

**RESOLUTION NO. 4-15 (OB)**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE CITY OF WATSONVILLE APPROVING (1) THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD COMMENCING JANUARY 1, 2016 THROUGH JUNE 30, 2016, AS REQUIRED BY HEALTH & SAFETY CODE SECTION 34177(I)**

**WHEREAS**, in accord with the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq. ("**CRL**"), the City Council of the City of Watsonville ("**City**") previously established the Redevelopment Agency of the City of Watsonville, a public body, corporate and politic ("**Agency**") to carry out the purposes of and exercise the powers granted to community redevelopment agencies under the CRL; and

**WHEREAS**, on February 1, 2012, the Agency was dissolved pursuant to Assembly Bill 1X26 (Stats. 2011, 1st Ex. Sess., Ch. 5) ("**AB 26**"), and its rights, powers, duties and obligations were transferred to a "successor agency" (as defined by CRL Section 34171(j) and Section 34173); and

**WHEREAS**, the City Council elected to act as the Agency's successor agency ("**Successor Agency**") under CRL Section 34173; and

**WHEREAS**, pursuant to Section 34177(I), the Successor Agency is required to prepare "**Recognized Obligation Payment Schedules**" (each such Schedule, a "**ROPS**") for each six-month period of a fiscal year (each such period, a "**Fiscal Period**") and to submit each ROPS for approval to the oversight board ("**Oversight Board**") established for the Successor Agency under CRL Section 34179; and

**WHEREAS**, each ROPS must identify, on a prospective basis, the funds required by the Successor Agency to satisfy the Successor Agency's enforceable obligations and to pay administrative expenses during the applicable Fiscal Period; and

**WHEREAS**, on April 24, 2012, the Oversight Board adopted Resolution No. 5-12 (OB), approving a “**Cooperation Agreement for Administrative Services**” between the City and the Successor Agency, whereby the City agreed to provide administrative services for the Successor Agency for FY 2012-13 for a total amount of \$250,000; and

**WHEREAS**, on February 26, 2013, the Oversight Board adopted Resolution No. 4-13 (OB), approving an “**Amended and Restated Cooperation Agreement for Administrative Services**” (“**Cooperation Agreement**”), whereby the City agreed to provide administrative services for the Successor Agency for a total amount of \$250,000 each fiscal year, commencing in FY 2013/14, to be paid in pursuant to terms contained in the Cooperation Agreement until such time as the Oversight Board requests a reduction in such amount; and

**WHEREAS**, the Successor Agency prepared a ROPS for the Fiscal Period commencing January 1 through June 30, 2016 (the “**FY 15/16B ROPS**”) (a copy of which is attached as Exhibit “A”) in accord with the requirements of CRL Section 34177(l) and other applicable law and has transmitted the FY 15/16B ROPS electronically to the County Administrative Officer, the County Auditor-Controller and the State Department of Finance; and

**WHEREAS**, the Successor Agency has recommended that the Oversight Board approve the FY 15/16B ROPS, including compensation of One Hundred Twenty-Five Thousand Dollars (\$125,000) to the City for providing the Successor Agency’s administrative services pursuant to the Cooperation Agreement during the FY 15/16B ROPS period; and

**WHEREAS**, the FY 15/16B ROPS serves as the budget document for the Successor Agency during the January 1, 2016, through June 30, 2016, period and appropriates funds as identified.

**NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE AS FOLLOWS:**

**Section 1.** In accord with CRL Section 34180(g), the Oversight Board approves the FY 15/16A ROPS (inclusive of the administrative budget and the administrative cost allocation of \$125,000 payable to the City pursuant to the Cooperation Agreement), in the form attached as Exhibit "A."

**Section 2.** The Oversight Board directs the City Manager to (a) transmit the Oversight Board-approved FY 15/16B ROPS to the County Auditor-Controller and the State Department of Finance, and to provide notice of the Oversight Board's approval to those entities, together with the City's website address, and (b) post the FY 15/16B ROPS to the City's website.

**Section 3.** This Resolution will become effective in accord with CRL Section 34177(m) and Section 34179(h).


\*\*\*\*\*

The foregoing resolution was introduced at a regular meeting of the Oversight Board of Successor Agency to the City of Watsonville Redevelopment Agency, held on the 16th day of September, 2015, by Member Coffman-Gomez, who moved its adoption, which motion being duly seconded by Vice Chair Friend, was upon roll call carried and the resolution adopted by the following vote:

AYES: BOARD MEMBERS: **Caput, Coffman-Gomez, Friend, Medina, Carrillo**

NOES: BOARD MEMBERS: **None**

ABSENT: BOARD MEMBERS: **Canady, Manning**

  
Margarita Carrillo, Chair

ATTEST:

  
Irwin Ivan Ortiz, Assistant Board Secretary

\*\*\*\*\*

I, Beatriz Vázquez Flores, City Clerk of the City of Watsonville, do hereby certify that the foregoing Resolution No. 4-15 (OB) was duly and regularly passed and adopted by the Oversight Board at a meeting thereof held on the 16th day of September, 2015, and that the foregoing is a full, true and correct copy of said Resolution.

