

COMMUNITY DEVELOPMENT AGENCY

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED MARIN COUNTY REDEVELOPMENT AGENCY

SPECIAL MEETING

Civic Center Administration Building
3501 Civic Center Drive, **Room 410 B**, San Rafael

February 12, 2015
3:00 PM

AGENDA

A. CALL TO ORDER

B. REGULAR CALENDAR

1. OVERSIGHT BOARD MEMBERS MATTERS
2. Adopt Minutes from the September 10, 2014 meeting
3. **PUBLIC COMMENT** (on items not listed on the Agenda)

At this time, members of the public may comment on any item not appearing on the agenda.

4. ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY FOR THE PERIOD OF JULY 1, 2015 through DECEMBER 31, 2015.

Recommendation:

Adopt Resolution approving Administrative Budget for July 1, 2015 through December 31, 2015.

5. RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2015 through DECEMBER 31, 2015.

The Recognized Obligation Payment Schedule acts as a six month budget for the Successor Agency to the County of Marin Redevelopment Agency.

Recommendation:

Adopt Resolution approving ROPS for July 1, 2015 through December 31, 2015.

6. Long-range Property Management Plan (LRPMP)

Pursuant to health and safety code, the LRPMP addresses disposition of the Successor Agency's property.

Recommendation:
Adopt Resolution approving LRPMP

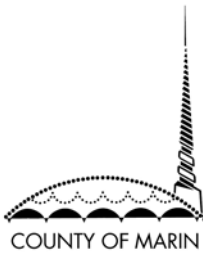
C. ADJOURNMENT

HOW TO OBTAIN MORE INFORMATION ON THE OVERSIGHT BOARD: Information is available at <http://www.co.marin.ca.us/depts/CD/Main/comdev/red/index.cfm>

If you have questions or concerns please contact (415) 473.6697 or lthomas@marincounty.org



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COMMUNITY DEVELOPMENT AGENCY

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED MARIN COUNTY REDEVELOPMENT AGENCY

SPECIAL MEETING

Civic Center Administration Building: 3501 Civic Center Drive, **Room 401**, San Rafael

September 10, 2014 4:00 PM

Minutes

*Board Members Present: Terena Mares, Gerald Norman, Greg Nelson and Leslie Alden, John Logan (arrived at 4:18 PM), Excused: Mary Jane Burke, Absent: Terrie Green
Staff present: Leelee Thomas and Amy Brown, CDA*

A. CALL TO ORDER

The meeting was called to order at 4:12 by Terena Mares, Co-chair

B. REGULAR CALENDAR

1. OVERSIGHT BOARD MEMBERS MATTERS - *none*

2. Adopt Minutes from the February 27, 2014 meetings (*M/S GN/TM*)

3. PUBLIC COMMENT (on items not listed on the Agenda) - *none*

At this time, members of the public may comment on any item not appearing on the agenda.

4. ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY FOR THE PERIOD OF JANUARY 1, 2015 THROUGH JUNE 30, 2015.

Recommendation:

Adopt Resolution approving Administrative Budget for January 1, 2015 through June 30, 2015. (*M/S L.Alden/G.Nelson*)

5. RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JANUARY 1, 2015 THROUGH JUNE 30, 2015.

The Recognized Obligation Payment Schedule acts as a six month budget for the Successor Agency to the County of Marin Redevelopment Agency.

Recommendation:

Adopt Resolution approving ROPS for January 1, 2015 through June 30, 2015. (*M/S G.Norman/G.Nelson*)

The Board asked questions about the ROPS and discussed outstanding financial obligations, the State sweep and resources available to the Agency.

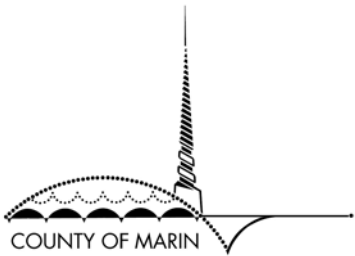
C. ADJOURNMENT 4:22 PM

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COMMUNITY DEVELOPMENT AGENCY

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED MARIN COUNTY REDEVELOPMENT AGENCY

February 12, 2015

SUBJECT: Approval of the Successor Agency's administrative budget pursuant to Health and Safety Code Section 34177(j)

Dear Board Members,

RECOMMENDATION:

1. Adopt Resolution 2015-2 approving the administrative budget for the Successor Agency of the Dissolved Marin County Redevelopment Agency for the period of July 1, 2015 through December 31, 2015.

