

1. Agenda & Packet

Documents:

[JANUARY 16, 2018 AGENDA.PDF](#)
[JANUARY 16, 2018 AGENDA PACKET \(REVISED\).PDF](#)

2. Summary Action

Documents:

[JANUARY 16, 2018 SUMMARY ACTION.PDF](#)



COUNTY OF PLACER

County Administrative Center
175 Fulweiler Avenue
Auburn, CA 95603

Oversight Board

of the Successor Agency of the
former Placer County Redevelopment Agency

January 16, 2018
2:00 P.M.
Auburn, California
BOS Chambers, 175 Fulweiler Ave.

Members of the Board:

Jennifer Montgomery, Placer County Board of Supervisors
Ron McIntyre, Public Member appointed by County Board of Supervisors
Martin Fregoso, appointed by Superintendent of Board of Education
Dr. Ronald Feist, Public Member appointed by Superintendent of Board of Education
Howard Rudd, appointed by California Community College Chancellor
Lane Lewis, appointed by North Tahoe Public Utility District
Thomas Hart, former Redevelopment Agency Employee appointed by County Board of Supervisors

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Public Comments**

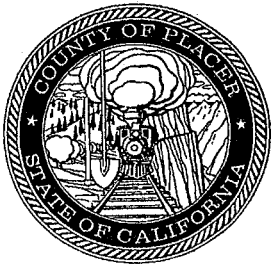
At this time, members of the public may comment on any item not appearing on the agenda. Under state law, matters presented under this item cannot be discussed or acted upon by the Board at this time. For items appearing on the agenda, the public is invited to make comments at the time the items come up for Board consideration. Any person addressing the Board will be limited to a maximum of three (3) minutes so that all interested parties have an opportunity to speak. Comments from the audience WITHOUT coming to the podium will be disregarded or ruled out of order. Please state your name and address for the record.

4. **Adopt a resolution approving the Recognized Obligation Payment Schedule for the Period of July 1, 2018 through June 30, 2019**
5. **Approve a resolution authorizing the Successor Agency's renewal and execution of third party service contracts for one year through June 30, 2019.**
6. **Receive an update on the Oversight Board Consolidation**
7. **Receive an update on the disposition efforts for the three Successor Agency Properties in Kings Beach**
8. **Adjourn**

Next meeting: TBD

The above actions of the Oversight Board (Board) shall not become effective for five (5) business days, pending any request by the Department of Finance (DoF). If DoF requests review of the above Board actions, it will have forty (40) days from the date of its request to approve the Board action or return it to the Board for reconsideration and action. If action is taken by the Oversight Board, action will not be effective until approved by DoF.

Materials related to an item on this Agenda submitted to the Board after distribution of the agenda packet are available for public inspection in the Clerk of the Board's office at 175 Fulweiler Avenue, Auburn, CA during normal business hours. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you have a disability and need a disability-related modification or accommodation to participate in the meeting, please contact the Clerk of the Board's office at (530) 889-4000. Contact the Clerk of your needs at least 24 hours prior to the meeting. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five (5) business days prior to the scheduled meeting for which you are requesting accommodation. Request received after such time will be accommodated on if time permits.



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6. Receive an update on the Oversight Board Consolidation
7. Receive an update on the disposition efforts for the three Successor Agency Properties in Kings Beach
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4

ROPS 18 - 19 A&B

M E M O R A N D U M
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
County of Placer

TO: Honorable Placer County Oversight Board

FROM: David Defanti, Successor Agency Officer Designee
By: Vicki Patterson, Accountant Senior

DATE: January 16, 2018

SUBJECT: Submittal of the Recognized Obligation Payment Schedule for the Period July 1, 2018 through June 30, 2019

ACTION REQUESTED

Adopt a resolution approving the submission of the Recognized Obligation Payment Schedule for the period July 1, 2018 through June 30, 2019, and authorizing the Successor Agency to submit the ROPS to the Department of Finance and the County Auditor-Controller.

BACKGROUND

Pursuant to Health and Safety Code Section 34177, a Recognized Obligation Payment Schedule (ROPS) must be prepared by the Successor Agency of the Former Placer County Redevelopment Agency (Successor Agency) for approval by the Placer County Oversight Board and the Department of Finance (DOF).

Under Health & Safety Code Section 34177, ROPS 18-19 A & B must be approved by the Placer County Oversight Board and submitted to the DOF and the County Auditor-Controller no later than 90 days prior to the distribution of property taxes. The DOF has 45 days after the ROPS has been submitted to provide a determination regarding enforceable obligations and the amounts and funding sources of the enforceable obligations. Failure of the Agency to submit the ROPS in a timely manner may result in a fine for every day the schedule is late. The Placer County Successor Agency will consider this item for approval on January 23, 2018.

