AGENDA

MANTECA OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY

JANUARY 24, 2017
2:00 PM
1001 W. Center Street
Manteca, CA 95337

An agenda packet for the above stated meeting is available for public review in the lobby of the City Clerk's office at 1001 W. Center St., and on the City's website, www.ci.manteca.ca.us, prior to the meeting. Any materials submitted after distribution of the agenda packet will be available for public review in the City Clerk's Office during normal business hours and will be available for review at the above stated meeting. For more information on an agenda item or the agenda process, please contact the City Clerk's Office at 456-8017.

Those wishing to make comments on agenda items NOT listed on the Public Hearing section of this agenda may do so at the time the item is discussed. Please complete the Request to Speak form located next to the agendas in the back of the City Council Chambers and give same to the City Clerk prior to the meeting. Upon recognition by the Mayor (Chair), please step forward to the podium; state your name, address, and subject matter. All speakers will be limited to three (3) minutes. Exceptions: The time limit may be extended by the Mayor (Chair), or through a majority vote of the City Council (Board), as deemed necessary.

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209) 456-8017. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

AGENDA
MANTECA OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY
JANUARY 24, 2017
AGENDA
2:00 PM
1001 W. Center Street
Manteca, CA 95337

CALL TO ORDER: Chairman Quaresma

ROLL CALL: Board Secretary

A. STAFF REPORTS

1. **16-618** Approve the Regular Manteca Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Meeting Minutes of June 28, 2016.

Attachments: Attachment 1 - Draft Minutes

2. **16-619** Adopt a resolution, approving the Successor Agency's Administrative Budgets for the six-month periods from July 1, 2017 through December 31, 2017 ("Administrative Budget 17-18A") and from January 1, 2018 through June 30, 2018 ("Administrative Budget 17-18B").

Attachments: Attachment 1 - Resolution

Attachment 2 - Exhibit A - Administrative Budget 17-18

3. **16-620** Adopt a resolution approving the Recognized Obligation Payment Schedule for the twelve-month fiscal period from July 1, 2017 through June 30, 2018 and taking certain related actions.

Attachments: Attachment 1 - Resolution

Attachment 2 - Manteca ROPS17-18_SA

4. **16-621** Adopt a resolution directing the Successor Agency to the Manteca Redevelopment Agency to convey certain governmental use properties to the City of Manteca pursuant to the Final Long-Range Property Management Plan as approved by the California Department of Finance.

Attachments: Attachment 1 - Resolution

5. **16-623** Approve 1) staff's recommendation to obtain appraisal for the for-sale properties; and 2) to retain LEEbid Property Auction Group (LEEbid) to prepare marketing materials, promote the sale of properties and conduct a public auction of certain for sale properties pursuant to the Manteca Final Long-Range Property Management as approved by the California

Department of Finance.

B. PUBLIC COMMENT

Persons who do not have items on the agenda may approach the Board at this time. Please complete the Request to Speak form located next to the agendas in the back of the Council Chambers and give same to the Board Secretary prior to the meeting. Those who wish to speak to items not placed on the agenda will be limited to three (3) minutes per speaker. Although the Board encourages the public to participate in the meeting, proper decorum must be assured at all times.

C. ADJOURNMENT

I hereby certify that the agenda for the above stated meeting was posted at a location accessible to members of the public at City Hall, 1001 W. Center Street, Manteca, CA January 19, 2017 by 5:30pm.

/s/ Lisa Blackmon

LISA BLACKMON
BOARD SECRETARY

The Oversight Board has been created pursuant to § 34161 through 34190 of the Health and Safety Code for the sole purpose of overseeing the actions of the Successor Agency to the Manteca Redevelopment Agency. In accordance with Health and Safety Code § 34179(h), all Oversight Board Actions shall not be effective for three business days, pending a request for review by the State Department of Finance ("Department"). In the event that the Department requests a review of a given Oversight Board action, it shall have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration, and such Oversight Board action shall not be effective until approved by the Department. In the event that the Department returns the Oversight Board action to the Oversight Board for reconsideration, the Oversight Board shall resubmit the modified action for Department approval, and the modified Oversight Board action shall not become effective until approved by the State.

File #: 16-618, **Version:** 1

Manteca Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Agenda

Memo to: Manteca Oversight Board

From: Lisa Blackmon, Board Secretary

Date: January 24, 2017

Subject: Approval of Meeting Minutes

Approve the Regular Manteca Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Meeting Minutes of June 28, 2016.

Background:
Review and approve the Regular Manteca Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Meeting Minutes of June 28, 2016.

Fiscal Impact:
None.

Documents Attached:
1. Attachment 1 - Draft Meeting Minutes June 28, 2016

DRAFT

MEETING MINUTES
FOR THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY

June 28, 2016

CALL TO ORDER: 2:02 p.m.

