



**SPECIAL MEETING AGENDA OF THE
OVERSIGHT BOARD
FOR THE SUCCESOR AGENCY TO THE
ARVIN COMMUNITY REDEVELOPMENT AGENCY**

**FRIDAY JANUARY 27, 2017 2:00p.m.
CITY HALL COUNCIL CHAMBERS
200 Campus Drive**

ROLL CALL	Gary Rice	Chair
	Jason Wiebe	Vice Chair
	Carlene Feichter	Member
	Jose Gurrola	Member
	Maricela Maciel	Member
	Cheryl Scott	Member
	Vacant (TBD)	Member

STAFF	Alfonso Noyola	Executive Director
	Marti Brown	Community Development Director
	Robert Ruiz	Finance Director
	Cecilia Vela	Secretary

PUBLIC COMMENTS:

The meetings of the City Council and all municipal entities, commissions, and boards (“the City”) are open to the public. At regularly scheduled meetings, members of the public may address the City on any item listed on the agenda, or on any non-listed matter over which the City has jurisdiction. At special or emergency meetings, members of the public may only address the City on items listed on the agenda. The City may request speakers to designate a spokesperson to provide public input on behalf of a group, based on the number of people requesting to speak and the business of the City.

In accordance with the Brown Act, all matters to be acted on by the City must be posted at least 72 hours prior to the City meeting. In cases of an emergency, or when a subject matter needs immediate action or comes to the attention of the City subsequent to the agenda being posted, upon making certain findings, the City may act on an item that was not on the posted agenda.

AGENDA STAFF REPORTS AND HANDOUTS:

Staff reports and other disclosable public records related to open session agenda items are available at City Hall, 200 Campus Drive, Arvin, CA 93203 during regular business hours.

CONDUCT IN THE CITY COUNCIL CHAMBERS:

Rules of Decorum for the Public

Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, clapping, whistling, stamping of feet or other acts which disturb, disrupt, impede or otherwise render the orderly conduct of the City meeting infeasible. A member of the audience engaging in any such conduct shall, at the discretion of the presiding officer or a majority of the City, be subject to ejection from the meeting per Gov. Code Sect. 54954.3(c).

Removal from the Council Chambers

Any person who commits the following acts in respect to a meeting of the City shall be removed from the Council Chambers per Gov. Code Sect. 54954.3(c).

- (a) Disorderly, contemptuous or insolent behavior toward the City or any member thereof, tending to interrupt the due and orderly course of said meeting;
- (b) A breach of the peace, boisterous conduct or violent disturbance, tending to interrupt the due and orderly course of said meeting;
- (c) Disobedience of any lawful order of the Mayor, which shall include an order to be seated or to refrain from addressing the City; and
- (d) Any other unlawful interference with the due and orderly course of said meeting.

AMERICANS with DISABILITIES ACT:

In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by the City, please contact the City Clerk’s office, (661) 854-3134. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

1. APPROVAL OF AGENDA AS TO FORM

Staff recommends approval of agenda.

Motion _____ Second _____ Vote _____

Roll Call: AM Scott _____ AM Feichter _____ AM Maciel _____ AM Gurrola _____ VC Wiebe _____
Chair Rice _____

2. PUBLIC COMMENTS

Members of the Public are invited to speak on any item that does not appear on the Agenda and that is within the subject matter jurisdiction of the Oversight Board. Speakers may be limited to no more than two (2) minutes at the discretion of the Chair.

3. CONSENT AGENDA ITEM(S)

A. Approval of the Minutes of the Regular Meeting of August 18, 2016 and Special Meeting of December 12, 2016.

Staff recommends approval of the Minutes of the Regular Meeting of August 18, 2016 and Special Meeting of December 12, 2016.

Motion _____ Second _____ Vote _____

Roll Call: AM Scott _____ AM Feichter _____ AM Maciel _____ AM Gurrola _____ VC Wiebe _____
Chair Rice _____

4. ACTION ITEM(S)

A. Consideration and Approval of A Resolution of the Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency Approving the Recognized Obligation Payment Schedule (ROPS) 17-18 for the Period of July 01, 2017 through June 30, 2018.

Staff recommends approval of Resolution and to direct Staff to submit ROPS to the appropriate Agencies for approval.

Motion _____ Second _____ Vote _____

Roll Call: AM Scott _____ AM Feichter _____ AM Maciel _____ AM Gurrola _____ VC Wiebe _____
Chair Rice _____

5. REPORT(S)

6. MEMBER COMMENTS

7. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the Arvin City Council Chambers Bulletin Board not less than 24 hours prior to the meeting. Dated January 26, 2017.



