Controller for their review.

Section 5. The Oversight Board Secretary shall certify to the adoption of this Resolution.

Passed, Approved, And Adopted at a meeting of Sonoma County Consolidated Oversight Board held this 24th day of January 2025 by the following vote, to wit:

Ayes:
Noes:
Absent:
Abstain:

Approved:

Chair

Approved As To Form:

General Counsel

Attachments:

Exhibit A – Cloverdale Successor Agency ROPS 25-26

Exhibit B – Cloverdale Successor Agency Administrative Budget for Fiscal Year 2025-26

Exhibit A

Cloverdale Successor Agency

ROPS 25-26

**Recognized Obligation Payment Schedule
(ROPS 25-26) - Summary Filed for the July
1, 2025 through June 30, 2026 Period**

Successor Agency: Cloverdale

County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 Total
A. Enforceable Obligations Funded as Follows (B + C + D)	\$1,350,476	\$1,593,900	\$2,944,376
B. Bond Proceeds			-
C. Reserve Balance	1,283,950	1,593,900	2,877,850
D. Other Funds	66,526	-	66,526
E. Redevelopment Property Tax Trust Fund (RPTTF) (F + G)	\$50,974	\$1,709,750	\$1,760,724
F. RPTTF	3,000	1,595,250	1,598,250
G. Administrative RPTTF	47,974	114,500	162,474
H. Current Enforceable Obligations (A + E)	\$1,401,450	\$3,303,650	\$4,705,100

Name

Title

Signature

Date

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.

Cloverdale
 Recognized
 Obligation
 Schedule (ROPS
 25-26) - ROPS
 Detail

July 1, 2025 through
 June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec): Fund Source - Bond Proceeds	(Jul - Dec): Fund Source - Reserve Balance	ROPS 25-26A (Jul - Dec): Fund Source - Other Funds	ROPS 25-26A (Jul - Dec): Fund Source - RPTTF	ROPS 25-26A (Jul - Dec): Fund Source - Admin RPTTF	ROPS 25-26A (Jul - Dec): Total	ROPS 25-26B (Jan - Jun): Fund Source - Bond Proceeds	(Jan - Jun): Fund Source - Reserve Balance	ROPS 25-26B (Jan - Jun): Fund Source - Other Funds	ROPS 25-26B (Jan - Jun): Fund Source - RPTTF	ROPS 25-26B (Jan - Jun): Fund Source - Admin RPTTF	ROPS 25-26B (Jan - Jun): Total	
								\$47,483,450		\$4,705,100	\$0	\$1,283,950	\$66,526	\$3,000	\$47,974	\$1,401,450	\$0	\$1,593,900	\$0	\$1,595,250	\$114,500	\$114,500	\$3,303,650
8	Administration Budget	Admin Cots	7/1/2025	6/30/2026	Various	Administration Budget	Cloverdale Redevelopment Project	3,435,000	N	\$229,000			66,526		47,974	\$114,500						114,500	\$114,500
17	Contract for Bond Administration	Fees	12/23/2015	6/30/2039	Union Bank	Contract for bond administration	Cloverdale Redevelopment Project	42,000	N	\$3,000				3,000		\$3,000							\$0
18	Continuing Disclosure Reports	Fees	12/23/2015	6/30/2040	Hdl. Coren & Cone	Contract for continuing disclosure reports	Cloverdale Redevelopment Project	24,750	N	\$1,650						\$0					1,650		\$1,650
26	2020 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	9/1/2020	8/1/2038	Union Bank	Refunding Tax Allocation Bonds, Series 2020	Cloverdale Redevelopment Project	21,990,850	N	\$1,573,400		1,283,950				\$1,283,950			289,450				\$289,450
27	Reserves for 2020 Tax Allocation Refunding Bonds	Reserves	9/1/2020	8/1/2038	Union Bank	Reserve required by Section 5.08 of the Indenture for the 2020 Tax Allocation Refunding Bonds	Cloverdale Redevelopment Project	21,990,850	N	\$2,898,050						\$0		1,304,450			1,593,600		\$2,898,050

Cloverdale

**Recognized Obligation Payment
Schedule (ROPS 25-26) - Report
of Cash Balances**

July 1, 2025 to June 30, 2026

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	Fund Source: Bond Proceeds - Bonds Issued on or before 01/10/11	Fund Source: Bond Proceeds - Bonds issued on or After 01/10/11	Reserve Balance - Prior ROPS RPTTF and Reserve Balances Retained for Future	Fund Source: Other Funds - Rent, grants, interest, etc.	Fund Source: RPTTF - Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.			1,600,043	126,657	2,610	E: Reserve Balance approved on ROPS 22-23, Item 16 (\$1,383,716) + PPA 20-21 held for ROPS 23-24 (\$206,131) + PPA 21-22 held for ROPS 24-25 (\$10,196). F: Balance carried over from prior period G: PPA 19-20 held for 22-23 (\$2,610)
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				66,526	3,306,940	E: Other funds revenue from Sandholm payment (\$4,825) + City reimbursement agreement (\$61,701)
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)			1,383,716		437,057	Matches amounts reported on PPA 22-23 (CAC adjusted). RPTTF expenditures exclude the Reserve Balance held for ROPS 23-24A debt service
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			216,327	126,657	2,849,291	E: PPA 20-21 held for ROPS 23-24 (\$206,131) + PPA 21-22 held for ROPS 24-25 (\$10,196) F: Other Funds held for ROPS 24-25 (\$126,657) G: Reserve held for next A period debt service
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC	No entry required	No entry required	No entry required	No entry required	23,202	
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)			\$0	\$66,526	\$0	F: Other Funds Revenue 22-23 (\$66,526) applied to ROPS 25-26

Exhibit B

Cloverdale Successor Agency
Administrative Budget For Fiscal Year 2025-26

Exhibit B

Cloverdale Successor Agency

Administrative Budget FY 2025-26 For July 1, 2025 to June 30, 2026

Expense Category	Responsibilities	FY 2025-26 Proposed Budget
Salaries and Wages		
Staff salaries, benefits, and payroll taxes	<ul style="list-style-type: none"> • Process payment of enforceable obligations • Maintain documentation of Agency financial and other records • Coordinate with consultant to answer questions and provide documentation as requested by Oversight Board, County Auditor-Controller, and Department of Finance • Coordinate with auditors to audit Successor Agency fund • Coordinate and hold Successor Agency meetings • Includes time for Finance, Assistant City Manager, City Manager, City Attorney, and City Clerk departments 	\$176,220
Subtotal		\$176,220

Expense Category	Responsibilities	FY 2025-26 Proposed Budget
Maintenance and Operations		
Contract services (RSG, Inc.)	<ul style="list-style-type: none"> • Prepare ROPS, PPA, staff reports, and resolutions • Coordinate with and answer questions for Oversight Board, County Auditor-Controller, and Department of Finance • Monitor and project cash flow to ensure sufficient revenues for obligations and to inform Agency staff of expected revenues 	\$25,000
Auditor	<ul style="list-style-type: none"> • Audit Successor Agency funds and prepare annual audit • Provide legal services as needed 	\$5,400
Operating and overhead costs	<ul style="list-style-type: none"> • Successor Agency share of City Hall overhead and operating costs for Administrative budgets (supplies, utilities, website updates and IT, meeting mileage, etc.) 	\$23,276
Subtotal		\$52,676
Rounding Factor	<ul style="list-style-type: none"> • Round down to nearest thousand 	(\$104)
Total Budget		\$229,000

For Sonoma County Consolidated Oversight Board

Meeting of January 24, 2025

Sonoma County Consolidated Oversight Board

To: Chairperson and consolidated oversight board members

From: Cotati Community Redevelopment Successor Agency

Subject: Resolution adopting a July 1, 2025 – June 30, 2026, recognized obligation payment schedule (ROPS 25-26) and administrative budget pursuant to health and safety code section 34177(1)

Action: Approval of Resolution

Recommendation

It is recommended that the Sonoma County Consolidated Oversight Board (Oversight Board) approve the resolution adopting a July 1, 2025 – June 30, 2026, recognized obligation payment schedule (ROPS 25-26) and administrative budget pursuant to health and safety code section 34177 (1).

Executive Summary

The oversight board to the successor agency is required to adopt a list of enforceable obligations called a recognized obligation payment schedule (ROPS), together with an administrative budget every year. The proposed ROPS for July 1, 2025 - June 30, 2026, period is provided in as prepared by the Cotati administrative services staff.

Background

The Cotati community redevelopment agency (CCRA) was dissolved on February 1, 2012, pursuant to abx1 26. On January 11, 2012, by resolution 2011-74, the city council of the city of Cotati elected to become the successor agency to the Cotati community redevelopment agency (agency) to ensure that projects currently underway are completed, to retain control over the disposition of assets, and to make payments as identified in approved recognized obligation

payment schedules (ROPS). Each ROPS is prepared by the agency and sets forth the amounts due for each enforceable obligation during a twelve-month period. The ROPS is approved by the oversight board for the agency, and the approved ROPS is forwarded to the California department of finance (DOF).

This ROPS covers the entire fiscal year budget from July 2025 to June 2026. The ROPS are used to authorize expenditures and allocate redevelopment property tax trust fund (RPTTF) payments to the successor agencies.

Fiscal Impact

The ROPS 25-26 requests are to pay the bond debt payments, bond trustee costs, school district obligation and administrative costs. In addition, the successor agency requests to retain funding to pay for costs associated with the implementation of the approved long range property management plan (LRPMP).

Health and safety code section 34177(j) also requires the oversight board to approve the successor agency's administrative budget. The proposed ROPS requests \$250,000 for the annual administration budget; which is allowed by law and has been approved by the department of finance for proper administration of the agency in previous ROPS.

Environmental impact

The action of the oversight board to the successor agency in adopting the ROPS resolution does not constitute a project as defined by the California environmental quality act guidelines section 15378; therefore, no further environmental review is required.

Contact

Damien O'Bid, dobid@cotaticity.gov, 707-665-3621

Angela Courter, acourter@cotaticity.gov, 707-665-4236

OVERSIGHT BOARD RESOLUTION NO. _____

RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD FORMED PURSUANT TO HEALTH AND SAFETY CODE SECTION 34179 TO OVERSEE THE COTATI COMMUNITY REDEVELOPMENT SUCCESSOR AGENCY, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE INCLUDING THE SUCCESSOR AGENCY ADMINISTRATIVE COSTS FOR THE PERIOD ENDING JUNE 30, 2026.

WHEREAS, on December 29, 2011, the California Supreme Court delivered its decision in *California Redevelopment Association v. Matosantos*, finding ABX1 26 (the “Dissolution Act”) largely constitutional; and

WHEREAS, under ABx1 26 (the “Dissolution Act”) and the California Supreme Court’s decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Cotati Community Development Commission, were dissolved on February 1, 2012; and

WHEREAS, on January 11, 2012, the City adopted Resolution 2011-74 electing to serve as the successor agency to the Cotati Community Redevelopment Agency pursuant to Health and Safety Code Section 34176; and

WHEREAS, on July 25, 2012, in accordance with AB 1484, enacted on June 27, 2012, the City Council adopted Resolution No. 2012-51 and the Successor Agency Board adopted Resolution No. 2012-52, acknowledging the Successor Agency as a local public entity distinct from the City of Cotati; and

WHEREAS, in accordance with SB107, as of June 30, 2018, the City of Cotati Oversight Board was dissolved with all future actions related to the dissolution of redevelopment taken over by the County of Sonoma Oversight Board, and

WHEREAS, under the Dissolution Act, the Oversight Board must approve the ROPS 25-26 to enable the Cotati Community Redevelopment Successor Agency to continue to make payments on enforceable obligations of the former forenamed agency; and

WHEREAS, pursuant to the Dissolution Act, the duly constituted Oversight Board for the Cotati Community Redevelopment Successor Agency met at a duly noticed public meeting on January 24, 2025 to consider obligations listed on the ROPS 25-26, and consider approval of the ROPS 25-26; and

NOW THEREFORE, THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD, FORMED TO OVERSEE THE COTATI COMMUNITY REDEVELOPMENT AGENCY DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

1. Finds that the Recitals are true and correct and are incorporated herein by reference.
2. Approve the Recognized Obligation Payment Schedule (ROPS 25-26) for the period covering July 1, 2025 through June 30, 2026 (attached herein as Exhibit A) including the Cotati Community Redevelopment Successor Agency Administrative Costs, in the form presented to the Oversight Board including the agreements and obligations described in the ROPS, and hereby determines that such agreements and obligations constitute “enforceable obligations” or “recognized obligations” for all purposes of the Dissolution Act.
3. The Oversight Board authorizes and directs the Cotati Community Redevelopment Successor Agency’s Executive Director or designee to perform all acts necessary to be compliant with AB X1 26, AB 1484 and the statutory requirements set forth by the City staff to take all actions necessary under the Dissolution Act to take any other actions necessary to ensure the validity of the ROPS 25-26 or the validity of any enforceable obligation or other agreement approved by the Oversight Board in this Resolution.

