

**RESOLUTION NO. 1-15 (OB)**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE APPROVING A FIRST AMENDMENT TO THE FOURTH LOAN AGREEMENT BETWEEN THE CITY AND THE SUCCESSOR AGENCY UNDER HEALTH & SAFETY CODE SECTION 34173(H)**

**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 determined that the City would become the Agency’s successor agency (“**Successor Agency**”) under CRL Section 34173; and

**WHEREAS**, pursuant to CRL Section 34179, an oversight board (“**Oversight Board**”) was established for the Successor Agency; and

**WHEREAS**, CRL Section 34177.3 authorizes the Successor Agency to make enforceable obligations related to the winding up of the Agency’s affairs, including for the acquisition of legal services; and

**WHEREAS**, with the Oversight Board’s approval, CRL section 34173(h) permits the City to loan the Successor Agency funds to pay the Successor Agency’s

administrative costs, enforceable obligations, and project-related expenses; and

**WHEREAS**, in accord with CRL Section 34177.3, the Successor Agency created various enforceable obligations to conduct the work of winding down the Agency's affairs, including enforceable obligations related to the services of legal counsel needed in connection with various litigation matters in which the Successor Agency is involved; and

**WHEREAS**, the City and the Successor Agency previously entered into an agreement entitled **"Fourth Loan Agreement for Enforceable Obligations, Administrative Costs and Project-Related Expenses"** ("Fourth Loan Agreement") providing for a loan ("Fourth Loan") from the City to the Successor Agency in an amount not to exceed Ninety-Five Thousand Dollars (\$95,000); and

**WHEREAS**, the City and the Successor Agency desire to amend the Fourth Loan Agreement to increase the Fourth Loan by Fifty-Eight Thousand Dollars (\$58,000) ("Fourth Loan Increase"); and

**WHEREAS**, to implement the terms of the preceding Recital, the City and the Successor Agency have prepared an agreement entitled **"First Amendment to Fourth Loan Agreement for Enforceable Obligations, Administrative Costs and Project-Related Expenses"** ("First Amendment to Fourth Loan Agreement") (a copy of which is attached as Exhibit "A"); and

**WHEREAS**, the Successor Agency's maximum repayment obligation with respect to the Fourth Loan Increase, inclusive of principal and interest, is limited to Fifty-Eight Thousand Dollars (\$58,000); and

**WHEREAS**, prior to becoming effective, the First Amendment to Fourth Loan Agreement must be approved by the Oversight Board and submitted to the State Department of Finance (“**DOF**”) for review in accord with CRL Section 34179(h);

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

**Section 1.** In accord with CRL Section 34173(h), the Oversight Board approves the First Amendment to Fourth Loan Agreement, in the form attached as Exhibit “A”.

**Section 2.** The Oversight Board directs the City Manager to (a) transmit the Oversight Board approved First Amendment to Fourth Loan Agreement to the County Auditor-Controller, the State Controller’s Office, and the State Department of Finance, or alternatively, to provide notice of the Oversight Board’s approval to those entities, together with City’s website address, and (b) post the First Amendment to Fourth Agreement to the City’s website.

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

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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 25th day of February, 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, Manning, Medina, Carrillo**  
NOES:                    BOARD MEMBERS: **None**  
ABSENT:                BOARD MEMBERS: **McFadden**

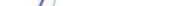
  
\_\_\_\_\_  
Margarita Carrillo, Chair

**ATTEST:**

Beatrix Vázquez Flores, Board Secretary

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I, Beatriz Vázquez Flores, City Clerk of the City of Watsonville, do hereby certify that the foregoing Resolution No. 1-15 (OB) was duly and regularly passed and adopted by the Oversight Board at a meeting thereof held on the 25th day of February, 2015, and that the foregoing is a full, true and correct copy of said Resolution.