SUMMARY:

The Dissolution Act provides the Successor Agency with an Administrative Cost Allowance to reimburse its costs associated with the dissolution of the former Redevelopment Agency. Reimbursements will be made from property tax revenues, not to exceed 3% of the property tax allocated to the Successor Agency for the fiscal year, provided however, that the annual amount shall not be less than \$250,000 for any fiscal year.

BACKGROUND:

Pursuant to Health and Safety Code Section 34177(j), the Successor Agency is required to prepare a proposed administrative budget ("Budget") and submit it for approval to the Oversight Board. Pursuant to Health and Safety Code Section 34179(h), because the State Department of Finance (DOF) may review Oversight Board actions, the Oversight Board's action to approve the Budget is not effective for five business days, pending a request for review by the DOF.

REVIEWED BY:

| | |
|---|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Successor Agency Counsel | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

SIGNATURE:

PG. 2 OF 2

Leelee Thomas
Principal Planner

Attachments:

Oversight Board Resolution No. 2015-2 approving the Administrative budget for the period of July 1, 2015 through December 31, 2015.

RESOLUTION NO. 2015-2

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED MARIN COUNTY REDEVELOPMENT AGENCY, APPROVING THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2015 THROUGH DECEMBER 31, 2015 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j)

WHEREAS, pursuant to Health and Safety Code section 34173(d), the County of Marin ("RDA Successor Agency") is the successor agency to the dissolved Marin County Redevelopment Agency ("Agency"), confirmed by Resolution No. 2011-83 adopted on August 23, 2011; and

WHEREAS, Health and Safety Code section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

WHEREAS, the Oversight Board is the RDA Successor Agency's oversight board pursuant to Health and Safety Code section 34179(a); and

WHEREAS, Health and Safety Code section 34177(j) requires the RDA Successor Agency to prepare a proposed administrative budget ("Administrative Budget") and submit it to the Oversight Board for the Oversight Board's approval; and

WHEREAS, the RDA Successor Agency has submitted the Administrative Budget to the Oversight Board.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the Administrative Budget through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Section 3. Approval of the Administrative Budget. The Oversight Board hereby approves and adopts the Administrative Budget, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34177.

Section 4. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 5. Certification. The Principal Planner of the Marin County Community Development Agency, acting on behalf of the Oversight Board as its Staff, shall certify to the adoption of this Resolution.

Section 6. Effective Date. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED this 12th day of February, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Oversight Board Chairperson

ATTEST:

Oversight Board Staff

EXHIBIT A

SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET
July 1, 2015 through December 31, 2015

[Attached behind this page]

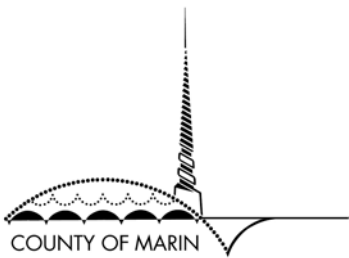
Administrative Budget - Successor Agency to RDA

July - December 2015

ROPS 15-16A (sequentially number 8)

6 months

| | |
|--|---------------------|
| Outside Legal Counsel and Consultants | 35,000.00 |
| Admin Staffing | 83,875.00 |
| Oversight Board meeting costs | 125.00 |
| Office Overhead | 3,500.00 |
| Supplies, Professional Development, M&R Svs-Equip, IST Support, Travel & Publications | <u>2,500.00</u> |
| TOTAL | 125,000.00 |
| Annual Allotment 15-16A & B | 250,000.00 |
| Admin budget for 15-16A | <u>(125,000.00)</u> |
| Amount remaining for ROPS 15-16B (Jan-June 2016) | 125,000.00 |



COMMUNITY DEVELOPMENT AGENCY

OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE DISSOLVED MARIN COUNTY REDEVELOPMENT AGENCY

February 12, 2015

SUBJECT: Resolution of the Oversight Board of the Successor Agency to the Dissolved Marin County Redevelopment Agency, approving the Recognized Obligation Payment Schedule (ROPS) pursuant to Health and Safety Code Section 34177(l).

Dear Board Members,

RECOMMENDATION:

- (1) Adopt Resolution approving the ROPS for of July 1, 2015 through December 31, 2015.

