Members of the Board
Jody Jones | Jim Nicholas | Kevin Bultema | Greg Steel | Al McGreehan

Butte County Consolidated Oversight Board Meeting Agenda

January 15, 2020, 2:00pm
Butte County Board of Supervisors Chambers
25 County Center Dr. Ste. 205, Oroville, CA 95965

1. Call to Order
   1.01 Pledge of Allegiance
   1.02 Roll Call

2. Corrections and/or Changes to the Agenda – Board members and staff may request additions, deletions or changes in the Agenda order.

3. Regular Agenda

   3.01 Election of Board Chair and Vice Chair

   Requested Action: Nominate and elect a Chair and Vice Chair to serve for a 1-year term.

   3.02 Meeting Minutes from January 16, 2019

   Requested Action: Approve the minutes from the January 16, 2019 Butte County Consolidated Oversight Board Meeting.

   3.03 Update from the Auditor-Controller

   Requested Action: Accept for Information.

   3.04 Recognized Obligation Payment Schedule for the Chico Successor Agency for FY20-21

   Requested Action: Adopt Resolution approving the FY20-21 Recognized Obligation Payment Schedule for the Chico Successor Agency.

   3.05 Administrative Budget for the Chico Successor Agency for FY20-21

   Requested Action: Adopt Resolution approving the FY20-21 Administrative Budget for the Chico Successor Agency.

3.06 Recognized Obligation Payment Schedule for the Gridley Successor Agency for FY20-21

Requested Action: Adopt Resolution approving the FY19-20 Recognized Obligation Payment Schedule for the Gridley Successor Agency.

3.07 Administrative Budget for the Gridley Successor Agency for FY20-21

Requested Action: Adopt Resolution approving the FY20-21 Administrative Budget for the Gridley Successor Agency.

3.08 Recognized Obligation Payment Schedule for the Paradise Successor Agency for FY20-21

Requested Action: Adopt Resolution approving the FY20-21 Recognized Obligation Payment Schedule for the Paradise Successor Agency.

3.09 Administrative Budget for the Paradise Successor Agency for FY20-21

Requested Action: Adopt Resolution approving the FY20-21 Administrative Budget for the Paradise Successor Agency.

3.10 Sale of a Former Oroville RDA Property Located at 750 Montgomery Street in Oroville, CA

Requested Action: Adopt Resolution allowing the sale of the property located at 750 Montgomery Street to proceed.

4. Public Comment

Comments to the Board on issues and items not listed on the agenda. Presentations will be limited to five minutes. Please note that pursuant to California State law, the Board is prohibited from taking action on any item not listed on the agenda.

5. Adjournment

Butte County Consolidated Oversight Board Agenda Transmittal	Clerk Use Only **Agenda Item:** **3.01**

Subject: Election of Board Chair and Vice Chair for the Butte County Consolidated Oversight Board

Agency: County Administration
Meeting Date: January 15th, 2020

Contact Name: Ashley Snyder
Contact Phone: 530.552.3307

Item Summary:

Pursuant to Health and Safety Code Section 34179, the Oversight Board is required to elect one member to serve as Chairperson. In addition, it is advisable, though not required, that a Vice Chairperson be elected to preside over meetings in the absence of the Chairperson.

Votes will be cast for the nominee(s) by roll call vote. The nominee receiving a majority vote will be elected as Chairperson. The Chairperson will then call for nominations for the election of a Vice-Chairperson and votes will be cast by roll call vote.

Fiscal Impact: None

Action Requested: Nominate and elect a Chairperson and Vice Chairperson of the Butte County Consolidated Oversight Board to serve a 1-year term.

Butte County Consolidated Oversight Board Agenda Transmittal	Clerk Use Only **Agenda Item:** **3.02**

Subject: Approval of Minutes from the January 16, 2019 Butte County Consolidated Oversight Board Meeting

Agency: County Administration
Meeting Date: January 15th, 2020

Contact Name: Ashley Snyder
Contact Phone: 530.552.3307

Item Summary:

Submitted for approval are the minutes for the January 16, 2019 Butte County Consolidated Oversight Board meeting.

Fiscal Impact: None

Action Requested: Approve Minutes from the January 16, 2019 Butte County Consolidated Oversight Board Meeting.

Members of the Board
Jody Jones | Al McGreehan | Kevin Bultema | Larry Grundman | Jim Nicholas | Greg Steel

Butte County Consolidated Oversight Board Meeting Minutes
January 16, 2019, 2:00pm
Butte County Board of Supervisors Chambers
25 County Center Dr. Ste. 205, Oroville, CA 95965

1. Call to Order

   Meeting called to order at 2:00pm

   1.01 Pledge of Allegiance

   1.02 Roll Call
   Present: Board Members Jody Jones, Larry Grundmann, Jim Nicholas, Greg Steel, and Kevin Bultema. County staff, Graciela Gutierrez, and Heather MacDonald. Attorney Jim Underwood.

2. Corrections and/or Changes to the Agenda
   Chair Jones noted that Supplemental Agenda item number 3.08 would be considered between item 3.03 and 3.04.

3. Regular Agenda

   3.01 <u>Meeting Minutes from September 24, 2018</u>
   Motion: Approve the minutes from the September 24, 2018 Butte County Consolidated Oversight Board Meeting.
   (Motion: Grundmann; Second: Steel)
   Vote: Passed by Jones, Grundmann, Steel, and Nicholas
   Bultema abstained

   3.02 <u>Recognized Obligation Payment Schedule for the Chico Successor Agency for FY19-20</u>
   Motion: Adopt Resolution approving the FY19-20 Recognized Obligation Payment Schedule for the Chico Successor Agency
   (Motion: Bultema; Second: Steel)
   Vote: Passed Unanimously

   3.03 <u>Administrative Budget for the Chico Successor Agency for FY19-20</u>
   Motion: Adopt Resolution approving the FY19-20 Administrative Budget for the Chico Successor Agency.
   (Motion: Steel; Second: Bultema)
   Vote: Passed Unanimously

DRAFT

3.08 Consideration and Potential Action on a Proposed Lease Agreement Between the Gridley Successor Agency and the City of Gridley
Motion: Adopt Resolution approving the Lease Agreement with changes agreed upon by the Oversight Board Counsel and the City of Gridley's counsel and authorize the Chair to sign.
(Motion: Grundmann; Second: Steel)
Vote: Passed Unanimously

3.04 Recognized Obligation Payment Schedule for the Gridley Successor Agency for FY19-20
Motion: Adopt Resolution approving the FY19-20 Recognized Obligation Payment Schedule for the Gridley Successor Agency with $1 modification.
(Motion: Steel; Second: Bultema)
Vote: Passed Unanimously

3.05 Administrative Budget for the Gridley Successor Agency for FY19-20
Motion: Adopt Resolution approving the FY19-20 Administrative budget for the Gridley Successor Agency.
(Motion: Steel; Second: Grundmann)
Vote: Passed Unanimously

3.06 Recognized Obligation Payment Schedule for the Paradise Successor Agency for FY19-20
Motion: Adopt Resolution approving the FY19-20 Recognized Obligation Payment Schedule for the Paradise Successor Agency.
(Motion: Bultema; Second: Jones)
Vote: Passed unanimously

3.07 Administrative Budget for the Paradise Successor Agency for FY19-20
Motion: Adopt Resolution approving the FY19-20 Administrative Budget for the Paradise Successor Agency.
(Motion: Grundmann; Second: Nicholas)
Vote: Passed Unanimously

4. Public Comment
The following members of the public addressed the Board: None

5. Adjournment
Meeting adjourned at 2:31pm

DRAFT

Butte County Consolidated Oversight Board Agenda Transmittal	Clerk Use Only **Agenda Item:** **3.03**

Subject: Update from the Auditor-Controller

Agency: Butte County Auditor-Controller
Meeting Date: January 15, 2020

Contact Name: Graciela Gutierrez
Contact Phone: 530.552.3599

Item Summary:
The Department of Finance has impressed upon the County Auditors the importance of educating the Oversight Board on Health and Safety Code 34179(i). HSC section 34179(i) requires the Oversight Board exercise a fiduciary duty to the taxing entities that benefit from distributions of property tax revenues. Department of Finance notes that the Butte County Consolidated Oversight Board has approved an amount that appears excessive specific to the City of Chico Administrative Cost. The Department of Finance reminds County Auditors that we are to communicate that the Department of Finance encourages the Oversight Board to apply adequate oversight when approving Recognized Obligation Payment Schedules for the Successor Agencies. The Oversight Board is the authority to reduce the administrative cost allowance necessary in order to successfully wind down the Agency.

Enclosed for your reference is the letter dated March 12, 2019 from the Department of Finance addressed to the City of Chico.

