GUADALUPE OVERSIGHT BOARD – FORMER CITY OF GUADALUPE
COMMUNITY REDEVELOPMENT AGENCY

AGENDA – SPECIAL BOARD MEETING

Friday, April 13, 2012
1:30 p.m. – 3:30 p.m.

Guadalupe City Hall Council Chambers
918 Obispo Street, Guadalupe, CA 93434 (805/356-3891)

MEMBERS:
Chandra Wallar
Lupe Alvarez
John Sabedra
Regan M. Candelario
Elizabeth Miller
Hugo Lara
Nicholas Gonzales Jr.

Purpose: To initiate the development of the Guadalupe Oversight Board, to develop a meeting schedule with preferred days/times for board members, to discuss the expectations of the oversight board process in relation to former redevelopment agencies, and to identify key issues and priorities to be addressed by the oversight board ***including the approval of the ROPS***.

Desired Outcome: Selection of leadership roles for the Guadalupe Oversight Board, agreed upon meeting dates, agreed upon expectations of the oversight board, discussion of the key issues and priorities associated with the former Guadalupe Community Redevelopment Agency, and an approved ROPS.

I. **CALL TO ORDER** – Welcome and Introduction.

II. **PLEDGE OF ALLEGIANCE.**

III. **COMMUNITY PARTICIPATION FORUM.** – *Public Comment period is set aside to allow public testimony on items not on today's agenda and that is within the subject matter of the Oversight Board. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 3 minutes.*

IV. ADMINISTRATIVE ACTIONS.

1. Swearing in of Board Members.
2. Election of Chair and Vice Chair.
3. Election of Secretary.
4. Designation of Oversight Board Representative for Department of Finance Inquiries.
    i. Direct staff to forward the Oversight Board roster and Department of Finance Representative to State Department of Finance.
5. Adopt Oversight Board Meeting Schedule.
6. Form 700 Notice to Oversight Board Members.
7. Request for Legal Support for Oversight Board.

V. ADMINISTRATIVE DISCUSSION TOPICS.

1. Consideration of Oversight Board Statutes (§34179-34181)

VI. RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) – FOR THE TERM OF FEBRUARY 1 TO JUNE 30, 2012.

That the Oversight Board receives report and adopts Resolution No. OB 2012-01 approving the ROPS for the term of February 1 to June 30, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.

a. Written Staff Report (Regan M. Candelario)
b. Oversight Board discussion and consideration.
c. It is recommended that the Oversight Board receives report and adopts Resolution No. OB 2012-01 approving the ROPS for the term of February 1 to June 30, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.

VII. RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) – FOR THE TERM OF JULY 1 TO DECEMBER 31, 2012.

That the Oversight Board receives report and adopts Resolution No. OB 2012-02 approving the ROPS for the term of July 1 to December 31, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.

a. Written Staff Report (Regan M. Candelario)
b. Oversight Board discussion and consideration.
c. It is recommended that the Oversight Board receives report and adopts Resolution No. OB 2012-02 approving the ROPS for the term of July 1 to December 31, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.

VIII. BRAINSTORMING OF KEY ISSUES AND PRIORITIES TO BE ADDRESSED.

IX. FUTURE AGENDA ITEMS.

X. ADJOURNMENT.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's office and Rabobank not less than 24 hours prior to the meeting. Dated this 12th day of April 2012.

Regan M. Candelario,
City Administrator City of Guadalupe

AGENDA ITEM NO. 6a.

REPORT TO THE GUADALUPE OVERSIGHT BOARD
Agenda of April 13, 2012

Prepared by:
Regan M. Candelario
City of Guadalupe –City Administrator

SUBJECT:

RECOGNIZED OBLIBATION PAYMENT SCHEDULE (ROPS) – FOR THE TERM OF FEBRUARY 1 TO JUNE 30, 2012

RECOMMENDATION:

That the Oversight Board receives report and adopts Resolution No. OB 2012-01 approving the ROPS for the term of February 1 to June 30, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller

BACKGROUND:

As required by ABX1 26, the City of Guadalupe has prepared an ROPS (Recognized Obligation Payment Schedule) for the former Guadalupe Community Redevelopment Agency. This ROPS follows the Enforceable Obligation Payment Schedule prepared in August 2011 and the Draft Recognized Obligation Payment Schedule prepared in September 2011 by the Successor Entity.