  
Beatriz Vázquez Flores, City Clerk

# **FIRST AMENDMENT TO FOURTH LOAN AGREEMENT FOR ENFORCEABLE OBLIGATIONS, ADMINISTRATIVE COSTS AND PROJECT-RELATED EXPENSES**

## **ARTICLE I.**

### **PARTIES AND EFFECTIVE DATE**

1.1 **Parties.** This “First Amendment to Fourth Loan Agreement for Enforceable Obligations, Administrative Costs and Project-Related Expenses” (“First Amendment to Fourth Loan Agreement”) is reference dated as of February 24, 2015. This First Amendment to Fourth Loan Agreement is entered into between (1) the City of Watsonville, a California charter law city and municipal corporation (“City”) and (2) The Successor Agency to the Redevelopment Agency of the City of Watsonville, formed and existing in accord with Section 34173 of the California Community Redevelopment Law (“CRL”) (Health & Safety Code Section 33000, *et seq.*) (“Successor Agency”).

1.2 **Effective Date.** This First Amendment to Fourth Loan Agreement will not become effective until the date (“Effective Date”) all of the following have occurred:

A. This First Amendment to Fourth Loan Agreement has been approved by the City Council as the City’s governing body and by the City Council as the Successor Agency’s governing board and has been executed by the City’s and the Successor Agency’s authorized officials.

B. This First Amendment to Fourth Loan Agreement has been approved by the Successor Agency’s oversight board (“Oversight Board”) formed in accord with CRL Section 34179.

C. As provided in CRL Section 34179(h), five (5) business days have elapsed since notice of the Oversight Board’s action approving this First Amendment to Fourth Loan Agreement was provided to the State Department of Finance (“DOF”), unless the DOF requests to review the Oversight Board’s action, in which case this paragraph C will be deemed satisfied upon the DOF’s approval of the Oversight Board’s action.

## **ARTICLE II.**

### **RECITALS**

2.1 Under the provisions of the CRL, the City Council of the City of Watsonville 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.

2.2 On February 1, 2012, the Agency was dissolved by operation of Assembly Bill 1X26 (Stats. 2011, 1<sup>st</sup> Ex. Sess., Ch. 5) (“AB 26”), and its rights, powers, duties and

obligations were transferred to a “successor agency” (as defined in CRL Section 34171(j) and Section 34173).

2.3 As provided by AB 26, the City Council took official action electing to become the Agency’s successor agency (“**Successor Agency**”) under CRL Section 34173.

2.4 On or about June 27, 2012, the provisions of Assembly Bill 1484 (“**AB 1484**”) became law. AB 1484 modified the CRL and AB 26 in various ways. As used herein, the term “**CRL**” means Health & Safety Code Section 33000, *et seq.*, as modified by AB 26 and AB 1484. Specific terms used and not otherwise defined in this First Amendment to Third Loan Agreement will have the meanings given to those terms in the CRL.

2.5 In accord with CRL Section 34177.3, the Successor Agency created various enforceable obligations to conduct the work of winding down the Agency’s affairs, including enforceable obligations related to the services of legal counsel needed in connection with various litigation matters (including related appeal work) in which the Successor Agency is involved (“**Litigation Expenses**”).

2.6 CRL Section 34173(h) permits the City, as the former Agency’s creating authority, to loan or grant funds to the Successor Agency to pay for enforceable obligations, administrative costs, and project-related expenses.

2.7 On or about August 26, 2014, the City and the Successor Agency entered into that certain “**Fourth Loan Agreement for Enforceable Obligations, Administrative Costs and Project-Related Expenses**” by which the City agreed to loan the Successor Agency the principal sum of not to exceed Nine-Five Thousand Dollars (\$95,000) (“**Fourth Loan**”) so that the Successor Agency could pay Litigation Expenses. The Fourth Loan has been or shortly will be fully disbursed to the Successor Agency.

2.8 In order to fund additional Litigation Expenses beyond those covered by the Fourth Loan, the Successor Agency has requested that the City loan it an additional amount not to exceed Fifty-Eight Thousand Dollars (\$58,000) (“**Fourth Loan Increase**”). The City is willing to amend the Fourth Loan Agreement and to make the Fourth Loan Increase under the authority of CRL Section 34173(h) on the terms set forth in this First Amendment to Fourth Loan Agreement.