Roll Call:
Present: Khan, Madison, Thomas, Silverman, Quaresma
Absent: Menge, Rietkerk

A. STAFF REPORTS:

1. Approve special meeting minutes of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency for March 1, 2016.

   ACTION: Moved, seconded (Thomas/Silverman) to approve the special meeting minutes of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency for March 1, 2016.
   Motion carried:
   AYES: Khan, Madison, Thomas, Silverman, Quaresma
   NOES: None
   ABSENT: Menge, Rietkerk

2. Approve agreement for legal services between the Successor Agency to the Manteca Redevelopment Agency and Richards, Watson and Gershon.

   ACTION: Moved, seconded (Silverman/Thomas) to approve and agreement for legal services between the Successor Agency to the Manteca Redevelopment Agency and Richards, Watson and Gershon.
   Motion carried:
   AYES: Khan, Madison, Thomas, Silverman, Quaresma
   NOES: None
   ABSENT: Menge, Rietkerk

3. Adopt a resolution pursuant to Health and Safety Code Section 34191.5, (i) approving the Third Revised "Final" Long-Range Property Management Plan (the "Final "LRPMP") attached as Exhibit A to the resolution, (ii) approving an amendment to the LRPMP designating the permissible use of the public parking lot located at 123 South Grant Avenue as governmental use pursuant to the provisions of Health and Safety Code Sections 34181(a) and 34191.3(b); (iii) finding that approval of the LRPMP is not a project pursuant to the California Environmental Quality Act; and (iv) directing the transmittal of the resolution to the Department of Finance.

   ACTION: Moved, seconded (Khan/Silverman) to adopt **Resolution No. 2016-04-OB** approving the Third Revised "Final" Long-Range Property Management Plan (the "Final "LRPMP") attached as Exhibit A to the resolution, (ii) approving an amendment to the LRPMP designating the permissible use of the public parking lot

DRAFT

located at 123 South Grant Avenue as governmental use pursuant to the provisions of Health and Safety Code Sections 34181(a) and 34191.3(b); (iii) finding that approval of the LRPMP is not a project pursuant to the California Environmental Quality Act; and (iv) directing the transmittal of the resolution to the Department of Finance.

B. PUBLIC COMMENT:
Chair Quaresma called for Public Comment. No one came forward.

C. ADJOURMENT: 2:11 p.m.

LISA BLACKMON	**DARYLL QUARESMA**
BOARD SECRETARY	**CHAIRMAN**

File #: 16-619, **Version:** 1

Manteca Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Agenda

Memo to: Members of the Oversight Board

From: Suzanne Mallory, Finance Director

Date: January 24, 2017

Subject: Approval of Administrative Budget for July 1, 2017 through December 31, 2017 (Administrative Budget 17-18A) and January 1, 2018 through June 30, 2018 (Administrative Budget 17-18B)

Adopt a resolution, approving the Successor Agency's Administrative Budgets for the six-month periods from July 1, 2017 through December 31, 2017 ("Administrative Budget 17-18A") and from January 1, 2018 through June 30, 2018 ("Administrative Budget 17-18B").

Background:
Pursuant to Section 34177(j) of the California Health and Safety Code ("HSC"), the Successor Agency is required to prepare a proposed administrative budget for each six-month fiscal period, which must be submitted to the Oversight Board for approval.

The Successor Agency is required to prepare a proposed administrative budget for each six-month fiscal period, which must be submitted to the Oversight Board for approval. Each proposed administrative budget must include all of the following: (1) estimated amounts for Successor Agency administrative costs for the applicable six-month fiscal period; (2) proposed sources of payment for the administrative costs; and (3) proposals for arrangements for administrative and operations services provided by the City of Manteca (the "City") or other entity.

HSC Section 34177 is unclear regarding the required timing for the submission of the proposed administrative budgets to the Oversight Board. However, because the Successor's Agency's administrative expenditures also have to be reflected on the Successor Agency's Recognized Obligation Payment Schedules ("ROPS"), the administrative budgets should be consistent.

Previously, the Successor Agency was required to prepare a ROPS for each six-month fiscal period (from July 1 through December 31, and from January 1 through June 30, respectively). SB 107, which was enacted in September 2015, amended HSC Section 34177, to provide that, beginning with fiscal year 2016-17, the Successor Agency must prepare a ROPS annually (instead of twice a year). HSC Section 34177(o) provides that the Successor Agency must submit an Oversight Board-approved ROPS for fiscal year 2017-18 ("ROPS 17-18") to the State Department of Finance ("DOF") and the County Auditor-Controller no later February 1, 2017. The proposed ROPS 17-18 is being presented to the Oversight Board for consideration and approval pursuant to a separate resolution. Staff recommends that the Oversight Board approve Administrative Budget 17-18A and Administrative Budget 17-18B on the same date as the Oversight Board's approval of ROPS 17-18.

Pursuant to HSC Section 34179(h)(1), which was added by SB 107, Oversight Board resolutions approving the Successor Agency's administrative budgets are no longer required to be submitted to the DOF for approval. Therefore, the proposed resolution will become effective immediately upon adoption.