The total remaining Successor Agency obligation equals \$30,993,825 and is \$1,957,801 lower than the previous ROPS submitted at this time in the prior year. With the enactment of Senate Bill 107, the ROPS reporting requirement has changed from six months to twelve months, July to June. The estimated twelve month total for the ROPS 18-19 A & B is \$1,885,030. There is a reduction in the recognized obligations of the Successor Agency due to the continued reduction in operating and maintenance costs and the June 2015 refinancing of the Agency's allocation Refunding bonds.

ENVIRONMENTAL STATUS

This is an administrative action, does not constitute a project, and is exempt from environmental review per California Environmental Quality Act Guidelines Section 15378(b)(5).

FISCAL IMPACT

Approval and submittal of the ROPS has no adverse fiscal impact to Successor Agency funds or the County General Fund. When approved by the Department of Finance, the ROPS serves as the vehicle pursuant to which property taxes are allocated to the Successor Agency for payment of enforceable obligations.

ATTACHMENTS

Attachment: Resolution and Recognized Obligation Payment Schedule 18-19 A & B

CC: Dave Defanti, Successor Agency Officer Designee
Susan Bloch, Placer County Successor Agency Counsel

Placer County Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail

July 1, 2018 through June 30, 2019
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 18-19 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19B Total
118									N	\$						\$						\$
119									N	\$						\$						\$
120									N	\$						\$						\$
121									N	\$						\$						\$
122									N	\$						\$						\$
123									N	\$						\$						\$
124									N	\$						\$						\$
125									N	\$						\$						\$

**Before the Oversight Board of the Successor Agency
to the Former Placer County Redevelopment Agency
County of Placer, State of California**

In the matter of:

Adopt a Resolution approving the Successor agency's Recognized Obligation Payment Schedules (ROPS) for the period of July 1, 2018 to June 30, 2019, and authorizing the Successor Agency to submit the ROPS to the Department of Finance and the County Auditor-Controller.

Reso. No:.....

Ord. No:.....

First Reading:.....

The following Resolution was duly passed by the Oversight Board of the County of Placer at a regular meeting held on January 16, 2018 the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chair, Placer County Oversight Board

Clerk of said Board

WHEREAS, pursuant to the provisions of California Health and Safety Code §34177, the Successor Agency must prepare and submit to the Placer County Oversight Board its Recognized Obligation Payment Schedule for the twelve month period July 1, 2018 through June 30, 2019 (ROPS 18-19 A & B) for approval;

WHEREAS, the Successor Agency has reviewed and wishes to have paid all debts and obligations of the former Placer County Redevelopment Agency which are determined to be enforceable obligations;

NOW, THEREFORE, BE IT RESOLVED that the Placer County Successor Agency pursuant to Health & Safety Code §34177, is submitting the attached Recognized Obligation Payment Schedule for the period July 1, 2018 through June 30, 2019 to the Placer County Oversight Board for approval.

5

*FY 2018-19
Third Party
Contracts*

M E M O R A N D U M
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
County of Placer

TO: Honorable Placer County Oversight Board

FROM: David Defanti, Successor Agency Officer Designee
By: Vicki Patterson, Accountant Senior

DATE: January 16, 2018

SUBJECT: 3rd Party Service Contracts for FY 2018-19

ACTION REQUESTED

Adopt a Resolution and authorize the Purchasing Manager to renew and execute third party service contracts for the Successor Agency with: Burke Williams & Sorenson, LLP for Legal Services in the amount of \$50,000; Gensburg and Sons for Snow Removal and Maintenance in the amount of \$12,000; Goodwin Consulting Group for Bond Services in the amount of \$10,500; Rock and Rose for Property Maintenance in the amount of \$12,000 and Amtec for Rebate Computation for Placer County Redevelopment Agency Bonds in the amount of \$2,000 for the period of June 1, 2018 through June 30, 2019.

BACKGROUND

The former Placer County Redevelopment Agency and the Successor Agency have used a number of contractors for services. As the Successor Agency winds down operations, contract services are required. The contracts are largely for the purposes of activities associated with property sales and the wind-down of Successor Agency operations.

The obligations associated with these contracts are currently listed on the Successor Agency's Recognized Obligation Payment Schedule (ROPS) also on the agenda to be considered by your Board January 16, 2018.