2.9 On or about August 28, 2012, the City and the Successor Agency entered into that certain “**Loan Agreement for Enforceable Obligations, Administrative Costs and Project-Related Expenses (for the Period July 1, 2012 – December 31, 2012)**” (“**First Loan Agreement**”). On or about August 28, 2012, the City and the Successor Agency entered into that certain “**Loan Agreement for Due Diligence Review Costs (for the Period July 1, 2012 – December 31, 2012)**” (“**Second Loan Agreement**”). On or about September 10, 2013, the City and the Successor Agency entered into that certain “**Third Loan Agreement for Enforceable Obligations, Administrative Costs and Project-Related Expenses**” (“**Third Loan Agreement**”) which was subsequently amended by the “**First Amendment to the Third Loan Agreement**” (“**Third Loan Amendment**”) entered into on or about December 9, 2014. This First Amendment to Fourth Loan Agreement does not modify the First Loan Agreement, Second

Loan Agreement, Third Loan Agreement or Third Loan Amendment in any respect. The First Loan Agreement, Second Loan Agreement, Third Loan Agreement and Third Loan Amendment remain in full force and effect in accordance with their terms.

## ARTICLE III.

### TERMS

3.1 Amendment of Fourth Loan Agreement. This First Amendment to Fourth Loan Agreement modifies the Fourth Loan Agreement as provided herein. Except as specifically amended by this First Amendment to Fourth Loan Agreement, the Fourth Loan Agreement is unaffected by this First Amendment to Fourth Loan Agreement and remains in effect in accordance with its terms.

3.2 Fourth Loan Increase. The City agrees to disburse the Fourth Loan Increase to the Successor Agency in periodic installments (each, an “**Installment**” and, collectively, “**Installments**”) of any amount upon the Successor Agency’s request, so long as the total of all Installments does not exceed Fifty-Eight Thousand Dollars (\$58,000), inclusive of accrued interest. Each disbursement request must be accompanied by documentation which reasonably evidences the amount of Litigation Expenses incurred by the Successor Agency. The Fourth Loan Increase will be disbursed to the Successor Agency to be held in its accounts and will be used to pay the Successor Agency’s Litigation Expenses. The Fourth Loan Increase is not a revolving line of credit and no further Installments will be disbursed once the total of all disbursements equals Fifty-Eight Thousand Dollars (\$58,000).

3.3 Interest and Repayment Terms. Each Installment will become due and payable in full on the March 1 or October 1 (whichever occurs first) following the date of disbursement. Each disbursed and outstanding Installment will accrue interest at the rate earned by funds deposited by the City into the Local Agency Investment Fund, as it may be adjusted from time-to-time (“**LAIF Rate**”), from the date of its disbursement until fully repaid.

3.4 Limitation on Total Amount Repayable Under This First Amendment to Fourth Loan Agreement. Anything to the contrary in this First Amendment to Fourth Loan Agreement notwithstanding, the maximum aggregate amount, inclusive of principal and interest, that may become payable by the Successor Agency under this First Amendment to Fourth Loan Agreement is Fifty-Eight Thousand Dollars (\$58,000). The amount of interest accrued and payable under Section 3.3 will be reduced or forgiven by the City as needed so that the Successor Agency’s total obligation under this First Amendment to Third Loan Agreement does not exceed Fifty-Eight Thousand Five Hundred Dollars (\$58,000).

#### 3.5 Inclusion on Recognized Obligation Payment Schedule.

A. The Successor Agency will identify this First Amendment to Fourth Loan Agreement as an enforceable obligation under CRL 34173(h) on each Recognized Obligation Payment Schedule (“**ROPS**”) to be submitted by the Successor Agency to the Department of Finance for all fiscal until the Fourth Loan Increase has been fully repaid, including interest. The Successor Agency will request an allocation of property taxes from the “**Redevelopment**

**Property Tax Trust Fund**" (established pursuant to CRL Section 34170.5 and administered by the County Auditor-Controller in accord with CRL Sections 34182 and 34183) ("RPTTF") on each ROPS covering any fiscal period in which the Successor Agency has a repayment obligation under this First Amendment to Fourth Loan Agreement. The Successor Agency will continue to make allocation requests on all subsequent ROPS until the Fourth Loan Increase and all accrued interest has been fully repaid. The amount of each allocation request will be equal to the sum of the Successor Agency's repayment obligation arising during the period covered by the ROPS plus the remaining balance (if any) of any repayment due during a prior ROPS period which was not fully paid.

