

**OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE NEWARK REDEVELOPMENT AGENCY
Special Meeting Agenda
Tuesday, September 23, 2014
Newark City Hall, 5th Floor Conference Room
37101 Newark Boulevard
5:00 p.m.**

A. CALL TO ORDER/ROLL CALL

B. MINUTES

- B.1** Minutes of Special Oversight Board meeting held on February 18, 2014.

C. NEW BUSINESS

- C.1** Resolution of the Oversight Board of the Successor Agency to the Newark Redevelopment Agency adopting and endorsing the Recognized Obligation Payment Schedule for the period of January to June 2015 – from Administrative Services Director Woodstock. (RESOLUTION)
- C.2** Approve Long-Range Property Management Plan – from Administrative Services Director Woodstock. (RESOLUTION)

D. BOARD MEMBER COMMENTS

E. PUBLIC COMMENT

Any person wishing to discuss any item not on the agenda may address the Oversight Board for the Successor Agency to the Newark Redevelopment Agency at this point by giving his/her name for the record. Remarks shall be limited to a maximum of five (5) minutes.

F. ADJOURNMENT

Pursuant to Government Code 54957.5; Supplemental materials distributed less than 72 hours before this meeting, to a majority of the Oversight Board, will be made available for public inspection at this meeting and at the City Clerk's Office located at 37101 Newark Boulevard, 5th Floor, during normal business hours. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection.

For those persons requiring hearing assistance, please make your request to the City Clerk two days prior to the meeting.

**OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE NEWARK REDEVELOPMENT AGENCY
Special Meeting DRAFT Minutes
Tuesday, February 18, 2014
Newark City Hall, 5th Floor Conference Room
37101 Newark Boulevard
5:00 p.m.**

A. CALL TO ORDER/ROLL CALL

At 5:00 p.m. Chair Nagy called the meeting to order.

Board Members present: Little, Crocker, Davis, Valle, and Chair Nagy

Board Members absent: Reyes and Grindall

B. MINUTES

B.1 Minutes of Special Oversight Board meeting held on September 23, 2013.

Board Member Davis moved, Board Member Valle seconded to approve the minutes. The motion passed 3 AYES, 2 ABSENT, 2 ABSTENTIONS (Little and Crocker).

C. NEW BUSINESS

C.1 Resolution of the Oversight Board of the Successor Agency to the Newark Redevelopment Agency approving the loan repayment schedule.

RESOLUTION NO. OB 2014-1

Administrative Services Director stated that the City loaned the Newark Redevelopment Agency \$400,000 for the preparation and adoption of Redevelopment Area 2. The loan has been recalculated at the Local Agency Investment Fund Rate resulting in a repayment amount of \$409,990. The repayment, set by California Health and Safety code, is \$6,177 for ROPS 14-15A and B.

The Oversight Board discussed the amount of time it would take for the loan to be repaid.

Board Member Crocker moved, Board Member Little seconded to approve the loan repayment schedule in accordance with Health and Safety Code 34176(e)(6)(B). The motion passed 5 AYES, 2 ABSENT.

C.2 Resolution of the Oversight Board of the Successor Agency to the Newark Redevelopment Agency adopting and endorsing the Recognized Obligation Payment Schedule for the period of July to December 2014.

RESOLUTION NO. OB 2014-2

Administrative Services Director Woodstock stated the Recognized Obligation Payment Schedule (ROPS) was prepared showing the loan payment of \$6,177 and the administrative costs of \$628. The ROPS will be submitted to the State for processing.

Board Member Valle moved, Board Member Davis seconded to approve the loan repayment schedule in accordance with Health and Safety Code 34176(e)(6)(B). The motion passed 5 AYES, 2 ABSENT.

D. BOARD MEMBER COMMENTS

E. PUBLIC COMMENT

No one came forward to speak.

F. ADJOURNMENT

At 5:15 p.m., Board Member Davis moved, Board Member Valle seconded to adjourn the meeting. The motion passed 5 AYES, 2 ABSENT.

C.1 Resolution of the Oversight Board of the Successor Agency to the Newark Redevelopment Agency adopting and endorsing the Recognized Obligation Payment Schedule for the period of January to June 2015 – from Administrative Services Director Woodstock. (RESOLUTION)

Background/Discussion – Assembly Bill (AB) 1x26 and the subsequent amendment, AB 1484, require agencies to adopt a Recognized Obligation Payment Schedule (ROPS) for each six (6) month period in which the Successor Agency is closing out the obligations of the former Newark Redevelopment Agency.

