



**OVERSIGHT BOARD OF THE CITY OF ANDERSON  
SUCCESSOR AGENCY TO THE ANDERSON REDEVELOPMENT AGENCY**

**SPECIAL MEETING  
MONDAY, September 29, 2014  
4:00 p.m.**

**ANDERSON CITY HALL  
CITY COUNCIL CHAMBERS  
1887 HOWARD STREET  
ANDERSON, CA 96007**

**MEETING NOTICE AND AGENDA**

**NOTICE IS HEREBY GIVEN** that a Special Meeting of the Oversight Board to the City of Anderson as Successor Agency to the Anderson Redevelopment Agency is hereby called by Chairman James Yarbrough of the Oversight Board pursuant to Section 54956 of the Government Code of the State of California. The meeting is to take place at the date, time, and location listed above.

Business to be transacted at said meeting, and the **only** business to be transacted is as follows:

1. **Call to Order.**
2. **Roll Call:** Board Member Liz Cottrell  
Board Member Les Baugh  
Board Member Patrick Wallner  
Board Member Howard Fincher  
Board Member Adam Hillman  
Board Member Morris Rodrigue  
Chairman James Yarbrough
3. **Minutes:** Approve the minutes of the special meeting of April 14, 2014.
4. **Public Comments:** Public comment period for non-agendized matters.  
(Pursuant to The Brown Act, the Board cannot take action on any item under oral communications.)

5. **Regular Agenda Items.**

- 5a. THE DEPARTMENT OF FINANCE (DOF) REQUIRES OVERSIGHT BOARD REVIEW/APPROVAL OF THE JANUARY 1, 2015-JUNE 30, 2015 ROPS WITH SUBMITTAL OF THE ROPS TO DOF BY OCTOBER 1, 2014

**RECOMMENDED ACTION:**

**Adopt a Resolution of the Oversight Board of the Successor Agency to the dissolved Redevelopment Agency of the City of Anderson approving the January 1, 2015 through June 30, 2015 Recognized Obligation Payment Schedule (ROPS) for submittal to the Department of Finance by October 1, 2014.**

- 5b. LONG-RANGE PROPERTY MANAGEMENT PLAN AMENDMENT

**RECOMMENDED ACTION:**

**Approve the Long Range Property Management Plan Amendment.**

6. **Future Agenda Items.**

7. **Adjournment.**

Pursuant to the Brown Act, non-confidential materials related to an item on this agenda submitted to the Oversight Board after distribution of the agenda packet are available for inspection during normal business hours at the Office of the City Clerk, 3rd Floor, City Hall, 1887 Howard Street, Anderson, California.

In compliance with the Americans with Disabilities Act, the City of Anderson will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office (378-6646) to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



**Oversight Board to the City of Anderson  
Acting as Successor Agency to the Anderson  
Redevelopment Agency**

**September 29, 2014 Special Oversight Board Meeting**

**Approved for Submittal By:**

*Jeff Kiser*  
\_\_\_\_\_  
Jeff Kiser, City Manager

**To Be Presented By:**

*Jeff Kiser*  
\_\_\_\_\_  
Jeff Kiser, City Manager

To: Members of the Oversight Board of the Successor Agency to the  
Dissolved Redevelopment Agency of the City of Anderson

From: Jeff Kiser, City Manager

Date: September 29, 2014

**SUBJECT**

**The Department of Finance (DOF) requires Oversight Board review/approval of the January 1, 2015 - June 30, 2015 ROPS with submittal of the ROPS to DOF by October 1, 2014.**

**RECOMMENDATION**

The City Manager recommends the Oversight Board:

**Adopt a Resolution of the Oversight Board of the Successor Agency to the dissolved Redevelopment Agency of the City of Anderson approving the January 1, 2015 through June 30, 2015 Recognized Obligation Payment Schedule (ROPS) for submittal to the Department of Finance by October 1, 2014.**

**DISCUSSION and BACKGROUND**

The Department of Finance (DOF) is requiring all Successor Agencies to send an Oversight Board approved ROPS for January 1, 2015 – June 3, 2015 to the DOF by October 1, 2014.