Adopted this 24th day of January 2025 by the following vote:

OVERSIGHT BOARD FOR THE SUCCESSOR
AGENCY CITY OF COTATI

Chair

**Recognized Obligation Payment Schedule (ROPS
25-26) - Report of Cash Balances
July 1, 2022 to June 30, 2023**

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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
	ROPS 21-22 Cash Balances (07/01/22 - 06/30/23)	Fund Source: Bond Proceeds - Bonds Issued on or before 12/31/10	Fund Source: Bond Proceeds - Bonds issued on or After 1/1/11	Fund Source: Reserve Balance - Prior ROPS RPTTF and Reserve Balances Retained for Future Period(s)	Fund Source: Other Funds - Rent, grants, interest, etc.	Fund Source: RPTTF - Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.	49,188	-	21,750	29,014	-	
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller	-	-	-	70,151	330,292	ROPS 22-23A = \$273,892 ROPS 22-23B = \$ 56,400
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)	-	-	-	-	330,292	
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	-	-	21,750	-	-	
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC	No entry required	No entry required	No entry required	No entry required	(6,455)	
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	49,188	-	-	99,165	6,455	

City of Cotati
 Recognized
 Obligation
 Schedule (ROPS
 25-26) - ROPS
 Detail
 July 1, 2025
 through June 30,
 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec): Fund Source - Bond Proceeds	ROPS 25-26A (Jul - Dec): Fund Source - Reserve Balance	ROPS 25-26A (Jul - Dec): Fund Source - Other Funds	ROPS 25-26A (Jul - Dec): Fund Source - RPTTF	ROPS 25-26A (Jul - Dec): Fund Source - Admin RPTTF	ROPS 24-25A (Jul - Dec): Total	ROPS 25-26B (Jan - Jun): Fund Source - Bond Proceeds	ROPS 25-26B (Jan - Jun): Fund Source - Reserve Balance	ROPS 25-26B (Jan - Jun): Fund Source - Other Funds	ROPS 25-26B (Jan - Jun): Fund Source - RPTTF	ROPS 25-26B (Jan - Jun): Fund Source - Admin RPTTF	ROPS 25-26B (Jan - Jun): Total		
								8,654,667		1,127,240	-	21,750	-	77,072	125,000	963,573	-	-	-	-	38,667	125,000	163,667	
3	Administrative Costs	Admin Costs	12/31/2013	10/31/2035	Various	Administrative Costs related to Successor Agency		250,000	N	250,000					125,000	125,000						125,000	125,000	
4	CRPUSD Court Settled Payments	Litigation	12/31/1986	12/31/2033	Cotati Rohnert Park Unified School District	Court Settlement Agreement to settle claims against the Agency regarding redirection of tax increment revenues away from CRUSD to RDA		663,145	N	72,572				72,572		72,572								-
20	Bond Disclosure/Arbitrage Reports	Fees	1/1/2014	9/1/2035	NHA Advisors	Required annual disclosure Reports for 2020A Refunding Bond		2,500	N	2,500												2,500	2,500	
21	Bond Trustee Services	Fees	11/27/2001	9/1/2035	Union Bank	Trustee Services for 2020 A Refunding Bond		9,000	N	9,000				4,500		4,500						4,500	4,500	
24	Long Range Property Management Plan Implementation	Property Dispositions	7/1/2015	6/30/2020	Various - Not Selected	Implementation of disposition of assets per LRPMP		21,750	N	21,750		21,750				21,750								-
26	Tax Allocation Bond, Series 2020	Refunding Bonds Issued After 6/27/12	7/1/2020	9/1/2035	Union Bank	Refunding of Bonds 2001 and 2004 issued to fund non-housing projects - debt service.		7,708,272	N	771,418						739,751						31,667	31,667	

**Recognized Obligation Payment Schedule (ROPS
25-26) - Report of Cash Balances
July 1, 2022 to June 30, 2023**

(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
	ROPS 21-22 Cash Balances (07/01/22 - 06/30/23)	Fund Source: Bond Proceeds - Bonds Issued on or before 12/31/10	Fund Source: Bond Proceeds - Bonds issued on or After 1/1/11	Fund Source: Reserve Balance - Prior ROPS RPTTF and Reserve Balances Retained for Future Period(s)	Fund Source: Other Funds - Rent, grants, interest, etc.	Fund Source: RPTTF - Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.	49,188	-	21,750	29,014	-	
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller	-	-	-	70,151	330,292	ROPS 22-23A = \$273,892 ROPS 22-23B = \$ 56,400
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)	-	-	-	-	330,292	
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	-	-	21,750	-	-	
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC	No entry required	No entry required	No entry required	No entry required	(6,455)	
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	49,188	-	-	99,165	6,455	

SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD
MEMBERS

FROM: KATIE EDGAR, FINANCE DIRECTOR
CITY OF HEALDSBURG

SUBJECT: HEALDSBURG RECOGNIZED OBLIGATION PAYMENT SCHEDULE
(ROPS) 25-26 AND ADMINISTRATIVE BUDGET FOR FISCAL YEAR
2025-26

AGENDA ACTION: RESOLUTION

RECOMMENDATION

Adopt a resolution approving the Healdsburg Redevelopment Successor Agency ROPS 25-26 and the Healdsburg Redevelopment Successor Agency Administrative Budget for Fiscal Year 2025-26.

BACKGROUND

Assembly Bill x1 26 amending the California Health and Safety Code dissolved redevelopment agencies statewide effective February 1, 2012. On January 30, 2012, the City Council designated the City of Healdsburg to serve as the Successor Agency to the Redevelopment Agency of the City of Healdsburg.

Health & Safety Code Section 34177(o) requires the successor agencies to submit a Recognized Obligation Payment Schedule (ROPS) to the State Department of Finance (DOF) on an annual basis.

The ROPS must be submitted to the Sonoma County Auditor-Controller Treasurer-Tax Collector, State Controller's Office and Department of Finance no later than February 1 after approval by the Oversight Board.

ANALYSIS

The attached ROPS 25-26 addresses \$3,984,079 in enforceable obligations to be paid from Redevelopment Property Tax Trust Funds ("RPTTF") and Other Funds. The enforceable obligations include bond debt payments, fiscal agent fees and the administrative cost allowance for the period July 1, 2025 to June 30, 2026.

CONSIDERATION OF RESOLUTION NO. ____ OF THE SONOMA COUNTY CONSOLIDATED
OVERSIGHT BOARD, APPROVING THE HEALDSBURG ROPS 25-26 AND HEALDSBURG
REDEVELOPMENT SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1,
2025 TO JUNE 30, 2026
PAGE 2 OF 2

The total obligations included for bond debt payments are \$3,725,079 and fiscal agent fees are \$9,000. The Health and Safety Code Section 34171 (b) determines the administrative cost allowance shall be up to 3 percent of the actual property tax distributed in the preceding fiscal year less the prior year administrative cost allowance and city loan repayments. The code further states the administrative cost allowance shall not be less than \$250,000 unless the annual administrative cost allowance exceeds 50 percent of the total Redevelopment Property Tax Trust Fund distributed to pay enforceable obligation in the preceding fiscal year. Pursuant to these provisions, the Successor Agency to the Redevelopment Agency for the City of Healdsburg includes an Administrative Cost Allowance of \$250,000.

Staff recommends that the Oversight Board consider and adopt the attached Resolution approving the ROPS 25-26, and related administrative budget. If approved, staff will submit the approved ROPS to the Sonoma County Auditor-Controller Treasurer-Tax-Collector, State Controller's Office and the Department of Finance by February 1, 2025. In accordance with AB1484, staff will also post the approved ROPS on the Successor Agency's website.

ATTACHMENTS

- Attachment 1 – Sonoma Countywide Oversight Board Resolution No. ____ Approving the Healdsburg ROPS 25-26 and Healdsburg Redevelopment Successor Agency Administrative Budget
- Exhibit A to Attachment 1: ROPS 25-26

CONTACT

Katie Edgar, Finance Director, City of Healdsburg
Kedgar@healdsburg.gov 707-431-3184

RESOLUTION NO. _____

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE HEALDSBURG RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 AND HEALDSBURG REDEVELOPMENT SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE JULY 2025 THROUGH JUNE 2026 PERIOD AND AUTHORIZING ITS TRANSMITTAL

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (“Dissolution Act”), all redevelopment agencies in the State of California, including the Redevelopment Agency of the City of Healdsburg (“Former Agency”) were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Healdsburg Redevelopment Successor Agency (“Successor Agency”) is the successor-in-interest of the Former Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the Former Agency were transferred to the Successor Agency on February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board (“Oversight Board”) was created effective July 1, 2018 and is the Oversight Board to all successor agencies in the County of Sonoma, including the Healdsburg Redevelopment Successor Agency; and

WHEREAS, pursuant to (“HSC”) 34177(o) the Healdsburg Redevelopment Successor Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2025 through June 30, 2026 period (“ROPS 25-26”), attached as Exhibit “A”, and transmitted it to the Oversight Board for its approval; and

WHEREAS, pursuant to (“HSC”) 34171 (b) the Healdsburg Redevelopment Successor Agency has prepared an administrative budget consistent with the minimum administrative cost allowance; and

WHEREAS, the Oversight Board desires to approve the Healdsburg Redevelopment Successor Agency ROPS 25-26; and

WHEREAS, the Oversight Board desires to approve the Healdsburg Redevelopment Successor Agency Administrative Budget for the period of July 1, 2025 to June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves and adopts the ROPS 25-26 covering the period of July 1, 2025 to June 30, 2026, in substantially the form attached hereto as Exhibit A, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. The Oversight Board hereby approves and adopts the Administrative Budget covering the period of July 1, 2025 to June 30, 2026, in substantially the form attached hereto as Exhibit A, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 4. The Healdsburg Redevelopment Successor Agency is hereby authorized and directed to transmit a copy of the ROPS to DOF, the State Controller, and the Sonoma County Auditor-Controller for their review.

SECTION 5. The Oversight Board Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a meeting of Sonoma County Consolidated Oversight Board held this 24th day of January 2025 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Chair

APPROVED AS TO FORM:

General Counsel

Attachment:

Exhibit A – Healdsburg Redevelopment Successor Agency ROPS 25-26

**Recognized Obligation Payment Schedule
(ROPS 25-26) - Summary Filed for the July
1, 2025 through June 30, 2026 Period**
Successor Agency: City of Healdsburg
County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26 Total (July- December)	25-26 Total (January-June)	ROPS 25-26 Total
A. Enforceable Obligations Funded as Follows (B + C + D)	\$ 103,425	\$ 238,974	\$ 342,399
B. Bond Proceeds	\$ -	\$ -	\$ -
C. Reserve Balance	\$ -	\$ -	\$ -
D. Other Funds	\$ 103,425	\$ 238,974	\$ 342,399
E. Redevelopment Property Tax Trust Fund (RPTTF) (F + G)	\$ 3,213,368	\$ 428,312	\$ 3,641,680
F. RPTTF	\$ 3,088,368	\$ 303,312	\$ 3,391,680
G. Administrative RPTTF	\$ 125,000	\$ 125,000	\$ 250,000
H. Current Enforceable Obligations (A + E)	\$ 3,316,793	\$ 667,286	\$ 3,984,079

Name

Title

Signature

Date

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.