Fiscal Impact: None

Action Requested: Accept for Information

DEPARTMENT OF FINANCE
OFFICE OF THE DIRECTOR

GAVIN NEWSOM - GOVERNOR
STATE CAPITOL ■ ROOM 1145 ■ SACRAMENTO CA ■ 95814-4998 ■ WWW.DOF.CA.GOV

March 12, 2019

Mr. Scott Dowell, Administrative Services Director
City of Chico
P.O. Box 3420
411 Main Street
Chico, CA 95927

Dear Mr. Dowell:

Subject: 2019-20 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Chico Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period of July 1, 2019 through June 30, 2020 (ROPS 19-20) to the California Department of Finance (Finance) on January 23, 2019. Finance has completed its review of the ROPS 19-20.

Based on a sample of line items reviewed and application of the law, Finance is approving all of the items listed on the ROPS 19-20 at this time. However, Finance notes the following:

> The administrative costs claimed are within the fiscal year administrative cap pursuant to HSC section 34171 (b) (3). However, Finance notes the Oversight Board (OB) has approved an amount that appears excessive, given the number and nature of the obligations listed on the ROPS. HSC section 34179 (i) requires the OB to exercise a fiduciary duty to the taxing entities. Therefore, Finance encourages the OB to apply adequate oversight when evaluating the administrative resources necessary to successfully wind-down the Agency.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations. Reported differences in Redevelopment Property Tax Trust Fund (RPTTF) are used to offset current RPTTF distributions. The amount of RPTTF approved in the table on Page 3 includes the prior period adjustment resulting from the County Auditor-Controller's review of the prior period adjustment form submitted by the Agency.

If the Agency disagrees with our determination with respect to any items on the ROPS 19-20, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days of the date of this letter. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

The Agency's maximum approved RPTTF distribution for the reporting period is $8,572,629 as summarized in the Approved RPTTF Distribution table on Page 3 (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1 through December 31 period (ROPS A period), and one distribution for the January 1 through June 30 period (ROPS B period) based on Finance approved amounts. Since this determination is for the entire ROPS 19-20 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 19-20. This determination only applies to items when funding was requested for the 12-month period. If a denial by Finance in a previous ROPS is currently the subject of litigation, the item will continue to be denied until the matter is resolved.

The ROPS 19-20 form submitted by the Agency and this determination letter will be posted on our website:

http://dof.ca.gov/Programs/Redevelopment/ROPS/

This determination is effective for the ROPS 19-20 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to review and may be denied even if not denied on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from RPTTF is the same as the amount of property tax increment available prior to the enactment of redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in RPTTF.

Please direct inquiries to Cindie Lor, Supervisor, or Jeremy Bunting, Lead Analyst, at (916) 322-2985.

Sincerely,

JENNIFER WHITAKER
Program Budget Manager

cc: Ms. Barbara Martin, Deputy Director - Finance, City of Chico
Ms. Maria Solis, Auditor - Accountant, Butte County

Attachment

Approved RPTTF Distribution For the period of July 1, 2019 through June 30, 2020			
	ROPS A Period	ROPS B Period	ROPS 19-20 Total
RPTTF Requested	$ 5,156,900	$ 3,320,835	$ 8,477,735
Administrative RPTTF Requested	125,000	125,000	250,000
Total RPTTF Requested	**5,281,900**	**3,445,835**	**8,727,735**
RPTTF Authorized	5,156,900	3,320,835	8,477,735
Administrative RPTTF Authorized	125,000	125,000	250,000
Total RPTTF Authorized for Obligations	**5,281,900**	**3,445,835**	**8,727,735**
Prior Period Adjustment	(155,106)	0	(155,106)
Total RPTTF Approved for Distribution	**$ 5,126,794**	**$ 3,445,835**	**$ 8,572,629**

Butte County Consolidated Oversight Board Agenda Transmittal	Clerk Use Only **Agenda Item:** **3.04**

Subject: Approval of Recognized Obligation Payment Schedule for the Period of July 1, 2020 – June 30, 2021

Agency: Successor Agency to the Chico Redevelopment Agency (Chico Successor Agency)
Meeting Date: January 15,2020

Contact Name: Barbara Martin, Deputy Director – Finance, City of Chico
Contact Phone: (530) 879-7349

Item Summary:

Under the requirements of AB1x26, each successor agency is required to prepare a Recognized Obligation Payment Schedule (ROPS). Pursuant to Health & Safety Code Section 34171 (h), the ROPS is the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each fiscal period. Pursuant to Health & Safety Code Section 34177 (o) (1), agencies shall submit an Oversight Board approved annual ROPS to the Department of Finance by February 1. The ROPS is forward looking to the next fiscal year and serves as the successor agency's ongoing authority for making payments on the obligations of the former redevelopment agency. This ROPS covers the period July 1, 2020 through June 30, 2021.

Obligations included in this ROPS period are debt service payments for the Chico Successor Agency's 2017 Bonds, an annual payment obligation outlined in the Chico Urban Area Joint Powers Financing Authority agreement between Butte County and the former Chico Redevelopment Agency, ongoing obligations related remediation monitoring, and administrative costs of the Chico Successor Agency.

Fiscal Impact:
If approved by the Oversight Board and subsequently the Department of Finance, the Chico Successor Agency will receive $8,435,387 ($8,504,364 less $68,977 Prior Period Adjustment amount) from the Redevelopment Property Tax Trust Fund to pay for Enforceable Obligations as outlined the in ROPS.

Action Requested:
Chico Successor Agency recommends the Oversight Board approve the following Resolution:

RESOLUTION OF THE BUTTE COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SUCCESSOR AGENCY TO THE CHICO REDVELOPEMENT AGENCY FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021

Reviewed and Approved by: Mark Orme, Executive Director, Successor Agency to the Chico Redevelopment Agency

SD Mark Orme

Resolution No.

RESOLUTION OF THE BUTTE COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE OF THE SUCCESSOR AGENCY TO THE CHICO REDEVELOPMENT AGENCY FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021

WHEREAS, pursuant to the California Health and Safety Code Section 34171 (h), a "Recognized Obligation Payment Schedule" means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each fiscal period; and

WHEREAS, Section 34177 (1) of the California Health & Safety Code provides that, before each fiscal period, a successor agency shall prepare a Recognized Obligation Payment Schedule that identifies the source of payment for each recognized obligation of the successor agency; and

WHEREAS, Section 34177 (o) (1) of the California Health & Safety Code provides that a Recognized Obligation Payment Schedule be submitted to and duly approved by the oversight board prior to being submitted to the Department of Finance and to the county auditor controller no later than February 1 each year; and

NOW, THEREFORE, BE IT RESOLVED that the Butte County Consolidated Oversight Board hereby approves the Recognized Obligation Payment Schedule for the period of July 1, 2020 through June 30, 2021 of the Successor Agency to the Chico Redevelopment Agency, attached hereto as Exhibit A; and

That the board chair is authorized to certify the Recognized Obligation Payment Schedule for the period of July 1, 2020 through June 30, 2021.

PASSED AND ADOPTED by the Butte County Consolidated Oversight Board this 15th day of January 2020, by the following vote:

AYES:
NOES:
ABSENT:
NOT VOTING:

_____
Jody Jones, Chair
Butte County Consolidated Oversight Board

ATTEST:
Ashley Snyder, Clerk
Butte County Consolidated Oversight Board

_____

Exhibit A

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Chico

County: Butte

	Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A	**Enforceable Obligations Funded as Follows (B+C+D)**	**$ 307,093**	**$ 28,100**	**$ 335,193**
B	Bond Proceeds	21,919	-	21,919
C	Reserve Balance	285,174	28,100	313,274
D	Other Funds	-	-	-
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G)**	**$ 5,062,685**	**$ 3,441,679**	**$ 8,504,364**
F	RPTTF	4,937,685	3,316,679	8,254,364
G	Administrative RPTTF	125,000	125,000	250,000
H	**Current Period Enforceable Obligations (A+E)**	**$ 5,369,778**	**$ 3,469,779**	**$ 8,839,557**