**ATTACHMENTS**

1. Resolution adopting the January – June 2015 ROPS

**RESOLUTION NO. ASA 14-**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF ANDERSON APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I)**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Anderson ("RDA Successor Agency") is the successor agency to the dissolved Redevelopment Agency of the City of Anderson ("Agency"), confirmed by Resolution No. 12-03 adopted on January 17, 2012; and

**WHEREAS**, Health and Safety Code Section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

**WHEREAS**, the Oversight Board is the RDA Successor Agency's oversight board pursuant to Health and Safety Code Section 34179(a); and

**WHEREAS**, Health and Safety Code Section 34177(I)(2), as modified by the Supreme Court opinion in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. S194861 ("Legal Action"), requires the RDA Successor Agency to prepare a "recognized obligation payment schedule" ("ROPS") for submittal to the Department of Finance by October 1, 2014, listing outstanding obligations of the Agency to be performed by the RDA Successor Agency during the time period from January 1, 2015 through June 30, 2015; and

**WHEREAS**, Health and Safety Code Section 34177(I)(2) requires the RDA Successor Agency to submit the ROPS certified by the external auditor to the Oversight Board for approval and, upon such approval, the RDA Successor Agency is required to submit a copy of such approved ROPS to the County of Shasta Auditor-Controller, the California State Controller, and the State of California Department of Finance and post the Approved ROPS on the RDA Successor Agency's website; and

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF ANDERSON DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**SECTION 2. CEQA Compliance.** The approval of the ROPS through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

**SECTION 3. Approval of the ROPS.** The Oversight Board hereby approves and adopts the ROPS for the period January 1, 2015 through June 30, 2015, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34177.

**SECTION 4. Implementation.** The Oversight Board hereby directs the RDA Successor Agency to submit copies of the ROPS approved by the Oversight Board to the County of Shasta Auditor-Controller, the State of California Controller and the State of California Department of Finance after the effective date of this Resolution or, if the State of California Department of Finance

requests review of the ROPS prior to the effective date of this Resolution, upon approval of the ROPS by the State of California Department of Finance, and to post the ROPS on the RDA Successor Agency's website.

**SECTION 5. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**SECTION 6. Certification.** The City Clerk of the City of Anderson acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

**SECTION 7. Effective Date.** Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

**PASSED, APPROVED AND ADOPTED** This 29th day of September, 2014, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
James Yarbrough  
Oversight Board Chairperson

ATTEST:

\_\_\_\_\_  
Juanita Barnett  
Oversight Board Secretary

**EXHIBIT A**

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

**[Attached behind this page]**

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

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

Name of Successor Agency: Anderson

Name of County: Shasta

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 Sources (B+C+D):</b>	<b>\$ -</b>
A Sources (B+C+D):	-
B Bond Proceeds Funding (ROPS Detail)	-
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	-
<b>Enforceable Obligations Funded with RPTTF Funding (F+G):</b>	<b>\$ 689,854</b>
E Non-Administrative Costs (ROPS Detail)	599,854
F Administrative Costs (ROPS Detail)	90,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 689,854</b>

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	689,854
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 689,854</b>

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	689,854
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>689,854</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.

Name	Title
/s/	Date
Signature	Date





### Recognized Obligation Payment Schedule (ROPS 14-15B) - 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 [https://rad.dof.ca.gov/rad-sa/pdf/Cash\\_Balance\\_Agency\\_Tips\\_Sheet.pdf](https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf).

A	B	C	D	Fund Sources				G	H	I
				Bond Proceeds	Reserve Balance	Prior ROPS RPTTF	Other			
		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	Comments		
<b>ROPS 13-14B Actuals (01/01/14 - 06/30/14)</b>										
1	Beginning Available Cash Balance (Actual 01/01/14)			1,329,833						This is bond proceeds and reserve per trustee/indenture
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									
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							311,382		648,663
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	<b>No entry required</b>								
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)			1,329,833						(337,281)
<b>ROPS 14-15A Estimate (07/01/14 - 12/31/14)</b>										
7	Beginning Available Cash Balance (Actual 07/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)			1,329,833						(337,281)
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)			1,329,833						(337,281)



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

January 1, 2015 through June 30, 2015

<b>Item #</b>	<b>Notes/Comments</b>
	The Successor Agency does not receive sufficient RPTTF funds to pay enforceable obligations, as such line items # 11 and 12 on the ROPS detail represent the August debt service payment on the bonds. Should the January payment of RPTTF exceed the expenditures for that period the Successor Agency needs to retain the cash for the August debt service payment because the payments are not received in equal amounts.