ATTACHMENTS

Resolution

CC: Dave Defanti, Successor Agency Officer Designee
Susan Bloch, Placer County Successor Agency Counsel, Burke Williams and Sorenson

**Before the Oversight Board of the Successor Agency to the
Former Placer County Redevelopment Agency
County of Placer, State of California**

In the matter of:

Adopt a Resolution and authorize the Purchasing Manager to renew and execute third party service contracts for the Successor Agency with: Burke Williams & Sorenson, LLP for Legal Services in the amount of \$50,000; Gensburg and Sons for Snow Removal and Maintenance in the amount of \$12,000; Goodwin Consulting Group for Bond Services in the amount of \$10,500; Rock and Rose for Property Maintenance in the amount of \$12,000 and Amtec for Rebate Computation for Placer County Redevelopment Agency Bonds in the amount of \$2,000 for the period of June 1, 2018 through June 30, 2019.

Reso.No:.....

Ord. No:.....

The following Resolution was duly passed by the Oversight Board
of the County of Placer at a regular meeting held _____
_____.

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Placer County Oversight Board

WHEREAS, pursuant to the provisions of California Health and Safety Code Section 34167 the Oversight Board may approve the actions of the Successor Agency that continue to oversee the development of properties until the contracted work has been completed or the contractual obligations of the former Redevelopment Agency can be transferred to other parties;

WHEREAS, the Oversight Board wishes to approve the Successor Agency's renewal and execution of the following service contracts for one year until June 30, 2019;

Contractor	Duties	Amount
Burke Williams & Sorenson, LLP	Legal Services	\$ 50,000
Gensburg and Sons	Snow Removal and Maintenance	\$ 12,000
Goodwin Consulting Group	Bond Services	\$ 12,000
Rock and Rose	Property Maintenance	\$ 10,500
Amtec	Redevelopment Bond Rebate Computation	\$ 2,000

WHEREAS, on January 16, 2018 the Oversight Board was asked to approve the Recognized Obligations Payment Schedule (ROPS) for the twelve-month period ending June 30, 2019 which included the above contract services as enforceable obligations; and

NOW, THEREFORE, BE IT RESOLVED that the Placer County Oversight Board approves the renewal and execution of the above listed contracts for the amounts shown for one year through June 30, 2019.

6

*FY 2018-19
Oversight Board
Consolidation*

M E M O R A N D U M
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
County of Placer

TO: Honorable Placer County Oversight Board

FROM: Dave Defanti, Successor Agency Officer Designee
Matt Levesque, Management Analyst II

DATE: January 16, 2018

SUBJECT: Oversight Board Consolidation Update

ACTION REQUESTED

No action is requested at this time. This is an informational item only.

BACKGROUND

In December 2011, the California Supreme Court issued its opinion in the case of California Redevelopment Association, et al., v. Matosantos, et al. The Court upheld the right of the State of California (State) to dissolve redevelopment agencies pursuant to AB X1 26, and together with later amendments approved pursuant to AB 1484 and SB 107, is referred to herein as the Dissolution Act. Based on the Dissolution Act, all redevelopment agencies in the State, including the Placer County Redevelopment Agency (PCRA) were dissolved effective February 1, 2012. The County has assumed the role of Successor Agency, which is a separate legal entity from the County, and is charged with winding down the affairs of the PCRA and to make payments due on enforceable obligations, as defined in the Dissolution Act.

As required under the Dissolution Act, individual Oversight Boards were formed by each successor agency in the County, including the Cities of Auburn, Lincoln, Rocklin, and Roseville. Each Oversight Board consists of seven members that represent the County, local City, the former redevelopment agency, the largest special district, the local schools, the Community College District, and a public member within each former redevelopment area. The Oversight Board reviews a variety of actions taken by the Successor Agency, with its primary role being the approval of the annual Recognized Obligation Payment Schedule (ROPS). The ROPS lists the various outstanding financial obligations that the Successor Agency must repay each year and are submitted to the Department of Finance annually in February, as required by law.

Pursuant to the Dissolution Act, the existing five Oversight Boards within the County must be consolidated into one county-wide board beginning July 1, 2018. The consolidated oversight board shall be composed of seven members. Membership composition is comprised of:

Consolidated Oversight Board of the Successor Agencies in the County of Placer		
Member	Appointing Authority	Administered By
County	Board of Supervisors	Placer County / BOS
City	City Selection Committee	Placer County / Clerk of the Board
Special Districts	Special District Selection Committee	LAFCo
K-12 Education	County Superintendent of Education	PCOE
Community College	Chancellor of California Community Colleges (CCC)	Sierra College
Public	Board of Supervisors	Placer County / BOS
Employee Organization	Largest RDA	Placer County

Of the seven required appointments to the consolidated oversight board, the Board of Supervisors will be responsible for appointing two representatives. These include one member from the Board of Supervisors and one member of the public. Additional appointments will be made by the Placer Local Agency Formation Commission, the City Selection Committee, whose membership is comprised of mayors from incorporated cities within Placer County, the Superintendent of the Placer County Office of Education, Sierra College, and one employee from the employee organization that represented staff of the County's former redevelopment agency. The appointment of each representative and alternate of the consolidated oversight board is made on a permanent basis unless otherwise updated by the appointing agency. If any appointing agencies have not selected their representative by July 15, 2018 the Governor may make the appointment.