Fiscal Impact:
Under HSC Section 34171(b), the "Administrative Cost Allowance" is the maximum amount of administrative costs that may be paid by the Successor Agency from property tax revenues allocated by the County Auditor-Controller (i.e., disbursements from Redevelopment Property Tax Trust Fund). The Successor Agency's annual administrative costs (except for administrative costs paid from bond proceeds or grant funds) must not exceed 50 percent of the total RPTTF moneys distributed to pay enforceable obligations in the preceding fiscal year (which latter amount to be reduced by the Successor Agency's Administrative Cost Allowance and loan repayments, if any, made to the City for loans re-established pursuant to HSC Section 34191.4 (the "City Loans") during the preceding fiscal year). Subject to the foregoing, commencing July 1, 2016, and for each fiscal year thereafter, the Administrative Cost Allowance is the greater of: (i) $250,000 fiscal year, or (ii) 3 percent of the actual property tax distributed to the Successor Agency by the County auditor-controller in the preceding fiscal year for payment of approved enforceable obligations, reduced by the Successor Agency's administrative cost allowance and repayments made to the City Loans (if any) during the preceding fiscal year.

Documents Attached:
1. Attachment 1 - Resolution
2. Attachment 2 - Exhibit A

RESOLUTION R20XX-XX-OB

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING PROPOSED ADMINISTRATIVE BUDGETS FOR THE SIX-MONTH FISCAL PERIODS FROM JULY 1, 2017 THROUGH DECEMBER 31, 2017, AND FROM JANUARY 1, 2018 THROUGH JUNE 30, 2018, AND TAKING RELATED ACTIONS

RECITALS:

A. Pursuant to Health and Safety Code Section 34177(j), the Successor Agency to the Manteca Redevelopment Agency (the “Successor Agency”) must prepare a proposed administrative budget for each six-month fiscal period (commencing each January 1 and July 1) and submit each proposed administrative budget to the oversight board of the Successor Agency (the “Oversight Board”) for approval.

B. The Successor Agency’s proposed administrative budgets for the six-month fiscal periods from July 1, 2017 through December 31, 2017 (“Administrative Budget 17-18A”) and from January 1, 2018 through June 30, 2018 (“Administrative Budget 17-18B,” together with Administrative Budget 16-17A, the “Administrative Budgets”) have been presented to this Oversight Board for approval.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

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

Section 2. The Oversight Board hereby approves Administrative Budget 17-18A, substantially in the form attached hereto as Exhibit A.

Section 3. The Oversight Board hereby approves Administrative Budget 17-18B, substantially in the form attached hereto as Exhibit A.

Section 4. 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 and the Administrative Budgets, including making any adjustment to the proposed Administrative Budgets to make them consistent with the Successor Agency’s Recognized Obligation Payment Schedule for fiscal year 2107-18 (as such Recognized Obligation Payment Schedule is approved by the State Department of Finance).

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this Resolution are severable. The

Oversight Board hereby declares that it would have adopted this Resolution regardless that one or more portion may be determined to be invalid.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Oversight Board of the Successor Agency to the Manteca Redevelopment at a public meeting held on the ____ day of ______, 20__, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR: ________________________
DARYLL QUARESMA

ATTEST: ________________________
LISA BLACKMON
Board Secretary

Exhibit A

Successor Agency to the Manteca Redevelopment Agency

Administrative Budget

	July - December 2017	*January - June 2018*
Estimated Expenditures [(1)]		
Professional Services		
Legal Services	5,000	5,000
Property Dispositions	-	-
Audit	2,500	2,500
Arbitrage Services	5,000	5,000
Material and Supplies		
Supplies & Postage	100	100
Printing	100	100
Legal Publication	250	250
Computer Lease	7,040	7,040
Insurance	2,240	2,240
Staffing		
City Management	13,554	13,554
Finance	11,272	11,272
City Clerk/Legislative	25,123	25,123
Economic Development	90,603	90,603
Information Technology	9,541	9,541
Total Budget	**$ 172,323**	**$ 172,323**
Funding Source		
Redevelopment Property Tax Trust Fund [(2)]	172,323	98,662
City Funding	0	73,661
Total Funding	**$ 172,323**	**$ 172,323**

File #: 16-620, **Version:** 1

Manteca Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Agenda

Memo to: Members of the Oversight Board

From: Suzanne Mallory, Finance Director

Date: January 24, 2017

Subject: Approval of ROPS 17-18 for July 1, 2017 through June 30, 2018

Adopt a resolution approving the Recognized Obligation Payment Schedule for the twelve-month fiscal period from July 1, 2017 through June 30, 2018 and taking certain related actions.

Background:
On September 22, 2015 Governor Brown signed SB 107 which updated the law governing the dissolution of local redevelopment agencies. Among the revisions was the change from a semi-annual submission of each ROPS to an annual submission effective February 1, 2016. Pursuant to California Health and Safety Code Section 34177(o), the Successor Agency must prepare a Recognized Obligation Payment Schedule ("ROPS") listing the anticipated payments for enforceable obligations to be made by the Successor Agency for the twelve-month fiscal period beginning July 1 of each year. All ROPS must be approved by the Oversight Board. Furthermore, each Oversight Board-approved ROPS must be submitted to the State Department of Finance ("DOF") for review.