SUMMARY:

Pursuant to Health and Safety Code Section 34177(m), the Successor Agency must submit the ROPS to the State Department of Finance (DOF), after approval by the Oversight Board,

DISCUSSION:

The format of the attached ROPS is required by the DOF pursuant to AB 1484. Below is a brief description of each item on the ROPS.

- 1) **Bonds.** 1995 Tax Allocation Bonds.
- 2) **Audit:** The Gallina LLP contract is for an annual audit which is required under the bond indentures.
- 3) **Continuing Disclosure.** The Goodwin Consulting contract is for continuing disclosure reports as required under the bond indentures which provide information about the financial and operating condition of the bond issuer as it changes over time, as well as specific information that can have an impact on the ability of the bond issuer to pay amounts owing on the bonds.
- 4) **Fiscal Agent Fees:** The fiscal agent fees are paid to US Bank who is the fiscal agent for the bonds.
- 5) **Bond Administration Expenses.** The bond administration expenses are established in the bond indentures and allowed \$100,000 a year, with a 2% annual increase, for administration expenses. No funds are scheduled to be transferred under this line item during the period of January 1, 2015 through June 30, 2015.
- 6) **Ridgeway Marin Apartments:** The Housing Assistance Pledge Agreement pledges funds to the Ridgeway Marin Apartments through 2041. The Agreement was originally recorded in 1995 and amended in 2009, when the project was converted to 100% affordable housing. The payment is made to the Marin City Land Corporation, as the property owner, on behalf of the owner of the Apartments; Ridgeway Marin Apartments, LLC. No funds are scheduled to be paid during the July-December, 2015 time period. Payments are made in the January-June time period.
- 7) **Below Market Rate Housing Monitoring.** Not included as a standalone item because Marin Housing is considered a component unit of the County pursuant to direction from the State Department of Finance.
- 8) This line has been deleted, because this debt has been retired; all outstanding debts have been repaid.
- 9) **Services to Marin City Community.** Under the 1995 CLC-Agency Agreement between the Marin City Community Land Trust and the Marin County RDA, any funds in excess of 1 million dollars resulting from a combination of interest payments for the Drake Marin loan and proceeds of the sale of the

Gateway Shopping Center are to be paid to the County of Marin to be used for services for the Marin City community. This line item represents anticipated funds from interest payments from the Drake Marin loan.

- 10) **Marin City Community Center.** The funding Agreement with the Marin City Community Services District provides funds for the renovation and expansion of the Community Center complex, which includes the Manzanita Center (which provides space to the Health and Wellness Center), Administrative Offices, Senior Center and Phillips Drive, which is jointly owned with the School District, and connects the Center to the Fire station and access to the public library. The facilities are outdated and in need of significant repairs. Nothing is included on this line because it is the State DOF's opinion that the Successor Agency should use existing resources to pay for this funding obligation until those resources are exhausted.
- 11) **Successor Agency Administrative Costs.** AB1x 26 provides the Successor Agency with an Administrative Cost Allowance to reimburse its costs associated with the dissolution of the former Redevelopment Agency. Reimbursements will be made from property tax revenues, not to exceed 3% of the property tax allocated to the Successor Agency, provided however, that the annual amount shall not be less than \$250,000 for any fiscal year.
- 12) This line has been deleted because this payment has been retired. This was a one-time payment required by the State of California.
- 13) **1998 GRA Revenue Bonds Series A Reserve.** Nothing is included on this line item because this was a onetime request on ROPS 14-15A for a reserve to fund the spring 2015 bond interest payment. This line is marked Y for retired as of this ROPS report.
- 14) **Unfunded approved tax increment (RPTTF) from ROPS 14-15B.** This item represents tax increment which was approved by the DOF for ROPS 14-15B which was not funded because of a shortfall in available tax increment.

FISCAL IMPACT:

No funds are involved with the approval of the ROPS.

REVIEWED BY:

- | | |
|--|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> Successor Agency Counsel | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

SIGNATURE:

Leelee Thomas
Principal Planner

ATTACHMENTS:

- 1. Oversight Board Resolution No. 2015-1 adopting ROPS 15-16A for July 1, 2015 through December 31, 2015 pursuant to Health and Safety Code Section 34177.

