

REGULAR MEETING OF THE  
OVERSIGHT BOARD  
For the Successor Agency to the former  
Redevelopment Agency of the City of Redlands

Members of the Board:

Paul Foster, Chairperson, appointed by the Mayor of the City of Redlands  
Oscar Orci, Vice Chairperson, appointed by the Mayor, representing former redevelopment agency employees  
Brad Mason, appointed by County Superintendent of Education  
Cindy Saks, appointed by County Flood Control District  
David Wert, appointed by County Board of Supervisors  
Donna Ferracone, appointed by Chancellor of California Community Colleges  
Gary McBride, appointed by County Board of Supervisors, representing the public

**A G E N D A**

The regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands is at the date and time noted below in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California, on:

**THURSDAY, FEBRUARY 20, 2014  
4:00 P.M.**

Anyone desiring to speak at this meeting is encouraged, but not required, to turn in a "Speaker Sign-up Sheet." Forms are available prior to the meeting date in the Development Services Department, 210 E. Citrus Avenue, or in the City Council Chambers during the meeting. Speakers are limited to three (3) minutes each. Speakers may not "donate" their time to others.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Jason Montgomery of Municipal Utilities & Engineering Department, 909-798-7584 x5. 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).

NOTE: Any writings or documents distributed to a majority of the Oversight Board regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the Development Services Department.

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

(At this time, the public has the opportunity to address the Oversight Board on any item of interest within the subject matter jurisdiction of the Oversight Board that does not appear on this agenda. The Oversight Board may not discuss or take any action on any public comment made, except that the Oversight Board members or Successor Agency staff may briefly respond to statements made or questions posed by members of the public)

II. CONSENT CALENDAR/APPROVAL OF MINUTES

A. Consideration to adopt Resolution No. OB 2014-033; approval of the consent calendar for the February 20, 2014 Regular Meeting for the following matters:

i. Minutes of the October 17, 2013 Regular Meeting

III. COMMUNICATIONS

None.

IV. NEW BUSINESS

A. Consideration of Resolution No. OB 2014-034 approving the Recognized Obligation Payment Schedule for July 1, 2014 to December 31, 2014 (ROPS 14-15A). The Recognized Obligation Payment Schedule sets forth the payment amounts required for enforceable obligations for the six-month fiscal period.

V. OLD BUSINESS

None.

VI. ADJOURNMENT

  
MIKE NELSON  
Economic Development Manager  
Successor Agency Staff

RESOLUTION NO. OB 2014-033

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY  
TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS  
APPROVING THE CONSENT CALENDAR FOR THE FEBRUARY 20, 2014  
OVERSIGHT BOARD MEETING

WHEREAS, the Oversight Board to the Successor Agency to the former Redevelopment Agency of the City of Redlands (the "Oversight Board") has taken up for consideration the consent calendar for the February 20, 2014 meeting of the Oversight Board; and

WHEREAS, Section 34179(e) of the Health and Safety Code requires all actions by the Oversight Board to be taken by resolution;

NOW, THEREFORE, BE IT RESOLVED, BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

Section 1. The Oversight Board hereby approves the consent calendar for the February 20, 2014 meeting of the Oversight Board which consists solely of the minutes for the Board's October 17, 2013 regular meeting.

Section 2. The Secretary for the Oversight Board shall certify to the adoption of this Resolution.

Section 3. Pursuant to California Health and Safety Code section 34179, 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 five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED and ADOPTED at a special meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 20<sup>th</sup> day of February, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Paul Foster, Chairperson  
Oversight Board of Successor Agency  
To Redevelopment Agency

ATTEST:

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Linda McCasland  
Oversight Board Secretary

Minutes of the Regular meeting of the Oversight Board for the Successor Agency of the Former Redevelopment Agency of the City of Redlands held in the Council Chambers, 35 Cajon Street, on October 17, 2013 at 4:00 P.M.