<u>Deadlines for ROPS Submission and Review</u>

The Redevelopment Dissolution Law does not specify a deadline for the Successor Agency to submit the ROPS 17-18 to the Oversight Board for approval. However, pursuant to Health and Safety Code Section 34177(o)(1) the Successor Agency must submit an Oversight Board-approved ROPS to the DOF, the Office of the State Controller and the County Auditor-Controller no later than February 1, beginning in 2016 and each February 1 thereafter. The Successor Agency must submit the ROPS to the DOF electronically in the manner of DOF's choosing. A copy of the Oversight Board-approved ROPS must be posted on the Successor Agency's website.

The DOF may eliminate or modify any items on the ROPS before approving the ROPS. The DOF must make its determination regarding the enforceable obligations and the amount and funding source for each enforceable obligation listed on a ROPS no later than April 15, 2016 and each April 15 thereafter. Within five business days of the DOF's determination, the Successor Agency may request to "meet and confer" with the DOF on disputed items.

The County Auditor-Controller may object to the inclusion of any item on the ROPS that is not demonstrated to be an enforceable obligation and may object to the funding source proposed for any item. The County Auditor-Controller must provide notice of its objections to the DOF, the Successor Agency and the Oversight Board within 30 days of the required ROPS submission date.

Amended Annual ROPS

Pursuant to Health and Safety Code 34177(o)(1)(E), once per each ROPS covering from July 1 to June 30 of each year, agencies submit one amendment to the ROPS approved by the Department of Finance subject to the following:

- The amended ROPS must be approved by the Oversight Board and is due to Finance no later than October 1 of each year.
- The Oversight Board must make a finding that the revision is necessary for payment of approved enforceable obligations during the second half of the ROPS period (January 1 to June 30).
- The agency may only amend the amounts requested for payment of approved enforceable obligations.
- The Department of Finance's determination will be used at least 15 days before the date of the property tax distribution.

Penalties for Failure to Make Timely Submission

If the Successor Agency does not submit an Oversight Board-approved ROPS by February 1, 2017, the City of Manteca will be subject to a civil penalty of $10,000 per day for every day that the ROPS is not submitted to the DOF. The penalty is to be paid to the County Auditor-Controller for distribution to the taxing entities. If the Successor Agency does not timely submit a ROPS, creditors of the successor agency, the DOF, and affected taxing entities may request a writ of mandate to require the Successor Agency to immediately perform this duty. Additionally, if the Successor Agency does not submit a ROPS within 10 days of October 5th, the Successor Agency's administrative cost allowance for that period will be reduced by 25 percent.

If the Successor Agency fails to submit an Oversight Board-approved ROPS to the DOF within five business days of "the date upon which the ROPS is to be used to determine the amount of property tax allocations", the DOF may determine whether the County Auditor-Controller should distribute any of property tax revenues to the taxing entities, or whether any amount should be withheld for enforceable obligations pending approval of the ROPS. It is not clear what is "the date upon which the ROPS is to be used to determine the amount of property tax allocations."

Fiscal Impact:
The preparation and submittal of ROPS 17-18 is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from July 1, 2017 through June 30, 2018.

Documents Attached:
1. Attachment 1 - Resolution
2. Attachment 2 - ROPS 17-18

ATTACHMENT 1

RESOLUTION R20XX-XX-OB

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE FISCAL PERIOD FROM JULY 1, 2017 THROUGH JUNE 30, 2018 AND TAKING RELATED ACTIONS

RECITALS:

A. Pursuant to Health and Safety Code Section 34177(o), the Successor Agency to the Manteca Redevelopment Agency (the "Successor Agency") must prepare a Recognized Obligation Payment Schedule listing the anticipated payments for enforceable obligations to be made by the Successor Agency during the fiscal period from July 1, 2017 through June 30, 2018 ("ROPS 17-18") and submit ROPS 17-18 to the oversight board of the Successor Agency (the "Oversight Board") for approval.

B. Pursuant to Health and Safety Code Section 34177(l)(2)(C) and Section 34177(o)(1), the Successor Agency must: (i) submit the Oversight Board-approved ROPS 17-18 to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than February 1, 2017, and (ii) post a copy of the Oversight Board-approved ROPS 17-18 on the Successor Agency's website.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

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

Section 2. The Oversight Board hereby approves the proposed ROPS 17-18, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to: (i) submit a copy of Oversight Board-approved ROPS 17-18 to the DOF, the Office of the State Controller, and the County Auditor-Controller and (ii) post a copy of the Oversight Board-approved ROPS 17-18 on the Successor Agency's Internet website (being a page on the Internet website of the City of Manteca).

Section 3. 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 but not limited to requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and making adjustments to ROPS 17-18 pursuant to the DOF's instructions, and any such actions previously taken are hereby ratified and confirmed.