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

Chico
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
											ROPS 20-21A (Jul - Dec)						ROPS 20-21B (Jan - Jun)					
											Fund Sources						Fund Sources					
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21B Total
								$96,488,394		$8,839,557	$21,919	$285,174	$-	$4,937,685	$125,000	$5,369,778	$-	$28,100	$-	$3,316,679	$125,000	$3,469,779
4	Bonds - Continuing Disclosure	Fees	07/01/ 2001	04/01/2032	To Be Determined	Obligations Pursuant to Bond Indentures	Chico Amended & Merged	-	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
5	Bonds - Arbitrage Rebate Calculation	Fees	07/01/ 2001	04/01/2032	Willdan	Obligations Pursuant to Bond Indentures	Chico Amended & Merged	-	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
6	Loan - Nitrate Compliance	Third-Party Loans	06/01/ 2006	11/01/2037	Chico Urban Area JPFA	State Revolving Loan Repayment	Chico Amended & Merged	31,666,540	N	$1,900,000	-	257,074	-	1,642,926	-	$1,900,000	-	-	-	-	-	$-
7	Contract - Revenue Pledge-HRBD Unit	Litigation	08/29/ 2008	08/29/2034	CA Regional Water Quality Control Board	Monitoring Costs	Chico Amended & Merged	651,961	N	$13,500	-	6,750	-	-	-	$6,750	-	6,750	-	-	-	$6,750
8	Contract - Revenue Pledge- Fogarty Unit	Litigation	03/03/ 2009	07/13/2036	CA Regional Water Quality Control Board	Monitoring Costs	Chico Amended & Merged	191,466	N	$4,500	-	2,250	-	-	-	$2,250	-	2,250	-	-	-	$2,250
20	Contract - Revenue Pledge-HRBD Unit	Litigation	08/29/ 2008	08/29/2038	Brown & Caldwell	Monitoring Costs	Chico Amended & Merged	651,961	N	$29,400	-	14,700	-	-	-	$14,700	-	14,700	-	-	-	$14,700
21	Contract - Revenue Pledge- Fogarty Unit	Litigation	03/03/ 2009	03/03/2036	Brown & Caldwell	Monitoring Costs	Chico Amended & Merged	191,466	N	$8,800	-	4,400	-	-	-	$4,400	-	4,400	-	-	-	$4,400
22	Payments - Administration Budget	Admin Costs	02/01/ 2012	03/07/2066	City of Chico	Administration of the Successor Agency	Chico Amended & Merged	250,000	N	$250,000	-	-	-	-	125,000	$125,000	-	-	-	-	125,000	$125,000
31	Bonds - 2017 Tax Allocation Series A	Refunding Bonds Issued After 6/	12/07/ 2017	04/01/2032	Union Bank of California	Debt Service (principal and interest)	Chico Amended & Merged	62,885,000	N	$6,633,357	21,919	-	-	3,294,759	-	$3,316,678	-	-	-	3,316,679	-	$3,316,679

Exhibit A

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
		27/12																				
32	Bonds - 2017 Tax Allocation Seris B	Refunding Bonds Issued After 6/ 27/12	12/07/ 2017	04/01/2020	Union Bank of California	Debt Service (principal and interest)	Chico Amended & Merged	-	Y	$-	-	-	-	-	-	$-	-	-	-	-	-	$-

Exhibit A

Chico
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(Report Amounts in Whole Dollars)

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

A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	**Fund Sources**					**Comments**
		Bond Proceeds		**Reserve Balance**	**Other Funds**	**RPTTF**	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	**Beginning Available Cash Balance (Actual 07/01/17)** RPTTF amount should exclude "A" period distribution amount.	8,840,273		1,229,134			Bond interest in trustee accounts in the amount of $384,433 previously reported in Reserve Balance.
2	**Revenue/Income (Actual 06/30/18)** RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller	78,288,079		9,429	390,957	10,080,221	
3	**Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)**	87,106,433	-	35,604	143,415	10,011,244	Bond expenditures include all costs of refinance. Previously partially Other Funds and Reserve Balance.
4	**Retention of Available Cash Balance (Actual 06/30/18)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			102,458	247,542	-	Retention of Cash Balance represents Other Funds used on ROPS 18-19.
5	**ROPS 17-18 RPTTF Prior Period Adjustment** RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required			68,977	
6	**Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$21,919**	**$-**	**$1,100,501**	**$-**	**$-**	**Bond Proceeds balance was used in Bond Refunding process. $843,427 of Reserve**

							cash balance to be used only for Revenue Pledge expenses.

Chico
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
4	
5	
6	
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8	
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21	
22	
31	
32	

Butte County Consolidated Oversight Board Agenda Transmittal	Clerk Use Only **Agenda Item:** **3.05**

Subject: Approval of the Administrative Budget for fiscal year 2020-2021

Agency: Successor Agency to the Chico Redevelopment Agency (Chico Successor Agency)
Meeting Date: January 15, 2020

Contact Name: Barbara Martin, Deputy Director – Finance, City of Chico
Contact Phone: (530) 879-7349

Item Summary:

Health & Safety Code Section 34177 (j) requires each successor agency prepare a proposed administrative budget and submit it to the oversight board for its approval. The proposed administrative budget is required to include the following:

- Estimated amounts for successor agency administrative costs for the upcoming six-month fiscal period.
- Proposed sources of payment for the estimated costs.
- Proposals for arrangements for administrative and operations services provided by a city, county, city and county, or other entity.

The City of Chico elected to serve as successor agency and provide the administrative and operations services associated with the Chico Successor Agency. The expectation is its costs would be reimbursed from the Administrative Cost Allowance. This administrative budget includes estimated operating expenditures for the administration of the Chico Successor Agency for the fiscal year 2020-2021.

Pursuant to Health & Safety Code Section 34171 (b), effective July 1, 2016, the administrative cost allowance will be calculated as follows:

- The administrative cost allowance shall be up to 3 percent of actual property tax distributed in the preceding fiscal year, less:
    - Prior year administrative cost allowance
    - Prior year city/county loan repayments pursuant to Health and Safety Code Section 34191.4 (b)

- The administrative cost allowance shall not be less than $250,000 unless reduced by the oversight board or by agreement between the successor agency and the department, or the following applies:
    - The annual administrative cost allowance shall not exceed 50 percent of total Redevelopment Property Tax Trust Fund (RPTTF) distributed to pay enforceable obligations in the preceding fiscal year.

However, the allowance amount shall exclude any administrative costs that can be paid from bond proceeds or from sources other than property tax.

Based on the provisions in Health & Safety Code Sections 34171 (b) and 34177 (j), Chico Successor Agency is requesting the Oversight Board approve the proposed administrative budget for the Fiscal Year 2020-2021, and the minimum Administrative Cost Allowance of $250,000.

Fiscal Impact:
If approved, $250,000 from the Redevelopment Property Tax Trust Fund will be remitted to the Chico Successor Agency as part of the Recognized Obligation Schedule.

Action Requested:
Chico Successor Agency recommends the Oversight Board approve the following resolution:

RESOLUTION OF THE BUTTE COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE ADMINISTRATIVE BUDGET OF THE SUCCESSOR AGENCY TO THE CHICO REDEVELOPMENT AGENCY FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021

Reviewed and Approved by: Mark Orme, Executive Director, Successor Agency to the Chico Redevelopment Agency

sD Mark Orme

Resolution No.

RESOLUTION OF THE BUTTE COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE ADMINISTRATIVE BUDGET OF THE SUCCESSOR AGENCY TO THE CHICO REDEVELOPMENT AGENCY FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021

WHEREAS, pursuant to Health & Safety Code Sections 34171 (a) and 34177 (j), a successor agency shall prepare a proposed administrative budget that includes estimated amounts for successor agency administrative costs, proposed sources of payments, and proposals for arrangements for administrative and operations services provided by the city; and

WHEREAS, Health & Safety Code Section 34177 (j) provides that a proposed administrative budget shall be submitted to the oversight board for approval; and

NOW, THEREFORE, BE IT RESOLVED that the Butte County Consolidated Oversight Board hereby approves the administrative budget for the period of July 1, 2020 through June 30, 2021 for the Successor Agency to the Chico Redevelopment Agency, attached hereto as Exhibit A.

PASSED AND ADOPTED by the Butte County Consolidated Oversight Board this 15th day of January 2020, by the following vote:

AYES:
NOES:
ABSENT:
NOT VOTING:

_____
Jody Jones, Chair
Butte County Consolidated Oversight Board

ATTEST:
Ashley Snyder, Clerk
Butte County Consolidated Oversight Board

_____

EXHIBIT A

City of Chico
RDA Successor Agency Administrative Budget
FY2019-20 & FY2020-21

	FY19-20 Adopted Budget	Actuals as of 12/23/19	FY20-21 Proposed Budget
Operating Expenditures			
Office Expense	500	-	500
Postage & Mailing	100	-	100
Business Expense	500	-	500
Communications	1,500	838	1,700
Audit Services	4,502	1,546	5,000
Professional Services	39,000	6,620	39,000
Total Operating Expenditures	**46,102**	**9,004**	**46,800**
Allocations			
Indirect Cost Allocations	102,913	42,880	102,913
Total Allocations	**102,913**	**42,880**	**102,913**
Total Annual Budget	**149,015**	**51,884**	**149,713**

Est. Minimum Admin Allowance:	
ROPS 19-20	250,000
	250,000

Butte County Consolidated Oversight Board Agenda Transmittal	Clerk Use Only **Agenda Item:** **3.06**

Subject: Resolution Approving the FY 20-21 Recognized Obligation Payment Schedule for the Gridley Successor Agency

Agency: Gridley Successor Agency
Meeting Date: January 15, 2020

Contact Name: Paul Eckert, City Administrator/Finance Director
Contact Phone: 530-846-5695

Item Summary:

The local Oversight Board has previously adopted Recognized Obligation Payment Schedule (ROPS) for the periods of January 2012 through Fiscal Years 19-20. The process is an annual requirement necessary to meet State law. Specifically, the City is required to take this annual action pursuant to Health and Safety Code (HSC) section 34177 (m). The State of California Department of Finance provides the Recognized Obligation Payment Schedule (ROPS) format that successor agencies must use to report Enforceable Obligations (EO) for the period July 2020 through June 2021.