PRESENT: Paul Foster, Chairman  
Oscar Orci, Vice Chairman  
Cindy Saks, Board Member  
David Wert, Board Member

ABSENT: All Board Members were in attendance, with the exception of Board Member Donna Ferracone, Board Member Brad Mason and Board Member Gary McBride who were absent.

STAFF: Dan McHugh, City Attorney  
Tina Kundig, Finance Director  
Mike Nelson, Economic Development Manager

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

(At this time, the public has the opportunity to address the Oversight Board on any item of interest within the subject matter jurisdiction of the Oversight Board that does not appear on this agenda. The Oversight Board may not discuss or take any action on any public comment made, except that the Oversight Board members or Successor Agency staff may briefly respond to statements made or questions posed by members of the public)

Chairman Paul Foster opened up the Public Comment Period. There were no comments forthcoming and the Public Comment Period was closed.

II. CONSENT CALENDAR/APPROVAL OF MINUTES

A. Consideration to adopt Resolution No. OB 2013-031; approval of the consent calendar for the October 17, 2013 regular meeting for the following matters:

I. Minutes of the September 19, 2013 Regular Meeting

Chairman Foster opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Board Member Cindy Saks, seconded by Vice Chairman Oscar Orci, and carried on a 4-0-3 vote (Board Member Ferracone, Board Member Mason and Board Member McBride absent) that the Oversight Board approve Resolution No. OB 2013-031.

III. COMMUNICATIONS-None

IV. NEW BUSINESS

- A. Consideration of Resolution No. OB 2013-032; a resolution of the Oversight Board of the Successor Agency approving a Long-Range Property Management Plan pursuant to Health and Safety code Section 34191.5.

Chairman Foster opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Board Member David Wert, seconded by Board Member Saks, and carried on a 4-0-3 vote (Board Member Ferracone, Board Member Mason and Board Member McBride absent) that the Oversight Board approve Resolution No. OB 2013-032

V. OLD BUSINESS-None

VI. ADJOURN TO NOVEMBER 21, 2013 MEETING

There being no further business to address, Chairman Foster adjourned the meeting at 4:20 p.m. to the regularly scheduled Oversight Board meeting of November 21, 2013.

**REQUEST FOR OVERSIGHT BOARD ACTION**

**SUBJECT: CONSIDERATION OF RESOLUTION NO. OB 2014-034 APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY THROUGH DECEMBER 2014.**

**MOTION:**

“I move to approve Resolution No. OB 2014-034.”

**BACKGROUND:**

The Oversight Board for the Successor Agency to the former Redevelopment Agency of the City of Redlands (the “Oversight Board”) has been established to direct the Successor Agency to take certain actions to wind down the affairs of the former Redevelopment Agency in accordance with the California Health and Safety Code.

For every six-month period, until all financial obligations of the former redevelopment agency are paid, the Successor Agency is required to adopt a Recognized Obligation Payment Schedule (ROPS) that projects the dates and amounts of scheduled payments for each enforceable obligation (debt). In addition, the ROPS includes an administrative budget for staff costs and administrative expenses of the Successor Agency. The ROPS requires Oversight Board approval prior to submitting it to the California Department of Finance.

To date, this is the sixth ROPS reporting cycle. The California Department of Finance has designated the ROPS for the July 1, 2014 to December 31, 2014 period as “ROPS 14-15A.” This designation reflects the fiscal year and the six-month period within that fiscal year. The previous ROPS 13-14B reflected the January to June 2014 reporting period, which was the second half of the fiscal year. The current ROPS 14-15A will designate the period from July 2014 to December 2014, which is the first half of the new fiscal year.

**ACTION:**

To comply with the DOF’s submittal requirements for ROPS 14-15A, and to meet the deadline of March 3, 2014, Successor Agency staff has prepared ROPS 14-15A for approval by the Oversight Board. As with all previous ROPS, ROPS 14-15A is subject to review and approval by the California Department of Finance.

