



**SUCCESSOR AGENCY TO
THE CITY OF HUGHSON
REDEVELOPMENT AGENCY**

SPECIAL MEETING

7018 Pine Street, Hughson, CA

**AGENDA
MONDAY, DECEMBER 12, 2022 – 6:00 P.M.**

How to participate in, or observe the Meeting:

- In person in the City Council Chambers and submit public comment when invited during the meeting.
- Remotely via WebEx by using the link below:

Meeting Link: Click Here

<https://cityofhughson.my.webex.com/cityofhughson.my/j.php?MTID=m44ce813b9ef1710a49df5da41071d0fc>

Meeting Number: 2550 322 3406

Meeting Password: sVARmnDj688

- Observe only via YouTube live, by accessing this link:

https://www.youtube.com/channel/UC-PwkdIrKoMmOJDzBSodu6A?view_as=subscriber

Should technology problems cause issues providing access to the meeting via WebEx and/or YouTube, the in-person meeting will proceed as scheduled.

- In addition, recorded City Council meetings are posted on the City's website the first business day following the meeting. Recorded videos can be accessed with the following link:
<http://hughson.org/our-government/city-council/#council-agenda>

CALL TO ORDER: Chair George Carr

ROLL CALL: Chair George Carr
Board Member Julie Ann Strain
Board Member Randy Crooker
Board Member Ramon Bawanan
Board Member Samuel Rush

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken)

At this time, members of the public may comment on any item not appearing on the Agenda, and within the subject matter jurisdiction of the Successor Agency to the Hughson Redevelopment Agency. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time. Time cannot be yielded to another person. Under State Law, matters presented under this item cannot be discussed or acted upon at this time by the Successor Agency. The public will be invited to make comments on Agenda items when the item comes up for consideration. For record purposes, you must step up to the podium, state your name, and speak into the microphone when addressing the Successor Agency to the Hughson Redevelopment Agency.

2. NEW BUSINESS:

- 2.1:** Approval of the Minutes of the Successor Agency Special Meeting held on December 13, 2021.
- 2.2:** Adopt Resolution No. 2022-01, Approving the Recognized Obligation Payment Schedule (ROPS 23-24).

ADJOURNMENT:

AFFIDAVIT OF POSTING			
DATE:	<u>December 6, 2022</u>	TIME:	<u>5:00 PM</u>
NAME:	<u>Ashton Gose</u>	TITLE:	<u>City Clerk</u>

Agendas: This Agenda is now available for public review at the City's website at www.hughson.org and City Clerk's Office, 7018 Pine Street, Hughson, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.

Questions: Contact the City Clerk at (209) 883-4054.

Notice Regarding Non-English Speakers:

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Hughson City Council shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

WAIVER WARNING

If you challenge a decision/direction of the Successor Agency to the Hughson Redevelopment Agency in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior to, the public hearing(s).

**AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT
NOTIFICATION FOR THE CITY OF HUGHSON**

This Agenda shall be made available upon request in alternative formats to persons with a disability as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

Disabled or Special needs Accommodation: In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a City Council meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.



**CITY OF HUGHSON
SUCCESSOR AGENCY TO THE
HUGHSON REDEVELOPMENT AGENCY
*SPECIAL MEETING***

City Hall Council Chambers
7018 Pine Street, Hughson, CA

**MINUTES
MONDAY, DECEMBER 13, 2021 – 6:00 P.M.**

CALL TO ORDER: Chair George Carr – 6:27 P.M.

ROLL CALL:

Present: Chair George Carr
Board Member Ramon Bawanan
Board Member Samuel Rush
Board Member Harold Hill
Board Member Michael Buck

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken)

No Public Comments.

2. NEW BUSINESS:

2.1: Approval of the Minutes of the Successor Agency Special Meeting held on January 11, 2021.

BANWAN/HILL 5-0-0-0 motion passes to approve the Minutes of the December 13, 2021 Special Meeting.

2.2: Adopt Resolution No. 2021-02, Approving the Recognized Obligation Payment Schedule (ROPS 22-23).

Director Nicholas presented the information on this item.

CARR/HILL 5-0-0-0 motion passes to adopt Resolution No. 2021-02, Approving the Recognized Obligation Payment Schedule (ROPS 22-23).

ADJOURNMENT:

Chair Carr adjourned the meeting at 6:31 P.M.

George Carr, CHAIR

ASHTON GOSE, City Clerk



**SUCCESSOR AGENCY TO THE
CITY OF HUGHSON REDEVELOPMENT AGENCY
AGENDA ITEM NO. 2.2
SECTION 2: NEW BUSINESS**

Meeting Date: December 12, 2022
Subject: Adoption of Resolution No. 2022-01, Approving the Recognized Obligation Payment Schedule (ROPS 23-24)
Enclosures: Exhibit A-Recognized Obligation Payment Schedule Summary
Successor Agency Administrative Budget
Presented By: Merry Mayhew
Approved By: Merry Mayhew
City Manager

Staff Recommendations:

Adopt Resolution No. 2022-01, approving the Recognized Obligation Payment Schedule (ROPS 23-24) for July 1, 2023 through June 30, 2024.