All Obligations listed on the ROPS have been previously approved by both the local Oversight Board and The Department of Finance. The attached exhibit is Recognized Obligation Payment Schedule for July 1, 2020 through June 30, 2021.

Fiscal Impact: Approval of the Recognized Obligation Payment Schedule for July 2020 through June 2021 by the Butte County Consolidated Oversight Board of the Gridley Successor Agency will allow distribution of funds for Enforceable Obligations as outlined in the ROPS summary.

Action Requested: Staff respectfully recommends adoption of the Resolution Approving the FY 20-21 Recognized Obligation Payment Schedule for the Gridley Successor Agency.

Resolution No.

A RESOLUTION OF THE BUTTE COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SUCCESSOR AGNECY TO THE CITY OF GRIDLEY FOR THE PERIOD OF JULY 1, 2020 THOUGH JUNE 30, 2021

WHEREAS, redevelopment agencies were required to adopt a list of enforceable obligations within sixty days of the effective date of the Redevelopment Restructuring Act; and

WHEREAS, the Oversight Board adopted Recognized Obligation Payment Schedules for the period of January 2012 through June 2012 (ROPS I), July 2012 through December 2012 (ROPS II), January 2013 through June 2013 (ROPS III), July 2013 through December 2013 (ROPS 13-14A), January 2014 through June 2014 (ROPS 13-14B), July 2014 through December 2014 (ROPS 14-15A), January through June 2015 (ROPS 14-15B), July 2015 through December 2015 (ROPS 15-16A), January through June 2016 (ROPS 15-16B), July 2016 through June 2017 (ROPS 16-17); July 2017 through June 2018 (ROPS 17-18); and July 2018 through June 2019 (ROPS 18-19), and July 2019 through June 2020 (ROPS 19-20); and

WHEREAS, Pursuant to Health and Safety Code (HSC) section 34177 (m), the Department of Finance (Finance) is providing the Recognized Obligation Payment Schedule (ROPS) successor agencies (agencies) must use to report enforceable obligations (EO) for the period July 1, 2020 through June 30, 2021; and

WHEREAS, the attached exhibit is the Recognized Obligation Payment Schedule for July 1, 2020 through June 30, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Butte County Consolidated Oversight Board hereby approves the attached recognized obligation payment schedule.

PASSED AND ADOPTED by the Butte County Consolidated Oversight Board this 15th day of January 2020, by the following vote:

AYES:
NOES:
ABSENT:
NOT VOTING:

_____
Jody Jones, Chair
Butte County Consolidated Oversight Board

ATTEST:
Ashley Snyder, Clerk
Butte County Consolidated Oversight Board

_____

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Gridley

County: Butte

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 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)	**$ 387,115**	**$ 374,558**	**$ 761,673**
F RPTTF	352,115	339,558	691,673
G Administrative RPTTF	35,000	35,000	70,000
H Current Period Enforceable Obligations (A+E)	**$ 387,115**	**$ 374,558**	**$ 761,673**

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

Gridley
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
											ROPS 20-21A (Jul - Dec)						ROPS 20-21B (Jan - Jun)					
											Fund Sources						Fund Sources					
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21B Total
								$8,938,186		$761,673	$-	$-	$-	$352,115	$35,000	$387,115	$-	$-	$-	$339,558	$35,000	$374,558
1	2008 Tax Allocation Bonds, Series A	Bonds Issued On or Before 12/31/10	05/23/ 2008	08/01/2043	Deutsche Bank	Bonds issue to fund non-housing projects	Gridley	4,937,126	N	$264,188	-	-	-	132,063	-	$132,063	-	-	-	132,125	-	$132,125
2	2008 Tax Allocation Bonds, Series B	Bonds Issued On or Before 12/31/10	05/23/ 2008	08/01/2043	Deutsche Bank	Bonds issue to fund non-housing projects	Gridley	3,543,125	N	$92,750	-	-	-	46,375	-	$46,375	-	-	-	46,375	-	$46,375
4	City Loan of CDBG funds to Gridley RDA	CDBG/H□D Repayment to City/ County	01/22/ 2002	06/30/2016	City of Gridley	Non-Housing Projects□ Infrastructure Improvements	Gridley	168,682	N	$168,682	-	-	-	84,341	-	$84,341	-	-	-	84,341	-	$84,341
6	Gridley Redevelopment Agency	City/County Loan (Prior 06/28/11), Cash exchange	12/09/ 2003	12/22/2022	City of Gridley	2002 Advance to RDA for non-housing projects (the $176k plus 3 percent interest)	Gridley	153,433	N	$153,433	-	-	-	76,716	-	$76,716	-	-	-	76,717	-	$76,717
7	Gridley Redevelopment Agency	Admin Costs	07/01/ 2017	06/30/2018	City of Gridley	Administrative costs related to dissolution / Successor Agency activites (including staff time for RH, □□, DD, and □G, and PE	Gridley	70,000	N	$70,000	-	-	-	-	35,000	$35,000	-	-	-	-	35,000	$35,000
8	Property Disposition per Approved LRP□P	Property Dispositions	07/01/ 2016	06/30/2017	Bennette Engineering	□odification of parcel maps per LRP□P	Gridley	9,000	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
9	Property Disposition per Approved	Property Dispositions	07/01/ 2016	06/30/2017	□arious	Appraiser, contract planner, and	Gridley	25,000	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	**ROPS 20-21 Total**	**ROPS 20-21A (Jul - Dec)**					**20-21A Total**	**ROPS 20-21B (Jan - Jun)**					**20-21B Total**
											Fund Sources						**Fund Sources**					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	LRP□P					attorney fees for property disposition per LRP□P																
15	Bond Trustee Fees	Fees	05/23/ 2008	08/01/2043	Deutsche Bank	Bond Trustee Fees	Gridley	20,000	N	$800	-	-	-	800	-	$800	-	-	-	-	-	$-
16	Agreed □pon Procedure - A□P Fees, ROPS III	Dissolution Audits	04/09/ 2013	04/09/2013	City of Gridley	A□P fees for ROPS III	Gridley	10,000	N	$10,000	-	-	-	10,000	-	$10,000	-	-	-	-	-	$-
17	Audit Fees, ROPS III	Dissolution Audits	01/24/ 2013	01/24/2013	Boler & Associates	Audit Fees, ROPS III		1,820	N	$1,820	-	-	-	1,820	-	$1,820	-	-	-	-	-	$-

Gridley
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(Report Amounts in Whole Dollars)

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

A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	**Fund Sources**					**Comments**
		Bond Proceeds		**Reserve Balance**	**Other Funds**	**RPTTF**	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	**Beginning Available Cash Balance (Actual 07/01/17)** RPTTF amount should exclude "A" period distribution amount.	380,507		144,676	(42,329)	-	
2	**Revenue/Income (Actual 06/30/18)** RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller	3,292			51,811	486,056	$48,797 of 17-18 RPTTF distribution that was approved to cover deficits from prior ROPS periods was input as revenue into Other Funds (to cover negative balances previously incurred). Related prior period expenditures have not been input as current period expenditures.
3	**Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)**				2,069	359,950	
4	**Retention of Available Cash Balance (Actual 06/30/18)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			132,663	1,793	-	

5	**ROPS 17-18 RPTTF Prior Period Adjustment** RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required			126,106	
6	**Ending Actual Available Cash Balance (06/30/18)** **C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$383,799**	**$-**	**$12,013**	**$5,620**	**$-**	

Gridley
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
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Butte County Consolidated Oversight Board Agenda Transmittal	Clerk Use Only **Agenda Item:** **3.07**

Subject: Resolution Approving the FY 20-21 Administrative Budget for the Recognized Obligation Payment Schedule (ROPS 20-21) for July 1, 2020 through June 30, 2021

Agency: Gridley Successor Agency
Meeting Date: January 15, 2020

Contact Name: Paul Eckert, City Administrator/Finance Director
Contact Phone: 530-846-5695

Item Summary:

In order for the Gridley Successor Agency to receive a distribution from the Butte County Auditor Controller from the Redevelopment Property Tax Trust Fund (RPTTF) for administrative costs to be incurred for July 1, 2020 through June 30, 2021, the Butte County Consolidated Oversight Board must approve the recommended administrative budget.

The Successor Agency of the City of Gridley has estimated administrative costs for the 2020-2021 ROPS in the amount of $70,000. The $70,000 is an estimate of the expenses that the Successor Agency will incur for this fiscal year period.

Fiscal Impact: If the budget is approved, funds requested from the Redevelopment Property Tax Fund will be remitted to the Gridley Successor Agency as part of the Recognized Obligation Schedule.

Action Requested: Staff respectfully recommends the adoption of the Resolution approving the FY 20-21 Recognized Obligation Payment Schedule Administrative Expenses Budget for the Gridley Successor Agency.

Successor Agency to the City of Gridley
Administrative Budget
July 1, 2020 through June 30, 2021

Administrative Expenses		
Staff [1]	$	26,000
Banking Fees	$	1,000
Professional [2]	$	38,000
Cost Allocations	$	5,000
Total	$	70,000

1. Staff - Expense includes direct costs of the City Administrator/Finance Director, Assistant Finance Director, Utilities Director, City Planner, City Enginneer, and Executive Secretary

2. Professional- Expense includes banking fees, consultant services for ROPS

Resolution No.