  
Irwin Ivan Ortiz, Deputy City Clerk

**EXHIBIT "A"**

FY 15/16B ROPS

***(Attached behind this cover sheet)***

# Recognized Obligation Payment Schedule (ROPS 15-16B) - Summary

Filed for the January 1, 2016 through June 30, 2016 Period

Name of Successor Agency: Watsonville  
 Name of County: Santa Cruz

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding</b>		
<b>A Sources (B+C+D):</b>		<b>\$ -</b>
B Bond Proceeds Funding (ROPS Detail)		-
C Reserve Balance Funding (ROPS Detail)		-
D Other Funding (ROPS Detail)		-
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>		<b>\$ 788,265</b>
F Non-Administrative Costs (ROPS Detail)		663,265
G Administrative Costs (ROPS Detail)		125,000
<b>H Total Current Period Enforceable Obligations (A+E):</b>		<b>\$ 788,265</b>

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I Enforceable Obligations funded with RPTTF (E):		788,265
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)		(82,654)
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>		<b>\$ 705,611</b>

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L Enforceable Obligations funded with RPTTF (E):		788,265
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)		-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>		<b>788,265</b>

Certification of Oversight Board Chairman:  
 Pursuant to Section 34177 (m) 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 agency.

Margarita Carrillo Chair  
 Name Title  
 /s/ Margarita Carrillo 9/16/15  
 Signature Date

Watsonville Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail January 1, 2016 through June 30, 2016 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 35,941,208		\$ -	\$ -	\$ -	\$ 663,265	\$ 125,000	\$ 788,265
1	2004 Tax Allocation, Series A (P&I)	Bonds Issued On or	6/1/2004	9/1/2034	US Bank	Civic Plaza	All	18,636,168	N				311,349		\$ 311,349
2	2004 Tax Allocation, Series B1 & B2 (P&I)	Bonds Issued On or Before 12/31/10	6/1/2004	9/1/2024	US Bank	Housing Projects	All	5,252,993	N				114,349		\$ 114,349
3	U S Bank trustee fees	Fees	6/1/2004	9/1/2034	US Bank	Bond covenants - annual trustee fees	All	109,725	N						\$ -
4	Project management projected time & costs for Bond Disclosure	Project Management Costs	5/19/2004	9/1/2034	City of Watsonville	Bond covenants - annual continuing disclosures	All	263,204	N						\$ -
6	Tax Increment overpayment by County for FY's 2006-07, 2007-08, 2008-09	Miscellaneous	8/1/2010	8/1/2019	County of Santa Cruz	Repayment per 0% agreement	All	163,908	N						\$ -
7	Tax Increment overpayment by County - Tax Rate Area 02-078 allocation Error	Miscellaneous	12/14/2009	6/30/2025	County of Santa Cruz	Repayment	All	842,211	N						\$ -
8	Advance due Water Enterprise Fund (P&I) For County Error for FY's 2001-02 & 2002-03	Miscellaneous	6/1/2004	6/1/2024	Watsonville Water Enterprise Fund	Water Fund loan to RDA for repayment of prior fiscal years tax increment overpayments by County of Santa Cruz	All	720,254	N						\$ -
12	Civic Center Project Impact Fees	City/County Loans On or Before 6/27/11	6/27/2006	6/30/2013	City of Watsonville Impact Fee Fund	Deferred Impact fees from RDA Project	All		N						\$ -
13	Downtown Business Parking subsidy	Business Incentive Agreements	8/24/2010	8/24/2015	City of Watsonville	Subsidize downtown parking (5yr trial)	All		N						\$ -
17	Projected Manabe-Ow OPA Management costs	OPA/DDA/Constructi on	3/3/2011	3/3/2031	City of Watsonville	Funding for project management of business park	All	108,668	N				2,306		\$ 2,306
19	Estimated project management costs	Project Management Costs	2/1/2012	2/1/2067	City of Watsonville	Affordable housing projects-55 years	All		N						\$ -
20	Estimated project management costs	Project Management Costs	2/1/2012	2/1/2017	City of Watsonville	Loan and project portfolio- 5yrs	All	4,208	N				2,105		\$ 2,105
24	Youth Homes Property Project Insurance Reserve	Miscellaneous	7/8/2009	7/8/2019	Home Owners	Construction defects Liability for 10 years.	All	250,000	N						\$ -
25	20% Housing Fund Loan to RDA 80% Fund	SERAF/ERAF	4/27/2011	6/30/2016	City of Watsonville Successor Housing Fund	ERAF Loan for 2010-11	All	-	Y						\$ -
28	City of Watsonville Administration	Admin Costs	1/1/2014	6/30/2014	City of Watsonville	City of Watsonville Administration	All	4,500,000	N					125,000	\$ 125,000
29	City of Watsonville, 3rd City-Successor Agency loan	City/County Loans After 6/27/11	9/10/2013	12/31/2016	City of Watsonville	Increase to 3rd Loan from City of Watsonville to Successor Agency for ongoing litigation	All	28,151	N				28,151		\$ 28,151
30	Administrative Expense Loan	Miscellaneous	4/15/2008	4/15/2018	City of Watsonville	Loan from City of Watsonville to advance funds to RDA for planning, administration & project related expenses.	All	-	Y						\$ -
31	Tax Increment Reimbursement Loan	Miscellaneous	5/27/2004	6/1/2024	City of Watsonville Water Fund	Loan from City of Watsonville Water fund to advance repayment of over-allocation of tax increment funds to County of Santa Cruz	All	351,360	N						\$ -
32	City of Watsonville, 4rd City-Successor Agency loan	City/County Loans After 6/27/11	9/17/2014	6/30/2016	City of Watsonville	Increase to 4th Loan from City of Watsonville to Successor Agency for ongoing litigation.	All	53,505	N				53,505		\$ 53,505
33	Public Improvement Financing Agreement for the Library	Miscellaneous	6/28/2006	12/30/2025	City of Watsonville	3dr party loan from City of Watsonville for construction of the City of Watsonville' Library.	All	1,213,075	N						\$ -