The Successor Agency and the Oversight Board previously have approved several ROPSs for periods between January 2012 and December 2014.

The only obligation remaining from the dissolution of the Newark Redevelopment Agency is the loan from the City to the Newark Redevelopment Agency. On June 27, 2012, the Governor signed AB 1484 which updated the procedures for the dissolution of the redevelopment agencies and indicated that a loan can be considered an obligation if the Agency obtains a Finding of Completion and the Oversight Board approves the loan as an obligation. The State Department of Finance issued a Finding of Completion to the Successor Agency and the Oversight Board approved the loan and the Successor Agency received the first payment on the loan in June 2014.

The reconciliation of ROPS14-15A with the State and County calculations determined that the payment received for ROPS 14-15A used the full allocation available from the Redevelopment Property Tax Trust Fund (RPTTF) for Fiscal Year 2014-2015.

ROPS 14-15B is not requesting any payment, but is still being submitted to the State to recognize the outstanding debt balance on the loan.

Attachment

Action - It is recommended that the Oversight Board of the Successor Agency to the Newark Redevelopment Agency, by resolution, adopt and endorse the Recognized Obligation Payment for the period of January to June 2015.

RESOLUTION NO. OB 2014-

RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE NEWARK
REDEVELOPMENT AGENCY ADOPTING AND ENDORSING
THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE
FOR THE PERIOD OF JANUARY TO JUNE 2015

WHEREAS, on January 12, 2012, the City of Newark by Resolution No. 9910, duly adopted by the City Council, affirmatively and expressly elected to become the Successor Agency to the Newark Redevelopment Agency; and

WHEREAS, the Successor Agency is tasked with the responsibility of winding down the Redevelopment Agency's affairs and continuation to meet the former Redevelopment Agency's obligations; and,

WHEREAS, the Successor Agency has prepared and approved a Recognized Obligation Payment Schedule that details all financial obligations of the Successor Agency in winding down the activities of the former Newark Redevelopment Agency, for the period of January 1, 2015 to June 30, 2015; and

NOW, THEREFORE, BE IT RESOLVED, by the Oversight Board of the Successor Agency to the Newark Redevelopment Agency, as follows:

SECTION 1. The above recitals are true and correct and are adopted as the findings of the Oversight Board.

SECTION 2. The Recognized Obligations Payment Schedule, a copy of which is attached hereto, marked Exhibit "A", and incorporated herein by reference as if set forth at length, is hereby adopted.

SECTION 3. The Recognized Obligation Payment Schedule is hereby approved for submission to the California Department of Finance and the Alameda County Auditor Controller Office.

Recognized Obligation Payment Schedule (ROPS 14-15B) - Summary

Filed for the January 1, 2015 through June 30, 2015 Period

Name of Successor Agency: Newark
 Name of County: Alameda

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

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	-
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K	Adjusted Current Period RPTTF Requested Funding (I-J)	\$

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

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.

 Name
 /s/ Signature

 Title Date

Recognized Obligation Payment Schedule (ROPS 14-15B) - ROPS Detail
 January 1, 2015 through June 30, 2015
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L		M	N	O	P
											Bond Proceeds	Reserve Balance (Non-BPTTF)				
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	Bond Proceeds	Reserve Balance (Non-BPTTF)	Other Funds	Non-Admin	Admin	Six-Month Total	
1	2001 Rideshell gas from City	City/County Utility Admin Costs	1/1/2007	1/31/2044	City of Newark	Program and other Rideshell gas	2	\$ 404,800	N	\$	\$	\$	\$	\$	\$	
2	Administrative Costs		7/7/2013	6/30/2014	City of Newark	Staff time contract for 2013 & 2014	441	\$ 404,800	N	\$	\$	\$	\$	\$	\$	
3									N							
4									N							
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Recognized Obligation Payment Schedule (ROPS 14-15B) - Report of Cash Balances