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE CITY OF GRIDLEY APPROVING THE ADMINISTRATIVE BUDGET FOR RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 20-21) FOR THE PERIOD OF JULY 1, 2020 THOUGH JUNE 30, 2021

WHEREAS, the Butte County Consolidated Oversight Board to the Successor Agency of the City of Gridley has reviewed the Administrative Budge for the Recognized Obligation Payment Schedule for 20-21 for the Successor Agency of the City of Gridley;

NOW, THEREFORE, BE IT RESOLVED that the Butte County Consolidated Oversight Board to the Successor Agency of the City of Gridley as follows:

Section 1. The Butte County Consolidated Oversight Board to the Successor Agency of the City of Gridley approves the Administrative Budget of the Successor Agency to the City of Gridley for Recognized Obligation Payment Schedule (ROPS 20-21) for the period of July 1, 2020 through June 30, 2021 in the amount of $70,000 a copy of which is attached hereto.

Section 2. The resolution shall become effective on the date of adoption by the Butte County Consolidated Oversight Board.

PASSED AND ADOPTED by the Butte County Consolidated Oversight Board this 15th day of January 2020, by the following vote:

AYES:
NOES:
ABSENT:
NOT VOTING:

_____
Jody Jones, Chair
Butte County Consolidated Oversight Board

ATTEST:
Ashley Snyder, Clerk
Butte County Consolidated Oversight Board

_____

Butte County Consolidated Oversight Board Agenda Transmittal	Clerk Use Only **Agenda Item:** **3.08**

Subject: Resolution Approving the FY20-21 Recognized Obligation Payment Schedule for the Paradise Successor Agency

Agency: Successor Agency to the Paradise Redevelopment Agency
Meeting Date: January 15, 2020

Contact Name: Gina Will, Administrative Services Director
Contact Phone: (530) 872-6291 x 119

Item Summary:

In order for the Successor Agency to the Paradise Redevelopment Agency to receive a distribution from the Butte County Auditor Controller from the Redevelopment Property Tax Trust Fund (RPTTF) for debt service requirements of July 2020 through June 2021, the Successor Agency needs to submit a ROPS 20-21 approved by the Butte County Consolidated Oversight Board to the Department of Finance and the Butte County Auditor Controller by February 1, 2020.

Principal and interest debt service amounts have been included for the 2009 and 2016 tax anticipation bonds for this ROPS cycle in accordance with their debt service schedules.

As per the "Sponsoring Entity Loan Repayment Calculator" the Town is eligible to receive a repayment of Loan #4 in the amount of $12,960 for the 2020/21 ROP period.

Furthest down in order of priority for payment is the $9,300 the Successor Agency has requested for administrative fees. The $9,300 will cover the annual bond trustee fees and continuing disclosure requirements that the Successor Agency will pay during the dissolution of the RDA for this yearlong period.

Given the destruction of homes and businesses within the boundaries of the former Paradise RDA project area during the Camp Fire of November 2018, there currently is not any tax increment available to pay the obligations for the 2020-21 ROPS period. However, the State of California has committed to backfilling property taxes for three fiscal years. This will be the third fiscal year. The former RDA project area property values were estimated at $95 million for 2019-20 that is a reduction from $192 million the prior year. Values must exceed $113 million, the base established in 2002-03 at RDA inception, in order to generate tax increment.

Based on the attached ROPS recommended for approval, and in order of priority, following is an estimate of how the RPTTF funds will be allocated for the 2020-21 ROPS cycle:

ROPS 20-21

	Successor Agency Accounting
2009 Tax Allocation Bond	$336,665
2016 Tax Allocation Bond	76,669
Town Loan #4	12,960
Administrative Fees	9,300
Total	$435,594

Fiscal Impact:

Approval of the 20-21 ROPS by the Butte County Consolidated Oversight Board will allow for the distribution of monies for debt service obligations of the former Paradise Redevelopment Agency including a payment on one the Town loans.

Action Requested:

Approve the Resolution Approving the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2020 through June 30, 2021.

Resolution No.

A RESOLUTION OF THE BUTTE COUNTY CONSOLIDATED OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE PARARADISE REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 20-21) FOR JULY 1, 2020 THROUGH JUNE 30, 2021

WHEREAS, the Butte County Consolidated Oversight Board has reviewed the Recognized Obligation Payment Schedule for the Successor Agency to the Paradise Redevelopment Agency; and

NOW, THEREFORE, BE IT RESOLVED that the Butte County Consolidated Oversight Board hereby approves as follows:

Section 1. The Butte County Consolidated Oversight Board approves the Successor Agency to the Paradise Redevelopment Agency Recognized Obligation Payment Schedule (ROPS 20-21) for the period July 1, 20020 through June 30, 2021 in the amount of $435,594 a copy of which is attached hereto, and authorizes the Oversight Board Chairperson to execute the certification of such ROPS.

Section 2. The resolution shall become effective on the date of adoption by the Oversight Board.

PASSED AND ADOPTED by the Butte County Consolidated Oversight Board this 15th day of January, 2020, by the following vote:

AYES:
NOES:
ABSENT:
NOT VOTING:

_____
Jody Jones, Chair
Butte County Consolidated Oversight Board

ATTEST:
Ashley Snyder, Clerk
Butte County Consolidated Oversight Board

_____

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Paradise

County: Butte

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 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)	**$ 164,147**	**$ 271,447**	**$ 435,594**
F RPTTF	158,147	268,147	426,294
G Administrative RPTTF	6,000	3,300	9,300
H Current Period Enforceable Obligations (A+E)	**$ 164,147**	**$ 271,447**	**$ 435,594**

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

Paradise
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	**ROPS 20-21 Total**	**ROPS 20-21A (Jul - Dec)**					**20-21A Total**	**ROPS 20-21B (Jan - Jun)**					**20-21B Total**
											Fund Sources						**Fund Sources**					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								$6,936,869		$435,594	$-	$-	$-	$158,147	$6,000	$164,147	$-	$-	$-	$268,147	$3,300	$271,447
2	2009 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	10/01/2009	10/01/2043	Wells Fargo Bank	Issued to refinance 2003 & 2005 Notes	No. 1	4,160,000	N	$336,666	-	-	-	123,333	-	$123,333	-	-	-	213,333	-	$213,333
4	Town Loan #4 dated 03/27/07	City/County Loan (Prior 06/28/11), Cash exchange	03/27/2007	01/21/2025	Town of Paradise	Note Payable 03/27/07	No. 1	108,568	N	$12,960	-	-	-	6,480	-	$6,480	-	-	-	6,480	-	$6,480
5	Town Loan #5 dated 03/09/10	City/County Loan (Prior 06/28/11), Cash exchange	03/09/2010	03/09/2025	Town of Paradise	Note Payable 03/09/10	No. 1	718,514	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
6	Town Loan #6 dated 03/01/11	City/County Loan (Prior 06/28/11), Cash exchange	03/01/2011	03/01/2025	Town of Paradise	Note Payable 03/01/11	No. 1	520,487	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
7	Bond and Note Admin Fees	Admin Costs	01/01/2016	06/30/2021	Wells Fargo Bank	Trustee Fees	No. 1	6,000	N	$6,000	-	-	-	-	6,000	$6,000	-	-	-	-	-	$-
8	Administration Fees	Admin Costs	01/01/2016	06/30/2021	Town of Paradise	Continuing Disclosure Requirements	No. 1	3,300	N	$3,300	-	-	-	-	-	$-	-	-	-	-	3,300	$3,300
10	2016 Tax Allocation Bond or Note	Bonds Issued After 12/31/10	11/30/2016	11/30/2041	Wells Fargo Bank	Issued to refinance 2006 Note	No. 1	1,420,000	N	$76,668	-	-	-	28,334	-	$28,334	-	-	-	48,334	-	$48,334

Paradise
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2018 through June 30, 2019
(Report Amounts in Whole Dollars)

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

A	B	C	D	E	F	G	H
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	**Fund Sources**					**Comments**
		Bond Proceeds		**Reserve Balance**	**Other Funds**	**RPTTF**	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	**Beginning Available Cash Balance (Actual 07/01/18)** RPTTF amount should exclude "A" period distribution amount.	341,189	78,189	1,000	(7)	4,299	
2	**Revenue/Income (Actual 06/30/19)** RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller				120	434,213	
3	**Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)**					423,256	
4	**Retention of Available Cash Balance (Actual 06/30/19)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	**ROPS 18-19 RPTTF Prior Period Adjustment** RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC		No entry required			10,846	
6	**Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$341,189**	**$78,189**	**$1,000**	**$113**	**$4,410**	

Paradise
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
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Sponsoring Entity Loan Repayment Calculator

Base □ear:	ROPS II July thru December 2012	ROPS III January thru June 2013	Total For Base □ear
Total Residual Balance	0	0	0

Comparison □ear:	ROPS 19-20A July thru December 2019	ROPS 19-20B January thru June 2020	Total For Comparison □ear
Total Residual Balance	25,919	0	25,919

A	Total Residual Balance for Comparison □ear	25,919
B	Total Residual Balance for Base □ear	0
A-B	Difference of Residual Balance	25,919
	Divide Difference by two	□2
	Maximum Repayment Amount Authorized Per Fiscal □ear	**12,960**

Note: This is a tool provided by Finance to assist successor agencies in determining the maximum repayment amount per authorized fiscal year□ Placing this amount on the ROPS does not automatically guarantee approval of the repayment amount□

Input fields (amounts from County Auditor-Controller RPTTF Distribution Report)

Formula fields, no input required.