In order to initiate the consolidation process, during the fall staff from the County Executive Office and Auditor-Controller's office met with representatives from each city Successor Agency Oversight Board to discuss the transition to the county-wide Oversight Board. Staff has also contacted the various appointing agencies to inform them of the consolidation process and ensure there is sufficient time for appointments to be made.

Under the law, the Auditor-Controller of each county is responsible for either staffing the consolidated oversight board or selecting another county department to fulfill the role. The County's consolidated oversight board will be staffed by the County Executive Office with assistance from the Auditor-Controller. Staff will bring an item to the Board of Supervisors in the spring to appoint a representative and alternate member from the Board of Supervisors and from the public.

The first meeting of the consolidated Oversight Board will not take place until early 2019 in order to approve submittal of the 2019-20 ROPS, which is due to the Department of Finance in February 2019. Each individual successor agency will be responsible for preparing their annual ROPS and submitting to their governing board for approval prior to submitting to the consolidated oversight board.

FISCAL IMPACT

There is no fiscal impact associated with this item.

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*FY 2018-19
Property Disposition
Update*

M E M O R A N D U M
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
County of Placer

TO: Placer County Oversight Board

DATE: January 16, 2018

FROM: Dave Defanti, Successor Agency Officer Designee
By: Laurie Morse, Property Manager Department of Public Works and Facilities

SUBJECT: Update on the Disposition Efforts for Three Successor Agency Properties in Kings Beach

ACTION REQUESTED

Receive an update and provide feedback on Successor Agency real property disposition efforts.

BACKGROUND

Pursuant to Resolution No. 2012-015 adopted by the Placer County Board of Supervisors on January 24, 2012, upon dissolution of the Placer County Redevelopment Agency on February 1, 2012, the Placer County Successor Agency (Successor Agency) assumed the rights, obligations and interests of the Redevelopment Agency, including the following three properties in Kings Beach ("Successor Agency Properties" see Attachment):

- Town Center South – APNs: 090-142-001, 090-142-002, 090-142-011, and 090-142-029
- Swiss Mart – APNs: 090-192-055 and 090-192-062
- Eastern Gateway – APNs: 090-370-005, 090-370-006, 090-221-012, 090-221-013, 090-221-014, 090-221-018, 090-221-020, 090-221-021, 090-221-026 and 090-221-027

The Oversight Board approved the Successor Agency Long-Range Property Management Plan (Plan) on August 27, 2013 and approved an amended Plan on February 26, 2014. The Plan was subsequently submitted to and approved by the California Department of Finance (DOF) on May 19, 2014. Pursuant to statute, the proposed disposition of properties can include sale, use of the property to fulfill an enforceable obligation, transfer to the County for governmental use, or transfer of the property to the County for future development. The primary purpose of the Plan is to "address the disposition and use of real properties of the former redevelopment agency consistent with the redevelopment and community plans; including mixed use of commercial projects, catalyzing urban renewal proximate to transportation, and the reduction of blight".

The Plan also addressed the disposition of the 3.5-acre King Beach Center which is a fourth property formerly associated with the Redevelopment Agency. The Plan provided for the transfer of the Kings Beach Center from the Successor Agency to the County to facilitate the ultimate disposition and development of the site as contemplated in the County's Area Plan and the Kings Beach Vision Plan. On December 9, 2014, the Placer County Board of Supervisors approved Resolution No: 2014-238 accepting the conveyance of the Kings Beach Center from the Successor Agency.

In March 2016, Swiss Mart was offered for sale at a minimum bid price of \$540,000 (based on 90% of \$600,000 appraised value). No bids were received for Swiss Mart. Later in September 2016, an unsolicited offer for \$400,000 was received for Swiss Mart, but negotiations were terminated after the potential buyer withdrew the offer.

Also in 2016, Eastern Gateway and Town Center South were offered through a Request for Information (RFI) process. The RFI sought developers/buyers with interest in acquiring and developing these sites in a manner consistent with the community vision and the area plan. All responses were evaluated

based on the vision for the property and a proposed project summary; history and experience of the development team; history and past project experience, including development of commercial or mix-use projects; demonstrated understanding of the Tahoe Basin, TRPA codes and requirements, community plans and permitting; and financial information, project resources, and banking and business references.