Background:

As part of the State budget process in 2012, the legislature passed AB 1484: Redevelopment Dissolution/Unwind Trailer Bill. The purpose of the bill was to make technical and substantive amendments to the Redevelopment Dissolution Act ("Act") based on experience to date at the State and local levels in implementing that Act. In September of 2015, the legislature passed SB 107, making further technical and substantive amendments to the Act.

In 2016, several new provisions went into effect. These include:

- A change in methodology for calculating the administrative cost allowance; and
- Annual (versus semi-annual) Recognized Obligation Payment Schedule (ROPS) filing requirement.

On July 1, 2018, more than 400 Redevelopment Agency (RDA) Oversight Boards in cities throughout the state were dissolved and consolidated into a single Oversight Board for all RDA's in that county. As a result, the City of Hughson's RDA Oversight Board (RDA Oversight Board) was dissolved, and its functions consolidated into the Stanislaus County's Oversight Board (Countywide Oversight Board).

Discussion:

At this time, staff has prepared the annual ROPS for the Successor Agency's consideration and approval. The ROPS 22-23 presented to the Successor Agency Board for approval is the anticipated expenditures during the period of July 1, 2023 to June 30, 2024. Payments listed on the ROPS 23-24 are meant to be covered by property tax funding distributed to the Successor Agency by the Stanislaus County Auditor-Controller from the Redevelopment Property Tax Trust Fund (RPTTF).

At this time, staff has elected not to do a last and final ROPS due to the outcome of prior attempts where the Department of Finance has required reducing the annual administrative allowance to \$10,000 per year, an amount that would not cover annual administrative costs. Since the Department of Finance cannot reduce the administrative cost in an Agency's annual ROPS, staff is recommending filing an annual ROPS to recover all administrative costs.

Fiscal Impact:

The approved ROPS 23-24 will go to the Countywide Oversight Board for approval, and the approved ROPS 23-24 will be submitted to the California Department of Finance and Stanislaus County Auditor-Controller's Office. Once it becomes effective, ROPS 23-24 will replace the previously adopted ROPS as the basis of future payments for July 1, 2023 through June 30, 2024.

**SUCCESSOR AGENCY OF THE
CITY OF HUGHSON REDEVELOPMENT AGENCY
RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CITY OF HUGHSON
REDEVELOPMENT AGENCY APPROVING AN ANNUAL RECOGNIZED
OBLIGATION PAYMENT SCHEDULE FOR THE 2023-24 FISCAL PERIOD FROM
JULY 1, 2023 THROUGH JUNE 30, 2024, PURSUANT TO HEALTH AND SAFETY
CODE SECTION 34177 AND TAKING CERTAIN RELATED ACTIONS**

WHEREAS, Pursuant to Health and Safety Code Section 34177(o), the Successor Agency to the Hughson Redevelopment Agency (the "Successor Agency") must prepare a proposed Recognized Obligation Payment Schedule ("ROPS") before each annual fiscal period (commencing July 1) and submit each proposed ROPS to the Oversight Board for the Successor Agency (the "Oversight Board") for approval.

WHEREAS, Pursuant to Health and Safety Code Section 34177(o)(1), at the same time that the Successor Agency submits a ROPS to the Oversight Board for approval, the Successor Agency must submit a copy of such ROPS to the State Department of Finance (the "DOF"), the County administrative officer, and the County Auditor-Controller.

WHEREAS, Pursuant to Health and Safety Code Section 34177(o), the Successor Agency must (1) submit the Oversight Board approved ROPS for the fiscal period from July 1, 2023 through June 30, 2024 ("ROPS 23-24"), to the DOF, the Office of the State Controller, and the County Auditor-Controller, no later than February 1, 2023; and (2) post a copy of the Oversight Board approved ROPS 23-24 on the Successor Agency's website.

NOW, THEREFORE, THE MEMBERS OF THE BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF HUGHSON REDEVELOPMENT AGENCY (THE "BOARD"), HEREBY RESOLVE, ORDER AND DETERMINE FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to the provisions of Health and Safety Code Section 34177.

Section 3. The Board hereby approves the Recognized Obligation Payment Schedule (ROPS 23-24), presented as 'Exhibit A' of the attached. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify ROPS 23-24 as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 4. Staff is hereby authorized and directed to submit a copy of ROPS 23-24 to the Countywide Oversight Board for approval and transmit a copy of ROPS 23-24 to the DOF, the County Auditor-Controller and the County administrative officer as designated by the County.