ATTACHMENT 1

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Oversight Board of the Successor Agency to the Manteca Redevelopment at a public meeting held on the ____ day of ______, 20__, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR: ________________________
DARYLL QUARESMA

ATTEST: ________________________
LISA BLACKMON
Board Secretary

ATTACHMENT 2

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

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

Successor Agency: **Manteca**

County: San Joaquin

	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):**	**$ 6,096,283**	**$ 134,477**	**$ 6,230,760**
B	Bond Proceeds	-	-	-
C	Reserve Balance	6,037,463	75,000	6,112,463
D	Other Funds	58,820	59,477	118,297
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G):**	**$ 314,635**	**$ 8,772,090**	**$ 9,086,725**
F	RPTTF	43,650	8,772,090	8,815,740
G	Administrative RPTTF	270,985	-	270,985
H	**Current Period Enforceable Obligations (A+E):**	**$ 6,410,918**	**$ 8,906,567**	**$ 15,317,485**

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

ATTACHMENT 2

Manteca 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	L	M	N	O	P	Q	R	S	T	U	V	W
											17-18A (July - December)						**17-18B (January - June)**					
											Fund Sources						**Fund Sources**					
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	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18B Total
								$ 305,930,955		$ 15,317,485	$ -	$ 6,037,463	$ 58,820	$ 43,650	$ 270,985	$ 6,410,918	$ -	$ 75,000	$ 59,477	$ 8,772,090	$ -	$ 8,906,567
1	2002 Tax Allocation Revenue	Bonds Issued On or Before	9/12/2002	10/1/2032	US Bank Trust	Bond issue to fund non-housing		32,765,645	N	$ 1,919,790		1,332,100	58,820	-		$ 1,390,920			59,477	469,393		$ 528,870
2	2004 Merged Area Tax Housing Set Aside Allocation Refund Bonds	Bonds Issued On or Before 12/31/10	11/30/2004	10/1/2034	US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October		6,265,600	N	$ 352,536		255,318		-		$ 255,318				97,218		$ 97,218
3	2004 Housing Trustee Fees	Fees	11/30/2004	10/1/2034	US Bank Trust	Trustee Fees		2,900	N	$ 2,900						$ -				2,900		$ 2,900
4	2004 Merged Area Tax Allocation Refund Bonds	Bonds Issued On or Before 12/31/10	11/30/2004	10/1/2036	US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October		34,377,285	N	$ 1,292,188		809,495		-		$ 809,495				482,693		$ 482,693
5	2004 Trustee Fees	Fees	11/30/2004	10/1/2036	US Bank Trust	Trustee Fees		1,625	N	$ 1,625						$ -				1,625		$ 1,625
7	2005 Amended Project Area Variable Rate Refunding Bonds	Bonds Issued On or Before 12/31/10	12/13/2005	10/1/2042	US Bank Trust/Piper Jaffray	SWAP Payment		1,500,000	N	$ 1,500,000		750,000				$ 750,000				750,000		$ 750,000
10	2005 Amended Project Area Variable Rate Refunding Bonds	Fees	4/1/2013	5/13/2016	State Street Bank	Letter of Credit Commitment Fees		950,000	N	$ 950,000		475,000				$ 475,000		75,000		400,000		$ 475,000
11	2005 Amended Project Area Variable Rate Refunding Bonds	Fees	12/13/2005	10/1/2043	Us Bank Trust/Piper Jaffray	Remarketing Fee		60,000	N	$ 60,000		30,000				$ 30,000				30,000		$ 30,000
12	2005 Amended Project Area Variable Rate Refunding Bonds	Bonds Issued On or Before 12/31/10	12/13/2005	10/1/2042	US Bank Trust	Principal		45,215,000	N	$ 1,410,000		1,410,000		-		$ 1,410,000						$ -
13	2005 Amended Project Area Variable Rate Refunding Bonds	Fees	12/13/2005	10/1/2042	US Bank Trust	Annual Trustee Fees		5,800	N	$ 5,800						$ -				5,800		$ 5,800
14	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	12/14/2006	10/1/2042	US Bank Trust	Bonds issue to fund non-housing projects. Interest due October & April. Principal due October		31,903,530	N	$ 1,387,346		975,550		-		$ 975,550				411,796		$ 411,796
15	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	Fees	12/14/2006	10/1/2042	US Bank Trust	Annual Trustee Fees		1,625	N	$ 1,625						$ -				1,625		$ 1,625
16	Parking Lot Lease	Miscellaneous	3/1/2011	3/1/2021	Sephos Trust	Lease property for 10 years		60,000	N	$ 15,000				15,000		$ 15,000						$ -
17	Parking Lot Lease	Miscellaneous	10/16/2006	10/5/2016	FESM	230 & 252 N. Main Street Lease			Y													
18	Mosquito Abatement Assessment	Property Maintenance	1/1/2015	6/30/2014	San Joaquin County Mosquito & Vector Control District	Mosquito abatement assessment for RDA Properties		50	N	$ 50				50		$ 50						$ -
19	Property tax on RDA properties	Property Maintenance	1/1/2015	6/30/2014	Shabbir Kahn	Annual RD 17 property tax on RDA Properties		2,000	N	$ 2,000				1,000		$ 1,000				1,000		$ 1,000