RESOLUTION NO. 2015-1

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED MARIN COUNTY REDEVELOPMENT AGENCY, APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2015 THROUGH DECEMBER 31, 2015 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I)

WHEREAS, pursuant to Health and Safety Code section 34173(d), the County of Marin (“RDA Successor Agency”) is the successor agency to the dissolved Marin County Redevelopment Agency (“Agency”), confirmed by Resolution No. 2011-83 adopted on August 23, 2011; and

WHEREAS, Health and Safety Code section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

WHEREAS, the Oversight Board is the RDA Successor Agency’s oversight board pursuant to Health and Safety Code section 34179(a); and

WHEREAS, Health and Safety Code section 34177(1)(2), as modified by the Supreme Court opinion in California Redevelopment Association, et al. v. Ana Matosantos, et al., Case No. S194861 (“Legal Action”), requires the RDA Successor Agency to prepare a draft “recognized obligation payment schedule” (“ROPS”), listing outstanding obligations of the Agency to be performed by the RDA Successor Agency during the time period from July 1, 2015 through December 31, 2015; and

WHEREAS, Health and Safety Code section 34177(1)(2) requires the RDA Successor Agency to submit the initial draft of the ROPS to either the County of Marin Auditor-Controller, or its designee, for the auditor’s review and certification as to the accuracy of the ROPS; and

WHEREAS, Health and Safety Code section 34177(1)(2) requires the RDA Successor Agency to submit the ROPS certified by the external auditor to the Oversight Board for approval and, upon such approval, the RDA Successor Agency is required to submit a copy of such approved ROPS to the County of Marin Auditor-Controller, the California State Controller, and the State of California Department of Finance and post the Approved ROPS on the RDA Successor Agency’s website; and

WHEREAS, Health and Safety Code section 34180(g) requires the Oversight Board to approve the RDA Successor Agency’s establishment of the ROPS prior to the RDA Successor Agency acting upon the ROPS; and

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

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. CEQA Compliance. The approval of the ROPS through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

SECTION 3. Approval of the ROPS. The Oversight Board hereby approves and adopts the ROPS, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34177.

SECTION 4. Implementation. The Oversight Board hereby directs the RDA Successor Agency to submit copies of the ROPS approved by the Oversight Board to the County of Marin Auditor-Controller, the State of California Controller and the State of California Department of Finance after the effective date of this Resolution or, if the State of California Department of Finance requests review of the ROPS prior to the effective date of this Resolution, upon approval of the ROPS by the State of California Department of Finance, and to post the ROPS on the RDA Successor Agency's website.

SECTION 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 6. Certification. The Principal Planner of the Marin County Community Development Agency, acting on behalf of the Oversight Board, shall certify to the adoption of this Resolution.

SECTION 7. Effective Date. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED THIS 12th day of February 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST:

Oversight Board Staff

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

15-16A

July 1, 2015 through December 31, 2015

[Attached behind this page]

Recognized Obligation Payment Schedule (ROPS 15-16A) - Summary

Filed for the July 1, 2015 through December 31, 2015 Period

Name of Successor Agency: Marin County
Name of County: Marin

| Current Period Requested Funding for Outstanding Debt or Obligation | Six-Month Total |
|--|------------------------|
| Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding | |
| A Sources (B+C+D): | \$ - |
| B Bond Proceeds Funding (ROPS Detail) | - |
| C Reserve Balance Funding (ROPS Detail) | - |
| D Other Funding (ROPS Detail) | - |
| E Enforceable Obligations Funded with RPTTF Funding (F+G): | \$ 875,659 |
| F Non-Administrative Costs (ROPS Detail) | 750,659 |
| G Administrative Costs (ROPS Detail) | 125,000 |
| H Current Period Enforceable Obligations (A+E): | \$ 875,659 |

| Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding | |
|---|-------------------|
| I Enforceable Obligations funded with RPTTF (E): | 875,659 |
| J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S) | - |
| K Adjusted Current Period RPTTF Requested Funding (I-J) | \$ 875,659 |

| County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding | |
|---|----------------|
| L Enforceable Obligations funded with RPTTF (E): | 875,659 |
| M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA) | - |
| N Adjusted Current Period RPTTF Requested Funding (L-M) | 875,659 |

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (m) of the Health and Safety code, I
hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named agency.

| | |
|-----------|-------|
| | |
| Name | Title |
| /s/ | |
| Signature | Date |

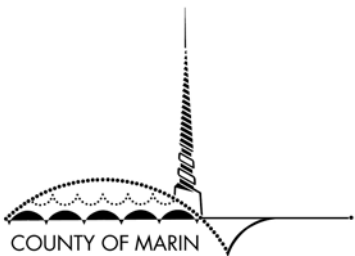
Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail
July 1, 2015 through December 31, 2015
 (Report Amounts in Whole Dollars)