Section 5. Staff is hereby authorized and directed to submit a copy of Oversight Board approved ROPS 23-24 to the DOF, the Office of the State Controller, and the County Auditor-Controller. If the Oversight Board has not approved ROPS 23-24 by February 1, 2023, Staff is hereby authorized and directed to transmit ROPS 23-24 to the DOF, the Office of the State Controller, and the County Auditor-Controller by February 1, 2023, with a written notification regarding the status of the Oversight Board's review. Written notice and information regarding the action of the Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing.

Section 6. Staff is hereby authorized and directed to post a copy of the Oversight Board-approved ROPS 23-24 on the Successor Agency's Internet website (being a page on the Internet website of the City of Hughson).

Section 7. The officers and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

IN WITNESS WHEREOF, this Resolution is adopted and approved by the Board of Directors of the Successor Agency of the City of Hughson Redevelopment Agency this 12th day of December 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

GEORGE CARR, CHAIR

ATTEST:

ASHTON GOSE, City Clerk

Recognized Obligation Payment Schedule (ROPS 23-24) - Summary
Filed for the July 1, 2023 through June 30, 2024 Period

Successor Agency: Hughson

County: Stanislaus

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	23-24A Total (July - December)	23-24B Total (January - June)	ROPS 23-24 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 146,975	\$ -	\$ 146,975
B Bond Proceeds	-	-	-
C Reserve Balance	146,975	-	146,975
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 48,125	\$ 242,325	\$ 290,450
F RPTTF	-	194,200	194,200
G Administrative RPTTF	48,125	48,125	96,250
H Current Period Enforceable Obligations (A+E)	\$ 195,100	\$ 242,325	\$ 437,425

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name _____ Title _____

/s/ _____
 Signature _____ Date _____

Hughson
Recognized Obligation Payment Schedule (ROPS 23-24) - ROPS Detail
July 1, 2023 through June 30, 2024

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 23-24 Total	ROPS 23-24A (Jul - Dec)					23-24A Total	ROPS 23-24B (Jan - Jun)					23-24B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
								\$3,694,927		\$437,425		\$-	\$146,975	\$-	\$-	\$48,125	\$195,100	\$-	\$-	\$-	\$194,200	\$48,125	\$242,325
4	Disclosure Services	Professional Services	03/16/2006	10/01/2036	Urban Futures	Continuing Disclosure Services		27,950	N	\$2,150		-	-	-	-	-	\$-	-	-	-	2,150	-	\$2,150
7	Annual Audit	Professional Services	07/01/2013	06/30/2014	Moss, Levy & Hartzheim	Annual Audit		52,000	N	\$4,000		-	-	-	-	-	\$-	-	-	-	4,000	-	\$4,000
9	General Fund Reimbursement	Admin Costs	03/16/2006	10/01/2036	Employees of Agency	Reimbursement to City's General Fund for personnel and overhead expenses provided on behalf of the agency.		1,177,727	N	\$96,250		-	-	-	-	48,125	\$48,125	-	-	-	-	48,125	\$48,125
10	2015 Tax Allocation Refund Bonds	Refunding Bonds Issued After 6/27/12	07/30/2015	10/01/2036	MUFG Union Bank, N.A.	Bonds issued to fully refund the 2006 Bonds, for debt service savings		2,406,050	N	\$332,625		-	146,975	-	-	-	\$146,975	-	-	-	185,650	-	\$185,650
11	2015 Bonds - Trustee annual fees	Fees	07/30/2015	10/01/2036	MUFG Union Bank, N.A.	2015 Bonds Trustee annual fees		31,200	N	\$2,400		-	-	-	-	-	\$-	-	-	-	2,400	-	\$2,400

Hughson
Recognized Obligation Payment Schedule (ROPS 23-24) - Report of Cash Balances
July 1, 2020 through June 30, 2021
 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
	ROPS 20-21 Cash Balances (07/01/20 - 06/30/21)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/20) RPTTF amount should exclude "A" period distribution amount.					-	
2	Revenue/Income (Actual 06/30/21) RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller					288,449	
3	Expenditures for ROPS 20-21 Enforceable Obligations (Actual 06/30/21)					288,309	
4	Retention of Available Cash Balance (Actual 06/30/21) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 20-21 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 20-21 PPA form submitted to the CAC		No entry required			140	
6	Ending Actual Available Cash Balance (06/30/21) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

Hughson
Recognized Obligation Payment Schedule (ROPS 23-24) - Notes
July 1, 2023 through June 30, 2024

Item #	Notes/Comments
4	
7	
9	
10	
11	

**SUCCESSOR AGENCY to the
HUGHSON REDEVELOPMENT AGENCY
ADMINISTRATIVE BUDGET
for the Period July 1, 2023 through June 30, 2024**

Salaries and Benefits	\$ 68,750
City Manager, Finance personnel, City Clerk	

Professional Services	
Legal, Financial	\$ 15,000

Overhead Costs	
Successor Agency Board, Other	\$ 12,500

Total Administrative Allocation	<u><u>\$ 96,250</u></u>
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