Cecilia Vela, Secretary

REGULAR MEETING MINUTES
OVERSIGHT BOARD
FOR THE SUCCESSOR AGENCY TO THE
ARVIN COMMUNITY REDEVELOPMENT AGENCY

AUGUST 18, 2016

CALL TO ORDER @ 2:05PM

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL: AM Gurrola and AM Scott absent; All others present.

1. APPROVAL OF AGENDA AS TO FORM

Staff recommends approval of agenda.

Motion to approve Agenda.

Motion AM Feichter Second VC Wiebe Vote 4-0

DRAFT

2. PUBLIC COMMENTS

Members of the Public are invited to speak on any item that does not appear on the Agenda and that is within the subject matter jurisdiction of the Oversight Board. Speakers may be limited to no more than two (2) minutes at the discretion of the Chair.

NONE

3. CONSENT AGENDA ITEM(S)

A. Approval of the Minutes of the Regular Meeting of March 17, 2016.

Staff recommends approval of the Minutes of the Regular Meeting of March 17, 2016.

Motion to approve the Minutes of the Regular Meeting of March 17, 2016.

Motion VC Wiebe Second AM Feichter Vote 4-0

4. ACTION ITEM(S)

- A.** Consideration and Approval of A Resolution of the Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency for Approval of A Disposition and Development Agreement with Jhaj & Brar Investment Inc. for Sale and Development of APN 190-130-14, 15, and 27, in the City of Arvin. (City Planner)

Staff recommends approval of the Resolution Approving the Disposition and Development Agreement (DDA) with Jhaj & Brar Investment Inc. for sale and development of APN 190-130-14, 15, and 27, in the City of Arvin consistent with the action of the Successor Agency Approval.

Motion to approve the Resolution Approving the Disposition and Development Agreement (DDA) with Jhaj & Brar Investment Inc. for sale and development of APN 190-130-14, 15, and 27, in the City of Arvin consistent with the action of the Successor Agency Approval.

Motion VC Wiebe Second AM Maciel Vote 4-0
Resolution No. AOB 2016-03

5. REPORT(S)

6. MEMBER COMMENTS

NONE

7. ADJOURNED @ 2:23PM

Respectfully Submitted,

Cecilia Vela, Secretary

SPECIAL MEETING MINUTES

**OVERSIGHT BOARD
FOR THE SUCCESSOR AGENCY TO THE
ARVIN COMMUNITY REDEVELOPMENT AGENCY**

DECEMBER 12, 2016

CALL TO ORDER @ 2:08PM

PLEDGE OF ALLEGIANCE

ROLL CALL: Chair Rice and VC Wiebe absent; All others present.

1. APPROVAL OF AGENDA AS TO FORM

Staff recommends approval of agenda.

Motion to approve Agenda.

Motion AM Scott Second AM Gurrola Vote 4-0

2. PUBLIC COMMENTS

Members of the Public are invited to speak on any item that does not appear on the Agenda and that is within the subject matter jurisdiction of the Oversight Board. Speakers may be limited to no more than two (2) minutes at the discretion of the Chair.

NONE

3. ACTION ITEM(S)

- A. Consideration and Approval of A Resolution of the Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency Approving the First Amendment to the Disposition and Development Agreement (DDA) Between the City of Arvin as the Successor Agency and Jhaj & Brar Investment Inc. (Community Development Director)**

Staff recommends approval of the Resolution Approving the First Amendment to the Disposition and Development Agreement (DDA) with Jhaj & Brar Investment Inc., consistent with the action of the Successor Agency Approval.

Motion to approve the Resolution Approving the First Amendment to the Disposition and Development Agreement (DDA) with Jhaj & Brar Investment Inc., consistent with the action of the Successor Agency Approval.

Motion AM Gurrola Second AM Maciel Vote 4-0

Resolution No. AOB 2016-04

4. REPORT(S)
NONE

5. MEMBER COMMENTS
NONE

6. ADJOURNED @ 2:15PM

Respectfully Submitted,



Cecilia Vela, Secretary



City of Arvin Oversight Board Staff Report

Meeting Date: 01-27-17

TO: Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency

**FROM: Robert D. Ruiz, Treasurer
Alfonso Noyola, Executive Director**

SUBJECT: Approval of ROPS 17-18 for Period July 2017 to June 2018 and Authorize Staff to Submit Report to the Department of Finance, Kern County Auditor Controller and the State Controller's Office for review and approval.