B. The Successor Agency will prepare each ROPS as required by the CRL and submit it to the Oversight Board and such other governmental agencies as the CRL may require from time-to-time. The Successor Agency will take all other actions as required by the CRL or other applicable authority to ensure that the Successor Agency receives an allocation of taxes from RPTTF in the amounts necessary to satisfy the Successor Agency's payment obligations under this First Amendment to Fourth Loan Agreement.

3.6 Amendment or Modification. This First Amendment to Fourth Loan Agreement and the Successor Agency's obligations under it may be amended or modified only in the following ways:

A. By the mutual written agreement of the City and the Successor Agency, following all notices, hearings and approvals required by then-applicable provisions of the CRL and other legal authority.

B. As required to conform to future changes in the CRL, other applicable legal authority, or pursuant to an order or judgment of a court of competent jurisdiction.

3.7 No Other Successor Agency Income or Assets Subject to Repayment Obligation. No funds or other assets of the Successor Agency other than property tax allocations from the RPTTF may be used for the repayment of the Successor Agency's obligations under this First Amendment to Fourth Loan Agreement.

3.8 Remedies for Breach. If the Successor Agency fails for any reason whatsoever to fulfill its obligations under this First Amendment to Fourth Loan Agreement, the City may, without notice or demand, accelerate all payments to become due under this First Amendment to Fourth Loan Agreement and declare the entirety of the unpaid Fourth Loan Increase principal and accrued interest immediately due and payable.

*[Signatures on following page]*

*[Signatures to First Amendment to Fourth Loan Agreement for  
Enforceable Obligations, Administrative Costs and Project-Related Expenses]*

**CITY**

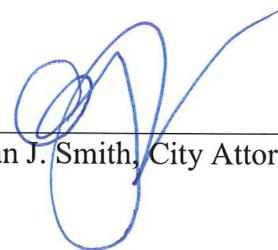
**City of Watsonville**, a California charter law city and municipal corporation

**ATTEST:**

  
\_\_\_\_\_  
Beatriz Vázquez Flores, City Clerk

By:   
\_\_\_\_\_  
Name: Marcela Tavantzis, Interim City Manager

**APPROVED AS TO FORM:**

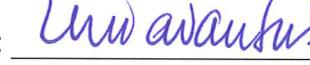
By:   
\_\_\_\_\_  
Alan J. Smith, City Attorney

**SUCCESSOR AGENCY**

**The Successor Agency to the Redevelopment Agency of the City of Watsonville**, a public entity created and existing under the authority of CRL Section 34173

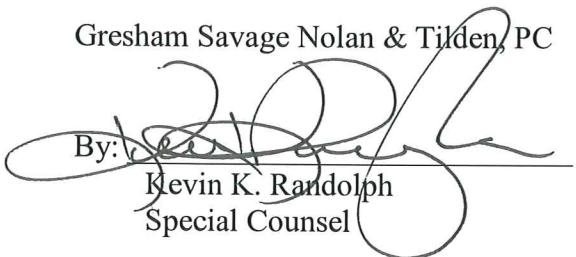
**ATTEST:**

  
\_\_\_\_\_  
Beatriz Vázquez Flores, City Clerk as Secretary to the Successor Agency

By:   
\_\_\_\_\_  
Name: Marcela Tavantzis, Interim City Manager

**APPROVED AS TO FORM:**

Gresham Savage Nolan & Tilden, PC

By:   
\_\_\_\_\_  
Kevin K. Randolph  
Special Counsel