**ATTACHMENTS:**

1. Resolution No. OB 2014-034
2. Recognized Obligation Payment Schedule for July 1 to December 31, 2014 (ROPS 14-15A)

Respectfully submitted,

  
**MIKE NELSON**  
Economic Development Manager  
Successor Agency to the Redevelopment Agency

  
**THOMAS M. STEELE**  
Assistant Finance Director  
Successor Agency to the Redevelopment Agency

  
**TINA T. KUNDIG**  
Finance Director  
Successor Agency to the Redevelopment Agency

Approved for submission by:

  
**N. ENRIQUE MARTINEZ**  
Executive Director,  
Successor Agency to the Redevelopment Agency

  
**DANIEL J. McHUGH**  
General Counsel,  
Successor Agency to the Redevelopment Agency

RESOLUTION NO. OB 2014-034

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE  
FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS APPROVING A  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
FOR JULY 1, 2014 TO DECEMBER 31, 2014

WHEREAS, pursuant to Health and Safety Code section 34177(1)(2)(A) the Successor Agency to the former Redevelopment Agency of the City of Redlands (the "Successor Agency") has prepared a Recognized Obligation Payment Schedule for July 1, 2014 to December 31, 2014 (the "ROPS"); and

WHEREAS, pursuant to Health and Safety Code section 34177(1)(2)(B) the ROPS shall be submitted to and duly approved by the Oversight Board; and

WHEREAS, pursuant to Health and Safety Code section 34177(1)(2)(B) the Successor Agency has submitted a copy of the ROPS to the county administrative officer, the county auditor-controller, and the Department of Finance at the same time that the Successor Agency submits the ROPS to the Oversight Board for approval;

NOW, THEREFORE, BE IT RESOLVED, BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

Section 1. The Oversight Board hereby approves and adopts the ROPS, in substantially the form attached to this Resolution as Exhibit "A," pursuant to Health and Safety Code section 34177.

Section 2. Pursuant to Health and Safety Code section 34177 (1)(2)(C), the Oversight Board hereby directs the Successor Agency to submit copies of the ROPS approved by the Oversight Board to the County of San Bernardino Auditor-Controller, the State of California Controller and the State of California Department of Finance and to post the ROPS on the Successor Agency's website.

Section 3. The Secretary for the Oversight Board shall certify to the adoption of this Resolution.

Section 4. Pursuant to California Health and Safety Code section 34179, 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 five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED and ADOPTED at an adjourned regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 20<sup>th</sup> day of February, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Paul Foster, Chairperson  
Oversight Board of the Successor Agency  
to the former Redevelopment Agency

ATTEST:

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Linda McCasland  
Oversight Board Secretary

EXHIBIT "A"

Recognized Obligation Payment Schedule for July 1, 2014 to December 31, 2014  
(ROPS 14-15A)

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

Filed for the July 1, 2014 through December 31, 2014 Period

**Name of Successor Agency:** Redlands  
**Name of County:** San Bernardino

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</b>	
<b>A Sources (B+C+D):</b>	<b>\$ -</b>
B Bond Proceeds Funding (ROPS Detail)	-
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	-
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>	<b>\$ 1,829,060</b>
F Non-Administrative Costs (ROPS Detail)	1,704,060
G Administrative Costs (ROPS Detail)	125,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 1,829,060</b>

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	1,829,060
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 1,829,060</b>

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	1,829,060
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>1,829,060</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/	
Signature	Date

**Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail**  
**July 1, 2014 through December 31, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
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	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 34,558,424		\$ -	\$ -	\$ -	\$ 1,704,060	\$ 125,000	\$ 1,829,060
1	Loan for Demand Payment	City/County Loans	7/26/2012	6/30/2014	City of Redlands	Loan from city to make demand	Downtown	65,607	N						
2	Loan for Enforceable Obligations	City/County Loans After 6/27/11	7/26/2012	6/30/2014	City of Redlands	Loan from city to pay enforceable obligations	Downtown	2,887,400	N				948,058		\$ 948,058
3	1998 A Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	12/1/1998	8/1/2022	US Bank	Bond issue to fund non-housing projects	Downtown	17,149,756	N				342,819		\$ 342,819
4	2003 A Tax Allocation Refunding Bonds	Bonds Issued After 12/31/10	11/1/2003	8/1/2022	US Bank	Bond issue to fund housing/non-housing projects	Downtown	7,387,894	N				136,325		\$ 136,325
5	2007 A Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	8/1/2007	8/1/2022	US Bank	Bond issue to fund housing projects	Downtown	2,866,330	N				85,525		\$ 85,525
6	Fiscal Agent Fees	Fees	1/1/2014	8/1/2022	US Bank	Annual fiscal agent fees for bond issues	Downtown	157,500	N				8,750		\$ 8,750
7	Employee/Administrative Costs	Project Management Costs	1/1/2014	8/1/2022	City of Redlands	Bond debt service administration	Downtown	296,456	N					2,717	\$ 2,717
8	City Attorney Services	Project Management Costs	1/1/2014	8/1/2022	City of Redlands	Bond debt services advisory services	Downtown	78,560	N					720	\$ 720
9	Contract for Legal Services	Legal	11/19/2006	8/1/2022	Stradling Yocca Carlson & Rauth	Bond debt service advisory services	Downtown	21,600	N				1,200		\$ 1,200
10	Contract for Continuing Disclosure	Fees	7/18/2008	8/1/2022	Applied Best Practices	Annual continuing disclosure for bond issues	Downtown	22,500	N				1,250		\$ 1,250
11	Contract for Tax Sharing Calculations	Fees	2/17/2004	8/1/2022	HdL Coren & Cone	Annual tax sharing calculation updates	Downtown	9,000	N					500	\$ 500
12	Contract for Auditing Services	Fees	5/3/2011	8/1/2022	Lance, Sol & Lungharc	Annual auditing services	Downtown	92,466	N				2,535		\$ 2,535
13	Contract for Legal Services	Legal	3/23/2010	8/1/2022	Best Best & Krieger LLP	Legal advice on Agency dissolution	Downtown	21,600	N					1,200	\$ 1,200
14	Employee/Administrative Costs	Admin Costs	1/1/2014	7/1/2016	City of Redlands	Management of the Oversight Board	Downtown	183,898	N					1,686	\$ 1,686
15	Lease of Office Space	Admin Costs	7/16/2007	7/16/2014	Community Bank	Office space rent	Downtown	-	Y					-	\$ -
16	Lease of Office Space - Utilities	Admin Costs	1/1/2014	8/1/2022	City of Redlands	Water, Sewer, Disposal charges	Downtown	-	Y					-	\$ -
17	Lease of Office Space - Telephone	Admin Costs	1/1/2014	8/1/2022	Verizon & ATT	Telephone and long distance service	Downtown	139,600	N					7,750	\$ 7,750
18	Lease of Office Space - Electricity	Admin Costs	1/1/2014	8/1/2022	So. CA Edison	Electrical utility service	Downtown	-	Y					-	\$ -
19	Lease of Office Space - Gas	Admin Costs	1/1/2014	8/1/2022	So. CA Gas Company	Gas utility service	Downtown	-	Y					-	\$ -
20	Lease of Office Space - Janitorial	Admin Costs	1/1/2014	8/1/2022	Custom Service Systems	Janitorial services and supplies	Downtown	-	Y					-	\$ -
21	Office Equipment Lease	Admin Costs	1/1/2014	8/1/2022	Xerox	Multi-functional printing device contract	Downtown	43,200	N					2,400	\$ 2,400
22	Employee/Administrative Costs	Property Maintenance	1/1/2014	6/30/2014	City of Redlands	Management and upkeep of real property	Downtown	33,972	N				16,986		\$ 16,986
23	Employee/Administrative Costs	Property Dispositions	1/1/2014	6/30/2014	City of Redlands	Administration of disposition of real property	Downtown	20,000	N				10,000		\$ 10,000
24	City Attorney Services	Property Dispositions	1/1/2014	8/1/2022	City of Redlands	Legal advice on disposition of real property	Downtown	27,300	N					1,350	\$ 1,350
26	Consultant Costs	Property Dispositions	1/1/2014	6/30/2014	Various	Disposition of real property	Downtown	30,000	N				10,000		\$ 10,000
28	EIR and Downtown Specific Plan	Professional Services	9/5/2006	6/30/2014	Torti Gallas and Partners	EIR and Downtown Specific Plan	Downtown	69,360	N				69,360		\$ 69,360
29	Staff Salaries and Benefits	Admin Costs	1/1/2014	8/1/2022	City of Redlands	Successor Agency administration	Downtown	2,149,067	N					95,830	\$ 95,830
30	Staff Overhead	Admin Costs	1/1/2014	8/1/2022	City of Redlands	Successor Agency administration	Downtown	588,540	N					5,390	\$ 5,390
31	Staff Retiree Charge	Admin Costs	1/1/2014	8/1/2022	City of Redlands	Successor Agency administration	Downtown	39,948	N					366	\$ 366
32	Information Technology Charge	Admin Costs	1/1/2014	8/1/2022	City of Redlands	Successor Agency administration	Downtown	16,734	N					153	\$ 153
33	Meetings and Professional Development	Admin Costs	1/1/2014	8/1/2022	City of Redlands	Successor Agency administration	Downtown	10,260	N					570	\$ 570
34	Travel and Reimbursement	Admin Costs	1/1/2014	8/1/2022	City of Redlands	Successor Agency administration	Downtown	10,260	N					570	\$ 570
35	Printing and Postage	Admin Costs	1/1/2014	8/1/2022	City of Redlands	Successor Agency administration	Downtown	19,224	N					1,068	\$ 1,068
36	Advertising (Public Notices)	Admin Costs	1/1/2014	8/1/2022	City of Redlands	Successor Agency administration	Downtown	13,608	N					756	\$ 756
37	Other Administrative/Office Costs	Admin Costs	1/1/2014	8/1/2022	City of Redlands	Successor Agency administration	Downtown	35,532	N					1,974	\$ 1,974
38	Loan for Legal Services	City/County Loans After 6/27/11	7/8/2013	6/30/2014	City of Redlands	Legal Representation for Litigation	Downtown	71,252	N				71,252		\$ 71,252