City of Healdsburg

Recognized
Obligation Schedule
(ROPS 25-26) - ROPS
Detail
July 1, 2025 through
June 30, 2026

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 25-26 Total	ROPS 25-26 (Jul-Dec): Fund Proceeds	ROPS 25-26 (Jul-Dec): Fund Source - Reserve Balance	ROPS 25-26 (Jul-Dec): Fund Source - Other Funds	ROPS 25-26 (Jul-Dec): Fund Source - RPTTF	ROPS 25-26 (Jul-Dec): Fund Source - Admin RPTTF	ROPS 25-26 (Jul-Dec): Total	ROPS 25-26 (Jan-Jun): Fund Proceeds	ROPS 25-26 (Jan-Jun): Fund Source - Reserve Balance	ROPS 25-26 (Jan-Jun): Fund Source - Other Funds	ROPS 25-26 (Jan-Jun): Fund Source - RPTTF	ROPS 25-26 (Jan-Jun): Fund Source - Admin RPTTF	ROPS 25-26 (Jan-Jun): Total
								\$ 36,262,557		\$ 3,984,079	\$ -	\$ -	\$ 103,425	\$ 3,088,368	\$ 125,000	\$ 3,316,793	\$ -	\$ -	\$ 238,974	\$ 303,312	\$ 125,000	\$ 667,286
2	2002 Tax Allocation Bonds Series B	Bonds Issued On or Before 12/31/10	04/03/2002	08/01/2031	USDA	Bonds issued to fund non-housing projects	All	\$ 823,025	N	\$ 116,231			\$ 101,625		\$ 101,625				\$ 14,606			\$ 14,606
67	2014 TAB Refunding Bond Series A	Bonds Issued After 12/31/10	05/08/2014	08/01/2031	Bank of New York Mellon, Trustee	Refund 2002 Bonds issued to fund non-housing projects	All	\$ 5,582,915	N	\$ 797,073				\$ 723,468		\$ 723,468			\$ 73,605			\$ 73,605
68	2014 TAB Refunding Bond Series B	Bonds Issued After 12/31/10	05/08/2014	08/01/2031	Bank of New York Mellon, Trustee	Refund 2002 Bonds issued to fund housing projects	All	\$ 2,196,027	N	\$ 314,667				\$ 285,730		\$ 285,730				\$ 28,937		\$ 28,937
69	Trustee Agreement	Bonds Issued After 12/31/10	05/08/2014	08/01/2031	Bank of New York Mellon, Trustee	Fiscal Agent Fees	All	\$ 75,168	N	\$ 9,000			\$ 1,800			\$ 1,800				\$ 7,200		\$ 7,200
70	2015 TAB Refunding Bond Series A	Bonds Issued After 12/31/10	01/22/2015	08/01/2031	Bank of New York Mellon, Trustee	Refund 2003 Bonds issued to fund non-housing projects	All	\$ 6,054,267	N	\$ 705,475				\$ 604,884		\$ 604,884			\$ 100,591			\$ 100,591
71	2015 TAB Refunding Bond Series B	Bonds Issued After 12/31/10	01/22/2015	08/01/2031	Bank of New York Mellon, Trustee	Refund 2003 Bonds issued to fund housing projects	All	\$ 2,862,305	N	\$ 387,008				\$ 344,036		\$ 344,036			\$ 42,972			\$ 42,972
73	Personnel, Supplies, Legal and Audit	Admin Costs	02/01/2012	08/01/2031	City of Healdsburg	Annual Admin Budget	All	\$ 2,375,000	N	\$ 250,000					\$ 125,000	\$ 125,000					\$ 125,000	\$ 125,000
75	2017 TAB Refunding Bond	Bonds Issued After 12/31/10	12/07/2017	08/01/2034	Bank of New York Mellon, Trustee	Refund 2010 Bond issue to fund non-housing projects	All	\$ 16,293,850	N	\$ 1,404,625				\$ 1,130,250		\$ 1,130,250			\$ 274,375			\$ 274,375

City of Healdsburg
 Recognized Obligation Payment Schedule (ROPS 25-26) -
 Report of Cash Balances
 July 1, 2022 to June 30, 2023
 (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
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	Fund Source: Bond Proceeds - Bonds Issued on or before 12/31/10	Fund Source: Bond Proceeds - Bonds issued on or After 1/1/11	Fund Source: Reserve Balance - Prior ROPS RPTTF and Reserve Balances Retained for Future Period(s)	Fund Source: Other Funds - Rent, grants, interest, etc.	Fund Source: RPTTF - Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.				\$ 537,517	\$ (6,854)	
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller				\$ 379,219	\$ 3,866,428	Other Funds: Interest \$26,606 Rent \$129,285 Principal \$223,328
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)				\$ 126,381	\$ 3,870,878	
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC	No entry required	No entry required	No entry required	No entry required		
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4 - 5)				\$ 790,355	\$ (11,304)	

SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD

To: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

From: BETSY HOWZE, FINANCE DIRECTOR, CITY OF ROHNERT PARK

Subject: ROHNERT PARK RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 25-26

Agenda Action: APPROVAL OF RESOLUTION

Recommendation

Consider and adopt the attached Resolution approving the Annual Recognized Obligation Payment Schedule (ROPS 25-26) of the Successor Agency to the former Community Development Commission of the City of Rohnert Park for the period July 1, 2025 to June 30, 2026 and authorizing its transmittal.

Background/Analysis

Pursuant to Assembly Bill x1 26, the Rohnert Park Successor Agency (“Successor Agency”) was established to serve as a custodian for the assets and to wind down the affairs of the former Redevelopment Agency or the Community Development Commission (“Commission”) on February 1, 2012. The Commission was subject to the direction of a seven-member Oversight Board. Effective July 1, 2018, Health and Safety Code (H&S) 34179 (j), consolidated Oversight Boards for individual successor agencies to county-wide oversight boards, and thus the Successor Agency is now overseen by the Sonoma County Consolidated Oversight Board (Oversight Board). Tax increment funding that had previously gone to redevelopment agencies is instead now placed in a county-wide

Redevelopment Property Tax Trust Fund (“RPTTF”). The revenues received from the RPTTF, as well as the Successor Agency’s assets transferred from the Commission, can only be used to pay enforceable obligations in existence at the date of dissolution.

Each year, the City as the Successor Agency prepares a Recognized Obligation Payment Schedule (ROPS), which details funding requirements related to all outstanding obligations that the former Commission entered into prior to dissolution that the Successor Agency must now fulfill. This is submitted to the State, which then authorizes remission of RPTTF revenue that is necessary to fulfill those obligations.

After approval by the Oversight Board for the County of Sonoma Successor Agency, State law requires the Rohnert Park Successor Agency’s ROPS FY 25-26 be submitted to the State Department of Finance (DOF), Sonoma County Auditor-Controller-Treasurer-Tax Collector, and be posted to the Successor Agency’s website by February 1, 2025. Should any issues arise with the review of the ROPS by the State, the Successor Agency requests that the Finance Director on behalf of the Oversight Board, be authorized and directed to take any action necessary to amend the ROPS to comply with the legislation.

ROPS 25-26 Obligations

The attached ROPS FY 25-26 addresses \$3,548,668 in enforceable obligations to be paid from RPTTF revenue. The enforceable obligations include bond debt payments for the City’s 1999 Tax Allocation Bonds and 2018 Tax Allocation Refunding Bonds that are tied to repaying outstanding debt obligations of the Successor Agency, and the administrative cost allowance for the period July 1, 2025 to June 30, 2026.

Successor Agencies are entitled to an administrative allowance, subject to approval of the Oversight Board in an amount not less than \$250,000 for any fiscal year, or such lesser amounts as agreed to by the Successor Agency. The City of Rohnert Park is

requesting an administrative cost allowance of \$250,000 to cover costs such as salaries and benefits and professional services relative to continuing disclosures and legal services.

Cash Balances

The Report of Cash Balances in the current ROPS represents the Successor Agency's estimate of the true cash balance as of June 30, 2023. It shows the inflow and outflow of funds held by the Successor Agency. Funds are being spent in a timely manner and consistent with the approvals of the Oversight Board and DOF. The Cash Balances page helps the Successor Agency to identify other funds available to spend on enforceable obligations.

Fiscal Impact

H&S Code 34177 (o)(1) requires the Successor Agency to submit the ROPS no later than February 1 of each year. If the deadline is not met, the city, shall be subject to a civil penalty equal to ten thousand dollars (\$10,000) per day for every day the schedule is not submitted to the department.

If approved, the City as Successor Agency will receive \$3,548,668 of RPTTF to pay for the debt service obligations of the Successor Agency and allowable administrative costs.

Environmental Analysis

This action is not a Project under the California Environmental Quality Act ("CEQA").

Consideration of Resolution No. OB ___ of The Sonoma County Consolidated Oversight Board, Adopting The City of Rohnert Park Recognized Obligation Payment Schedule 25-26 For the Period July 1, 2025 to June 30, 2026
Page 4 of 4

Attachments:

- Attachment 1 – Oversight Board Resolution with Exhibit A ROPS FY 25-26
- Resolution of the City of Rohnert Park as Successor Agency to the former Community Development Commission of the City of Rohnert Park approving the annual Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2025 through June 30, 2026 (ROPS 25-26) pursuant to Health and Safety Code Section 34177 (o)

Contact

Betsy Howze, Finance Director, City of Rohnert Park, (707) 585-6717

bhowze@rpcity.org

RESOLUTION NO. _____

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE CITY OF ROHNERT PARK AS SUCCESSOR AGENCY TO THE FORMER COMMUNITY DEVELOPMENT COMMISSION RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 FOR THE JULY 1, 2025 THROUGH JUNE 30, 2026 PERIOD AND AUTHORIZING ITS TRANSMITTAL

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (“Dissolution Act”), all redevelopment agencies in the State of California, including the Community Development Commission of the City of Rohnert Park (“Former Agency”) were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the City of Rohnert Park as Successor Agency to the Community Development Commission of the City of Rohnert Park (“Rohnert Park Successor Agency”) is the successor-in-interest of the Former Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the Former Agency were transferred to the Rohnert Park Successor Agency on February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board (“Oversight Board”) was created effective July 1, 2018 and is the Oversight Board to all successor agencies in the County of Sonoma, including the Rohnert Park Redevelopment Successor Agency; and

WHEREAS, pursuant to Section 34177(o) of the Dissolution Act, the Rohnert Park Successor Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2025 through June 30, 2026 period (“ROPS 25-26”) and Recognized Obligation Payment Schedule, attached as Exhibit “A” and transmitted it to the Oversight Board for its approval; and

WHEREAS, Successor Agencies are entitled to an administrative allowance subject to approval of the Oversight Board, and the administrative allowance shall not be less than \$250,000 for any fiscal year unless agreed to by the Successor Agency; and

WHEREAS, the Oversight Board desires to approve the City of Rohnert Park Redevelopment Successor Agency ROPS 25-26.

NOW, THEREFORE, BE IT RESOLVED THAT THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD RESOLVES AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves and adopts the Rohnert Park Redevelopment Successor Agency ROPS 25-26 covering the period of July 1, 2025 to June 30,

2026 in substantially the form attached hereto as Exhibit A, incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. Oversight Board hereby approves and adopts the Administrative Budget in substantially the form attached to this Resolution as Exhibit A incorporated herein by reference, as required by the Dissolution Act.

SECTION 4. The Rohnert Park Redevelopment Successor Agency Finance Director is hereby authorized and directed to take all actions necessary under the California Health and Safety Code to transmit a copy of ROPS 25-26 to the State Department of Finance, and the Sonoma County Auditor-Controller-Treasurer-Tax Collector for their review, and to post said ROPS to the Successor Agency’s website by February 1, 2025. Furthermore, the Finance Director on behalf of the Oversight Board, is hereby authorized and directed to take any action necessary to amend the ROPS to comply with the legislation.

SECTION 5. The Oversight Board Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED at a meeting of Sonoma County Consolidated Oversight Board held this 24th day of January 2025 by the following vote, to wit:

Ayes:
Noes:
Absent:
Abstain:

Attest: _____
William (Bill) Arnone, Chair
Consolidated Oversight Board

Approved As To Form:

General Counsel

Attachment:

Exhibit A – City of Rohnert Park Annual ROPS 25-26

Exhibit A

City of Rohnert Park as Successor Agency to The Community Development Commission of the

City of Rohnert Park

ROPS 25-26

RESOLUTION NO. 2025-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK AS SUCCESSOR AGENCY TO THE FORMER COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF ROHNERT PARK APPROVING THE ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR JULY 1, 2025 – JUNE 30, 2026 (“ROPS 25-26”) PURSUANT TO SECTION 34177 (o) OF THE CALIFORNIA HEALTH AND SAFETY CODE

WHEREAS, in accordance with Section 34173 of the California Community Redevelopment Law (Health & Safety Code § 33000 *et seq.*) (“CRL”), the City of Rohnert Park 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**”); and,

WHEREAS, Section 34177(o) 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”) and the Sonoma County Auditor-Controller-Treasurer-Tax Collector (“County Auditor”) an Oversight Board approved Recognized Obligation Payment Schedules (“ROPS”); and,

WHEREAS, pursuant to Section 34177(o), the ROPS for the period of July 1, 2025 to June 30, 2026 (“ROPS 25-26”) shall be submitted to the Sonoma County Auditor-Controller-Treasurer-Tax Collector and State Department of Finance no later than February 1, 2025 after approval by the Oversight Board; and,

WHEREAS, Successor Agency staff have prepared the attached ROPS 25-26 as required pursuant to Health and Safety Code Section 34177(o).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROHNERT PARK AS SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF ROHNERT PARK DOES RESOLVE AS FOLLOWS:

Section 1. The Recognized Obligation Payment Schedule for the period July 1, 2025 to June 30, 2026 (“ROPS 25-26”) 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 ROPS 25-26 to the Countywide Oversight Board for approval on January 24, 2025, and after ROPS 25-26 receives such approval, thereafter to the DOF, the State Controller, and the County Auditor and post ROPS 25-26 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 ROPS 25-26, correct clerical errors or omissions including, if necessary, making modifications to ROPS 25-26 determined by the City Manager and Finance Director to be reasonable and financially feasible to meet 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 14th day of January 2025.