Butte County Consolidated Oversight Board Agenda Transmittal	Clerk Use Only **Agenda Item:** **3.09**

Subject: Resolution Approving the Administrative Budget for the FY20-21 Recognized Obligation Payment Schedule for the Paradise Successor Agency

Agency: Successor Agency to the Paradise Redevelopment Agency
Meeting Date: January 15, 2020

Contact Name: Gina Will, Administrative Services Director
Contact Phone: (530) 872-6291 x 119

Item Summary:

In order for the Successor Agency to the Paradise Redevelopment Agency to receive a distribution from the Butte County Auditor Controller from the Redevelopment Property Tax Trust Fund (RPTTF) for administrative costs that will be incurred July 2020 through June 2021, the Butte County Consolidated Oversight Board must approve the recommended administrative budget in the amount of $9,300.

The budget is very conservative and only includes covering the trustee fees and continuing disclosure requirements for the two remaining Successor Agency to the Paradise Redevelopment Agency bonds. It does not include any staff time or other overhead expenses.

Fiscal Impact:

Approval of the Administrative Budget for the 20-21 ROPS by the Butte County Consolidated Oversight Board will allow for the distribution of monies for these expenses.

Action Requested:

Approve the Resolution Approving the Administrative Budget for the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2020 through June 30, 2021.

Resolution No.

A RESOLUTION OF THE BUTTE COUNTY CONSOLIDATED OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE PARARADISE REDEVELOPMENT AGENCY APPROVING THE ADMINISTRATIVE BUDGET FOR THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 20-21) FOR JULY 1, 2020 THROUGH JUNE 30, 2021

WHEREAS, the Butte County Consolidated Oversight Board has reviewed the Administrative Budget for the Recognized Obligation Payment Schedule (ROPS 20-21) for the Successor Agency to the Paradise Redevelopment Agency; and

NOW, THEREFORE, BE IT RESOLVED that the Butte County Consolidated Oversight Board hereby approves as follows:

Section 1. The Butte County Consolidated Oversight Board approves the Successor Agency to the Paradise Redevelopment Agency Administrative Budget for the Recognized Obligation Payment Schedule (ROPS 20-21) for the period July 1, 20020 through June 30, 2021 in the amount of $9,300 a copy of which is attached hereto.

Section 2. The resolution shall become effective on the date of adoption by the Oversight Board.

PASSED AND ADOPTED by the Butte County Consolidated Oversight Board this 15th day of January, 2020, by the following vote:

AYES:
NOES:
ABSENT:
NOT VOTING:

_____
Jody Jones, Chair
Butte County Consolidated Oversight Board

ATTEST:
Ashley Snyder, Clerk
Butte County Consolidated Oversight Board

_____

SUCCESSOR AGENCY TO THE PARADISE REDEVELOPMENT AGENCY

ADMINISTRATIVE BUDGET

FOR JULY 1, 2020 THROUGH JUNE 30, 2021

1.	Trustee Fees	Wells Fargo 2009 and 2016 Bond	$6,000
2.	Continuing Disclosure	Continuing Disclosure for 2009 and 2016 Bond	3,300
	Total		$9,300

The proposed source of payment for the administrative budget is the Redevelopment Property Tax Trust Fund.

Proposals for arrangements for administrative and operations by the Town of Paradise will need to be set forth in a memorandum of understanding.

See Health and Safety Code section 34177(j).

Butte County Consolidated Oversight Board Agenda Transmittal	Clerk Use Only **Agenda Item:** **3.10**

Subject: Approval of the sale of a former Oroville RDA Property located at 750 Montgomery Street, Oroville

Agency: Oroville Successor Agency of the Former Oroville Redevelopment Agency
Meeting Date: January 15, 2020

Contact Name: Rick Farley, Oroville RDA Coordinator
Contact Phone: 530-538-4307

Item Summary:

The former Oroville Redevelopment Agency was the owner of record on the title of ten commercial properties in the City of Oroville when Redevelopment Agencies were dissolved by the state legislature in early 2012. The Oroville Successor Agency's Long Range Property Management Plan (LRPMP) was approved first by the Oroville Oversight Board and then State Department of Finance on March 5, 2015. Since then, as per the LRPMP, two of the properties have been transferred to the City of Oroville (the Gateway Properties) six of the properties have been sold for their appraised values and the sales proceeds disbursed to the taxing agencies by the Auditor-Controller's office and two with environmental issues remain to be sold.

Oroville Successor Agency of the Former Oroville Redevelopment Agency is requesting approval from the Butte County Oversight Board to sell one of these properties to BSJ Enterprises, LLC for the appraised value of $56,000 and the buyer will mitigate the lead and asbestos environmental issues and demo the structures and any remaining sales proceeds will be remitted to the Auditor-Controller's office, net of the Oroville Successor Agency's title and escrow costs, for distribution to the taxing entities. If the Oroville Successor Agency does the work, the cost of $86,030 will exceed the appraised value of the property.

The ownership of BSJ Enterprises, LLC includes John Nolind the owner of Pioneer Collision Center that is contiguous to the subject property. Once the subject property is abated of the lead and asbestos and transferred to the buyer it will be developed and provide a stream of property tax revenue to the taxing entities.

Fiscal Impact:

Less revenue to the taxing entities now but getting the property back on the Butte County tax roles will provide the taxing entities with a stream of future property tax revenues.

Action Requested:

Approve the resolution allowing for the sale of the property located at 750 Montgomery Street to proceed.

PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

This Purchase and Sale Agreement and Escrow Instructions ("Agreement") is dated as of December 3, 2019 (the "Effective Date"), by and between City of Oroville acting as the Successor Agency to the Oroville Redevelopment Agency (collectively "Seller") and BSJ Enterprises, LLC (collectively, "Buyer").

In consideration of the respective agreements hereinafter set forth, Seller and Buyer agree as follows:

RECITALS

A. Seller is the owner of the Property (as defined in Paragraph 1 below).

B. Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer.

C. Buyer acknowledges that the presence of hazardous materials have been found to exist on the Property and the obligations to remediate the contamination of the Property in accordance with the orders and directives of the appropriate regulatory agencies will be assumed by Buyer.

NOW, THEREFORE, the parties agree as follows:

1. Property Included in Sale. Seller shall sell and convey to Buyer, and Buyer shall purchase from Seller, subject to the terms and conditions set forth herein, the following:

1.1 The real property which is described in EXHIBIT "A" attached hereto consisting of the property located at 750 Montgomery Street in Oroville, California, Assessor's Parcel No. 012-061-009 ("Real Property");

1.2 All of Seller's right, title and interest in and to all rights, privileges and easements appurtenant to the Real Property, including without limitation all development rights, permits, entitlements and any rights-of-way or other appurtenances used in connection with the beneficial use and enjoyment of the Real Property (collectively, the "Appurtenances"). The Real Property and Appurtenances are collectively referred to herein as the ("Property").

2. Purchase Price.

2.1 The purchase price for the Property shall be the sum of Fifty-Six Thousand and No/100ths Dollars ($56,000.00) (the "Purchase Price"). Buyer acknowledges that the cost of cleanup of identified contaminates, as outlined in this Agreement, will be deducted from the purchase price. Cleanup costs for the property to be credited shall not exceed $56,000.00.

2.2 Upon execution of this Agreement and as a condition to the rights and obligations hereunder, Buyer shall deliver into escrow with Mid Valley Title Company, ("Escrow Holder" or "Title Company") a deposit in the amount of ($56,000.00) (the "Deposit").

2.3 All interest earned on the Deposit, if any, shall be credited to Buyer at the Close of Escrow. The Deposit shall become nonrefundable once the conditions set forth in paragraphs 4.1 and 4.2 are satisfied or waived.

2.4 The Deposit shall be applied to the Purchase Price at Close of Escrow.

3. Title to the Property; Condition of the Property.

3.1 At the closing of the purchase and sale contemplated hereunder (the "Closing"), Seller shall convey to Buyer insurable title to the Property by a duly executed and acknowledged Grant Deed in Title Company's standard form (the "Grant Deed"). At Closing, Title Company shall issue to Buyer a CLTA Owner's Policy of Title Insurance in the amount of the Purchase Price insuring fee simple title to the Property in Buyer. The cost of the Title Policy shall be shared equally by the Buyer and Seller.