This ROPS has been approved by the City Council of the City of Guadalupe serving as the Successor Entity to the former Guadalupe Community Redevelopment Agency on Tuesday April 10, 2012. The ROPS must be submitted to the County Auditor Controller by April 15. Upon approval by the Oversight Board, staff will transmit the ROPS electronically to the Auditor Controller. Following approval by the Auditor Controller, the ROPS will be sent to the Department of Finance. There are now essentially four layers of approval for the ROPS before the property tax funds (Property Tax Trust Funds) will be released to the Successor Entity so that financial obligations can be met.

FISCAL IMPACT:

There are no direct costs associated with approval of the ROPS. However, approval of the ROPS will greatly effect future actions of the Successor Entity and the ability to meet financial obligations.

RESOLUTION NO. OB 2012-01

A RESOLUTION OF THE GUADALUPE OVERSIGHT BOARD ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE TERM OF FEBRUARY 1 TO JUNE 30, 2012

WHEREAS, ABX1 26, which was signed by the Governor on June 28, 2011 calls for the dissolution of redevelopment agencies and transfers all of the redevelopment agencies' assets to successor agencies as of February 1, 2012; and

WHEREAS, ABX126 requires the Oversight Board of the Successor Entity to the Community Redevelopment Agency of the City of Guadalupe (Oversight Board) to adopt the Recognized Obligation Payment Schedule (ROPS) by April 15, 2012; and

WHEREAS, the Recognized Obligation Payment Schedule (ROPS) has been studied and approved by the Guadalupe Successor Entity on April 10, 2012; and

WHEREAS, the Recognized Obligation Payment Schedule (ROPS) has been studied and approved by the Guadalupe Oversight Board on April 13, 2012.

BE IT RESOLVED, by the Guadalupe Oversight Board that:

The Recognized Obligation Payment Schedule (ROPS) for the Guadalupe Successor Entity for the Term of February 1 to June 30, 2012 is adopted. **(Attachment A)**

PASSED, APPROVED AND ADOPTED THIS 13th day of April 2012.

_____

Chairman

ATTEST:

_____

Regan M. Candelario, Deputy City Clerk

I Regan M. Candelario, Deputy City Clerk of the City of Guadalupe **DO HEREBY CERTIFY** that the foregoing is a full, and correct copy of **Resolution No. OB 2012-01** which is duly and regularly introduced and adopted by said Oversight Board at a special meeting held April 13, 2012 by the following vote:

Motion:
AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Regan M. Candelario, Deputy City Clerk

Attachment A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE FEBRUARY 2012 to JUNE 2012 PERIOD

Name of Successor Agency City of Guadalupe

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	$ 13,788,413.67	$ 1,228,793.17
	Total Due for Six Month Period	
Outstanding Debt or Obligation	$ 971,005.28	
Available Revenues other than anticipated funding from RPTTF	$ 85,000.02	
Enforceable Obligations paid with RPTTF	$ 563,354.28	
Administrative Cost paid with RPTTF	$ 124,999.98	
Pass-through Payments paid with RPTTF	$ 197,651.00	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	$ 28,167.71	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code
I hereby certify that the above is a true and accurate Recognizec
Enforceable Payment Schedule for the above named agency.

Name Title

Signature Date

Name of Redevelopment Agency: Guadalupe Redevelopment Agency

Project Area(s) RDA Project Area All

FORM A - Redevelopment Property Tax Trust Fund (RPTTF)