CITY OF ROHNERT PARK



Gerard Giudice, Mayor

ATTEST:



Sylvia Lopez Cuevas, City Clerk

APPROVED AS TO FORM:



Michelle M. Kenyon, City Attorney

Attachments: Exhibit A

Adams: Aye Elward: Aye Rodriguez: Aye Sanborn: Aye Giudice: Aye
Ayes: (5) Noes: (0) Absent: (0) Abstain: (0)

**Recognized Obligation Payment Schedule
(ROPS 25-26) - Summary Filed for the July
1, 2025 through June 30, 2026 Period**

Successor Agency: **Rohnert Park**

County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26 Total (July - Dec)	25-26 Total (January - June)	ROPS 25-26 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)	\$ 3,179,709	\$ 368,959	\$ 3,548,668
F. RPTTF	3,054,709	243,959	3,298,668
G. Administrative RPTTF	125,000	125,000	250,000
H. Current Enforceable Obligations (A + E)	\$ 3,179,709	\$ 368,959	\$ 3,548,668

Name Title

Signature Date

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.

Rohnert Park
Recognized Obligation Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

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 25-26 Total	ROPS 25-26 (Jul-Dec): Fund Source Bond Proceeds	ROPS 25-26 (Jul-Dec): Fund Source Reserve Balance	ROPS 25-26 (Jul-Dec): Fund Source Other Funds	ROPS 25-26 (Jul-Dec): Fund Source RPTTF	ROPS 25-26 (Jul-Dec): Fund Source Admin RPTTF	ROPS 25-26 (Jul-Dec): Total	ROPS 25-26 (Jan-Jun): Fund Source Bond Proceeds	ROPS 24-26 (Jan-Jun): Fund Source Reserve Balance	ROPS 25-26 (Jan-Jun): Fund Source Other Funds	ROPS 25-26 (Jan-Jun): Fund Source RPTTF	ROPS 25-26 (Jan-Jun): Fund Source Admin RPTTF	ROPS 25-26 (Jan-Jun): Total	
								\$ 36,903,071		\$ 3,548,668	\$ -	\$ -	\$ -	\$ 3,054,709	\$ 125,000	\$ 3,179,709							
1	1999 Tax Allocation Bonds	Bonds issued on or Before 12/31/10	1/27/1999	8/1/2035	US Bank	Bonds issue to fund non-housing projects	Rohnert Park Redevelopment Project Area	19,305,000	N	\$ 1,755,000	-	-	-	1,755,000	-	\$ 1,755,000	-	-	-	-	-	-	
6	Administrative Allowance	Admin Costs	1/1/2014	6/30/2037	City of Rohnert Park	Administrative support costs	Rohnert Park Redevelopment Project Area	250,000	N	\$ 250,000	-	-	-	-	125,000	\$ 125,000	-	-	-	-	-	125,000	\$ 125,000
38	2018 CDC Tax Allocation Refunding Bonds	Bonds issued After 12/31/10	5/1/2018	8/1/2037	US Bank	Bonds refunding issue		17,346,071	N	\$ 1,543,668	-	-	-	1,299,709	-	\$ 1,299,709	-	-	-	-	243,959	-	\$ 243,959

Rohnert Park

Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances

July 1, 2022 to June 30, 2023

(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
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	Fund Source: Bond Proceeds - Bonds Issued on or before 12/31/10	Fund Source: Bond Proceeds - Bonds issued on or After 01/01/11	Fund Source: Reserve Balance - Prior ROPS RPTTF and Reserve Balances Retained for Future Period(s)	Fund Source: Other Funds - Rent, grants, interest, etc.	Fund Source: RPTTF - Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.	1,756,554		1,755,000	1,555,469	63,304	Col F&G-last three approved annual ROPS PPA 22-23, 233-24, 24-25
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller	59,095			85,361	3,569,574	Col F FY22-23 Interest; Col G-FY22-23A&B+Q1 & 2 interest & RSA interest, See RPTTF distribution for revenues below
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)	-		1,755,000		1,875,009	Col F is 0.00 nothing noted on determination letter
4	Retention of Available Cash Balance (Actual 06/30/2023) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	1,815,649				1,755,000	
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC	No entry required	No entry required	No entry required	No entry required	282	PPA 22-23 Total Difference between what was authorized and actual
6	Ending Actual Available Cash Balance (06/30/22) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ 1,640,830	\$ 2,587	

SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD
MEMBERS
FROM: SCOTT WAGNER, DEPUTY DIRECTOR, SANTA ROSA
SUBJECT: APPROVAL OF ANNUAL ROPS FISCAL YEAR 2025-26

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Finance Department of the City of Santa Rosa that the Sonoma County Consolidated Oversight Board, by resolution, adopt the Recognized Obligation Payment Schedule (ROPS) for the period of July 2025 – June 2026, entitled Annual ROPS 25-26, pursuant to Health and Safety (H&S) Code §34177(j)-(l).

EXECUTIVE SUMMARY

Pursuant to Health and Safety (H&S) Code §34179 (j) on or after July 1, 2018 in each county where more than one Oversight Board was created, there shall be only one Countywide Oversight Board. The County of Sonoma falls under this category, and as such the Sonoma County Consolidated Oversight Board was created. Commencing with the Recognized Obligation Payment Schedule (ROPS) covering the period from July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an Oversight Board approved annual ROPS to the California Department of Finance (DOF) and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter.

The City of Santa Rosa, in its role as Successor Agency is requesting \$3,033,192 of Redevelopment Property Tax Trust Funds (RPTTF) on the ROPS to pay the administrative cost allowance and debt service-related enforceable actions.

The Successor Agency is required to submit the ROPS, including the Administrative Budget, to the Sonoma County Consolidated Oversight Board for its approval. Once approved by the Oversight Board, the ROPS must be submitted to the DOF and the Sonoma County Auditor-Controller (CAC). The due date for submittal of the Annual ROPS 25-26 to the DOF and CAC is February 1, 2025.

BACKGROUND

AB 1484, signed into law by Governor Jerry Brown on June 27, 2012, requires Successor Agencies to complete certain tasks by specific dates, and submission of the Annual ROPS 25-26 by February 1, 2025, is the next task and due date. The ROPS is not deemed valid unless it is approved by the Oversight Board and a copy of the approved ROPS is submitted to the DOF and CAC.

The Successor Agency is required to prepare an annual ROPS which sets forth (a) the nature, amount, and source(s) of payment for all “enforceable obligations” of the former Redevelopment Agency (as defined by law) to be paid by the Successor Agency; and (b) an Administrative Budget that includes the estimated amounts for Successor Agency administrative costs for the period. The Administrative Budget is included in the Annual ROPS 25-26.

ANALYSIS

The City, in its capacity as Successor Agency, has prepared the ROPS covering the period from July 1, 2025 – June 30, 2026. The ROPS must be adopted by the Successor Agency, approved by the Oversight Board, and submitted to the CAC and DOF by February 1, 2025. The DOF has until April 15, 2025, to review the ROPS and to object to any items that do not meet its definition of an Enforceable Obligation.

“Enforceable Obligations” listed in the ROPS may include the following: bonds, loans legally required to be repaid pursuant to a payment schedule or other mandatory repayment terms; payments required by the federal government; preexisting obligations to the state or obligations imposed by state law; judgments, settlements or binding arbitration decisions against the former Redevelopment Agency; legally binding and enforceable agreements or contracts; costs of maintenance of assets prior to disposition; and agreements to purchase or rent office space, equipment and supplies.

Successor Agencies are entitled to an “administrative cost allowance” which is an amount that, subject to the approval of the oversight board, is payable from property tax revenues of up to 5 percent of the property tax allocated to the successor agency for the 2011–12 fiscal year and up to 3 percent of the property tax allocated to the Redevelopment Obligation Retirement Fund money that is allocated to the Successor Agency for each fiscal year thereafter; provided, however, that the amount shall not be less than two hundred fifty thousand dollars (\$250,000) for any fiscal year or such lesser amount as agreed to by the Successor Agency. The City of Santa Rosa is requesting an administrative cost allowance of \$14,000, which will cover various costs including salaries and benefits and professional services relative to continuing disclosures and legal services.

The City of Santa Rosa, in its role as Successor Agency, is requesting \$3,033,192 of Redevelopment Property Tax Trust Funds (RPTTF) on the ROPS to pay the Administrative Cost Allowance and debt-service related enforceable obligations; this

funding is subject to approval by the DOF and allocation by the CAC.

The Enforceable Obligations listed on the Annual ROPS 25-26 will be paid with the funding sources indicated on the ROPS, unless otherwise directed by the DOF after their review.

FISCAL IMPACT

H&S Code 34177 (o)(1) requires the Successor Agency to submit the ROPS by the scheduled deadline, or the Successor Agency is subject to a penalty of \$10,000 per day for every day that the ROPS is not submitted to the DOF; and if the ROPS is not submitted within 10 days of the deadline, the Successor Agency administration allowance will be reduced by 25%.

All Enforceable Obligations are paid with Real Property Tax Trust Funds (RPTTF) and there is no fiscal impact to the City of Santa Rosa General Fund.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENT

- Resolution/Exhibit A (Annual ROPS 25-26)

CONTACT

Scott Wagner, Deputy Director, Finance Department, (707) 543-4670
swagner@srcity.org

RESOLUTION NO. _____

RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA ROSA, APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j)-(o)

WHEREAS, on December 29, 2011, the California Supreme Court issued its final decision in the litigation of *California Redevelopment Association v. Matosantos*, upholding Assembly Bill x1 26 (codified as Health and Safety Code §§34161-34191) (“ABx1 26”) and invalidating Assembly Bill x1 27 (the legislation that would have permitted redevelopment agencies to continue operation if their sponsoring jurisdiction agreed to make certain payments for the benefit of schools and special districts); and as a result, all California redevelopment agencies were dissolved, effective February 1, 2012; and

WHEREAS, pursuant to Health and Safety Code §34173(d), on January 10, 2012, by Resolution No. 28029, the Council of the City of Santa Rosa elected to become the Successor Agency to the Redevelopment Agency of the City of Santa Rosa (“Agency”); and

WHEREAS, the City of Santa Rosa as Successor Agency to the Redevelopment Agency approved all prior Recognized Obligation Payment Scheduled for submission to the Department of Finance pursuant to Health & Safety Code §§34169 and 34177; and

WHEREAS, the Oversight Board to the Successor Agency of the City of Santa Rosa adopted all prior Recognized Obligation Payment Schedules (ROPS); and

WHEREAS, Health and Safety Code §34177 (o) (1) requires that commencing with the ROPS covering the period July 1, 2016, to June 30, 2017, and thereafter, agencies shall submit an oversight board approved annual ROPS to the California Department of Finance and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter; and

WHEREAS, Health and Safety Code §34177(j) requires the Successor Agency to the Redevelopment Agency to prepare an Administrative Budget within the ROPS that includes the estimated amounts for Successor Agency administrative costs for each ROPS period and submit it to the Oversight Board for approval; and

WHEREAS, pursuant to Health and Safety Code Section 34179 (j), on and after July 1, 2018, in each county where more than one oversight board was created, there shall be only one Countywide Oversight Board, which in Sonoma County is the Sonoma County Consolidated Oversight Board; and

WHEREAS, Successor Agencies are entitled to an administrative allowance subject to approval of the Oversight Board. The administrative allowance allowed under dissolution law is up to five percent (5%) of the eligible property tax allocated to the Successor Agency for Fiscal Year (FY) 2011-12 and three percent (3%) each year thereafter. The dissolution law further states

the administrative cost allowance shall not be less than \$250,000 for any fiscal year unless agreed to by the Successor Agency: and

WHEREAS, Governor Brown signed into law Assembly Bill 471, on February 18, 2014, as urgency legislation to be effective immediately that provides for a “housing entity administrative cost allowance” of up to 1% of the property tax allocated to the Redevelopment Obligation Retirement Fund on behalf of the Successor Agency, but not less than \$150,000 per fiscal year if a local housing authority assumed the housing functions of the former redevelopment agency and the housing entity administrative cost allowance is listed on the ROPS; and

WHEREAS, Health and Safety Code §34177(1), requires the Successor Agency to the redevelopment agency to prepare a Recognized Obligation Payment Schedule (ROPS) which sets forth the nature, amount, and source(s) of payment for all “enforceable obligations” of the Agency (as defined by law) to be paid by the Successor Agency after the Agency’s dissolution; and

WHEREAS, Health and Safety Code §34177(1)(2)(B)-(C) requires the Successor Agency to submit the ROPS to the Successor Agency’s Oversight Board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS (“Approved ROPS”) to the Sonoma County Auditor-Controller and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency’s website; and

WHEREAS, only payments required pursuant to the ROPS may be made by the Successor Agency after May 1, 2012, and the County Auditor-Controller will allocate real property tax trust funds to Successor Agencies to pay debts listed on the Approved ROPS.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the ROPS through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, it does not constitute a project subject to the requirements of the California Environmental Quality Act in that pursuant to CEQA Guidelines Section 15061(b)(3), it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 3. Approval of Administrative Budget. The Sonoma County Consolidated Oversight Board hereby approves and adopts the Administrative Budget, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code §34171(a)-(b) and §34177(j).