20	Utilities on RDA properties	Property Maintenance	1/1/2015	6/30/2014	PG&E	PG&E bill for Property owned by RDA		8,700	N	$ 8,700				4,500		$ 4,500				4,200		$ 4,200
21	Supplemental Retirement Benefits	Unfunded Liabilities	1/1/2015	6/30/2014	PARS	Supplemental retirement for prior Executive Director		17,700	N	$ 17,700				8,850		$ 8,850				8,850		$ 8,850
22	Retiree Health Benefits	Unfunded Liabilities	1/1/2015	6/30/2014	PERS/Mid America	Retiree Health Benefits former employees		15,500	N	$ 15,500				7,750		$ 7,750				7,750		$ 7,750
27	Administrative Allowance	Admin Costs	1/1/2015	6/30/2014	City of Manteca	SA Administrative Expenses as approved by OB		270,985	N	$ 270,985					270,985	$ 270,985						$ -
38	2002 Trustee Fees	Fees	9/12/2002	10/1/2032	US Bank Trust	Trustee Fees for 2002 Bond Issue		2,850	N	$ 2,850				2,850		$ 2,850						$ -
39	Parking Lot Lease	Miscellaneous	2/1/2004	1/31/2013	MRPS	133 N. Grant Ave			Y													
53	2002 Tax Allocation Revenue Bonds	Reserves	9/12/2002	10/1/2032	US Bank Trust	Bond issue to fund non-housing projects. Interest due October & April. Principal due October		32,765,645	N	$ 1,350,080						$ -				1,350,080		$ 1,350,080
54	2004 Merged Area Tax Housing Set Aside Allocation Refund Bonds	Reserves	11/30/2004	10/1/2034	US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October		6,265,600	N	$ 257,220						$ -				257,220		$ 257,220
55	2004 Merged Area Tax Allocation Refund Bonds	Reserves	11/30/2004	10/1/2036	US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October		34,377,285	N	$ 817,695						$ -				817,695		$ 817,695
56	2005 Amended Project Area Variable Rate Refunding Bonds	Reserves	12/13/2005	10/1/2042	US Bank Trust/Piper Jaffray	SWAP Payment		1,450,000	N	722,000										722,000		722,000
57	2005 Amended Project Area Variable Rate Refunding Bonds	Reserves	4/1/2013	5/13/2016	State Street Bank	Letter of Credit Commitment Fees		450,000	N	450,000										450,000		450,000
58	2005 Amended Project Area Variable Rate Refunding Bonds	Reserves	12/13/2005	10/1/2042	US Bank Trust	Principal		45,215,000	N	$ 1,465,000						$ -				1,465,000		$ 1,465,000
59	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	Reserves	12/14/2006	10/1/2042	US Bank Trust	Bonds issue to fund non-housing projects. Interest due October & April. Principal due October		31,903,530	N	$ 991,795						$ -				991,795		$ 991,795
62	Security for former RDA building	Property Maintenance	7/1/2013	6/30/2014	Bay Alarm	Alarm system for former RDA property.		5,600	N	$ 5,600				2,850		$ 2,850				2,750		$ 2,750
65	Weed Control - RDA Property	Property Maintenance	1/1/2015	6/30/2015	TBD	Weed abatement/control on vacant RDA land		4,000	N	$ 4,000				800		$ 800				3,200		$ 3,200
69	2005 Amended Project Area Variable Rate Refunding Bonds	Reserves	12/13/2005	10/1/2043	Us Bank Trust/Piper Jaffray	Remarketing Fee		60,000	N	$ 30,000						$ -				30,000		$ 30,000
70	Letter of Credit Renewal Legal Fees	Legal	4/1/2018	6/30/2018	TBD	Required for LOC renewal. LOC expires 05/13/2018		7,500	N	$ 7,500						$ -				7,500		$ 7,500
71									N	$ -						$ -						$ -
72									N	$ -						$ -						$ -
73									N	$ -						$ -						$ -
74									N	$ -						$ -						$ -
75									N	$ -						$ -						$ -
76									N	$ -						$ -						$ -
77									N	$ -						$ -						$ -
78									N	$ -						$ -						$ -
79									N	$ -						$ -						$ -
80									N	$ -						$ -						$ -
81									N	$ -						$ -						$ -
82									N	$ -						$ -						$ -
83									N	$ -						$ -						$ -
84									N	$ -						$ -						$ -
85									N	$ -						$ -						$ -

ATTACHMENT 2

Manteca 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)**	10,279,622			35,878		839,389	
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	179,046					8,405,637	
3	**Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)**	61,982			35,878		3,112,842	
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)**	**$ 10,396,686**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,132,184**	

ATTACHMENT 2

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

Item #	Notes/Comments
53-59; 69	RPTTF requested for debt service requirements due from July 1, 2016 - December 31, 2016. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
70	The LOC on the 2005 Variable Rate issue expires on May 13,2018 and will need to be extended to remain in bond compliance.