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF) Payments by month Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	2003 Tax Allocation Bonds	6/2003	US Bank	Bond issue to fund for non-housing projects	Guadalupe	10,774,431.00	412,118.00	RPTTF	0.00	0.00	0.00	0.00	0.00	272,100.00	$ 272,100.00
2)	Property Investment	6/2010	Garcia, Henry	Note Payable/amended - Royal Theatre - Henry Garcia	Guadalupe	30,000.00	4,858.50	RPTTF	404.88	404.88	404.88	404.88	404.88	404.88	$ 2,429.28
3)	Property Investment	6/2000	Garcia, Olivia	Note Payable- Royal Theatre - Henry Garcia	Guadalupe	30,000.00	30,000.00	RPTTF	0.00	0.00	0.00	30,000.00	0.00	0.00	$ 30,000.00
4)	Financial audit	6/2003	Glenn Burdette	Per Contract	Guadalupe	25,000.00	25,000.00	RPTTF	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	$ 12,499.98
5)	Guadalupe Library	6/2007	Lessor; Utility Companies	Per Lease Agreement (month to month)	Guadalupe	20,000.00	20,000.00	RPTTF	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	$ 10,000.02
6)	City Attorney Services	6/2007	Hanley and Fleishman	Per Contract	Guadalupe	12,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	$ 6,000.00
7)	RDA Attorney Services	6/2008	Meyers Nave	Per Contract	Guadalupe	12,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	$ 6,000.00
8)	RDA Professional Services	6/2008	Tierra West	Per Contract	Guadalupe	8,000.00	8,000.00	RPTTF	666.67	666.67	666.67	666.67	666.67	666.67	$ 4,000.02
9)	Royal Theater Retrofit	2/2012	City of Guadalupe	Disposition of Agency Property (848 Guadalupe St)	Guadalupe	330,000.00	180,000.00	RPTTF	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	$ 90,000.00
10)	Al's Union Site Remediation	6/2008	City of Guadalupe	Disposition of Agency Property (995 Guadalupe St)	Guadalupe	1,407,049.00	88,650.00	RPTTF	7,387.50	7,387.50	7,387.50	7,387.50	7,387.50	7,387.50	$ 44,325.00
11)	Environmental Consulting	6/2008	DMI EMK	Disposition of Agency Property (995 Guadalupe St)	Guadalupe	12,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	$ 6,000.00
12)	Due to other funds	6/2010	LMIHF	Repayment for SERAF (2010)	Guadalupe	305,502.00	50,000.00	RPTTF	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	$ 25,000.02
13)	Due to other funds	6/2011	LMIHF	Repayment for SERAF (2011)	Guadalupe	83,486.00	[redacted]	RPTTF	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	$ 12,499.98
14)	Due to other funds	6/2007	Water Capital Fund	Repayment for Capital Project	Guadalupe	126,830.00	25,000.00	RPTTF	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	$ 12,499.98
15)	Due to other funds	4/2009	LMIHF	Renovation of Lantern Hotel	Guadalupe	235,315.00	50,000.00	RPTTF	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	$ 25,000.02
16)	Due to other funds	6/1992	LMIHF	Housing deferral Payment	Guadalupe	112,634.00	10,000.00	RPTTF	833.33	833.33	833.33	833.33	833.33	833.33	$ 4,999.98
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	Totals - This Page (RPTTF Funding)					$ 13,524,247.00	$ 964,626.50	N/A	$ 43,542.38	$ 43,542.38	$ 43,542.38	$ 73,542.38	$ 43,542.38	$ 315,642.38	$ 563,354.28
	Totals - Page 2 (Other Funding)					$ 14,166.67	$ 14,166.67	N/A	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 85,000.02
	Totals - Page 3 (Administrative Cost Allowance)					$ 250,000.00	$ 250,000.00	N/A	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 124,999.98
	Totals - Page 4 (Pass Thru Payments)					$ 197,651.00	$ 197,651.00	N/A	$ -	$ -	$ -	$ -	$ -	$ 197,651.00	$ 197,651.00
	Grand total - All Pages					$ 13,788,413.67	$ 1,228,793.17		$ 78,542.38	$ 78,542.38	$ 78,542.38	$ 108,542.38	$ 78,542.38	$ 350,642.38	$ 971,005.28

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund
Bonds - Bond proceeds
Other - reserves, rents, interest earnings, etc
LMIHF - Low and Moderate Income Housing Fund
Admin - Successor Agency Administrative Allowance

Name of Redevelopment Agency: Guadalupe Redevelopment Agency

Project Area(s) RDA Project Area All

FORM B - All Revenue Sources Other Than Redevelopment Property Tax Trust Fund (RPTTF)