Section 4. Approval of ROPS. The Oversight Board hereby approves and adopts the ROPS, in substantially the form attached to this Resolution as Exhibit A, as required by Health

and Safety Code §34177 and §34179 and further finds that all listed obligations are committed for legitimate redevelopment purposes. Furthermore, the Chief Financial Officer or designee, on behalf of the Sonoma County Consolidated Oversight Board, is hereby authorized and directed to take any action necessary to amend the ROPS to comply with the legislation contained in Assembly Bill 471; and to take any action necessary to amend the Oversight Board’s internal accounting structure to comply with the structure and reporting requirements of the ROPS.

Section 5. Transmittal of ROPS. The Chief Financial Officer or designee, on behalf of the Sonoma County Consolidated Oversight Board, is hereby authorized and directed to undertake any actions as are necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS including, without limitation, the execution of documents and all other actions, subject to any minor conforming, technical or clarifying changes approved by the City Attorney. Such actions may include but are not limited to (1) submitting the ROPS to the State of California Department of Finance; and (2) submitting the approved ROPS to the Sonoma County Auditor-Controller; and (3) posting the approved ROPS on the Successor Agency’s website.

Section 6. Effectiveness. This Resolution shall take effect immediately upon its adoption.

DULY AND REGULARLY ADOPTED by the Sonoma County Consolidated Oversight Board this 24th day of January, 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____
Chair

APPROVED AS TO FORM:

General Counsel

Attachment: Exhibit A – Annual ROPS 25-26

**Recognized Obligation Payment Schedule
(ROPS 25-26) - Summary Filed for the July
1, 2025 through June 30, 2026 Period**

Exhibit A

Successor Agency: Santa Rosa

County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 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)	\$ 2,594,373	\$ 438,819	\$ 3,033,192
F. RPTTF	\$ 2,587,373	\$ 431,819	\$ 3,019,192
G. Administrative RPTTF	\$ 7,000	\$ 7,000	\$ 14,000
H. Current Enforceable Obligations (A + E)	\$ 2,594,373	\$ 438,819	\$ 3,033,192

Name

Title

Signature

Date

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.

Santa Rosa
 Recognized
 Obligation Schedule
 (ROPS 25-26) - ROPS
 Detail
 July 1, 2025 through
 June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec): Fund Source - Bond Proceeds	ROPS 25-26A (Jul - Dec): Fund Source - Reserve Balance	ROPS 25-26A (Jul - Dec): Fund Source - Other Funds	ROPS 25-26A (Jul - Dec): Fund Source - RPTTF	ROPS 25-26A (Jul - Dec): Fund Source - Admin RPTTF	ROPS 25-26A (Jul - Dec): Total	ROPS 25-26B (Jan - Jun): Fund Source - Bond Proceeds	ROPS 25-26B (Jan - Jun): Fund Source - Reserve Balance	ROPS 25-26B (Jan - Jun): Fund Source - Other Funds	ROPS 25-26B (Jan - Jun): Fund Source - RPTTF	ROPS 25-26B (Jan - Jun): Fund Source - Admin RPTTF	ROPS 25-26B (Jan - Jun): Total
								\$ 29,320,275		\$ 3,033,192					\$ 2,587,373	\$ 7,000	\$ 2,594,373			\$ 431,819	\$ 7,000	\$ 438,819
40	Administrative Activities	Admin Costs	1/1/2016	6/30/2014	City of Santa Rosa	Operational expenses for Successor Agency Gateway		\$ 2,250,000	N	\$ 14,000					\$ 7,000	\$ 7,000					\$ 7,000	\$ 7,000
93	2015A Tax Allocation bonds	Refunding Bonds Issued After 6/27/12	11/19/2015	8/1/2033	ZB National Association	Tax Allocation Refunding Bonds		\$ 21,307,875	N	\$ 721,700				\$ 360,850		\$ 360,850				\$ 360,850		\$ 360,850
94	2015B Tax Allocation bonds	Refunding Bonds Issued After 6/27/12	11/19/2015	8/1/2027	ZB National Association	Tax Allocation Refunding Bonds		\$ 5,724,000	N	\$ 2,293,992				\$ 2,226,023		\$ 2,226,023				\$ 67,969		\$ 67,969
95	2015A TAB Trustee Fees	Fees	11/19/2015	8/1/2033	ZB National Association	Trustee Fees associated with bonds		\$ 13,500	N	\$ 1,500										\$ 1,500		\$ 1,500
96	2015B TAB Trustee Fees	Fees	11/19/2015	8/1/2027	ZB National Association	Trustee Fees associated with bonds		\$ 4,500	N	\$ 1,500										\$ 1,500		\$ 1,500
97	2015A TAB Arbitrage Fees	Fees	11/19/2015	8/1/2033	Willdan Financial Services	Arbitrage calculation		\$ 20,400	N	\$ 500				\$ 500		\$ 500						\$ -

**Santa Rosa
Obligation
Payment
Schedule
(ROPS 25-26) -**

July 1, 2022 to
June 30, 2023
(Report
Amounts in
Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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
	ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)	Fund Source: Bond Proceeds - Bonds Issued on or before 12/31/10	Fund Source: Bond Proceeds - Bonds issued on or After 1/1/11	Fund Source: Reserve Balance - Prior ROPS RPTTF and Reserve Balances Retained for Future Period(s)	Fund Source: Other Funds - Rent, grants, interest, etc.	Fund Source: RPTTF - Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.				\$ 26,491	\$ (300)	
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller				\$ (246)	\$ 3,260,492	
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)				\$ 13,169	\$ 3,020,623	
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC	No entry required	No entry required	No entry required	No entry required		
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)				\$ 13,076	\$ 239,569	

SONOMA COUNTY
CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD
MEMBERS
FROM: SCOTT WAGNER, DEPUTY DIRECTOR, SANTA ROSA
SUBJECT: APPROVAL OF LAST AND FINAL ROPS

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Finance Department of the City of Santa Rosa that the Sonoma County Consolidated Oversight Board, by resolution, adopt the Last and Final Recognized Obligation Payment Schedule (ROPS) for the period of July 2026 – June 2034, entitled Last and Final ROPS, pursuant to Health and Safety (H&S) Code §34177(j)-(l).

EXECUTIVE SUMMARY

Pursuant to Health and Safety (H&S) Code §34179 (j) on or after July 1, 2018 in each county where more than one Oversight Board was created, there shall be only one Countywide Oversight Board. The County of Sonoma falls under this category, and as such the Sonoma County Consolidated Oversight Board was created. Commencing with the Recognized Obligation Payment Schedule (ROPS) covering the period from July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an Oversight Board approved ROPS to the California Department of Finance (DOF) and the County Auditor-Controller. Pursuant to H&S Code §34191.6(a) successor agencies that have a Finding of Completion may file a Last and Final ROPS when the following conditions are met: (1) the remaining debt is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules; (2) all remaining obligations have been previously listed on ROPS; and (3) the Successor Agency is not a party to outstanding or unresolved litigation.

The City of Santa Rosa Successor Agency meets the requirements to file a Last and Final ROPS and is seeking approval and adoption of the Sonoma County Consolidated Oversight Board to file. The City of Santa Rosa in its role as Successor Agency is requesting \$27,170,377 of Redevelopment Property Tax Trust Funds (RPTTF) on the

Last and Final ROPS to pay the administrative cost allowance and debt service-related enforceable actions. Administrative cost allowances have been included as \$7,000 annually, and total debt service is \$27,051,377 through 2034.

The Successor Agency is required to submit the Last and Final ROPS, including the Administrative Budget, to the Sonoma County Consolidated Oversight Board for its approval. Once approved by the Oversight Board, the ROPS must be submitted to the DOF and the Sonoma County Auditor-Controller (CAC).

BACKGROUND

Pursuant to H&S Code §34191.6(a) successor agencies that have a Finding of Completion may file a Last and Final ROPS when the following conditions are met: (1) the remaining debt is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules; (2) all remaining obligations have been previously listed on ROPS; and (3) the Successor Agency is not a party to outstanding or unresolved litigation. The Last and Final ROPS is not deemed valid unless it is approved by the Oversight Board and a copy of the approved Last and Final ROPS is submitted to the DOF and CAC.

The Successor Agency is required to prepare a Last and Final ROPS which sets forth (a) the nature, amount, and source(s) of payment for all “enforceable obligations” of the former Redevelopment Agency (as defined by law) to be paid by the Successor Agency; and (b) an Administrative Budget that includes the estimated amounts for Successor Agency administrative costs for the remaining periods.

ANALYSIS

The City, in its capacity as Successor Agency, has prepared the Last and Final ROPS covering the period from July 1, 2025 – June 30, 2034. The Last and Final ROPS must be adopted by the Successor Agency, approved by the Oversight Board, and submitted to the CAC and DOF. The DOF is to review the ROPS and to object to any items that do not meet its definition of an Enforceable Obligation.

“Enforceable Obligations” listed in the ROPS may include the following: bonds, loans legally required to be repaid pursuant to a payment schedule or other mandatory repayment terms; payments required by the federal government; preexisting obligations to the state or obligations imposed by state law; judgments, settlements or binding arbitration decisions against the former Redevelopment Agency; legally binding and enforceable agreements or contracts; costs of maintenance of assets prior to disposition; and agreements to purchase or rent office space, equipment and supplies.

Successor Agencies are entitled to an “administrative cost allowance” which is an amount that, subject to the approval of the oversight board, is payable from property tax revenues of up to 5 percent of the property tax allocated to the successor agency for the 2011–12

fiscal year and up to 3 percent of the property tax allocated to the Redevelopment Obligation Retirement Fund money that is allocated to the Successor Agency for each fiscal year thereafter; provided, however, that the amount shall not be less than two hundred fifty thousand dollars (\$250,000) for any fiscal year or such lesser amount as agreed to by the Successor Agency. The City of Santa Rosa is requesting an annual administrative cost allowance of \$7,000, which will cover various costs including salaries and benefits and professional services relative to continuing disclosures and legal services.

The City of Santa Rosa, in its role as Successor Agency, is requesting \$27,170,377 of Redevelopment Property Tax Trust Funds (RPTTF) on the ROPS to pay the Administrative Cost Allowance and debt-service related enforceable obligations; this funding is subject to approval by the DOF and allocation by the CAC.

The Enforceable Obligations listed on the Last and Final ROPS 25-26 will be paid with the funding sources indicated on the ROPS, unless otherwise directed by the DOF after their review.

