

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

REGULAR MEETING MINUTES

February 2, 2016, 3:30 p.m.

City Council Chambers, 333 Civic Center Plaza

Web Site: [www.ci.tracy.ca.us](http://www.ci.tracy.ca.us)

1. CALL TO ORDER – Vice Chair Maciel called the meeting to order at 3:30 p.m.
2. ROLL CALL - Roll call found Board Members Borwick, Khan, Thomas and Vice Chair Maciel present; Chair Sensibaugh absent. Also present were Robert Harmon, Senior Accountant, and Adrienne Richardson, Recording Secretary.
3. ITEMS FROM THE AUDIENCE – None
4. APPROVAL OF MINUTES – It was moved by Board Member Khan and seconded by Board Member Thomas to approve the regular meeting minutes of December 1, 2015. Voice vote found Board Members Borwick, Khan, Thomas and Vice Chair Sensibaugh in favor. Chair Sensibaugh absent.
5. OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE TRACY COMMUNITY DEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) - Robert Harmon, Senior Accountant provided the staff report. Effective February 1, 2012, the State of California dissolved redevelopment agencies through the passage of Assembly Bill X1 26 and replaced them with successor agencies responsible for the wind-down of the former redevelopment agencies. The City of Tracy City Council elected to serve as the successor agency to the former City of Tracy Community Development Agency (CDA). ABX1 26 also redirected the tax increment funding previously received by the CDA to a Redevelopment Property Tax Trust Fund (RPTTF) held by the County.

The Successor Agency previously approved an Enforceable Obligation Payment Schedule (EOPS) which listed various financial obligations of the City's former CDA including such items as required payments on existing bonds, bond trustee costs and other obligations. This EOPS, once recognized by the state, became the basis for the Recognized Obligation Payment Schedule (ROPS). Beginning in 2016, the law requires that successor agencies adopt an annual ROPS that lists all enforceable obligations proposed for payment in the subsequent fiscal year. Funds once received by the CDA, now held in the RPTTF, are used to fund the ROPS. Any excess funds remaining in the RPTTF are then disbursed to the other taxing agencies (e.g. schools, special districts, city & county) who would have otherwise received the property taxes had the CDA not existed. Funds are disbursed on a pro-rata basis with the City of Tracy receiving approximately 17% of the remaining RPTTF.

Board Member comments and questions followed.

It was moved by Board Member Khan and seconded by Board Member Borwick to adopt Resolution OB2016-001, a Resolution of the Oversight Board of the Successor

Agency to the Tracy Community Development Agency approving the Recognized Obligation Payment Schedule. Voice vote found all in favor; passed and so order. Chair Sensibaugh absent.

6. STAFF UPDATE ON BOND REFUNDING - Robert Harmon, Senior Accountant, provided a presentation of the 2016 Tax Allocation Refunding Bonds. Mr. Harmon reviewed the recent trends in Municipal Bond Interest Rates, Interest Rate Comparison – Series 2003A and 2003B Bonds vs. 2016 Refunding Bonds, Annual Debt Service Savings, Net Present Value Savings, Distribution of Savings, Sources and Uses of Funds, Costs of Issuance and Final Interest Rate Scale.

Mr. Harmon introduced Steve Gortler who provided additional information regarding the 2016 Tax Allocation Refunding Bonds.

Board Member comments and questions followed.

The Oversight Board of the Successor Agency to the City of Tracy Community Development Agency accepted the report.

7. ITEMS FROM THE AUDIENCE - None
8. BOARD MEMBER ITEMS – None
9. ADJOURNMENT: It was moved by Board Member Khan and seconded by Board Member Thomas to adjourn at 3:46 p.m. Voice vote found Board Members Borwick, Khan, Thomas and Vice Chair Maciel in favor. Chair Sensibaugh absent.

  
Chair

  
Successor Agency Secretary