3.2 The Property is known to contain the presence of hazardous materials. The City has engaged professionals to conduct an analysis as to the extent of the hazardous materials. All information known by the City to exist related to hazardous materials is contained in the documents which are attached to this Agreement as Exbibit "B". Buyer is aware of the presence of hazardous materials and is willing to accept the Property in the as-is condition, as outlined in this Agreement.

INITIALS: Seller_____ Buyer_____

4. Conditions to Closing. The following conditions are conditions precedent to Buyer's obligation to purchase the Property (the "Conditions Precedent"):

4.1 Buyer's Review and Approval of Title to the Property. Seller shall use reasonable efforts to cause Title Company to deliver to Buyer a preliminary title report on the Property within ten (10) days after the Effective Date, which preliminary title report shall be issued by Title Company and accompanied by copies of all documents referred to in the report (collectively, the "Preliminary Report"). Buyer shall advise Seller, within twenty (20) days after the Effective Date, what exceptions to title, if any, will be accepted by Buyer. Seller shall have five (5) days after receipt of Buyer's objections to give Buyer: (i) notice that said exceptions will be removed on or before the Closing Date; or (ii) notice that Seller elects not to cause such exceptions to be removed. If Seller gives Buyer notice under clause (ii), Buyer shall notify Seller within five (5) days after Buyer's receipt of Seller's notice whether Buyer elects to proceed with the purchase or terminate this Agreement. If Buyer shall fail to give Seller notice of its election within such five (5) day period, Buyer shall be deemed to have elected to terminate this Agreement.

4.2 Buyer's Review and Approval of Condition of the Property. Buyer's review and approval of (i) all physical characteristics and conditions of the Property, including the environmental condition thereof, all governmental requirements relating to the operation, use or occupancy of the Property, and any other factors as Buyer deems necessary to fully

understand the Property and its suitability for Buyer's intended use of the Property and (ii) all documentation in Seller's possession related to the operation of the Property, which documentation shall be provided to Buyer within five (5) days after the Effective Date.

4.3 Buyer's Remediation of Environmental Contamination. Buyer must remediate all known environmental contamination, as outlined in Exhibit "B", prior to the close of escrow to the satisfaction of Seller and in the Seller's sole and absolute discretion.

4.4 Approval by Butte County Consolidated Oversight Board. This Agreement must be approved by the Butte County Consolidated Oversight Board prior to the close of escrow.

4.5 Failure of Conditions Precedent. The Buyer's Conditions Precedent are intended solely for the benefit of Buyer and Seller. If any of the Conditions Precedent set forth in paragraphs 4.1 through 4.4 are not satisfied prior to December 31, 2020, Buyer and/or Seller shall have the right in their sole discretion either to terminate this Agreement by written notice to the other party or to waive the Condition Precedent. If Buyer does not approve, waive or complete the Conditions Precedent set forth in paragraphs 4.1, 4.2 and 4.3 prior to December 31, 2020, such Conditions Precedent shall be deemed disapproved, this Agreement shall terminate, and the Deposit shall be refunded to Buyer.

5. Remedies.

IF THE SALE OF THE PROPERTY IS NOT CONSUMMATED FOR ANY REASON OTHER THAN A DEFAULT UNDER THIS AGREEMENT ON THE PART OF SELLER, SELLER SHALL BE ENTITLED TO RETAIN THE DEPOSIT TOGETHER WITH ALL INTEREST ACCRUED THEREON AS LIQUIDATED DAMAGES. THE PARTIES HAVE AGREED THAT SELLER'S ACTUAL DAMAGES, IF THE SALE OF THE PROPERTY DOES NOT OCCUR, WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO DETERMINE. THEREFORE, BY PLACING THEIR INITIALS BELOW, THE PARTIES ACKNOWLEDGE THAT THE AMOUNT OF THE DEPOSIT, TOGETHER WITH ALL INTEREST ACCRUED THEREON, HAS BEEN AGREED UPON, AFTER NEGOTIATION, AS THE PARTIES' REASONABLE ESTIMATE OF SELLER'S DAMAGES AND AS SELLER'S EXCLUSIVE REMEDY AGAINST BUYER, AT LAW OR IN EQUITY, IN THE EVENT THAT THIS TRANSACTION DOES NOT CLOSE FOR ANY REASON OTHER THAN A DEFAULT ON THE PART OF THE SELLER.

INITIALS: Seller_____ Buyer_____

6. Closing and Escrow.

6.1 Upon mutual execution of this Agreement, the parties hereto shall deposit an executed counterpart of this Agreement with Escrow Holder and this Agreement shall serve as instructions to Escrow Holder for consummation of the purchase and sale contemplated hereby. Seller and Buyer agree to execute such additional escrow instructions as may be appropriate to enable Escrow Holder to comply with the terms of this Agreement; provided, however, that in the event of any conflict between the provisions of this Agreement and any supplementary escrow instructions, the terms of this Agreement shall control.

6.2 The closing of the purchase and sale contemplated hereunder (the "Closing") shall occur no later than thirty (30) days following the final recordation of the Grant Deed (the "Closing Date" or "Close of Escrow").

6.3 At or before the Closing (except to the extent otherwise specifically provided below), Seller shall deliver to Buyer the following:

(i) the Grant Deed, duly executed and acknowledged by Seller;

(ii) an affidavit pursuant to Section 1445(b)(2) of the Federal Code, and on which Buyer is entitled to rely, that Seller is not a "foreign person" within the meaning of Section 1445(f)(3) of the Federal Code; and

(iii) a properly executed California Form 590RE certifying that Seller is a California resident.

6.4 Seller and Buyer shall each deposit such other instruments as are reasonably required by Escrow Holder or otherwise required to close the escrow and consummate the purchase of the Property in accordance with the terms hereof.

6.5 The following are to be apportioned as of the Closing Date, as follows:

(i) Real Estate Taxes and Assessments. General real estate taxes shall be prorated as of the Closing Date.

(ii) Closing Costs. Buyer shall pay the recording fees and Seller shall pay any County of Butte transfer tax. Buyer and Seller shall share equally in the cost of the premium for the Title Policy and escrow fees. In addition, all other costs and charges of the escrow for the sale not otherwise provided for in this paragraph or elsewhere in this Agreement shall be shared equally by Buyer and Seller.

7. Seller's Representations. Seller hereby represents to Buyer that:

7.1 Seller has full power and authority and has take all action necessary to execute this Agreement and to fulfill all of its obligations hereunder.

7.2 Seller acknowledges that there are identified contaminates that need to be cleaned up on the property. Seller further acknowledges that Buyer is aware of the existence of identified contaminates and agrees to clean up the property at Buyer's sole cost and expense.

Except as provided above, Seller is making no representations or warranties, express or implied, regarding the property or matters affecting the Property, including, without limitation, the physical condition of the Property, title to or the boundaries of the Property, soil condition, hazardous waste, toxic substance or other environmental matters, compliance with health, safety, land use and zoning laws, regulations and orders, traffic patterns or any other information property.

8. As-Is Acquisition. Buyer represents and warrants that as of the Close of Escrow Buyer will have satisfied itself as to the physical, environmental, legal and economic condition

and all other aspects of the Property and its suitability for the purposes intended by Buyer. Buyer acknowledges and agrees that Buyer is acquiring the Property subject to all existing laws, ordinances, rules and regulations, and that neither Seller nor any of Seller's agents, representatives and attorneys (collectively, "Seller's Agents") have made any warranties, representations or statements regarding the availability of any approvals, or the laws, ordinances, rules or regulations of any governmental or quasi-governmental body, entity, district or agency having authority with respect to the ownership, possession, development, occupancy, condition and/or use of the Property except as expressly provided herein. Buyer moreover acknowledges that Buyer has entered into this Agreement with the intention of relying upon its own investigation of the physical, environmental, economic and legal condition of the Property, including, without limitation, the compliance of the Property with laws and governmental regulations and the operation of the Property, and (iii) that Buyer is not relying on any representations and warranties made by Seller or anyone acting or claiming to act on Seller's behalf concerning the Property except as expressly provided herein. Buyer further acknowledges that it has not received from Seller any accounting, tax, legal, architectural, engineering, property management or other advice with respect to this transaction and is relying upon the advice of its own accounting, tax, legal, architectural, engineering, property management and other advisors. Buyer shall purchase the Property in its "As-Is" condition on the Closing Date and assumes the risk that adverse physical, environmental, economic or legal conditions may not have been revealed by its investigations. Seller shall have no liability for any subsequently discovered defects, whether latent or patent.

9. Possession. Possession of the Property shall be delivered to Buyer on the Closing Date.

10. Miscellaneous.

10.1 Notices. Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given upon (i) hand delivery, or (ii) three (3) days after being deposited in the U.S. Mail, and addressed as follows:

If to Seller:
Bill LaGrone
City Administrator
City of Oroville
1735 Montgomery Street
Oroville, CA 95965

If to Buyer:
John Nolind, Partner
BSJ Enterprises, LLC
251 Lodgeview Drive
Oroville, CA 95966

or such other address as either party may from time to time specify in writing to the other.