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source ***	Payable from Other Revenue Sources Payments by month Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	Housing Project - Ppty Purchase	6/2007	Title Company	Affordable Housing Project	Guadalupe	100,000.00	0.00	LMIHF	0.00	0.00	0.00	0.00	0.00	0.00	$ -
2)	Housing Project - Build Housing	Contractor Discussions - in progress	Developer/Contractors	Affordable Hsg: 2 parcels purchased in 2007	Guadalupe	825,000.00	0.00	LMIHF	0.00	0.00	0.00	0.00	0.00	0.00	$ -
3)	Housing Project - Rehab Ppty	6/2007	Various Contractors	Rehabilitate Existing Property	Guadalupe	100,000.00	0.00	LMIHF	0.00	0.00	0.00	0.00	0.00	0.00	$ -
4)	American Legion Hall Retrofit	6/2009	Various Contractors	Retrofit Program	Guadalupe	676,000.00	50,000.00	BOND	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	$ 25,000.02
5)	Royal Theater Retrofit	2/2012	Various Contractors	Retrofit Program	Guadalupe	120,000.00	120,000.00	BOND	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	$ 60,000.00
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	Totals - LMIHF					$ 1,025,000.00	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$0.00
	Totals - Bond Proceeds					$ 796,000.00	$ 170,000.00		$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 14,166.67	$85,000.02
	Totals - Other														$0.00
	Grand total - This Page					$ 1,821,000.00	$ 170,000.00		$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 85,000.02

*** The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.**

**** All total due during fiscal year and payment amounts are projected.**

***** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)**

RPTTF - Redevelopment Property Tax Trust Fund **Bonds - Bond proceeds** **Other - reserves, rents, interest earnings, etc**

LMIHF - Low and Moderate Income Housing Fund **Admin - Successor Agency Administrative Allowance**

Name of Redevelopment Agency: Guadalupe Redevelopment Agency

Project Area(s) RDA Project Area All

FORM C - Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source **	Payable from the Administrative Allowance Allocation **** Payments by month						
								Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	Cost Allocation Table	City of Guadalupe	Allocation of costs based on percentages	Guadalupe	250,000.00	250,000.00	RPTTF	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	$ 124,999.98
2)							RPTTF							$ -
3)							RPTTF							$ -
4)							RPTTF							$ -
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	Totals - This Page				$ 250,000.00	$ 250,000.00		$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$124,999.98

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All total due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc

LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

**** - Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 3% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.

Name of Redevelopment Agency Guadalupe Redevelopment Agency

Project Area(s) RDA Project Area All

FORM D - Pass-Through Payments

OTHER OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Source of Fund***	Pass Through and Other Payments **** Payments by month						
								Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	Statutory Payment	County of Santa Barbara	Payments under H&S 33607.5 & .7	Guadalupe	9,500.00	9,500.00	RPTTF						9,500.00	$ 9,500.00
2)	Statutory Payment	City of Guadalupe	Payments under H&S 33607.5 & .7	Guadalupe	7,000.00	7,000.00	RPTTF						7,000.00	$ 7,000.00
3)	Statutory Payment	SB Co Fire Protection Dst	Payments under H&S 33607.5 & .7	Guadalupe	100.00	100.00	RPTTF						100.00	$ 100.00
4)	Statutory Payment	Guadalupe Flood Zn #3	Payments under H&S 33607.5 & .7	Guadalupe	125.00	125.00	RPTTF						125.00	$ 125.00
5)	Statutory Payment	Santa Maria River Levy	Payments under H&S 33607.5 & .7	Guadalupe	100.00	100.00	RPTTF						100.00	$ 100.00
6)	Statutory Payment	Guadalupe Lighting Dst	Payments under H&S 33607.5 & .7	Guadalupe	2,000.00	2,000.00	RPTTF						2,000.00	$ 2,000.00
7)	Statutory Payment	SB Co Water Agency	Payments under H&S 33607.5 & .7	Guadalupe	175.00	175.00	RPTTF						175.00	$ 175.00
8)	Statutory Payment	Santa Maria Public Airport	Payments under H&S 33607.5 & .7	Guadalupe	550.00	550.00	RPTTF						550.00	$ 550.00
9)	Statutory Payment	Guadalupe Cemetery	Payments under H&S 33607.5 & .7	Guadalupe	1,075.00	1,075.00	RPTTF						1,075.00	$ 1,075.00
10)	Statutory Payment	Cachuma RCD	Payments under H&S 33607.5 & .7	Guadalupe	1.00	1.00	RPTTF						1.00	$ 1.00
11)	Statutory Payment	Santa Maria Vly Wter Cons	Payments under H&S 33607.5 & .7	Guadalupe	200.00	200.00	RPTTF						200.00	$ 200.00
12)	Statutory Payment	Guadalupe Union Elementary	Payments under H&S 33607.5 & .7	Guadalupe	17,025.00	17,025.00	RPTTF						17,025.00	$ 17,025.00
13)	Statutory Payment	Santa Maria Jt Un HS	Payments under H&S 33607.5 & .7	Guadalupe	9,300.00	9,300.00	RPTTF						9,300.00	$ 9,300.00
14)	Statutory Payment	Allan Hancock Comm College	Payments under H&S 33607.5 & .7	Guadalupe	2,500.00	2,500.00	RPTTF						2,500.00	$ 2,500.00
15)	Statutory Payment	SB County of Education	Payments under H&S 33607.5 & .7	Guadalupe	1,700.00	1,700.00	RPTTF						1,700.00	$ 1,700.00
16)	Statutory Payment	ERAF	Payments under H&S 33607.5 & .7	Guadalupe	10,000.00	10,000.00	RPTTF						10,000.00	$ 10,000.00
17)	Statutory Payment	ERAF	Payments under H&S 33607.5 & .7	Guadalupe	10,000.00	10,000.00	RPTTF						10,000.00	$ 10,000.00
18)	Section 33676 - AB 1290	Guadalupe Union Elementary	Payments under H&S 33676	Guadalupe	69,500.00	69,500.00	RPTTF						69,500.00	$ 69,500.00
19)	Section 33676 - AB 1290	Santa Maria Jt Un HS	Payments under H&S 33676	Guadalupe	37,800.00	37,800.00	RPTTF						37,800.00	$ 37,800.00
20)	Section 33676 - AB 1290	Allan Hancock Comm College	Payments under H&S 33676	Guadalupe	10,000.00	10,000.00	RPTTF						10,000.00	$ 10,000.00
21)	Section 33676 - AB 1290	Co School Admin CSSF	Payments under H&S 33676	Guadalupe	9,000.00	9,000.00	RPTTF						9,000.00	$ 9,000.00
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														$ -
														$ -
	Totals - Other Obligations				$ 197,651.00	$ 197,651.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 197,651.00	$ 197,651.00