**Oversight Board of the City of Anderson  
Successor Agency to the Anderson  
Redevelopment Agency**

**September 29, 2014 Special Oversight Board Meeting**

**Approved for Submittal By:**

*Jeff Kiser*  
Jeff Kiser, City Manager

**To Be Presented By:**

*Jeff Kiser*  
Jeff Kiser, City Manager

To: Members of the Oversight Board of the Successor Agency to the  
Dissolved Redevelopment Agency of the City of Anderson

From: Jeff Kiser, City Manager

Date: September 29, 2014

**SUBJECT**

**Long-Range Property Management Plan Amendment**

**RECOMMENDATION**

The City Manager recommends the Oversight Board:

**Adopt a resolution approving the Long Range Property Management Plan Amendment.**

**DISCUSSION and BACKGROUND**

The Oversight Board approved the Long Range Property Management Plan (LRPMP) on March 24, 2014. Staff then submitted the LRPMP to the Department of Finance (DOF) for approval. The DOF has requested the following changes before approving the LRPMP:

Item 1 of the original plan listed parcel APN 201-150-015, which is the land on which Seasons at Los Robles, the Senior Housing Facility, resides. DOF has stated because this is a Successor Agency Housing Asset it should not be included in the LRPMP.

**ITEM 5b**

**PAGE 1**

**09/29/14**

Item 2 was listed as one parcel with APN 201-010-057. At some point in time, this parcel was actually split into two parcels with parcel numbers APN 201-010-057 and APN 201-010-084. The DOF has requested the change to reflect both parcel numbers. Parcel APN 201-010-057 is described as an alley and as such is categorized as a permissible government use and not required to be sold.

Parcel APN 201-010-084 is a vacant lot and is required to be sold with the proceeds used to fulfill Recognized Obligation Payment Schedule (ROPS) enforceable obligations of the Successor Agency.

Attached you will find the original plan worksheet and the amended worksheet for comparison. These are minor changes requested by the DOF before granting approval of the City of Anderson as Successor Agency to the Anderson Redevelopment Agency LRPMP.

<b>ATTACHMENTS</b>
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1. Long-Range Property Management Plan
2. Amended Long-Range Property Management Plan
3. Resolution Adopting Amended Long-Range Property Management Plan







Successor Agency: Anderson  
 County: Shasta

Anderson  
 Shasta

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

No.	Property Type	Permissible Use	HSC 3415.5 (c)(1)(G) Governmental Use Fulfill Enforceable Obligation	Advancement of planning objectives of the successor agency	HSC 34191.5 (c)(1)(H) History of previous development proposals and activity
1	Residential		Governmental Use Fulfill Enforceable Obligation	None	None
2	Vacant Lot/Land			None	None
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					





Successor Agency: Anderson  
 County: Shasta

**LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY**

No.	Property Type	Permissable Use	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development
		HSC 3419.5 (c)(1)(D)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	HSC 3419.5
1	Vacant Lot/Land	Governmental Use	15,000	0	None	None	None
2	Vacant Lot/Land	Sale of Property	20,318	0	None	None	None
3							
4							
5							
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12							
13							
14							
15							
16							

Successor Agency: Anderson  
 County: Shasta

**LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY**

		HSC 3419.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)
No.	Property Type	Permissible Use	Advancement of planning objectives of the successor agency
1	Vacant Lot/Land	Governmental Use	None
2	Vacant Lot/Land	Sale of Property	None
3			
4			
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16			

**RESOLUTION NO. ASA 14-**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF ANDERSON APPROVING THE AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Anderson ("RDA Successor Agency") is the successor agency to the dissolved Redevelopment Agency of the City of Anderson ("Agency"), confirmed by Resolution No. 12-03 adopted on January 17, 2012; and