File #: 16-621, **Version:** 1

Manteca Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Agenda

Memo to: Manteca Oversight Board

From: Donald S. Smail, Jr., Economic Development Manager

Date: January 24, 2017

Subject: Conveyance of Governmental Use Properties Pursuant to the Long-Range Property Management Plan

Adopt a resolution directing the Successor Agency to the Manteca Redevelopment Agency to convey certain governmental use properties to the City of Manteca pursuant to the Final Long-Range Property Management Plan as approved by the California Department of Finance.

Background:
Pursuant to Section 34191.5(b) of the California Health and Safety Code ("HSC"), the Successor Agency to the Manteca Redevelopment Agency (the "Successor Agency") prepared the Long-Range Property Management Plan (the "LRPMP"), as amended, that addresses the disposition and use of the real properties of the former Manteca Redevelopment Agency. The Oversight Board of the Successor Agency and the State Department of Finance ("DOF") have likewise subsequently approved the LRPMP, as amended.

The LRPMP provides for the Successor Agency's transfer to the City of Manteca (the "City") of certain properties (collectively, the "Governmental Use Properties") - identified in the LRPMP as follows:

a. Property No. 5, a public parking lot at 123 S. Grant Avenue

(APN: 221-020-35);

b. Property No. 6, a vacant lot at 2260 W. Yosemite Avenue

(APN: 241-300-06);

c. Property No. 7, a storm water retention basin at 2470 Daniels Street

(APN: 241-530-03); and

d. Property No. 8, a public transit station located at 220 Moffat Boulevard

(APN: 221-030-25).

Before the Governmental Use Properties are to be transferred to the City, the Oversight Board must adopt a resolution pursuant to HSC Section 34181(a) to direct the Successor Agency to complete the conveyance. The attached Resolution provides for such direction. Furthermore, pursuant to HSC Section 34181(c), the Resolution may only be adopted by the Oversight Board at a public meeting after at least 10 days' notice to the public of the proposed action. A notice regarding the proposed adoption of the Resolution was posted at Manteca City Hall beginning on January 13, 2017.

CONCLUSION:

Staff recommends that the Oversight Board adopt the resolution directing the Successor Agency to convey the Governmental Use Properties to the City pursuant to the LRPMP.

Fiscal Impact:
There will be some minor administrative fees associated with the processing and recording of these property transfers. These costs are considered administrative in nature by the State Department of Finance and a qualified cost to be applied to the administrative cost allowance received by the City in its role as the Successor Agency to the Manteca Redevelopment Agency.

Documents Attached:
1. Attachment 1 - Resolution

ATTACHMENT 1

RESOLUTION R20XX-XX-OB

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY DIRECTING THE SUCCESSOR AGENCY TO CONVEY TO THE CITY OF MANTECA CERTAIN GOVERNMENTAL USE PROPERTIES PURSUANT TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN

RECITALS:

WHEREAS, pursuant to AB X1 26 (enacted in June 2011), as modified by the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al., 53 Cal. 4th 231 (2011)*, the Manteca Redevelopment Agency (the "Former Agency") was dissolved as of February 1, 2012 and the Successor Agency was established, and the Oversight Board to the Successor Agency (the "Oversight Board") was constituted.

WHEREAS, AB 1484 (enacted June 2012) amended and supplemented AB X1 26 (AB X1 26 and AB 1484, together, being referred to below as the "Dissolution Act").

WHEREAS, pursuant to the Dissolution Act, the Successor Agency is tasked with winding down the affairs of the Former Agency.

WHEREAS, pursuant to Section 34175(b) of the California Health and Safety Code ("HSC"), all real properties of the Former Agency transferred to the control of the Successor Agency by operation of law.

WHEREAS, on September 22, 2015, the Oversight Board approved the Final Long-Range Property Management Plan which addresses the disposition of the real properties owned by the Successor Agency, and subsequently, on June 28, 2016, the Oversight Board approved a Final Amendment of the Plan. As indicated by its letter dated September 23, 2016, the State Department of Finance (the "DOF") has approved the Long-Range Property Management Plan, as amended by the Final Amendment. The Long-Range Property Management Plan, as amended by the Final Amendment, and as approved by the DOF is referred to herein as "the LRPMP."

WHEREAS, pursuant to HSC Section 34191.3, the DOF-approved LRPMP shall govern, and supersede all other provisions of the Dissolution Act relating to, the disposition and use of the real property assets of the Former Agency.

WHEREAS, the LRPMP, as approved by the DOF, provides for the transfer to the City of Manteca (the "City") certain properties (collectively, the "Governmental Use Properties") – identified in the LRPMP as follows:

a. Property No. 5, a public parking lot at 123 S. Grant Avenue (APN: 221-020-35);

b. Property No. 6, a vacant lot at 2260 W. Yosemite Avenue (APN: 241-300-06);

c. Property No. 7, a storm water retention basin at 2470 Daniels Street (APN: 241-530-03); and

d. Property No. 8, a public transit station located at 220 Moffat Boulevard (APN: 221-030-25).