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All total due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc

LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

**** - Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.

AGENDA ITEM NO. 7a.

REPORT TO THE GUADALUPE OVERSIGHT BOARD
Agenda of April 13, 2012

Prepared by:
Regan M. Candelario
City of Guadalupe – City Administrator

SUBJECT:

RECOGNIZED OBLIBATION PAYMENT SCHEDULE (ROPS) – FOR THE TERM OF JULY 1 TO DECEMBER 31, 2012

RECOMMENDATION:

That the Oversight Board receives report and adopts Resolution Number OB 2012-02 approving the ROPS for the term of **July 1 to December 31, 2012**, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller

BACKGROUND:

As required by ABX1 26, the City of Guadalupe has prepared an ROPS (Recognized Obligation Payment Schedule) for the former Guadalupe Community Redevelopment Agency. This ROPS follows the Enforceable Obligation Payment Schedule prepared in August 2011 and the Draft Recognized Obligation Payment Schedule prepared in September 2011 by the Successor Entity.

This ROPS has ***NOT*** been approved by the City Council of the City of Guadalupe serving as the Successor Entity to the former Guadalupe Community Redevelopment Agency. ***Based on an email provided by the County dated April 12, 2012...the ROPS must be submitted to the County Auditor Controller by April 15.*** Upon approval by the Oversight Board, staff will transmit the ROPS electronically to the Auditor Controller. Following approval by the Auditor Controller, the ROPS will be sent to the Department of Finance. There are now essentially four layers of approval for the ROPS before the property tax funds (Property Tax Trust Funds) will be released to the Successor Entity so that financial obligations can be met.

FISCAL IMPACT:

There are no direct costs associated with approval of the ROPS. However, approval of the ROPS will greatly effect future actions of the Successor Entity and the ability to meet financial obligations.

RESOLUTION NO. OB 2012-02

A RESOLUTION OF THE GUADALUPE OVERSIGHT BOARD ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE TERM OF JULY 1 TO DECEMBER 31, 2012

WHEREAS, ABX1 26, which was signed by the Governor on June 28, 2011 calls for the dissolution of redevelopment agencies and transfers all of the redevelopment agencies' assets to successor agencies as of February 1, 2012; and

WHEREAS, ABX126 requires the Oversight Board of the Successor Entity to the Community Redevelopment Agency of the City of Guadalupe (Oversight Board) to adopt the Recognized Obligation Payment Schedule (ROPS) by April 15, 2012; and

WHEREAS, the Recognized Obligation Payment Schedule (ROPS) has been studied and approved by the Guadalupe Oversight Board on April 13, 2012.