**WHEREAS**, Health and Safety Code Section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

**WHEREAS**, the Oversight Board is the RDA Successor Agency's oversight board pursuant to Health and Safety Code Section 34179(a); and

**WHEREAS**, Health and Safety Code Section 34191.5, requires Oversight Board approval of the Amended Long Range Property Management Plan and

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF ANDERSON DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**SECTION 2. CEQA Compliance.** The approval of the Amended Long Range Property Management Plan through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

**SECTION 3. Implementation.** The Oversight Board hereby directs the RDA Successor Agency to submit copies of this approved resolution by the Oversight Board to the County of Shasta Auditor-Controller, the State of California Controller and the State of California Department of Finance after the effective date of this Resolution or, if the State of California Department of Finance requests review of the resolution prior to the effective date of this Resolution, upon approval of the resolution by the State of California Department of Finance.

**SECTION 4. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**SECTION 5. Certification.** The City Clerk of the City of Anderson acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

**SECTION 6. Effective Date.** Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

**PASSED, APPROVED AND ADOPTED THIS 29th day of September, 2014, by the following vote:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**James Yarbrough**  
**Oversight Board Chairperson**

**ATTEST:**

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**Juanita Barnett**  
**Oversight Board Secretary**

**SUCCESSOR AGENCY OVERSIGHT BOARD  
OF THE  
CITY OF ANDERSON ACTING AS SUCCESSOR AGENCY  
TO THE ANDERSON REDEVELOPMENT AGENCY**

**MINUTES**

**Special Meeting of April 14, 2014**

**CALL TO ORDER**

The Special Meeting of the Anderson Successor Agency Oversight Board was called to order at 4:00 p.m.

**ROLL CALL**

Board Members present:            Board Member Liz Cottrell  
   Board Member Morris Rodrigue  
   Board Member Howard Fincher  
   Board Member Patrick Wallner  
   Chairman James Yarbrough

Board Members absent:            Board Members Les Baugh and Adam Hillman

Also present: City Manager Jeff Kiser and Board Secretary Juanita Barnett

**MINUTES**

By motion made, seconded (Rodrigue/Wallner), and carried by a 5-0 vote, the Board approved the minutes of the Special Meeting of March 31, 2014.

AYES:     Board Members Rodrigue, Wallner, Cottrell, Fincher, and Chairman Yarbrough.

NOES:     None.

ABSTAIN: None.

ABSENT: Board Members Les Baugh and Adam Hillman.

**PUBLIC COMMENTS** - None.

**REGULAR AGENDA**

**LONG-RANGE PROPERTY MANAGEMENT PLAN**

City Manager Jeff Kiser gave a staff report.



By motion made, seconded (Wallner/Fincher), and carried by a 5-0 vote, the Board adopted Resolution No. ASA 14-03 approving the Long Range Property Management Plan.

AYES: Board Members Wallner, Fincher, Cottrell, Rodrigue, and Chairman Yarbrough.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Board Members Les Baugh and Adam Hillman.

**REPAYMENT AMENDMENT FOR HELP LOAN - LOS ROBLES PROJECT**

City Manager Jeff Kiser gave a staff report and, together with Assistant City Manager/Finance Director Liz Cottrell, answered questions from the Board.

By motion made, seconded (Fincher/Wallner), and carried by a 5-0 vote, the Board adopted Resolution No. 14-04 approving a Loan Amendment for HELP Loan #080803; and authorized the City Manager, the authorized city official of the Successor Agency to the dissolved Anderson Redevelopment Agency, to execute the Loan Amendment with California Housing Finance Agency (CalHFA).

AYES: Board Members Fincher, Wallner, Cottrell, Rodrigue, and Chairman Yarbrough.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Board Member Wallner and Fincher.

**FUTURE AGENDA ITEMS** – None.

**STAFF REPORTS** – None.

**ADJOURNMENT**

**4:05p.m.:** The Oversight Board adjourned.

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James Yarbrough, Oversight Board Chairman

ATTEST:

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Juanita Barnett, Oversight Board Secretary