Watsonville Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail January 1, 2016 through June 30, 2016 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
34	Public Improvement Financing Agreement for the Civic Center	Miscellaneous	6/28/2006	12/30/2025	City of Watsonville	3rd party loan from the City of Watsonville for construction of the Civic Center	All	3,292,278	N						\$ -
35	5th Loan from City of Watsonville to Successor Agency for ongoing litigation.	City/County Loans After 6/27/11	4/15/2015	4/15/2018	City of Watsonville	5th Loan from City of Watsonville to Successor Agency for ongoing litigation.	All	151,500	N				151,500		\$ 151,500
36									N						\$ -
37									N						\$ -
38									N						\$ -
39									N						\$ -
40									N						\$ -
41									N						\$ -
42									N						\$ -
43									N						\$ -
44									N						\$ -
45									N						\$ -
46									N						\$ -
47									N						\$ -
48									N						\$ -
49									N						\$ -
50									N						\$ -
51									N						\$ -
52									N						\$ -
53									N						\$ -
54									N						\$ -
55									N						\$ -
56									N						\$ -
57									N						\$ -
58									N						\$ -
59									N						\$ -
60									N						\$ -
61									N						\$ -
62									N						\$ -
63									N						\$ -
64									N						\$ -
65									N						\$ -
66									N						\$ -
67									N						\$ -
68									N						\$ -
69									N						\$ -
70									N						\$ -
71									N						\$ -
72									N						\$ -
73									N						\$ -
74									N						\$ -
75									N						\$ -
76									N						\$ -
77									N						\$ -
78									N						\$ -
79									N						\$ -
80									N						\$ -



**Watsonville Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Cash Balances**  
**(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [\[ INSERT URL LINK TO CASH BALANCE TIPS SHEET \]](#)

A	B	C	D	E	F	G	H	I
	Cash Balance Information by ROPS Period	Fund Sources						Comments
		Bond Proceeds		Reserve Balance		Other	RPTTF	
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	
ROPS 14-15B Actuals (01/01/15 - 06/30/15)								
1	Beginning Available Cash Balance (Actual 01/01/15)	1,857,454						Bond Reserve of 1,857,454
2	Revenue/Income (Actual 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015						705,233	
3	Expenditures for ROPS 14-15B Enforceable Obligations (Actual 06/30/15) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q						650,772	
4	Retention of Available Cash Balance (Actual 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	1,857,454						Bond Reserve of 1,857,454
5	ROPS 14-15B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15B PPA in the Report of PPA, Column S	No entry required					82,654	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (28,193)	
ROPS 15-16A Estimate (07/01/15 - 12/31/15)								
7	Beginning Available Cash Balance (Actual 07/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 1,857,454	\$ -	\$ -	\$ -	\$ -	\$ 54,461	Bond Reserve of 1,857,454
8	Revenue/Income (Estimate 12/31/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during June 2015						2,638,327	
9	Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 12/31/15)						2,657,630	
10	Retention of Available Cash Balance (Estimate 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	1,857,454						Bond Reserve of 1,857,454
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,158	



**Exhibit "A"**  
**6 of 6**