

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF TRACY
COMMUNITY DEVELOPMENT AGENCY

SPECIAL MEETING MINUTES

July 11, 2017, 3:30 p.m.

City Council Chambers, 333 Civic Center Plaza

Web Site: www.ci.tracy.ca.us

1. CALL TO ORDER – Chair Sensibaugh called the meeting to order at 3:30 p.m.
2. ROLL CALL - Roll call found Board Members Anderson, Harb, Khan, Meeker and Chair Sensibaugh present. Board Members Rickman and Menge absent. Also present were Robert Harmon, Senior Accountant, and Adrienne Richardson, Recording Secretary.
3. ITEMS FROM THE AUDIENCE – None
4. APPROVAL OF MINUTES – Approval of the February 7, 2017, regular meeting minutes was moved to the next meeting.
5. ADOPT A RESOLUTION APPROVING A BOND PROCEEDS EXPENDITURE AGREEMENT BETWEEN THE CITY OF TRACY AND THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TRACY

Robert Harmon, Senior Accountant provided the staff report. The State of California dissolved Redevelopment Agencies on February 1, 2012. At the time of dissolution, there was \$2,126,315 in unspent bond proceeds from bonds issued by the CDA. These unspent bond funds, along with other assets, had been transferred to the City of Tracy; however, in April 2013, the California Department of Finance (DOF) ordered these assets returned to the Successor Agency to the Community Development Agency of the City of Tracy (Successor Agency). Under the provisions of AB 1484 (2012), these funds were frozen until the Successor Agency received a Finding of Completion from the DOF; which was received in December 2015. Since the Successor Agency lacks the resources to perform capital improvement projects, the transfer of these funds to the City will allow infrastructure and/or capital improvements projects to be carried out for the benefit of the former redevelopment project area in the most efficient and expedient manner. This agreement was approved by the City of Tracy and the Successor Agency on June 20, 2017. The Oversight Board is required to review all actions taken by the Successor Agency.

Board Member comments and questions followed.

Motion was made by Board Member Anderson and seconded by Board Member Harb to adopt Resolution OB2017-002, a Resolution of the Oversight Board of the Successor Agency to the Tracy Community Development Agency approving the Bond Proceeds Expenditure Agreement between the City of Tracy and the Successor Agency to the Community Development Agency of the City of Tracy. Voice vote found Board Members Anderson, Harb, Khan, Meeker, and Chair Sensibaugh in favor; passed and so ordered. Board Members Rickman and Menge absent.

6. OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TRACY APPROVING THE SUCCESSOR AGENCY'S REPAYMENT OF A SERAF LOAN OWED TO THE CITY'S LOW AND MODERATE INCOME HOUSING FUND IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTION 34171 (d)(1)(G)

Robert Harmon, Senior Accountant provided the staff report. The City of Tracy has elected to act as the Successor Agency for the former Community Development Agency of the City of Tracy (CDA) following the dissolution of redevelopment agencies by the California State Legislature in February 2012. The City has also elected to act as the Housing Successor and thereby receiving the Low and Moderate Housing Fund assets. During FY2009-10, the Low and Moderate Income Housing Fund (LMIHF) loaned the CDA \$2,803,520 to make special Supplemental Educational Revenue Augmentation Fund (SERAF) payments to the state. Repayment of this loan has been frozen until the Successor Agency completed certain requirements in December 2015 and concluded litigation in 2016. These funds are now eligible for repayment subject to a specific formula, available funding and approval of the annual Recognized Payment Obligation Schedule (ROPS).

Board Member comments and questions followed.

Motion was made by Board Member Khan and seconded by Board Member Meeker to adopt Resolution OB2017-003, a Resolution of the Oversight Board of the Successor Agency to the Community Development Agency of the City of Tracy approving the Successor Agency's repayment of a SERAF Loan owed to the Housing Successor's Low and Moderate Income Housing Fund in accordance with Health and Safety Code Section 34171 (d)(1)(G). Voice vote found Board Members Anderson, Harb, Khan, Meeker, and Chair Sensibaugh in favor; passed and so ordered. Board Members Rickman and Menge absent.

7. BOARD MEMBER ITEMS

Chair Sensibaugh invited new Board Members Anderson and Meeker to introduce themselves and provide a brief description of their background.

8. ADJOURNMENT: Motion was moved by Board Member Harb and seconded by Board Member Meeker to adjourn at 3:55 p.m. Voice vote found Board Members Anderson, Harb, Khan, Meeker, and Chair Sensibaugh in favor; passed and so ordered. Board Members Rickman and Menge absent.



Successor Agency Secretary



Chair