BE IT RESOLVED, by the Guadalupe Oversight Board that:

> The Recognized Obligation Payment Schedule (ROPS) for the Guadalupe Successor Entity for the Term of July 1 to December 31, 2012 is adopted. **(Attachment A)**

PASSED, APPROVED AND ADOPTED THIS 13th day of April 2012.

_____

Chairman

ATTEST:

_____

Regan M. Candelario, Deputy City Clerk

I Regan M. Candelario, Deputy City Clerk of the City of Guadalupe **DO HEREBY CERTIFY** that the foregoing is a full, and correct copy of **Resolution No. OB 2012-02** which is duly and regularly introduced and adopted by said Oversight Board at a special meeting held April 13, 2012 by the following vote:

Motion:
AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Regan M. Candelario, Deputy City Clerk

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE JULY 2012 to DECEMBER 2012 PERIOD

Name of Successor Agency City of Guadalupe

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	$ 12,843,887.00	$ 1,340,053.17
	Total Due for Six Month Period	
Outstanding Debt or Obligation	$ 961,591.59	
Available Revenues other than anticipated funding from RPTTF	$ 162,083.35	
Enforceable Obligations paid with RPTTF	$ 476,857.26	
Administrative Cost paid with RPTTF	$ 124,999.98	
Pass-through Payments paid with RPTTF	$ 197,651.00	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	$ 23,842.86	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code
I hereby certify that the above is a true and accurate Recognizec
Enforceable Payment Schedule for the above named agency.

Name Title

Signature Date

Name of Redevelopment Agency: Guadalupe Redevelopment Agency

Project Area(s) RDA Project Area All

FORM A - Redevelopment Property Tax Trust Fund (RPTTF)

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF) Payments by month July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	Total
1)	2003 Tax Allocation Bonds	6/2003	US Bank	Bond Issue to fund for non-housing projects	Guadalupe	10,952,597.00	422,028.00	RPTTF	0.00	0.00	0.00	0.00	0.00	149,928.00	$ 149,928.00
2)	Property Investment	6/2010	Garcia, Henry	Note Payable/amended - Royal Theatre - Henry Garcia	Guadalupe	23,874.00	4,858.50	RPTTF	404.88	404.88	404.88	404.88	404.88	404.88	$ 2,429.28
3)	Property Investment	6/2000	Garcia, Olivia	Note Payable- Royal Theatre - Henry Garcia	Guadalupe	0.00	0.00	RPTTF	0.00	0.00	0.00	0.00	0.00	0.00	$ -
4)	Financial audit	6/2003	Glenn Burdette	Per Contract	Guadalupe	25,000.00	25,000.00	RPTTF	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	$ 12,499.98
5)	City Attorney Services	6/2007	Hanley and Fleishman	Per Contract	Guadalupe	12,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	$ 6,000.00
6)	RDA Attorney Services	6/2008	Meyers Nave	Per Contract	Guadalupe	12,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	$ 6,000.00
7)	RDA Professional Services	6/2008	Tierra West	Per Contract	Guadalupe	8,000.00	8,000.00	RPTTF	666.67	666.67	666.67	666.67	666.67	666.67	$ 4,000.02
8)	Royal Theater Retrofit	2/2012	City of Guadalupe	Disposition of Agency Property (848 Guadalupe St)	Guadalupe	150,000.00	180,000.00	RPTTF	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	$ 90,000.00
9)	Al's Union Site Remediation	6/2008	City of Guadalupe	Disposition of Agency Property (995 Guadalupe St)	Guadalupe	1,318,389.00	150,000.00	RPTTF	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	$ 75,000.00
10)	Environmental Consulting	6/2008	DMI EMK	Disposition of Agency Property (995 Guadalupe St)	Guadalupe	12,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	$ 6,000.00
11)	Due to other funds	6/2010	LMIHF	Repayment for SERAF (2010)	Guadalupe	205,502.00	100,000.00	RPTTF	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	$ 49,999.98
12)	Due to other funds	6/2011	LMIHF	Repayment for SERAF (2011)	Guadalupe	33,486.00	25,000.00	RPTTF	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	$ 12,499.98
13)	Due to other funds	6/2007	Water Capital Fund	Repayment for Capital Project	Guadalupe	76,830.00	50,000.00	RPTTF	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	$ 25,000.02
14)	Due to other funds	4/2009	LMIHF	Renovation of Lantern Hotel	Guadalupe	185,815.00	50,000.00	RPTTF	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	$ 25,000.02
15)	Due to other funds	6/1992	LMIHF	Housing deferral Payment	Guadalupe	87,634.00	25,000.00	RPTTF	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	$ 12,499.98
16)															$ -
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32)															$ -
	Totals - This Page (RPTTF Funding)					$ 12,502,697.00	$ 1,075,886.50	N/A	$ 54,488.21	$ 54,488.21	$ 54,488.21	$ 54,488.21	$ 54,488.21	$ 204,416.21	$ 476,857.26
	Totals - Page 2 (Other Funding)					$ 91,250.00	$ 14,166.67	N/A	$ 91,250.00	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 14,166.67	$ 162,083.35
	Totals - Page 3 (Administrative Cost Allowance)					$ 250,000.00	$ 250,000.00	N/A	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 124,999.98
	Totals - Page 4 (Pass Thru Payments)					$ 197,651.00	$ 197,651.00	N/A	$ -	$ -	$ -	$ -	$ -	$ 197,651.00	$ 197,651.00
	Grand total - All Pages					$ 12,843,887.00	$ 1,340,053.17		$ 166,571.54	$ 89,488.21	$ 89,488.21	$ 89,488.21	$ 89,488.21	$ 239,416.21	$ 961,591.59