10.2 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, administrators and assigns.

10.3 Amendments. Except as otherwise provided herein, this Agreement may be amended or modified only by a written instrument executed by Seller and Buyer.

10.4 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

10.5 Merger of Prior Agreements. This Agreement and the exhibits hereto constitute the entire agreement between the parties and supersede all prior agreements and understandings between the parties relating to the subject matter hereof.

10.6 Negotiated Agreement. Seller and Buyer acknowledge that this Agreement has been negotiated and that each party has had an opportunity to have the Agreement reviewed by legal counsel. Accordingly, notwithstanding the fact that this Agreement was prepared by Seller's counsel, the doctrine that ambiguities in an agreement shall be construed against the drafting party shall not be employed in connection with this Agreement.

10.7 Enforcement. If either party commences legal proceedings to enforce the terms of this Agreement, the prevailing party shall be entitled to recover from the other party its attorneys' fees and court costs incurred therein.

10.8 Time of the Essence. Seller and Buyer agree that time is of the essence of this Agreement. If either party fails to perform an obligation contained herein by the date such performance is required, it shall not be deemed to be unreasonable for the other party to pursue its remedies hereunder, including termination of this Agreement.

10.9 Severability. If any provision of this Agreement or the application thereof to any person, place or circumstance shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect.

10.10 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

SELLER:	BUYER:
City of Oroville	BSJ Enterprises, LLC
_____	_____
By: Bill LaGrone	By: John Nolind
Its: City Administrator	Its: Partner

EXHIBIT "A"

LEGAL DESCRIPTION(as originally received)

18D

RECORDING REQUESTED BY
Mid Valley Title & Escrow Company

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:
Oroville Redevelopment Agency
1735 Montgomery
Oroville, CA 95965

2008-0010598

Recorded Official Records County of Butte
CANDACE J. GRIBBS
County Clerk-Recorder

REC FEE 0.00

09:00AM 25-Mar-2008 Page 1 of 6

Space Above This Line For Recorder's Use Only

A.P.N.: 012-061-009-000

File No.: 0403-2469758 (AM)

GRANT DEED

6-

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $; CITY TRANSFER TAX $0.00; SURVEY MONUMENT FEE $

[X] computed on consideration or full value of property conveyed, OR
[ ] computed on consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area; [x] City of Oroville, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Donna Fergus, Executor of The Estate of Donald Fergus, Deceased, pursuant to those certain Letters of Testamentary, issued under the Independent Administration of Estates Act filed in the Superior Court in Butte County under case number PR 33060 filed March 18, 1997 and Vereschagin Oil Company, a California corporation

hereby GRANTS to Oroville Redevelopment Agency, a public body, corporate and politic of the State of California

the following described property in the City of Oroville, County of Butte, State of California:

A PARCEL OF LAND BEING A PART OF SECTION 18, TOWNSHIP 19 NORTH, RANGE EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE NORTH LINE OF MONTGOMERY STREET OF SAID CITY OF OROVILLE IS INTERSECTED BY THE PRODUCED WEST LINE OF THE OROVILLE-MARYSVILLE ROAD, AT WHICH POINT IS A STAKE WITH AN IRON PIN RUNNING THROUGH SAID STAKE; THENCE EASTERLY ALONG THE NORTH LINE OF MONTGOMERY STREET, 309.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO GEORGE A. TRAER BY DEED DATED NOVEMBER 21, 1922 AND RECORDED IN BOOK 199 OF DEEDS, PAGE 34 BUTTE COUNTY RECORDS, FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE AT RIGHT ANGLE NORTH AND ALONG THE EAST LINE OF SAID PARCEL OF LAND CONVEYED TO GEORGE A. TRAER, TO THE NORTH LINE OF SAFFORD STREET PRODUCED WESTERLY; THENCE EASTERLY ALONG THE NORTH LINE OF SAFFORD STREET PRODUCED WESTERLY, 100 FEET; THENCE AT A RIGHT ANGLE SOUTH TO THE NORTH LINE OF MONTGOMERY STREET AT A POINT 100 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF MONTGOMERY STREET, 100 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHERLY 66 FEET AS HERETOFORE CONVEYED TO THE CITY OF OROVILLE, A MUNICIPAL CORPORATION BY DEED FROM FRANK W. BOYLE, ET UX, DATED OCTOBER 31, 1935 AND RECORDED DECEMBER 7, 1935, IN BOOK 151, PAGE 420, OFFICIAL RECORDS.

Dated: 03/06/2008

Mail Tax Statements To: SAME AS ABOVE

Resolution No.

RESOLUTION OF THE BUTTE COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING THE SALE OF THE FORMER OROVILLE SUCCESSOR AGENCY PROPERTY LOCATED AT 750 MONTGOMERY STREET, OROVILLE, CA FOR THE APPRAISED VALUE OF $56,000.00 TO BSJ ENTERPRISES, LLC LESS THE COSTS TO MITIGATE THE LEAD AND ASBESTOS ON THE SITE AND THE OROVILLE SUCCESSOR AGENCY PORTION OF THE ESCROW CLOSING COSTS.

WHEREAS, The Oroville Successor Agency's Long Range Property Management Plan (LRPMP) was approved first by the Oroville Oversight Board and then State Department of Finance on March 5, 2015.; and

WHEREAS, one of the properties on the LRPMP is 750 Montgomery Street, Oroville, CA; and

WHEREAS, the property at 750 Montgomery Street, Oroville, CA is contaminated with lead and asbestos; and

WHEREAS, The Oroville Successor Agency of the Former Oroville Redevelopment Agency of the City of Oroville had the property at 750 Montgomery Street appraised at a value of $56,000; and

WHEREAS, if the Oroville Successor Agency cleans up the lead and asbestos on the property it will cost $86,030, exceeding the assessed value of the property; and

WHEREAS, BSJ Enterprises, LLC has agreed to purchase the property for the amount of $56,000 less the costs to mitigate the lead and asbestos on the property and the Oroville Successor Agency's portion of escrow closing costs; and

WHEREAS, the ownership of BSJ Enterprises, LLC includes the Pioneer Collision Center, that is contiguous to the subject property; and

WHEREAS, once the subject property is abated of the lead and asbestos and transferred to the buyer it will be developed and will provide a stream of property tax revenue to the taxing entities; and

WHEREAS, on December 3, 2019, the Oroville Successor Agency of the Former Oroville Redevelopment Agency of the City of Oroville passed and adopted Resolution No. 19-01 (attached hereto as Exhibit "A") recommending that the property located at 750 Montgomery Street, Oroville, CA be sold for the appraised value less clean up and escrow costs;

NOW, THEREFORE, BE IT RESOLVED that the Butte County Consolidated Oversight Board hereby approve the sale of the property located at 750 Montgomery Street, Oroville, CA for the appraised value of $56,000 to BSJ Enterprises, LLC, less the costs to mitigate the lead and asbestos and the Oroville Successor Agency portion of the escrow closing costs.

PASSED AND ADOPTED by the Butte County Consolidated Oversight Board this 15th day of January 2020, by the following vote:

AYES:
NOES:
ABSENT:
NOT VOTING:

_____
Jody Jones, Chair
Butte County Consolidated Oversight Board

ATTEST:
Ashley Snyder, Clerk
Butte County Consolidated Oversight Board

_____

CERTIFIED AS A TRUE COPY
OF Resolution 19-01
12/9/2019
DATE CERTIFIED
CITY CLERK, CITY OF OROVILLE

OROVILLE SUCCESSOR AGENCY
RESOLUTION NO. 19-01

A RESOLUTION OF THE OROVILLE SUCCESSOR AGENCY OF THE FORMER OROVILLE REDEVELOPMENT AGENCY OF THE CITY OF OROVILLE AUTHORIZING AND DIRECTING THE CHAIRPERSON TO SIGN A RESOLUTION RECOMMENDING TO THE BUTTE COUNTY CONSOLIDATED OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF OROVILLE THAT THE PROPERTY IDENTIFIED IN THE STAFF REPORT DATED 12-03-19 BE SOLD FOR THE APPRAISED VALUE.

BE IT HEREBY RESOLVED by the Oroville Successor Agency as follows:

1. The Chairperson is hereby authorized and directed to execute a Resolution between the Oroville Successor Agency and the Butte County Consolidated Oversight Board recommending that the property located at 750 Montgomery Street, Oroville and further identified in the staff report dated 12-03-19 be sold for the appraised value less cleanup and escrow costs to BSJ Enterprises, LLC.

2. The Secretary shall attest to the adoption of this Resolution

PASSED AND ADOPTED by the Oroville Successor Agency at a regular meeting on December 03, 2019 by the following vote:

AYES: Reynolds, Hatley, Smith, Draper, Goodson, Thomson, Pittman

NOES: None

ABSTAIN: None

ABSENT: None

Chuck Reynolds, Chairperson

APPROVED AS TO FORM:

Scott Huber, Agency Counsel

ATTEST:

Jackie Glover, Assistant City Clerk