No qualified responses were received for Eastern Gateway. Two responses were received for Town Center South. Negotiations with the selected developer were pursued, but eventually terminated due to lack of progress on the part of the potential developer.

Disposition Efforts:

While Town Center South is still available for sale, staff wishes to defer this disposition for the potential incorporation into the Kings Beach Center project. Town Center South's proximity to Kings Beach Center creates opportunities to accommodate off-site facilities for the Kings Beach Center project. Therefore, a concept utilizing this property was included in the Kings Beach Center Concept Project within the approved Tahoe Basin Area Plan and was analyzed at programmatic level in the Environmental Impact Report and Environmental Impact Statement. Staff would pursue disposition of this property at a later date if this property is determined not necessary for the Kings Beach Center project.

Eastern Gateway and Swiss Mart remain available for disposition and no other interested developer has come forward to date. These properties could be offered together or separately for sale by a bid process or other real estate listing method. Staff is considering establishing a minimum bid that would increase the likelihood of sale. While the appraised value for Eastern Gateway was set at \$1.7 million staff believes that this price is too high based on broker feedback and the complexities associated with development in the Tahoe Basin. To achieve this, staff is considering establishing a minimum bid of 50% of appraised value for both Eastern Gateway and Swiss Mart.

ENVIRONMENTAL IMPACT

This status update does not constitute a project, and is not subject to environmental review per the California Environmental Quality Act Guidelines Section 15378(b)(5).

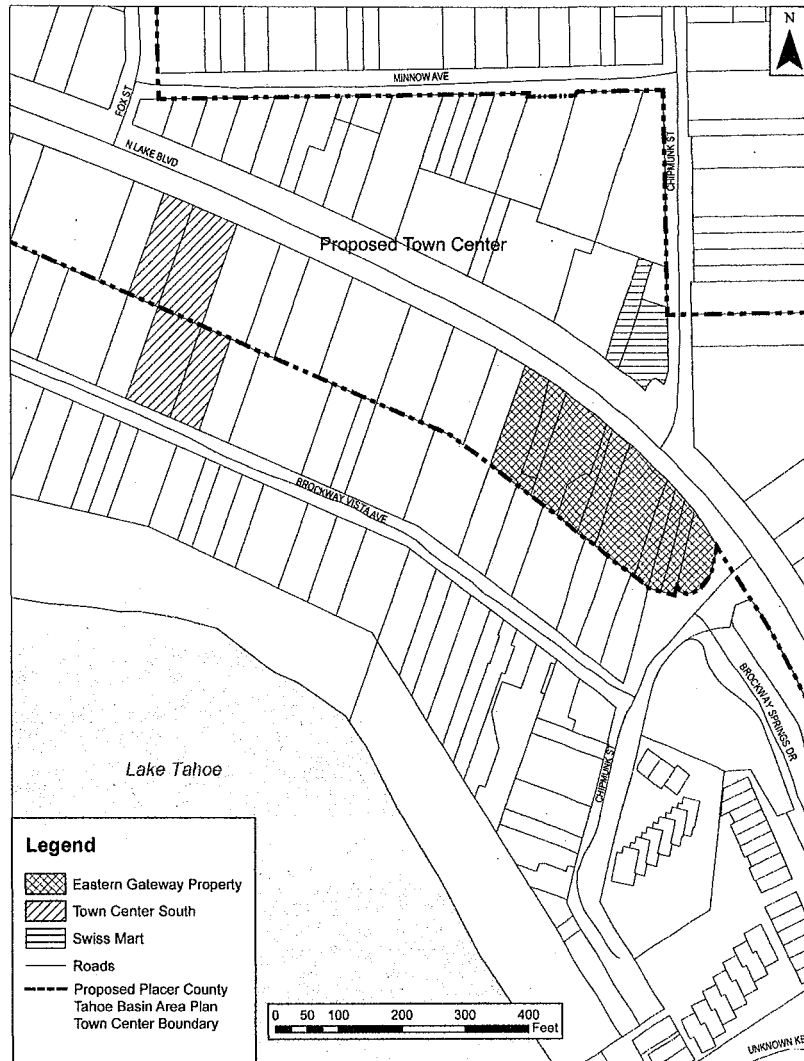
FISCAL IMPACT

The actions associated with this item have no adverse fiscal impact to Successor Agency funds or the County General Fund. Funding for staff time associated with the disposition of the three Successor Agency Properties is included in the Recognized Obligation Payment Schedule (ROPS) 17/18B period.