FISCAL IMPACT

All Enforceable Obligations are paid with Real Property Tax Trust Funds (RPTTF) and there is no fiscal impact to the City of Santa Rosa General Fund.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENT

- Resolution/Exhibit A (Last and Final ROPS)

CONTACT

Scott Wagner, Deputy Director, Finance Department, (707) 543-4670
swagner@srcity.org

RESOLUTION NO. _____

RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA ROSA, APPROVING AND ADOPTING LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.6 (a)

WHEREAS, on December 29, 2011, the California Supreme Court issued its final decision in the litigation of *California Redevelopment Association v. Matosantos*, upholding Assembly Bill x1 26 (codified as Health and Safety Code §§34161-34191) (“ABx1 26”) and invalidating Assembly Bill x1 27 (the legislation that would have permitted redevelopment agencies to continue operation if their sponsoring jurisdiction agreed to make certain payments for the benefit of schools and special districts); and as a result, all California redevelopment agencies were dissolved, effective February 1, 2012; and

WHEREAS, pursuant to Health and Safety Code §34173(d), on January 10, 2012, by Resolution No. 28029, the Council of the City of Santa Rosa elected to become the Successor Agency to the Redevelopment Agency of the City of Santa Rosa (“Agency”); and

WHEREAS, the City of Santa Rosa as Successor Agency to the Redevelopment Agency approved all prior Recognized Obligation Payment Scheduled for submission to the Department of Finance pursuant to Health & Safety Code §§34169 and 34177; and

WHEREAS, the Oversight Board to the Successor Agency of the City of Santa Rosa adopted all prior Recognized Obligation Payment Schedules (ROPS); and

WHEREAS, Health and Safety Code §34177 (o) (1) requires that commencing with the ROPS covering the period July 1, 2016, to June 30, 2017, and thereafter, agencies shall submit an oversight board approved annual ROPS to the California Department of Finance and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter; and

WHEREAS, pursuant to Section 34177(1) of the Health and Safety Code, the Successor Agency to the Redevelopment Agency of the City of Santa Rosa may prepare a Last and Final Recognized Obligation Payment Schedule ("ROPS") if specified conditions are met and submit the Last and Final ROPS to the oversight board for the Successor Agency (the "Oversight Board") for approval; and

WHEREAS, pursuant to Health and Safety Code section 34191.6(a), Successor Agencies that have a Finding of Completion may file a Last and Final ROPS when the following conditions are met: (1) the remaining debt is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules; (2) all remaining obligations have been previously listed on ROPS; and (3) the Successor Agency is not a party to outstanding or unresolved litigation; and

WHEREAS, Health and Safety Code §34177(j) requires the Successor Agency to the Redevelopment Agency to prepare an Administrative Budget within the ROPS that includes the estimated amounts for Successor Agency administrative costs for each ROPS period and submit it to the Oversight Board for approval; and

WHEREAS, pursuant to Health and Safety Code Section 34179 (j), on and after July 1, 2018, in each county where more than one oversight board was created, there shall be only one Countywide Oversight Board, which in Sonoma County is the Sonoma County Consolidated Oversight Board; and

WHEREAS, Successor Agencies are entitled to an administrative allowance subject to approval of the Oversight Board. The administrative allowance allowed under dissolution law is up to five percent (5%) of the eligible property tax allocated to the Successor Agency for Fiscal Year (FY) 2011-12 and three percent (3%) each year thereafter. The dissolution law further states the administrative cost allowance shall not be less than \$250,000 for any fiscal year unless agreed to by the Successor Agency; and

WHEREAS, Governor Brown signed into law Assembly Bill 471, on February 18, 2014, as urgency legislation to be effective immediately that provides for a “housing entity administrative cost allowance” of up to 1% of the property tax allocated to the Redevelopment Obligation Retirement Fund on behalf of the Successor Agency, but not less than \$150,000 per fiscal year if a local housing authority assumed the housing functions of the former redevelopment agency and the housing entity administrative cost allowance is listed on the ROPS; and

WHEREAS, Health and Safety Code §34177(l), requires the Successor Agency to the redevelopment agency to prepare a Recognized Obligation Payment Schedule (ROPS) which sets forth the nature, amount, and source(s) of payment for all “enforceable obligations” of the Agency (as defined by law) to be paid by the Successor Agency after the Agency’s dissolution; and

WHEREAS, Health and Safety Code §34177(l)(2)(B)-(C) requires the Successor Agency to submit the ROPS to the Successor Agency’s Oversight Board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS (“Approved ROPS”) to the Sonoma County Auditor-Controller and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency’s website; and

WHEREAS, only payments required pursuant to the ROPS may be made by the Successor Agency after May 1, 2012, and the County Auditor-Controller will allocate real property tax trust funds to Successor Agencies to pay debts listed on the Approved ROPS.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated Oversight Board resolves as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the Last and Final ROPS through this Resolution does not commit the Successor Agency to any action that may have a significant effect

on the environment. As a result, it does not constitute a project subject to the requirements of the California Environmental Quality Act in that pursuant to CEQA Guidelines Section 15061(b)(3), it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 3. Approval of Administrative Budget. The Sonoma County Consolidated Oversight Board hereby approves and adopts the Administrative Budget, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code §34171(a)-(b) and §34177(j).

Section 4. Approval of Last and Final ROPS. The Oversight Board hereby approves and adopts the Last and Final ROPS, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code §34177 and §34179 and further finds that all listed obligations are committed for legitimate redevelopment purposes. Furthermore, the Chief Financial Officer or designee, on behalf of the Sonoma County Consolidated Oversight Board, is hereby authorized and directed to take any action necessary to amend the Last and Final ROPS to comply with the legislation contained in Assembly Bill 471; and to take any action necessary to amend the Oversight Board’s internal accounting structure to comply with the structure and reporting requirements of the Last and Final ROPS.

Section 5. Transmittal of Last and Final ROPS. The Chief Financial Officer or designee, on behalf of the Sonoma County Consolidated Oversight Board, is hereby authorized and directed to undertake any actions as are necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS including, without limitation, the execution of documents and all other actions, subject to any minor conforming, technical or clarifying changes approved by the City Attorney. Such actions may include but are not limited to (1) submitting the Last and Final ROPS to the State of California Department of Finance; and (2) submitting the approved Last and Final ROPS to the Sonoma County Auditor-Controller; and (3) posting the approved Last and Final ROPS on the Successor Agency’s website.

Section 6. Effectiveness. This Resolution shall take effect immediately upon its adoption.

DULY AND REGULARLY ADOPTED by the Sonoma County Consolidated Oversight Board this 24th day of January, 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____

Chair

APPROVED AS TO FORM:

General Counsel

Attachment: Exhibit A – Last and Final ROPS

Exhibit A - Santa Rosa Last & Final ROPS

Item #	Obligation Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Total Outstanding Obligation	Total Requested Funding	Notes
40	Administrative Activities	Admin Costs	1/1/2016	6/30/2034	City of Santa Rosa	Operational expenses for Successor Agency	2,875,000	119,000	
93	2015A Tax Allocation Bonds	Refunding Bonds Issued After 6/27/12	11/19/2015	8/1/2033	US Bank Trust Ntl Association	Tax Allocation Refunding Bonds	24,352,776	21,307,876	
94	2015B Tax Allocation Bonds	Refunding Bonds Issued After 6/27/12	11/19/2015	8/1/2027	US Bank Trust Ntl Association	Tax Allocation Refunding Bonds	11,734,530	5,724,001	
95	2015A TAB Trustee Fees	Fees	11/19/2015	8/1/2033	US Bank Trust Ntl Association	Trustee fees associated with bond	18,000	13,500	
96	2015B TAB Trustee Fees	Fees	11/19/2015	8/1/2027	US Bank Trust Ntl Association	Trustee fees associated with bond	9,000	4,500	
97	2015A TAB Arbitrage Fees	Fees	11/19/2015	8/1/2033	Willdan Financial Services	Arbitrage calculation	9,000	1,500	

Period	Non-RPTTF		Total	RPTTF		Total Obligations	Total Outstanding Obligation	Total Requested Funding	Notes
	Bond	Other Funds		RPTTF	Admin RPTTF				
25-26A	-	-	-	2,590,373	7,000	2,597,373	2,597,373	119,000	
25-26B	-	-	-	428,819	7,000	435,819	435,819	21,307,876	
26-27A	-	-	-	2,626,819	7,000	2,633,819	2,633,819	5,724,001	
26-27B	-	-	-	384,370	7,000	391,370	391,370		
27-28A	-	-	-	2,672,370	7,000	2,679,370	2,679,370		
27-28B	-	-	-	331,725	7,000	338,725	338,725		
28-29A	-	-	-	2,723,225	7,000	2,730,225	2,730,225		
28-29B	-	-	-	271,975	7,000	278,975	278,975		
29-30A	-	-	-	2,783,475	7,000	2,790,475	2,790,475		
29-30B	-	-	-	209,225	7,000	216,225	216,225		
30-31A	-	-	-	2,851,225	7,000	2,858,225	2,858,225		
30-31B	-	-	-	143,225	7,000	150,225	150,225		
31-32A	-	-	-	2,914,725	7,000	2,921,725	2,921,725		
31-32B	-	-	-	98,213	7,000	105,213	105,213		
32-33A	-	-	-	2,959,713	7,000	2,966,713	2,966,713		
32-33B	-	-	-	49,950	7,000	56,950	56,950		
33-34A	-	-	-	3,011,950	7,000	3,018,950	3,018,950		
33-34B	-	-	-	-	-	-	-		
Total	-	-	-	27,051,377	119,000	27,170,377	27,170,377		

SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD

TO: CHAIRPERSON AND CONSOLIDATED OVERSIGHT BOARD MEMBERS

FROM: PRAPTI ARYAL, FINANCE DIRECTOR, CITY OF SONOMA

SUBJECT: SONOMA RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 2025-26
AND ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2025-26

RECOMMENDATION

It is recommended that the Sonoma County Consolidated Oversight Board (Oversight Board) approve and adopt the Resolution Approving the Recognized Obligation Payment Schedule (ROPS 25-26) for the period of July 1, 2025 – June 30, 2026, for the Successor Agency of the Former Community Development Agency for the City of Sonoma.

DISCUSSION

As required by legislation AB126 and subsequent legislation with the dissolution of redevelopment, the Recognized Obligation Schedule [ROPS] must be prepared and approved annually. The ROPS is a permanent schedule of obligations that must be approved by the Successor Agency, Oversight Board, and the State Department of Finance. After approval by the Department of Finance, the County Auditor-Controller will allocate property tax increment (RPTTF – Redevelopment Property Tax Trust Fund) to successor agencies to pay debts listed on the ROPS and the remaining is distributed to the appropriate property tax agencies in the county.

The ROPS under consideration covers the period July 1, 2025, through June 30, 2026 (FY 25-26) and contain updates to all previously approved projects and expenditures.

Once approved by the Sonoma County Consolidated Oversight Board, it will be submitted to Department of Finance, the State Controller's Office and the County Auditor-Controller by February 1, 2025.

ATTACHMENTS

1. Resolution – Consolidated Oversight Board Adopting FY 2025-26 ROPS - Sonoma
2. Exhibit A - Recognized Obligation Schedule FY 2025-26
3. Exhibit B – Administrative Budget

RESOLUTION NO. _____

A RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE CITY OF SONOMA RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2025, THROUGH JUNE 30, 2026, AND AUTHORIZING ITS TRANSMITTAL

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (“Dissolution Act”), all redevelopment agencies in the State of California, including the City of Sonoma Community Development Agency (“Former Agency”) were dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma Community Development Agency (“Successor Agency”) is the successor-in-interest of the Former Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, buildings, and equipment of the Former Agency were transferred to the Successor Agency on February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Sonoma County Consolidated Oversight Board (“Oversight Board”) was created effective July 1, 2018, and is the Oversight Board to all successor agencies in the County of Sonoma, including the City of Sonoma Redevelopment Successor Agency; and

WHEREAS, pursuant to (“HSC”) 34177(o) the City of Sonoma Community Development Agency has prepared a Recognized Obligation Payment Schedule for the July 1, 2025, through June 30, 2026, period (“ROPS 25-26”), attached as Exhibit “A”, and transmitted it to the Oversight Board for its approval; and

WHEREAS, the Oversight Board desires to approve the City of Sonoma Community Development Agency ROPS 25-26.

NOW, THEREFORE, BE IT RESOLVED that the Sonoma County Consolidated

Oversight Board resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves and adopts the ROPS 25-26 covering the period of July 1, 2025, to June 30, 2026, in substantially the form attached hereto as Exhibit A, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. The Oversight Board hereby approves the administrative allowance for the Successor Agency, for the period covered July 1, 2025, through June 30, 2026, as set forth in Exhibit "B" to this Resolution and by this reference incorporated herein.

SECTION 4. The City of Sonoma Community Development Agency is hereby authorized and directed to transmit a copy of the ROPS to DOF, the State Controller, and the Sonoma County Auditor-Controller for their review.

SECTION 5. The Oversight Board Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a meeting of Sonoma County
Consolidated Oversight Board held this 24th day of January 2025 by the following vote,
to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

William (Bill) Arnone, Chair

APPROVED AS TO FORM:

General Counsel

Exhibit A

**Recognized Obligation Payment Schedule (ROPS 25-26) -
Summary Filed for the July 1, 2025 through June 30,
2026 Period**

Successor Agency: Sonoma City

County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July-December)	25-26B Total (January-June)	ROPS 25-26 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)	\$1,338,834	\$1,253,973	\$ 2,592,807
F. RPTTF	1,213,834	1,128,973	2,342,807
G. Administrative RPTTF	125,000	125,000	250,000
H. Current Enforceable Obligations (A + E)	\$ 1,338,834	\$ 1,253,973	\$ 2,592,807

Certification of Oversight Board Chairman:

Name Title

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.