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I				
									Fund Sources			
									Bond Proceeds		Reserve Balance	
Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin							
Cash Balance Information by ROPS Period												
ROPS 13-14B Actuals (01/01/14 - 06/30/14)												
1	Beginning Available Cash Balance (Actual 01/01/14)											
2	Revenue/Income (Actual 06/30/14) RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014.						828					
3	Expenditures for ROPS 13-14B Enforceable Obligations (Actual 06/30/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q							828				
4	Retention of Available Cash Balance (Actual 06/30/14) RPTTF amount retained should only include the amounts distributed for debt service reserve(s) approved in ROPS 13-14B											
5	ROPS 13-14B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 13-14B PPA in the Report of PPA, Column S								No entry required			
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)											
ROPS 14-15A Estimate (07/01/14 - 12/31/14)												
7	Beginning Available Cash Balance (Actual 07/01/14) (C, D, E, G = 4 + 6; F = H4 + F4 + F6, and H = 5 + 6)											
8	Revenue/Income (Estimate 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014											
9	Expenditures for ROPS 14-15A Enforceable Obligations (Estimate 12/31/14)											
10	Retention of Available Cash Balance (Estimate 12/31/14) RPTTF amount retained should only include the amount distributed for debt service reserve(s) approved in ROPS 14-15A											
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)											

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 https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf.

Recognized Obligation Payment Schedule (ROPS 14-15B) - Notes

January 1, 2015 through June 30, 2015

Item # Notes/Comments

1 Upon reconciling ROPS 14-15A, it was determined that the maximum approved distribution was \$6377 which was approved in ROPS 14-15A. We are not eligible for the next payment until ROPS 15-16A.

**C.2 Approve Long-Range Property Management Plan – from Administrative Services
Director Woodstock. (RESOLUTION)**

Background/Discussion – Assembly Bill 1484 updated the procedures for the dissolution of redevelopment agencies. This legislation requires the submittal of a Long-Range Property Management Plan (LRPMP) that governs the disposition of properties of the former redevelopment agency. The Newark Redevelopment Agency did not have any properties.

The LRPMP was due six months after the Successor Agency was issued a Finding of Completion (FOC). The FOC was issued April 26, 2013, but a LRPMP was not prepared since there were no properties. The State Department of Finance (DOF) has requested that a LRPMP be prepared to officially report to the DOF that the Newark Successor Agency does not have any properties to report.

Upon approval by the Oversight Board, the LRPMP will be submitted to the DOF, the State Controller's Office, and the County Auditor-Controller.

Attachments

Action – It is recommended that the Oversight Board of the Successor Agency to the Newark Redevelopment Agency, by resolution, approve the Long-Range Property Management Plan confirming the Successor Agency to the Newark Redevelopment Agency has no properties.

RESOLUTION NO. OB

RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE NEWARK
REDEVELOPMENT AGENCY APPROVING THE LONG-
RANGE PROPERTY MANAGEMENT PLAN CONFIRMING
THE SUCCESSOR AGENCY TO THE NEWARK
REDEVELOPMENT AGENCY HAS NO PROPERTIES

WHEREAS, on January 12, 2012, the City of Newark by Resolution No. 9910, duly adopted by the City Council, affirmatively and expressly elected to become the Successor Agency to the Newark Redevelopment Agency; and

WHEREAS, the Successor Agency received a Finding of Completion on April 26, 2013 from the State Department of Finance; and

WHEREAS, the Successor Agency to the Newark Redevelopment Agency does not have any properties;

NOW, THEREFORE, BE IT RESOLVED, by the Oversight Board of the Successor Agency to the Newark Redevelopment Agency, as follows:

SECTION 1. The above recitals are true and correct and are adopted as the findings of the Oversight Board.

SECTION 2. The Oversight Board approves the Long-Range Property Management Plan which indicates there are no properties to be managed, submitted herewith as Attachment 1.



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **City of Newark**

Date Finding of Completion Received: April 26, 2013

Date Oversight Board Approved LRPMP: September 23, 2014

Long-Range Property Management Plan Requirements

(Please note that the Successor Agency for the City of Newark has not property to report and the checklist items below are not applicable.)

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

The Newark Redevelopment Agency did not possess any property on the date of dissolution and therefore, does not have any property requiring disposition. The plan is being submitted at the direction of the Department of Finance with the comment that there is "No property to report."

Agency Contact Information

Name: Terrence Grindall

Name: Susie Woodstock

Title: Assistant City Manager

Title: Administrative Services Director

Phone: 510-578-4208

Phone: 510-578-4804

Email: Terrence.Grindall@newark.org

Email: Susie.woodstock@newark.org

Date: 9/23/2014

Date: 9/23/2014

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____

Form DF-LRPMP (11/15/12)