ATTACHMENT

Successor Agency Properties

ATTACHMENT SUCCESSOR AGENCY PROPERTIES



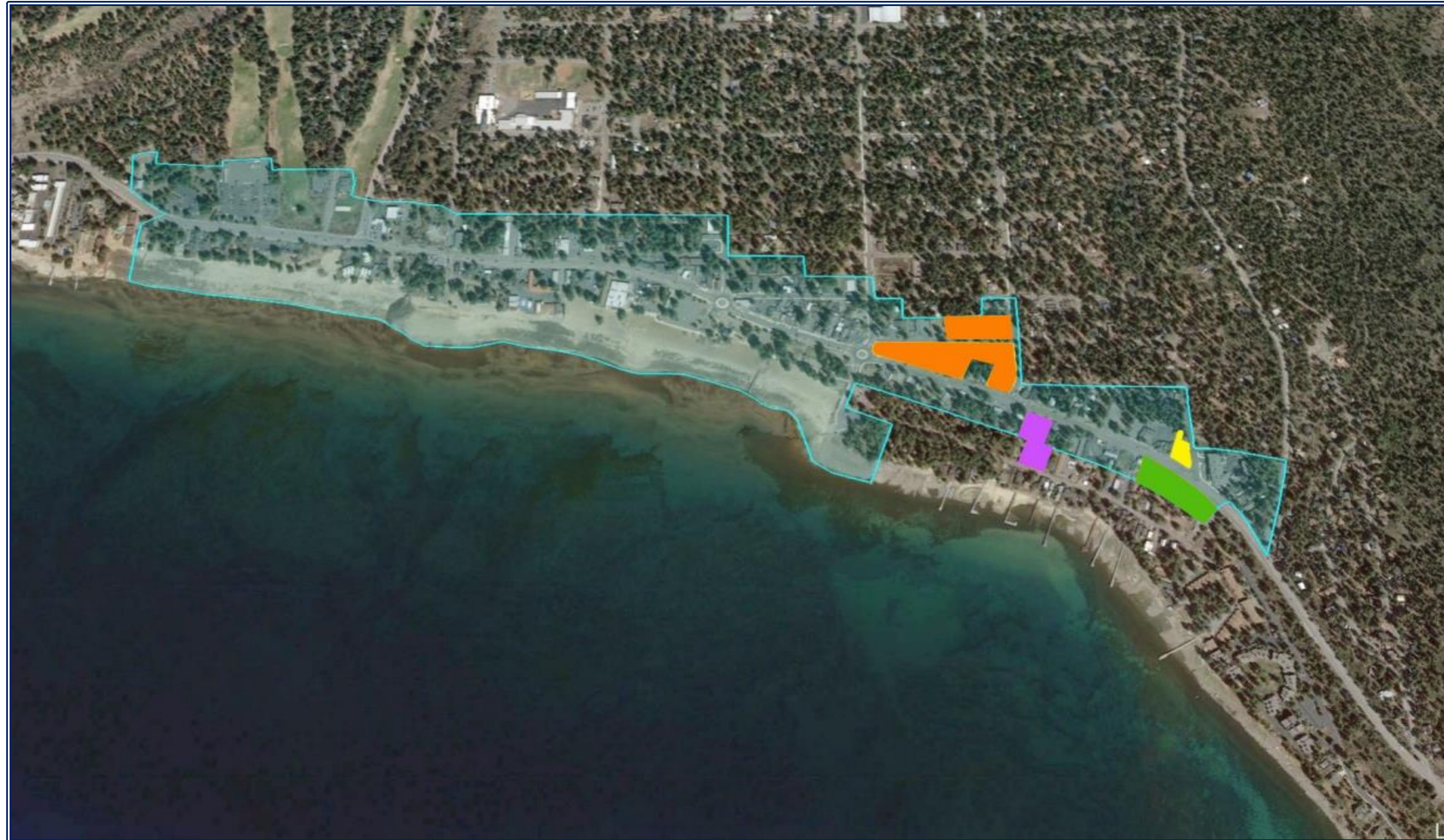


Successor Agency Properties Kings Beach, California

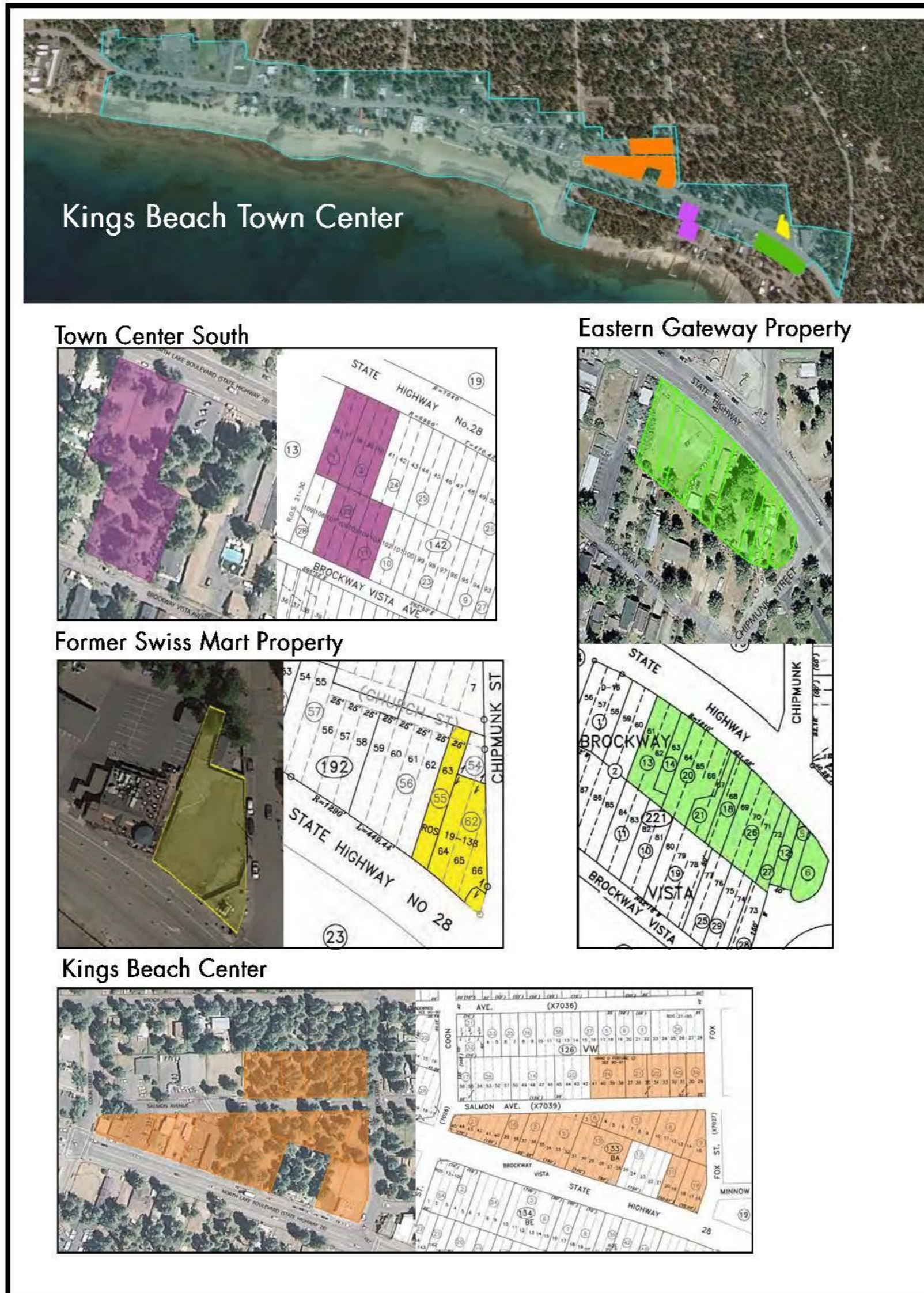
Kings Beach, North Lake Tahoe



Four Kings Beach Properties



3 Successor Agency – 1 County



Four Properties to be Sold

AVAILABLE
DEVELOPMENT SITES

North Lake Tahoe Properties

North Lake Blvd. ▪ Kings Beach, CA



Eastern Gateway ± 1.3 acres

Town Center South ± 0.9 acres

Former Swiss Mart ± 0.3 acres

Kings Beach Center ± 3.5 acres

zoned commercial

(530) 886-4950



placer.ca.gov/kingsbeachsale



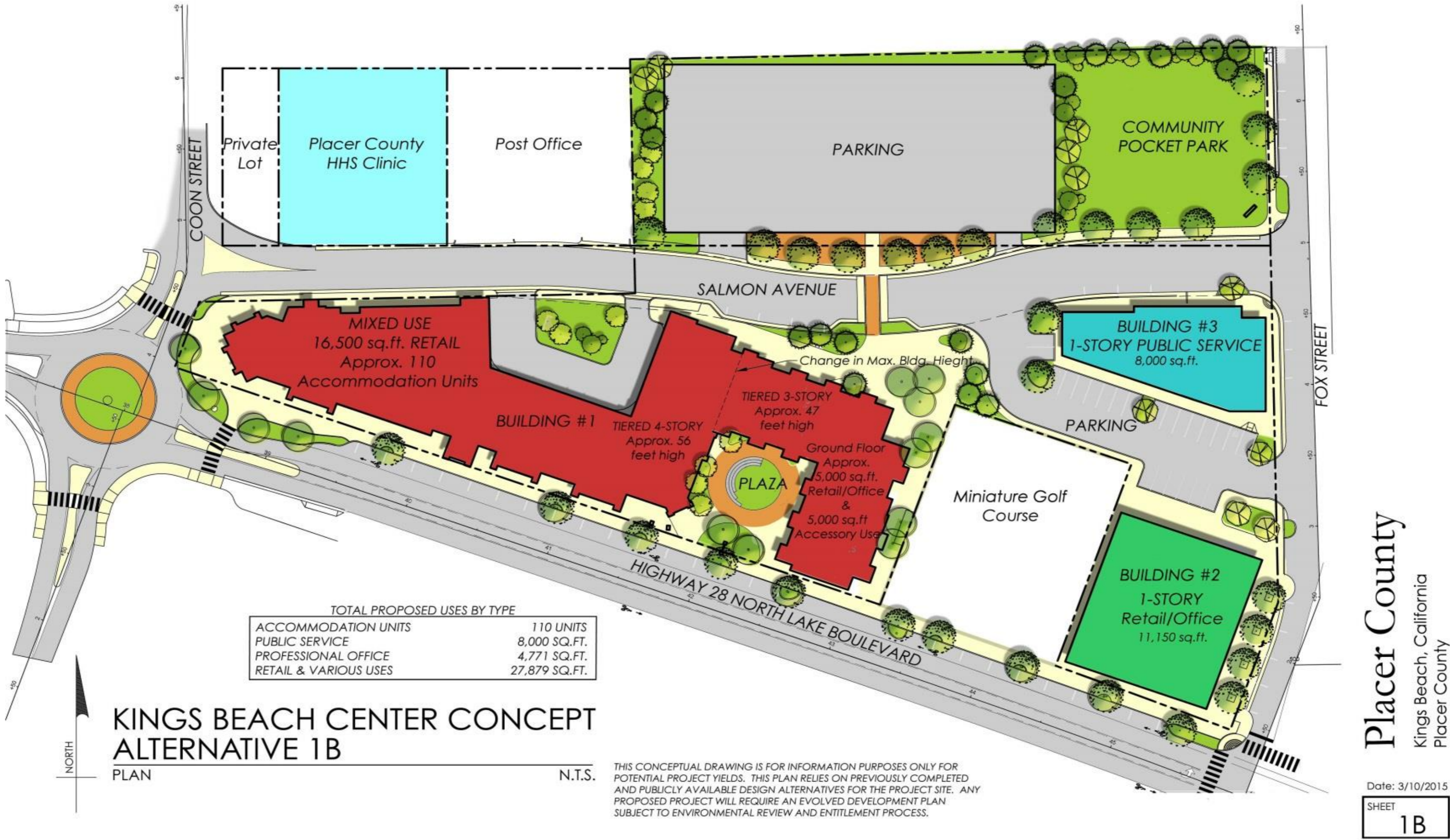
KBC 16 Parcels – 3.5 Acres Acquired by County 2014

Kings Beach Center with Placer County Lot Parcel