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P |
|--------|---|------------------------------------|-----------------------------------|-------------------------------------|--|--|--------------|--------------------------------------|---------|---|-----------------|-------------|------------|------------|-----------------|
| Item # | Project Name / Debt Obligation | Obligation Type | Contract/Agreement Execution Date | Contract/Agreement Termination Date | Payee | Description/Project Scope | Project Area | Total Outstanding Debt or Obligation | Retired | Funding Source | | | | | Six-Month Total |
| | | | | | | | | | | Non-Redevelopment Property Tax Trust Fund (Non-RPTTF) | | | RPTTF | | |
| | | | | | | | | | | Bond Proceeds | Reserve Balance | Other Funds | Non-Admin | Admin | |
| 1 | 1998 GRA Revenue Bonds Series A / 1995 TABS | Bonds Issued On or Before 12/31/10 | 6/5/1998 GRA / 9/1/1995 TABS | 9/1/2025 | US Bank | GRA Bond Payments / TABS Bond Payment | Marin City | \$ 26,689,755 | N | \$ - | \$ - | \$ - | \$ 750,659 | \$ 125,000 | \$ 875,659 |
| 2 | Contract for Audit | Fees | 6/5/1998 | 9/1/2025 | Gallina LLP | Bond Independent auditor | Marin City | 12,470,604 | N | | | | 425,956 | | \$ 425,956 |
| 3 | Contract for Continuing Disclosure | Fees | 6/5/1998 | 9/1/2025 | Goodwin Consulting Group | Bond continuing disclosures | Marin City | 279,880 | N | | | | 23,000 | | \$ 23,000 |
| 4 | Contract for Continuing Disclosure | Fees | 6/5/1998 | 9/1/2025 | Goodwin Consulting Group | Bond continuing disclosures | Marin City | 120,276 | N | | | | 9,884 | | \$ 9,884 |
| 4 | Fiscal Agent Fees - bonds GIA / GRA | Fees | 6/5/1998 | 9/1/2025 | US Bank | Bond fiscal agent fees | Marin City | 126,603 | N | | | | 10,404 | | \$ 10,404 |
| 5 | Bond administrative expenses | Fees | 6/5/1998 | 9/1/2025 | County of Marin | Bond administrative costs | Marin City | 1,808,222 | N | | | | | | \$ - |
| 6 | Ridgeway Marin Apartments | OPA/DDA/Construction | 9/1/1995 | 9/1/2041 | Marin City Community Land Corp | Housing Assistance Pledge Agreement | Marin City | 8,872,755 | N | | | | 270,000 | | \$ 270,000 |
| 7 | Below Market Rate Housing Monitoring | Admin Costs | 3/1/2011 | 9/1/2025 | Marin Housing Authority | BMR Program Oversight | Marin City | | N | | | | - | | \$ - |
| 9 | Services to Marin City Community | Miscellaneous | 9/29/1995 | 9/29/2035 | County of Marin | NR - Excess Proceeds CLC-RDA Agreement (NR) | Marin City | | N | | | | - | | \$ - |
| 10 | Marin City Community Center | OPA/DDA/Construction | 3/1/2011 | 9/1/2025 | Marin City Community Services District | Renovation, Expansion, Upgrade | Marin City | | N | | | | | | \$ - |
| 11 | Successor Agency Admin. Costs | Admin Costs | 1/1/2014 | 6/30/2014 | County of Marin | Management, oversight and monitoring | Marin City | 3,000,000 | N | | | | | 125,000 | \$ 125,000 |
| 13 | 1998 GRA Revenue Bonds Series A | Reserves | 6/5/1998 | 9/1/2025 | US Bank | GRA Bond Payments-Amount due in the next half of the calendar year (spring 2015) | Marin City | | Y | | | | | | \$ - |
| 14 | Unfunded Approved RPTTF ROPS 14-15B | RPTTF Shortfall | 12/31/2014 | none | Redevelopment Obligation Retirement Fund (24570) | unfunded ROPS 14-15B | Marin City | 11,415 | N | | | | 11,415 | | \$ 11,415 |
| 15 | | | | | | | | | N | | | | | | \$ - |
| 16 | | | | | | | | | N | | | | | | \$ - |

Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Cash Balances

(Report Amounts in Whole Dollars)

| Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf . | | | | | | | | | |
|--|--|------------------------------------|-----------------------------------|--|--|------------------------------|---------------------|--|--|
| A | B | C | D | E | F | G | H | I | |
| | Cash Balance Information by ROPS Period | Fund Sources | | | | | | Comments | |
| | | Bond Proceeds | | Reserve Balance | | Other | RPTTF | | |
| | | Bonds Issued on or before 12/31/10 | Bonds Issued on or after 01/01/11 | Prior ROPS period balances and DDR RPTTF balances retained | Prior ROPS RPTTF distributed as reserve for future period(s) | Rent, Grants, Interest, Etc. | Non-Admin and Admin | | |
| ROPS 14-15A Actuals (07/01/14 - 12/31/14) | | | | | | | | | |
| 1 | Beginning Available Cash Balance (Actual 07/01/14) | - | - | 442,065 | - | | | SAP 7/1/2014 \$1,017,854 minus DDR reserve (442,065) minus TI posted June 2014 for July-Dec (596,315) = (20,526) | |
| 2 | Revenue/Income (Actual 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014 | - | - | - | - | 4,821 | 596,315 | (G) US Bank surplus released \$4,512.50 plus interest \$308.36 = \$4,821 (H) TI posted June 2014 for July-Dec spending \$596,315 | |
| 3 | Expenditures for ROPS 14-15A Enforceable Obligations (Actual 12/31/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q | | | - | - | - | 807,700 | Spent for RPTTF non-admin and admin July-Dec 2014 | |
| 4 | Retention of Available Cash Balance (Actual 12/31/14) RPTTF amount retained should only include the amounts distributed as reserve for future period(s) | - | - | - | - | - | 20,526 | See Notes: spreadsheet will not allow a negative balance entry in row 1. Beginning cash balance for column H should show (20,526) - entered here | |
| 5 | ROPS 14-15A RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15A PPA in the Report of PPA, Column S | No entry required | | | | | | - | |
| 6 | Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5) | \$ - | \$ - | \$ 442,065 | \$ - | \$ 4,821 | \$ (231,911) | SAP 12/31/14 cash: \$987,647 minus TI distributed for ROPS 15-16B on 12/31/2014 (772,672) = 214,975 line 6 across = 214,975 | |
| ROPS 14-15B Estimate (01/01/15 - 06/30/15) | | | | | | | | | |
| 7 | Beginning Available Cash Balance (Actual 01/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6) | \$ - | \$ - | \$ 442,065 | \$ 20,526 | \$ 4,821 | \$ (231,911) | | |
| 8 | Revenue/Income (Estimate 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015 | - | - | - | - | 300 | 772,672 | TI distributed 12/31/2014 for ROPS 15-16B | |
| 9 | Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 06/30/15) | - | - | 150,000 | 20,526 | - | 791,939 | See Notes - line 9, column F is to cancel out the carry forward from line 4, column H | |
| 10 | Retention of Available Cash Balance (Estimate 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s) | - | - | - | - | - | - | | |
| 11 | Ending Estimated Available Cash Balance (7 + 8 - 9 -10) | \$ - | \$ - | \$ 292,065 | \$ - | \$ 5,121 | \$ (251,178) | | |



COMMUNITY DEVELOPMENT AGENCY

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED MARIN COUNTY REDEVELOPMENT AGENCY

February 12, 2015

SUBJECT: Long-Range Property Management Plan (LRPMP)

Dear Board Members:

RECOMMENDATION:

1. Review and approve the Long-Range Property Management Plan (LRPMP)
2. Adopt Resolution approving the LRPMP.

SUMMARY:

Pursuant to Health and Safety Code 34191.5, the Successor Agency is required to submit a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency. The Board of Supervisors, acting as the Successor Agency to the dissolved redevelopment agency, approved the LRPMP on February 10, 2015. After the Successor Agency has approved the LRPMP, it must be approved by the Oversight Board and the State Department of Finance.

The attached report describes the three properties owned by the Successor Agency. All three parcels are zoned for single family use; however, none of them have development potential. The Redevelopment Plan states that the largest of the three parcels (APN 052-130-02) is not intended for a home site and will be held for dedication to the proper agency as a recreational space or a park and the other two small, narrow parcels are easements for pedestrian and public utility access (APN's 052-130-01 and 052-125-06).