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** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund
LMIHF - Low and Moderate Income Housing Fund
Bonds - Bond proceeds
Admin - Successor Agency Administrative Allowance
Other - reserves, rents, interest earnings, etc

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**
1)	Housing Project - Ppty Purchase	6/2007	Title Company	Affordable Housing Project	Guadalupe	100,000.00	100,000.00
2)	Housing Project - Build Housing	Contractor Discussions - in progress	Developer/Contractors	Affordable Hsg: 2 parcels purchased in 2007	Guadalupe	825,000.00	825,000.00
3)	Housing Project - Rehab Ppty	6/2007	Various Contractors	Rehabilitate Existing Property	Guadalupe	100,000.00	100,000.00
4)	American Legion Hall Retrofit	6/2009	Various Contractors	Retrofit Program	Guadalupe	626,000.00	50,000.00
5)	Royal Theater Retrofit	2/2012	Various Contractors	~~Retrofit Program~~	~~Guadalupe~~	~~120,000.00~~	~~120,000.00~~
6)							
7)							

Name of Redevelopment Agency: Guadalupe Redevelopment Agency

Project Area(s) RDA Project Area All

FORM C - Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source **	Payable from the Administrative Allowance Allocation **** Payments by month						
								July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	Total
1)	Cost Allocation Table	City of Guadalupe	Allocation of costs based on percentages	Guadalupe	250,000.00	250,000.00	RPTTF	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	$ 124,999.98
2)														$ -
3)														$ -
4)														$ -
5)														$ -
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	Totals - This Page				$ 250,000.00	$ 250,000.00		$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$ 20,833.33	$124,999.98

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** All total due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund
Bonds - Bond proceeds
Other - reserves, rents, interest earnings, etc
LMIHF - Low and Moderate Income Housing Fund
Admin - Successor Agency Administrative Allowance

**** - Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 3% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.

Name of Redevelopment Agency Guadalupe Redevelopment Agency

Project Area(s) RDA Project Area All

FORM D - Pass-Through Payments

OTHER OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Source of Fund***	Pass Through and Other Payments **** Payments by month July 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	Total
1)	Statutory Payment	County of Santa Barbara	Payments under H&S 33607.5 & .7	Guadalupe	9,500.00	9,500.00	RPTTF						9,500.00	$ 9,500.00
2)	Statutory Payment	City of Guadalupe	Payments under H&S 33607.5 & .7	Guadalupe	7,000.00	7,000.00	RPTTF						7,000.00	$ 7,000.00
3)	Statutory Payment	SB Co Fire Protection Dst	Payments under H&S 33607.5 & .7	Guadalupe	100.00	100.00	RPTTF						100.00	$ 100.00
4)	Statutory Payment	Guadalupe Flood Zn #3	Payments under H&S 33607.5 & .7	Guadalupe	125.00	125.00	RPTTF						125.00	$ 125.00
5)	Statutory Payment	Santa Maria River Levy	Payments under H&S 33607.5 & .7	Guadalupe	100.00	100.00	RPTTF						100.00	$ 100.00
6)	Statutory Payment	Guadalupe Lighting Dst	Payments under H&S 33607.5 & .7	Guadalupe	2,000.00	2,000.00	RPTTF						2,000.00	$ 2,000.00
7)	Statutory Payment	SB Co Water Agency	Payments under H&S 33607.5 & .7	Guadalupe	175.00	175.00	RPTTF						175.00	$ 175.00
8)	Statutory Payment	Santa Maria Public Airport	Payments under H&S 33607.5 & .7	Guadalupe	550.00	550.00	RPTTF						550.00	$ 550.00
9)	Statutory Payment	Guadalupe Cemetery	Payments under H&S 33607.5 & .7	Guadalupe	1,075.00	1,075.00	RPTTF						1,075.00	$ 1,075.00
10)	Statutory Payment	Cachuma RCD	Payments under H&S 33607.5 & .7	Guadalupe	1.00	1.00	RPTTF						1.00	$ 1.00
11)	Statutory Payment	Santa Maria Vly Wter Cons	Payments under H&S 33607.5 & .7	Guadalupe	200.00	200.00	RPTTF						200.00	$ 200.00
12)	Statutory Payment	Guadalupe Union Elementary	Payments under H&S 33607.5 & .7	Guadalupe	17,025.00	17,025.00	RPTTF						17,025.00	$ 17,025.00
13)	Statutory Payment	Santa Maria Jt Un HS	Payments under H&S 33607.5 & .7	Guadalupe	9,300.00	9,300.00	RPTTF						9,300.00	$ 9,300.00
14)	Statutory Payment	Allan Hancock Comm College	Payments under H&S 33607.5 & .7	Guadalupe	2,500.00	2,500.00	RPTTF						2,500.00	$ 2,500.00
15)	Statutory Payment	SB County of Education	Payments under H&S 33607.5 & .7	Guadalupe	1,700.00	1,700.00	RPTTF						1,700.00	$ 1,700.00
16)	Statutory Payment	ERAF	Payments under H&S 33607.5 & .7	Guadalupe	10,000.00	10,000.00	RPTTF						10,000.00	$ 10,000.00
17)	Statutory Payment	ERAF	Payments under H&S 33607.5 & .7	Guadalupe	10,000.00	10,000.00	RPTTF						10,000.00	$ 10,000.00
18)	Section 33676 - AB 1290	Guadalupe Union Elementary	Payments under H&S 33676	Guadalupe	69,500.00	69,500.00	RPTTF						69,500.00	$ 69,500.00
19)	Section 33676 - AB 1290	Santa Maria Jt Un HS	Payments under H&S 33676	Guadalupe	37,800.00	37,800.00	RPTTF						37,800.00	$ 37,800.00
20)	Section 33676 - AB 1290	Allan Hancock Comm College	Payments under H&S 33676	Guadalupe	10,000.00	10,000.00	RPTTF						10,000.00	$ 10,000.00
21)	Section 33676 - AB 1290	Co School Admin CSSF	Payments under H&S 33676	Guadalupe	9,000.00	9,000.00	RPTTF						9,000.00	$ 9,000.00
														$ -
														$ -
														$ -
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														$ -
														$ -
														$ -
	Totals - Other Obligations				$ 197,651.00	$ 197,651.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 197,651.00	$ 197,651.00

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RPTTF - Redevelopment Property Tax Trust Fund — Bonds - Bond proceeds — Other - reserves, rents, interest earnings, etc

LMIHF - Low and Moderate Income Housing Fund — Admin - Successor Agency Administrative Allowance

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ATTACHMENT A

SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET
PERIOD ENDING JUNE 30, 2013

City Administrator	33%	26,409
Finance Director	60%	34,812
Business Manager	20%	12,977
Senior Account Clerk	10%	5,110
City Council	25%	450
Administrative Asst	60%	29,195
Administrative Aide	100%	14,500
Administrative Aide	50%	7,250
City Clerk	50%	900
		131,603

Personnel	131,603
Property Management	17,500
Property Maintenance	29,000
Planning Services	45,000
Building & Safety	35,000
Supplies; Utilities; Insurance	15,000
Contingency for other costs	4,267
	277,370