### Recognized Obligation Payment Schedule 14-15A - Notes

July 1, 2014 through December 31, 2014

Item #	Notes/Comments
1	Successor Agency continues to support its claim that the entire amount of this loan is an enforceable obligation requiring immediate payoff to expeditiously wind down the affairs of the former Redevelopment Agency.
2	Successor Agency continues to support its claim that the entire amount of this loan is an enforceable obligation requiring immediate payoff to expeditiously wind down the affairs of the former Redevelopment Agency.
15	Office Space/Rent - the Successor Agency will move from its existing leased facilities to a non-leased, City-owned facility beginning July 1, 2014. Rent charges no longer applicable.
16	Office Space/Utilities - the Successor Agency will move from its existing leased facilities to a non-leased, City-owned facility beginning July 1, 2014. Water, sewer, disposal charges no longer applicable.
18	Office Space/Electricity - the Successor Agency will move from its existing leased facilities to a non-leased, City-owned facility beginning July 1, 2014. Electric charges no longer applicable.
19	Office Space/Gas - the Successor Agency will move from its existing leased facilities to a non-leased, City-owned facility beginning July 1, 2014. Gas charges no longer applicable.
20	Office Space/Janitorial - the Successor Agency will move from its existing leased facilities to a non-leased, City-owned facility beginning July 1, 2014. Janitorial charges no longer applicable.
26	The Successor Agency anticipates approval of its Long-Range Property Management Plan prior to this ROPS period, and will need to facilitate appraisal/title activities for subject properties during this ROPS period. Costs are estimates for real estate-related services.
38	Successor Agency continues to support its claim that the entire amount of this loan is an enforceable obligation requiring immediate payoff to expeditiously wind down the affairs of the former Redevelopment Agency.