DISCUSSION

As part of the RDA wind down process, each successor agency is responsible for drafting a Recognized Obligations Payment Schedule (ROPS) delineating the enforceable obligations of the former RDA and their source of payment every year. ROPS are subject to the approval of the local oversight board.

In the past, the ROPS were presented every six months. The State of California has changed the reporting period to be an annual report.

In compliance with this requirement, Staff has prepared ROPS 17-18 for the Period July 2017 to June 2018 which is due to the Department of Finance (DOF) by February 1, 2017. Attached is the ROPS that Staff is recommending for submittal. This list includes all obligations that have been identified and the amounts requested for payment in this cycle. Items are listed under the RPTTF column for Admin or Non Admin obligations. "RPTTF" stands for Redevelopment Property Tax Trust Fund. These are the revenues collected through the property taxes. These funds must be used first to meet debt obligations and any remaining obligations may be funded with the RPTTF.

The rows highlighted in red on the "Obligation Payment Schedule" are items that have been denied in previous ROPS requests. Staff has kept them on the ROPS schedule in order to keep them active and give the City an opportunity to revisit these requests in future submissions.

The main item identified for payment during this cycle will be the funds to meet bond obligations for a principal and interest payment in March and September. Added on the ROPS the Annual Trustee Fees that will be paid to Wells Fargo, legal fees, a settlement fee to Kern County Superintendent of Schools, a settlement fee to Kern County College District and general maintenance expenditures for the properties currently owned by the Successor Agency. The allowable amount for Administrative Costs is another component of this schedule.

The total available RPTTF through property taxes may be less than the amounts being requested on the ROPS. When this occurs the obligations that cannot be funded in this cycle will be carried over into the next ROPS cycle.

Once the ROPS is approved by the Successor Agency, it will be submitted to the Oversight Board for approval and then to the DOF, Kern County Auditor Controller and the State Controller's Office for review and approval.

RECOMMENDATION

Staff recommends that the Oversight Board approve the ROPS 17-18 for the Period July 2017 to June 2018 and authorized staff to submit this to the DOF, Kern County Auditor Controller and the State Controller's Office for review and approval.

RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE ARVIN COMMUNITY REDEVELOPMENT COMMISSION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 17-18 FOR THE PERIOD OF JULY 1, 2017 THROUGH JUNE 30, 2018.

WHEREAS, California Health and Safety Code section 34179 (“H&S Code”) requires that each Successor Agency have an Oversight Board; and

WHEREAS, H&S Code, section 34177 requires each Successor Agency to prepare a draft Recognized Obligation Payment Schedule (“ROPS”) and H&S Code, section 34180 requires the Oversight Board to consider approval of same; and

WHEREAS, H&S Code section 34177 provides that each ROPS shall be forward looking to the next year; and

WHEREAS, notwithstanding the sequencing contemplated in H&S Code, section 34177, the Department of Finance (“DOF”) requires ROPS 17-18 be considered and approved by the Oversight Board and transmitted to the DOF by February 1, 2017; and

WHEREAS, the County will not make any payments of property taxes to the Successor Agency for use in payment of the obligations listed on ROPS 17-18 until ROPS 17-18 has been approved by the Oversight Board and the DOF; and

WHEREAS, the Successor Agency prepared and approved at its January 26, 2017 public meeting a recommended ROPS 17-18 for the period July 1, 2017 through June 30, 2018 which is attached hereto as Exhibit A.

NOW THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE ARVIN COMMUNITY REDEVELOPMENT COMMISSION HEREBY RESOLVES:

1. The above recitals are true and correct;
2. The ROPS 17-18 for the period July 1, 2017 through June 30, 2018 attached hereto as Exhibit A is hereby approved.
3. Successor Agency staff is directed to provide a copy of this Resolution along with the approved ROPS 17-18 to the County Auditor-Controller, the State Controller’s Office and the State Department of Finance.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency at a special meeting thereof held on the 27th day of January 2017, by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

ATTEST:

CECILIA VELA, Secretary

**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
TO THE ARVIN COMMUNITY REDEVELOPMENT AGENCY**

By: _____
GARY RICE, Chair

I, _____, Secretary of the Oversight Board, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution passed and adopted by the Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency, Arvin, California, on the date and by the vote indicated herein.