Placer County Property Map Alternative 2A



KBC Mixed Use Design Concept

Tahoe Basin Area Plan EIR





COUNTY OF PLACER

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Howard Rudd, appointed by California Community College Chancellor
Lane Lewis, appointed by North Tahoe Public Utility District
Thomas Hart, former Redevelopment Agency Employee appointed by County Board of Supervisors

SUMMARY ACTION

1. **Call to Order**

2:00 PM

Present: Chair Jennifer Montgomery, Martin Fregoso, Ron McIntyre, Dr. Ronald Feist, Howard Rudd, Sue Daniels (for Lane Lewis)

Absent: Thomas Hart

2. **Pledge of Allegiance**

Led by Howard Rudd

3. **Public Comments**

No public comments

4. **Adopt a resolution approving the Recognized Obligation Payment Schedule for the Period of July 1, 2018 through June 30, 2019**

Presenter: Kate Sampson

Motion to approve: Ron McIntyre, Second: Martin Fregoso, Unanimous

5. **Approve a resolution authorizing the Successor Agency's renewal and execution of third party service contracts for one year through June 30, 2019.**

Presenter: Michele Kingsbury

Motion to approve: Howard Rudd, Second: Martin Fregoso, Unanimous

6. **Receive an update on the Oversight Board Consolidation**

Presenter: Matt Levesque

7. **Receive an update on the disposition efforts for the three Successor Agency Properties in Kings Beach**

Presenter: Eric Findlay

8. **Adjourn**

2:41 PM

Next meeting: TBD

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