Consistent with dissolution legislation, all three should be retained for governmental use and transferred to the County. Once the LRPMP is approved, staff will work with County departments to discuss transferring the property to the appropriate agency.

REVIEWED BY:

- | | |
|---|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Successor Agency Counsel | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

SIGNATURE:

Leelee Thomas
Principal Planner

Attachments:

Oversight Board Resolution No. 2015-3 approving the Long-Range Property Management Plan.

RESOLUTION NO. 2015-3

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED MARIN COUNTY REDEVELOPMENT AGENCY, APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to Health and Safety Code section 34173(d), the County of Marin (“RDA Successor Agency”) is the successor agency to the dissolved Marin County Redevelopment Agency (“Agency”), confirmed by Resolution No. 2011-83 adopted on August 23, 2011; and

WHEREAS, Health and Safety Code section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

WHEREAS, the Oversight Board is the RDA Successor Agency’s oversight board pursuant to Health and Safety Code section 34179(a); and

WHEREAS, Health and Safety Code section 34191.5(b) requires the RDA Successor Agency to prepare and submit a long-range property management plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency and transmit the LRPMP to the Oversight Board for the Oversight Board’s approval; and

WHEREAS, the RDA Successor Agency has prepared a LRPMP which contains all of the information required under Health and Safety Code Section 34191.5(b); and

WHEREAS, the LRPMP was approved by the Board of Supervisors acting as the RDA Successor Agency, on February 10, 2015.

WHEREAS, the RDA Successor Agency has submitted the LRPMP to the Oversight Board.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the LRPMP through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Section 3. Approval of the LRPMP. The Oversight Board hereby approves and adopts the LRPMP, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34191.5.

Section 4. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 5. Certification. The Principal Planner of the Marin County Community Development Agency, acting on behalf of the Oversight Board as its Staff, shall certify to the adoption of this Resolution.

Section 6. Effective Date. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED this 12th day of February, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Oversight Board Chairperson

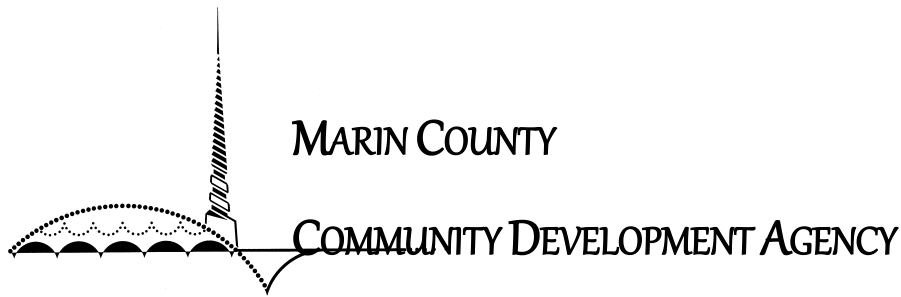
ATTEST:

Oversight Board Staff

EXHIBIT A

Long-Range Property Management Plan

[Attached behind this page]



Marin County – Long Range Property Management Plan

Introduction

On June 29, 2011, California Governor Jerry Brown signed Assembly Bill (AB) x1 26, which eliminated redevelopment agencies statewide. California's redevelopment agencies were officially dissolved on February 1, 2012. ABx1 26 included provisions for the creation of successor agencies and oversight boards to manage the affairs of the former redevelopment agencies through the dissolution process.

On August 23, 2011, the County of Marin Board of Supervisors adopted a resolution to become the Successor Agency to the County of Marin Redevelopment Agency and assumed the responsibility for ownership and management of real property owned by the former Redevelopment Agency. Subsequently, on March 13, 2012, the Board of Supervisors appointed its representatives to the Oversight Board for the Successor Agency as required by ABx1 26, and the Oversight Board held its first meeting on May 4, 2012.

On June 27, 2012, the Governor signed budget trailer bill AB 1484, which made significant changes to the original redevelopment legislation enacted by AB x1 26. AB 1484 included language that requires all redevelopment successor agencies to prepare a Long Range Property Management Plan (LRPMP) that addresses the disposition and use of any unencumbered real property assets that were owned by a former redevelopment agency.

The property management plan requirements of AB 1484 have been codified into California Health and Safety Code Section § 3419.1 et seq. Pursuant to HSC § 3419.5, successor agencies are required to complete their property management plans after receiving their Findings of Completion from the California State Department of Finance. The County of Marin as Successor Agency to the Dissolved Marin County RDA received its Finding of Completion on April 26, 2013.