EXHIBIT "A"

**Recognized Obligation Payment Schedule 17-18
for the July 1, 2017 to June 30, 2018 Period**

Recognized Obligation Payment Schedule (ROPS 17-18) - Summary

Filed for the July 1, 2017 through June 30, 2018 Period

Successor Agency:

Arvin

County:

Kern

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	17-18A Total (July - December)	17-18B Total (January - June)	ROPS 17-18 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 1,403,154	\$ 247,355	\$ 1,650,509
F RPTTF	1,378,573	227,796	1,606,369
G Administrative RPTTF	24,581	19,559	44,140
H Current Period Enforceable Obligations (A+E):	\$ 1,403,154	\$ 247,355	\$ 1,650,509

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

Arvin Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail

July 1, 2017 through June 30, 2018

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	17-18A (July - December)					Q	17-18B (January - June)					W	
											Fund Sources						Fund Sources						
											L	M	N	O	P		R	S	T	U	V		
																							Bond Proceeds
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	ROPS 17-18 Total					17-18A Total						17-18B Total		
1	2005 Tax Allocation Bonds	Bonds Issued On or Before 10/6/2005	10/6/2005	9/1/2035	Wells Fargo Bank, Trustee	Bonds issued to fund RDA Projects		\$ 8,932,145	N	\$ 1,650,609					\$ 1,378,573	\$ 24,581	\$ 1,403,154				\$ 227,796	\$ 19,559	\$ 247,355
2	2008 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	8/27/2008	9/1/2038	Wells Fargo Bank, Trustee	Bonds issued to fund RDA Projects		7,561,950	N	\$ 530,176					407,468		\$ 407,468				122,708		\$ 122,708
11	Advance from City	City/County Loans On or Before 6/27/11	8/17/1999	9/1/2038	City of Arvin	Advance to RDA to Fund Initial Activity		99,698	N	99,698					99,698		99,698						
12	Note Payable to City	City/County Loans On or Before 6/27/11	9/1/2003	9/1/2038	City of Arvin	Advance to RDA - Bond Pay Off and Construction		533,054	N	533,054					533,054		533,054						
17	Administrative Services	Admin Costs	7/1/2014	6/30/2017	City of Arvin	Administrative Service		26,399	N	\$ 26,399					12,278		\$ 12,278					14,123	\$ 14,123
27	Annual Trustee Fee 2005 Bonds	Fees	10/6/2005	9/1/2035	City of Arvin	Annual Trustee Pmts		4,000	N	\$ 4,000					4,000		\$ 4,000						\$ 4,000
28	Annual Trustee Fee 2008 Bonds	Fees	8/27/2008	9/1/2038	City of Arvin	Annual Trustee Pmts		4,000	N	\$ 4,000					4,000		\$ 4,000						\$ 4,000
36	Continuing Disclosure	Professional Services	4/1/2013	3/31/2017	Urban Futures	Continuing Disclosure Service		4,300	N	\$ 4,300												4,300	\$ 4,300
39	Legal Services	Legal	1/1/2014	6/30/2017	Aleshire & Wynder, LLP	Legal fees regarding RDA issues and law suit		5,441	N	\$ 5,441					4,305		\$ 4,305					1,136	\$ 1,136
40	Settlement Agreement Kern County Superintendent of Schools	Unfunded Liabilities	9/15/2015	6/30/2020	Kern County Superintendent of Schools	Settlement of fees considered pass-through fees due to the school districts		75,365	N	75,365					75,365		75,365						
41	Settlement Agreement Kern County Community College District	Miscellaneous	10/12/2015	6/30/2020	Kern Community College District	Settlement of fees considered pass-through fees due to the school districts		10,613	N	10,613					10,613		10,613						
46									N	\$ -							\$ -						\$ -
47									N	\$ -							\$ -						\$ -
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49									N	\$ -							\$ -						\$ -
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**Arvin Recognized Obligation Payment Schedule (ROPS 17-18) - 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 Cash Balance Tips Sheet](#).

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	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	
ROPS 15-16B Actuals (01/01/16 - 06/30/16)									
1	Beginning Available Cash Balance (Actual 01/01/16)				755,351		-		
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016				21		309,329		
3	Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)						309,329		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
5	ROPS 15-16B RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ 755,372	\$ -	\$ -		

Arvin Recognized Obligation Payment Schedule (ROPS 17-18) - Notes July 1, 2017 through June 30, 2018

Item #	Notes/Comments