WHEREAS, the Oversight Board is adopting this Resolution to direct the Successor Agency to complete the transfer of the Governmental Use Properties pursuant to the LRPMP.

WHEREAS, notice of the proposed action presented in this Resolution was posted on the Oversight Board's website and at Manteca City Hall beginning on January 13, 2017.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

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

SECTION 2. The Oversight Board hereby authorizes and directs the Successor Agency to complete the transfer of the Governmental Use Properties to the City in accordance with the LRPMP. The Chair (or in the Chair's absence, the Vice Chair) of the Board of Directors of the Successor Agency is hereby authorized to execute and deliver one or more quitclaim deeds (and all other appropriate instruments) to complete such transfer.

SECTION 3. The members of the Oversight Board and officers and 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.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Oversight Board of the Successor Agency to the Manteca Redevelopment at a public meeting held on the ____ day of ______, 20__, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR: ________________________
DARYLL QUARESMA

ATTEST: ________________________
LISA BLACKMON
Board Secretary

File #: 16-623, **Version:** 1

Manteca Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Agenda

Memo to: Manteca Oversight Board

From: Donald S. Smail, Jr., Economic Development Manager

Date: January 24, 2017

Subject: Timeline and Plan for Disposition of For-Sale Properties Owned by the Manteca Successor Agency

Approve 1) staff's recommendation to obtain appraisal for the for-sale properties; and 2) to retain LEEbid Property Auction Group (LEEbid) to prepare marketing materials, promote the sale of properties and conduct a public auction of certain for sale properties pursuant to the Manteca Final Long-Range Property Management as approved by the California Department of Finance.

Background:
Pursuant to Section 34191.5(b) of the California Health and Safety Code ("HSC"), the Successor Agency to the Manteca Redevelopment Agency (the "Successor Agency") prepared the Long-Range Property Management Plan (the "LRPMP"), as amended, that addresses the disposition of the real property assets of the former Manteca Redevelopment Agency. The Oversight Board of the Successor Agency and the State Department of Finance ("DOF") have likewise subsequently approved the LRPMP, as amended.

The LRPMP provides for the Successor Agency to conduct a public auction to sell certain properties in the plan (collectively, the "For Sale Properties") - identified in the LRPMP as follows:

a. Property No. 1, a 2.8 acre vacant lot at 1115 S. Airport Way (APN: 241-310-22);

b. Property No. 2, an 8.1 acre vacant lot at 682 S. Main Street (APN: 221-050-14);

c. Property No. 3, a 4.9 acre lot with a 50,000 sqft industrial building located at 555 Industrial Park Drive (APN: 221-190-36).

City staff have received three bids for property marketing and auction services, and is recommending that the City retain LEEbid Property Auction Group for this endeavor. The cost of auction services and appraisal will be deducted from the proceeds of sale prior to forwarding the net proceeds to San Joaquin County for redistribution as provided for in the law.

Staff will proceed with appraisals for these three properties, which should be completed by March 31,

2017. In the interim, staff will complete negotiations of a contract for appraisal services with LEEbids with assistance from Richards, Watson and Gershon, our law firm for these former redevelopment property matters.

Once the appraisals have been completed, and the auction services contract has been signed and executed with the City of Manteca, LEEbids will schedule an auction date and proceed with an intensive 30 day marketing campaign for sale of the property. At the conclusion of the marketing period, sealed bids will be solicited from qualified bidders, and received by the final due date. Following the receipt of sealed bids, the submittals will be opened for each property, and the highest qualified bid will be announced at a public auction meeting. Following the bid announcement, qualified bidders attending the public auction meeting will be invited to submit additional bids until a final sale price is achieved. All sales will be subject to final approval of both the Successor Agency and the Oversight Board.

Assuming the appraisals are competed by the end of March 2017, staff projects that the properties will be marketed for sale by LEEbids and reviewed by potential buyers during the month of April 2017. The final bid submittal date is projected for early May, followed shortly by the bid opening and auction. Assuming a 30 to 45 day escrow, we project all sales to close by the end of June 2017.

LEEbids will handle all sales transactions and administer the escrows. Ordinary and conventional seller's costs associated with the real estate transactions will be deducted from the proceeds, along with the cost of appraisals, prior to distribution of the remaining net proceeds, as provided for in the LRPMP, along with the assistance of San Joaquin County Assessor and Tax Collector.

CONCLUSION:

Staff recommends that the Oversight Board approve the staff recommendation to retain the services of LEEbids Property Auction Group, proceed with obtaining appraisals for all for-sale properties, set the auction reserve price, and obtain Successor Agency approval to schedule the auction and sale of the properties.

Fiscal Impact:

Payment of appraisal fees for these properties will be required prior to set the reserve price prior to marketing the properties. Staff will seek the appropriate funding source to front these costs in advance, to be repaid in escrow from the proceeds of sale. In addition, ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost appraisals, prior to distribution of the remaining net proceeds, as provided for in the LRPMP.