This plan has been prepared in accordance with HSC § 3419.5 and provides the required factual and historical data for the real property assets of the former Marin County Redevelopment Agency and sets forth disposition strategies for each property that are consistent with the requirements of law and our fiduciary responsibilities.

I. Property Inventory

Overview of Real Properties

The Successor Agency owns three properties which are discussed in this report. One is intended to be recreational space or a park and two are small easements for pedestrian and public utility access. Attachment A is a map of the Successor Agency's properties.

Parcel One: **Vacant lot intended for Recreational Facility** AP # 052-130-2

Parcel Two: **Pedestrian Walkway and Public Utility Easement** AP # 052-130-1

Parcel Three: **Pedestrian Walkway and Public Utility Easement** AP # 052-152-06

The following sections provide a detailed inventory for each property in conformance with the specific requirements of HSC § 34191.5(c)(1)(A)-(F). The inventory consists of all of the following information:

- a) *The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.*

All three parcels were acquired on 6/21/1981:

Parcel One: **Vacant lot intended for Recreational Facility** AP # 052-130-2
Parcel Two: **Pedestrian Walkway and Public Utility Easement** AP # 052-130-1
Parcel Three: **Pedestrian Walkway and Public Utility Easement** AP # 052-152-06

- b) *The purpose for which the property was acquired.*

Parcel One: **Vacant lot intended for Recreational Facility** AP # 052-130-2
This parcel was acquired with the intent that this parcel be conveyed to a public entity for use as a recreational facility or park.

Parcel Two: **Pedestrian Walkway and Public Utility Easement** AP # 052-130-1
This parcel was acquired for use as pedestrian access and a public utility easement.

Parcel Three: **Pedestrian Walkway and Public Utility Easement** AP # 052-152-06
This parcel was also acquired for use as pedestrian access and a public utility easement.

- c) *Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.*

Parcel One: Vacant lot intended for Recreational Facility AP # 052-130-2

This property has no address; it is located between Burgess Court and Dutton Court, Marin City/Sausalito. The parcel size is 46,566 square feet. The current zoning is R1 - single family residential.

Parcel Two: Pedestrian Walkway and Public Utility Easement AP # 052-130-1

This property has no address; it is located on Drake Avenue, next to #635 Drake Ave, Marin City/Sausalito. The parcel size is 4,010 and the zoning is R1 - single family residential.

Parcel Three: Pedestrian Walkway and Public Utility Easement AP # 052-152-06

This property has no address; it is located on Buckelew Street, between #16 and #20 Buckelew, Marin City/Sausalito. The parcel size is 1,003 and the zoning is R1 - single family residential.

- d) *An estimate of the current value of the parcel including, if available, any appraisal information.*

Parcel One: **Vacant lot intended for Recreational Facility** AP # 052-130-2
The appraised value as of 7/30/2014 is \$10,000.

Parcel Two: **Pedestrian Walkway and Public Utility Easement** AP # 052-130-1

The appraised value as of 7/30/2014 is nominal, \$500

Parcel Three: **Pedestrian Walkway and Public Utility Easement** AP # 052-152-06

The appraised value as of 7/30/2014 is nominal, \$500

- e) *An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.*

There is no history of revenue generated by any of these three parcels, in fact they have been a liability as they must be maintained. The cost for annual clean up and weed removal in compliance with fire standards is approximately \$5,000. There are no contractual requirements for the disposition of funds.

- f) *The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.*

No record of environmental contamination on the properties.

- g) *A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.*

No potential for transit-oriented development or other types of development on any of the sites.

- h) *A brief history of previous development proposals and activity, including the rental or lease of property.*

No history of previous development proposals

- i) *Address the use or disposition of all of the properties in the Community Redevelopment Property Trust Fund. Permissible uses include 1) the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:*

The parcels have no developmental potential and have nominal value. All three parcels should be retained for governmental use and transferred to the County:

Parcel One: **Vacant lot intended for Recreational Facility** AP # 052-130-2

This parcel should be used for recreational or park use

Parcel Two: **Pedestrian Walkway and Public Utility Easement** AP # 052-130-1

This parcel should be used for pedestrian access and public utility easement

Parcel Three: **Pedestrian Walkway and Public Utility Easement** AP # 052-152-06

This parcel should be used for pedestrian access and public utility easement