Signature Date

City Of Sonoma
 Recognized
 Obligation
 Schedule (ROPS
 25-26) - ROPS
 Detail

July 1, 2025 through
 June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec): Fund Source - Bond Proceeds	ROPS 25-26A (Jul - Dec): Fund Source - Reserve Balance	ROPS 25-26A (Jul - Dec): Fund Source - Other Funds	ROPS 25-26A (Jul - Dec): Fund Source - RPTTF	ROPS 25-26A (Jul - Dec): Fund Source - Admin RPTTF	ROPS 25-26A (Jul - Dec): Total	ROPS 25-26B (Jan - Jun): Fund Source - Bond Proceeds	ROPS 25-26B (Jan - Jun): Fund Source - Reserve Balance	ROPS 25-26B (Jan - Jun): Fund Source - Other Funds	ROPS 25-26B (Jan - Jun): Fund Source - RPTTF	ROPS 25-26B (Jan - Jun): Fund Source - Admin RPTTF	ROPS 25-26B (Jan - Jun): Total	
																\$ 1,338,834							\$ 1,253,973
19	2010 SERAF Loan Payment due to Housing Fund	SERAF/ERAF	2/10/2020	6/30/2030	Sonoma County Community Development Commission Housing Authority	Agency Loan from LMI fund to CDA fud for payment of 2010 SERAF Payment	SONOMA	\$ 580,903	N		-	-	-	\$ 60,869	\$ -	\$ 60,869	\$ -	\$ -	\$ -	\$ 60,869	\$ -	\$ -	\$ 60,869
26	Emergency Homeless Shelter (Housing)	Professional Services	3/7/2011	6/30/2030	TBD	Contract for Emergency Shelter Operations	SONOMA	\$ 360,000	N	\$ 30,000	-	-	-	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
49	Administrative Allowance for Successor Agency	Admin Costs	7/1/2012	6/30/2037	City of Sonoma as Successor Agency	Administrative costs related to the wind-down of the Redevelopment Agency	SONOMA	\$ 3,000,000	N	\$ 250,000	-	-	-	\$ -	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ 125,000
70	Successor Agency Audit Costs	Professional Services	6/23/2014	6/30/2037	Richardson & Company	Successor Agency Audit	SONOMA	\$ 72,000	N	\$ 6,000	-	-	-	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 3,000
71	2015 TAB	Refunding Bonds issued after 6/27/12	10/15/2015	12/1/2033	Bank of New York	Tax Allocation Bonds		\$ 10,262,750	N	\$ 1,123,750	-	-	-	\$ 184,375	\$ -	\$ 184,375	\$ -	\$ -	\$ -	\$ 939,375	\$ -	\$ -	\$ 939,375
73	Continuing Disclosure Services	Professional Services	2/1/2017	6/30/2026	NHA Advisors	Fiscal Consulting		\$ 36,000	N	\$ 6,500	-	-	-	\$ 3,250	\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ 3,250	\$ -	\$ -	\$ 3,250
77	Trustee Fees	Bonds issued after 12/31/10	1/26/2017	12/1/2036	Bankj of New York	Future Trustee Fees		\$ 117,600	N	\$ 3,700	-	-	-	\$ 1,850	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ 1,850
78	Refunding Tax Allocation Bonds, Series 2021	Bonds issued after 12/31/10	11/3/2021	12/1/2036	Bank of New York Mellon	Tax Allocation Refunding Bonds		\$ 13,413,654	N	\$ 1,051,119	-	-	-	\$ 945,490	\$ -	\$ 945,490	\$ -	\$ -	\$ -	\$ 105,629	\$ -	\$ -	\$ 105,629

City of Sonoma ROPS Cash Balances

A	B	C	D	E	F	G	H
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	Fund Source: Bond Proceeds - Bonds Issued on or before 12/31/10	Fund Source: Bond Proceeds - Bonds issued on or After 1/1/11	Fund Source: Reserve Balance - Prior ROPS RPTTF and Reserve Balances Retained for Future Period(s)	Fund Source: Other Funds - Rent, grants, interest, etc.	Fund Source: RPTTF - Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.				(143,399.00)	611,914.00	
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				44,021.00	2,604,250.00	
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)					2,586,461.00	
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				241,600.00	610,737.00	
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC	No entry required	No entry required	No entry required	No entry required	26,966.00	
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ -	-	-	(340,978.00)	(8,000.00)	

Pursuant to Health and Safety Code section 34177 (I), 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.

EXHIBIT B

Successor Agency of Former City of Sonoma Community Development Agency
Proposed Administrative Budget
July 1, 2025- June 30, 2026

Description	Period A	Period B	Total
Employee/ Consultant Costs/ Finance/City Manager/ Legal Costs	125,000	125,000	250,000

Sonoma County Consolidated Oversight Board

To: Chairperson and Consolidated Oversight Board Members
From: Dawn Chandler, Supervising Accountant
Agenda Title: Approval of Recognized Obligation Payment Schedule (ROPS) 25-26 of the Successor Agency to the former Redevelopment Agency of the County of Sonoma
Agenda Action: Resolution

Recommended Action:

Consider and adopt the attached Resolution approving the Annual ROPS 25-26 (Recognized Obligation Payment Schedule for the period July 1, 2025 to June 30, 2026) of the Successor Agency to the former Redevelopment Agency of the County of Sonoma.

Background:

Health & Safety Code Section 34177 (o) requires successor agencies to prepare and submit the Recognized Obligation Payment Schedule (ROPS) to the State Department of Finance (DOF) on an annual basis.

The ROPS 25-26 must be submitted to the State Controller's Office and Department of Finance with a copy to the Sonoma County Auditor-Controller Treasurer-Tax Collector, no later than February 1, 2025, after approval by the Oversight Board.

Analysis:

The attached ROPS 25-26 addresses \$2,440,019 in enforceable obligations, \$1,537,860 to be paid from Redevelopment Property Tax Trust Funds ("RPTTF"), \$645,725 to be paid from RPTTF collected in the previous fiscal year for the August 2025 bond payment and 256,434 to be paid from Other Funds from revenue collected in prior years. The enforceable obligations include bond debt payments and associated fiscal agent fees, Roseland Village and Highway 12 Phase 2 development projects, personnel and legal fees associated with the development projects, and administrative costs for the period July 1, 2025 to June 30, 2026. The enforceable obligations in ROPS 25-26 are \$918,214 less than ROPS 24-25, reflecting the wind-down of the work remaining in the two projects.

Staff recommends that the Oversight Board consider and adopt the attached Resolution approving the ROPS 25-26. If approved, staff will submit the signed ROPS to the State Controller's Office and the Department of Finance with a copy to the Sonoma County Auditor- Controller Treasurer-Tax Collector by February 1, 2025. In accordance with AB1484, staff will also post the approved ROPS on the Successor Agency's website.

Attachments:

- Resolution approving ROPS 25-26
- Exhibit A to Resolution: ROPS 25-26
- Exhibit B to Resolution: ROPS 25-26 Administration Budget

Contact

Dawn Chandler

Supervising Accountant

Dawn.chandler@SonomaCounty.org

(707)-565-7509

Oversight Board Resolution No. _____

A resolution of the Oversight Board for the Successor Agency County of Sonoma Approving the annual Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026 (“ROPS 25-26”), Pursuant to Section 34177 (o) of the Health and Safety Code

WHEREAS, the Redevelopment Dissolution Law (AB 1X 26, enacted June 28, 2011, as amended by AB 1484, enacted June 27, 2012, and hereinafter, “**Dissolution Law**”) provided for the creation of the Successor Agency County of Sonoma (“**Successor Agency**”), as successor agency to the Former Redevelopment Agency of the County of Sonoma (“**Redevelopment Agency**”) and required the Successor Agency, among other things, to expeditiously wind down the Commission’s affairs, while continuing to meet the Commission’s enforceable obligations and 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 Health and Safety Code (“**Oversight Board**”); and

WHEREAS, Section 34177(o) of the Health and Safety Code requires the County of Sonoma as the successor agency to submit to the State Department of Finance (“DOF”) and the Sonoma County Auditor-Controller Treasurer-Tax-Collector (“County Auditor”) an Oversight Board approved Recognized Obligation Payment Schedules (“ROPS”); and

WHEREAS, pursuant to Section 34177(o), the ROPS for the period of July 1, 2025 to June 30, 2026 (“ROPS 25-26”) must be submitted to the County Auditor, State Controller’s Office and Department of Finance no later than February 1, 2025, after approval by the Oversight Board; and

WHEREAS, Successor Agency staff have prepared the attached ROPS; and

WHEREAS, Successor Agency staff has submitted the attached ROPS to the Oversight Board for review and approval, and provided a copy of the attached ROPS to the County Auditor and will provide an Oversight Board approved copy to the DOF, all as required pursuant to Health and Safety Code Section 34177 (o).

Now, therefore, the Oversight Board for the Successor Agency County of Sonoma does resolve as follows:

Section 1. The Recognized Obligation Payment Schedule for the period of July 1, 2025 to June 30, 2026 (“ROPS 25-26”) in the form attached to this resolution and incorporated herein by reference, is hereby approved.

Section 2. The Consolidated Oversight Board authorizes and directs the Successor Agency staff to take all actions necessary under California Health and Safety Code to post the ROPS on the Successor Agency website, transmit the ROPS to the County Administrator and Auditor-Controller of the County of Sonoma, and to the State Controller and the State Department of Finance, and to take any other actions necessary to ensure the validity of the ROPS or the validity of any enforceable obligation or other agreement listed on the ROPS.

Passed, approved and adopted at a meeting of Sonoma County Consolidated Oversight Board held this 24th day of January 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Attest: _____.

William Arnone, Chair
Consolidated Oversight Board

Attachment:

Exhibit A – Sonoma County Successor Agency ROPS 25-26

**Recognized Obligation Payment Schedule
(ROPS 25-26) - Summary Filed for the July
1, 2025 through June 30, 2026 Period**

Exhibit A

Successor Agency: Sonoma County

County: Sonoma

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July-December)	25-26B Total (January-June)	ROPS 25-26 Total
A. Enforceable Obligations Funded as Follows (B + C + D)	795725	106434	902159
B. Bond Proceeds	0	0	0
C. Reserve Balance	645725	0	645725
D. Other Funds	150000	106434	256434
E. Redevelopment Property Tax Trust Fund (RPTTF) (F + G)	553094	984766	1537860
F. RPTTF	428094	859766	1287860
G. Administrative RPTTF	125000	125000	250000
H. Current Enforceable Obligations (A + E)	1348819	1091200	2440019

Name

Title

Signature

Date

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.

Sonoma County Successor Agency
 Recognized Obligation Schedule (ROPS 25-26) - ROPS Detail

July 1, 2025 through June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec): Fund Source - Bond Proceeds	ROPS 25-26A (Jul - Dec): Fund Source - Reserve Balance	ROPS 25-26A (Jul - Dec): Fund Source - Other Funds	ROPS 25-26A (Jul - Dec): Fund Source - RPTTF	ROPS 25-26A (Jul - Dec): Fund Source - Admin RPTTF	ROPS 25-26A (Jul - Dec): Total	ROPS 25-26B (Jan - Jun): Fund Source - Bond Proceeds	ROPS 25-26B (Jan - Jun): Fund Source - Reserve Balance	ROPS 25-26B (Jan - Jun): Fund Source - Other Funds	ROPS 25-26B (Jan - Jun): Fund Source - RPTTF	ROPS 25-26B (Jan - Jun): Fund Source - Admin RPTTF	ROPS 25-26B (Jan - Jun): Total	
					Bank of New York Mellon, Trustee	Bond payments & trustee fees.	Springs	10167116		2440019	0	645725	150000	428094	125000	1348819	0	0	0	106434	859766	125000	1091200
2	2008 Springs Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	12/2/2008	8/1/2034	Trustee	Bond payments & trustee fees.	Springs	7767225	N	1436925	0	645725	0	0	0	645725	0	0	0	791200	0	0	791200
3	2008 Springs Bonds Bond Fiscal Agent Fees	Fees	12/1/2008	8/1/2034	Assurance Certification LLP	Fees for bond administration & servicing.	Springs	25000	N	2500	0	0	0	2500	0	2500	0	0	0	0	0	0	0
75	Personnel	Project Management Costs	7/1/2025	6/30/2026	Employees, Workers Comp Insurance	Personnel costs required to implement projects listed on the ROPS.	All	800000	N	275000	0	0	150000	0	0	150000	0	0	0	106434	18566	0	125000
100	Roseland Village Redevelopment	Reentered Agreements	1/18/2011	6/30/2026	Sonoma County General Services	Design & construction of public improvements.	Roseland	99228	N	99228	0	0	0	99228	0	99228	0	0	0	0	0	0	0
101	Highway 12 Phase 2 - Stage 2	Reentered Agreements	1/18/2011	6/30/2048	Sonoma County Public Works	Road, curb and sidewalk improvements.	Springs	925663	N	276366	0	0	0	276366	0	276366	0	0	0	0	0	0	0
107	Legal Services	Legal	7/26/2013	6/30/2026	Goldfarb & Lipman	Project-related legal and litigation services for Successor Agency.	All	100000	N	40000	0	0	0	20000	0	20000	0	0	0	0	20000	0	20000
108	Legal Services	Legal	9/12/2013	6/30/2025	Sonoma County Counsel	All legal services for Successor Agency.	All	200000	N	60000	0	0	0	30000	0	30000	0	0	0	0	30000	0	30000
119	General Administration	Admin Costs	7/1/2018	6/30/2026	Various Administration	Administrative Personnel, Office Rents and Leases, Office Supplies & Expenses, Administrative Services, Memberships & Dues, Fees, Notices, Any Other Administration	All	250000	N	250000	0	0	0	0	125000	125000	0	0	0	0	0	125000	125000

Sonoma County Successor Agency

Pursuant to Health and Safety Code section 34177 (I), 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.

Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 to June 30, 2023
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	Fund Source: Bond Proceeds - Bonds Issued on or before 12/31/10	Fund Source: Bond Proceeds - Bonds issued on or After 1/1/11	Reserve Balance - Prior ROPS RPTTF and Reserve Balances Retained for Future	Fund Source: Other Funds - Rent, grants, interest, etc.	Fund Source: RPTTF - Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.				200547	2853553	
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				55917	0	
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)				0	1432967	Total PPA expenses reported are \$632,250 higher due to the bond payment RPTTF collected and paid in August 2023 (reported this way per Jeremy Bunting)
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				256464	1194203	
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC	No entry required	No entry required	No entry required	No entry required	226383	22-23 PPA
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4) - 5)						

Exhibit B

**Sonoma County Successor Agency
Administrative Budget FY 2025-26**

Expense	Description	FY 2025-26 Budget
Staffing Costs of Administrative Staff	<ul style="list-style-type: none">• All fiscal related activity, management, communication and maintenance of records and documentation• Coordination and communication with Oversight Board, County Auditor-Controller, and Department of Finance• Successor Agency meeting preparation and documentation	\$130,000
Legal Services	<ul style="list-style-type: none">• Provide administrative related legal services as needed	\$30,000
Operating and overhead costs	<ul style="list-style-type: none">• Successor Agency share of Community Development Commission overhead and operating costs for administration	\$90,000
Total		\$250,000

Sonoma County Consolidated Oversight Board

Agenda Item No. __

Date: January 24, 2025

From: Successor Agency to the Redevelopment Agency of the Town of Windsor

Subject: Resolution of the Sonoma County Consolidated Oversight Board in the Matter of Approving the Request of the Successor Agency to the Redevelopment Agency of the Town of Windsor to Formally Dissolve and Taking Related Actions

Recommended Action:

Adopt resolution to approve the request by the Successor Agency to the Redevelopment Agency of the Town of Windsor (the “Successor Agency”) to formally dissolve and taking related actions.

The Successor Agency’s Board of Directors (the “Successor Agency Board”) adopted its Resolution No. RDA, on January 15, 2025, to request the Sonoma County Consolidated Oversight Board (the “Consolidated Oversight Board”) to approve the formal dissolution of the Successor Agency.

Pursuant to Health and Safety Code Section 34187(b), the Successor Agency must submit to the Consolidated Oversight Board a request, with a copy to the Sonoma County Auditor Controller (the “County Auditor-Controller”), to formally dissolve the Successor Agency within 30 days of meeting the following criteria (collectively, the “Dissolution Criteria”):

- (i) all enforceable obligations have been retired or paid off,
- (ii) all real property has been disposed of pursuant to Health and Safety Code Section 34181 or 34191.4, and
- (iii) all outstanding litigation has been resolved.

The Successor Agency Board has made a determination that the Successor Agency has met all of the Dissolution Criteria.

Pursuant to Health and Safety Code Section 34187(b), the Consolidated Oversight Board must take action within 30 days to approve the Successor Agency’s request to dissolve and then submit the request to the State Department of Finance (the “DOF”). The DOF will have 30 days to approve or deny the request.

If the DOF approves the request, the Successor Agency must take the following steps within 100 days of the DOF’s approval:

- (1) dispose of all remaining assets and transfer any proceeds to the County Auditor Controller for distribution to the affected taxing entities, and
- (2) notify the Consolidated Oversight Board that it has complied with such disposition and transfer of proceeds.

The Successor Agency reports that its remaining assets consist only of (the “Released Bond Funds”) returned to the Successor Agency by the bond trustee from funds previously held under the indenture for the recently redeemed and paid-off 2014 Tax Allocation Refunding Bonds. Pursuant to the attached Resolution, the Consolidated Oversight Board will direct the Successor Agency to transfer the Released Bond Funds to the County Auditor-Controller following the DOF’s approval of the dissolution request.

Pursuant to HSC Section 34187(f), upon receipt of notification from the Successor Agency that such transfer has been completed, the Consolidated Oversight Board must verify that, with respect to the Successor Agency, all obligations have been retired or paid off, all outstanding litigation has been resolved, and all remaining assets have been disposed of with any proceeds remitted to the County Auditor-Controller for distribution to the affected taxing entities. Within 14 days of verification, the Consolidated Oversight Board must adopt a final resolution to dissolve the Successor Agency, which will become effective immediately.

Impact on Taxing Entities:

After the DOF’s approval of the Successor Agency’s request to dissolve, the Successor Agency will transmit the Released Bond Funds to the County Auditor-Controller. The County Auditor Controller will disburse such moneys to the taxing entities.

In conjunction with the retirement and payoff of all of the Successor Agency’s enforceable obligations and the dissolution of the Successor Agency, all statutory and contractual pass-through payments relating to the project areas of the former Redevelopment Agency of the Town of Windsor will cease and no further property tax will be allocated to the Successor Agency’s Redevelopment Property Tax Trust Fund.

Staff Contact(s): Ashley LaVelle, Town of Windsor Accounting Manager

Attachments:

Attachment 1 -- Proposed Consolidated Oversight Board Resolution (with Successor Agency Board Resolution No. ____, as Exhibit A).

RESOLUTION OF THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD

RESOLUTION NO. _____

RESOLUTION APPROVING THE REQUEST OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE TOWN OF WINDSOR TO FORMALLY DISSOLVE AND TAKING RELATED ACTIONS

WHEREAS, pursuant to AB X1 26 (enacted in June 2011) and the California Supreme Court’s decision in *California Redevelopment Association, et al. v. Ana Matosantos*, 53 Cal. 4th 231 (2011), the Redevelopment Agency of the Town of Windsor (the “Former Agency”) was dissolved as of February 1, 2012, and the Successor Agency to the Redevelopment Agency of the Town of Windsor (the “Successor Agency”) was constituted; and

WHEREAS, pursuant to Health and Safety Code Section 34179(j), commencing on and after July 1, 2018, the Sonoma County Consolidated Oversight Board (the “Consolidated Oversight Board”) has jurisdiction over the Successor Agency; and

WHEREAS, the Successor Agency is tasked with winding down the Former Agency’s affairs; and

WHEREAS, pursuant to Health and Safety Code Section 34187(b), the Successor Agency shall submit to the Consolidated Oversight Board a request, with a copy to the Sonoma County Auditor-Controller (the “County Auditor-Controller”), to formally dissolve the Successor Agency within 30 days of meeting the following criteria (collectively, the “Dissolution Criteria”): (i) all enforceable obligations have been retired or paid off, (ii) all real property has been disposed of pursuant to HSC Section 34181 or 34191.4, and (iii) all outstanding litigation has been resolved; and

WHEREAS, the Board of Directors of the Successor Agency (the Successor Agency Board”) adopted its Resolution No. RDA, on January 15, 2025 (the “Successor Agency Resolution”), and a copy of the Successor Agency Resolution is set forth in Exhibit A; and

WHEREAS, the Successor Agency Board found and determined that the Successor Agency has met the all of the Dissolution Criteria and requested the Consolidated Oversight Board to approve the Successor Agency’s formal dissolution; and

WHEREAS, pursuant to Health and Safety Code Section 34187(b), the Consolidated Oversight Board shall approve the Successor Agency’s request to dissolve within 30 days and submit such request to the California State Department of Finance (the “DOF”); and

WHEREAS, pursuant to Health and Safety Code Section 34187(e), after the DOF’s approval of the Successor Agency’s request to dissolve, the Successor Agency shall dispose of all remaining assets as directed by the Consolidated Oversight Board and transfer the proceeds of such disposition to the County Auditor-Controller (the “Final Transfer”); and

WHEREAS, the Successor Agency has represented in the Successor Agency Resolution that the Successor Agency’s remaining assets consist only of the Released Bond Funds (as defined in the Successor Agency Resolution); and

WHEREAS, the Successor Agency shall transfer the Released Bond Funds to the County Auditor-Controller for the Final Transfer;

NOW, THEREFORE, THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD RESOLVES AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and are incorporated into the Resolution by this reference.

SECTION 2. The Consolidated Oversight Board hereby approves the Successor Agency's request to formally dissolve.

SECTION 3. The Consolidated Oversight Board hereby directs the Successor Agency to transfer the Released Bond Funds to the County Auditor-Controller for the Final Transfer and notify the Consolidated Oversight Board of such transfer within 100 days after the DOF's approval of the request to dissolve the Successor Agency, pursuant to Health and Safety Code Section 34187(e).

SECTION 4. The Clerk of the Consolidated Oversight Board is hereby directed to transmit a copy of this Resolution (including Exhibit A) to the DOF.

SECTION 5. The approval of this Resolution does not commit the Consolidated Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.)

SECTION 6. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Consolidated Oversight Board declares that the Consolidated Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 7. The Clerk of the Consolidated Oversight Board shall certify to the adoption of this Resolution.

EXHIBIT A

Resolution No. RDA

Adopted by the Board of Directors of the Successor Agency
to the Redevelopment Agency of the Town of Windsor

(Attached)

RESOLUTION NO. RDA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WINDSOR REDEVELOPMENT SUCCESSOR AGENCY FINDING AND DETERMINING THAT ALL THE DISSOLUTION CRITERIA SET FORTH IN CALIFORNIA HEALTH AND SAFETY CODE SECTION 34187(b) FOR THE SUCCESSOR AGENCY'S DISSOLUTION HAS BEEN MET AND REQUESTING THE SONOMA COUNTY CONSOLIDATED OVERSIGHT BOARD FORMALLY DISSOLVE THE SUCCESSOR AGENCY

WHEREAS, pursuant to AB X1 26 (enacted in June 2011) and the California Supreme Court's decision in California Redevelopment Association, v. Ana Matosantos, 53 Cal. 4th 231 (2011), the Redevelopment Agency of the Town of Windsor (the "Former Agency") was dissolved as of February 1, 2012, and the Successor Agency to the Redevelopment Agency of the Town of Windsor (the "Successor Agency") was constituted; and

WHEREAS, pursuant to Section 34179(j) of the California Health and Safety Code ("HSC"), commencing on and after July 1, 2018, the Sonoma County Consolidated Oversight Board (the "Oversight Board") has jurisdiction over the Successor Agency; and

WHEREAS, the Successor Agency is tasked with winding down the Former Agency's affairs; and

WHEREAS, pursuant to HSC Section 34187(b), the Successor Agency shall submit to the Oversight Board a request, with a copy to the Sonoma County Auditor-Controller (the "County Auditor-Controller"), to formally dissolve the Successor Agency within 30 days of meeting the following criteria (collectively, the "Dissolution Criteria"):

- (i) all enforceable obligations have been retired or paid off,
- (ii) all real property has been disposed of pursuant to HSC Section 34181 or 34191.4, and
- (iii) all outstanding litigation has been resolved.; and

WHEREAS, pursuant to HSC section 34187(b):

- A.** The Successor Agency is not a party to any outstanding litigation.
- B.** All the Successor Agency's real property (transferred from the Former Agency upon dissolution) has been disposed of pursuant to HSC Section 34181 and the Successor Agency's long- range property management plan "LRPMP"), was approved by the California State Department of Finance on January ,14 2014, per HSC Section 34191.5.
- C.** At the time of the Former Agency's dissolution, there was an outstanding series of bonds issued by the Former Agency which has been consolidated into the Tax Allocation

Refunding Bonds, 2014.

- D. The final maturity date of the 2014 Tax Allocation Bonds was September 1, 2024, and such bonds have been fully paid.

NOW, THEREFORE BE IT RESOLVED that the Successor Agency to the Redevelopment Agency of Town of Windsor does hereby find and determine that all the Dissolution Criteria set forth in HSC Section 34187(b) for the Successor Agency' s dissolution have been met; and

BE IT FURTHER RESOLVED that the Board hereby requests the Sonoma County Consolidated Oversight Board to adopt a resolution to: (i) approve the Successor Agency' s request to formally dissolve, (ii) direct the transfer of remaining assets of the Successor Agency to the Sonoma County Auditor-Controller; and (iii) submit this Resolution and the Oversight Board Resolution to the Department of Finance in accordance with HSC Section 34187(b).

PASSED, APPROVED AND ADOPTED this 15th day of January 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ROSA REYNOZA, MAYOR

ATTEST:

IRENE CAMACHO-WERBY, TOWN CLERK