



**CITY OF GREENFIELD
OVERSIGHT BOARD FOR SUCCESSOR AGENCY
TO THE CITY OF GREENFIELD REDEVELOPMENT AGENCY
SPECIAL MEETING AGENDA**

LOCATION OF MEETING: City of Greenfield Civic Center
599 El Camino Real, Greenfield, CA 93927

DATE / TIME: Wednesday, October 14, 2015 at 2:00 p.m.

CALL TO ORDER

ROLL CALL

Chair Morris, Special District Representative
Vice Chair Brown, County Superintendent of Schools Representative
Secretary Lopez, County Board of Supervisor Representative
Board Member Huerta, Former Public Official of Former RDA Representative
Board Member Rodriguez, County Board of Supervisor Representative
Board Member Stanton, City of Greenfield Mayor's Appointed Representative
Board Member Parsons, Chancellor of CA Community College Representative

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

At this time any member of the public may address the board on items of interest which are not already on the agenda this evening. You will be permitted a single visit to the podium to state your comments, please state your name and address and limit your comments to three (3) minutes. No action shall be taken on any item not appearing on the agenda.

BUSINESS ITEMS

1. Approval of October 1, 2015 Oversight Board Meeting Minutes – **Page 1**
2. Adopt A Resolution of the Oversight Board of the Successor Agency to the Former City of Greenfield Redevelopment Agency of the City of Greenfield Approving The Issuance of Refunding Bonds of the Successor Agency to the Former Redevelopment Agency of the City of Greenfield, Making Certain Determinations with Respect to the Refunding Bonds and Providing Other Matters Relating Thereof - **Page 3**

3. Adopt A Resolution of the Oversight Board of the Successor Agency of the Former City of Greenfield Redevelopment Agency of the City of Greenfield Approving a Loan Agreement Between the City of Greenfield and Successor Agency to the Former Redevelopment Agency of the City of Greenfield and Authorizing Its Transmittal - **Page 13**

ADJOURNMENT

I declare under penalty of perjury that I am employed by the City of Greenfield and that I posted this agenda on the bulletin boards at City Hall, October 13, 2015 by 12:00 p.m. (noon)

**MINUTES OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE FORMER CITY OF GREENFIELD REDEVELOPMENT AGENCY**

SPECIAL MEETING OF OCTOBER 1, 2015

CALL TO ORDER

Chair Morris called the meeting to order at 2:13 p.m.

ROLL CALL

Present: Chair Morris, Vice Chair Brown, Secretary Lopez, Member Rodriguez and Member Parsons

Absent: Members Huerta and Stanton

Staff: Administrative Services Director Corgill, City Clerk Rathbun

Guests: Juergen Smith

PUBLIC COMMENTS

Administrative Services Director Corgill stated that she would be requesting a meeting to discuss the refunding of bonds sometime after October 13th

It was the consensus of the Board to meet on the 14th of October at 2 p.m.

Administrative Services Director Corgill also stated that they would probably need to schedule a meeting sometime in January to discuss SB 107.

BUSINESS ITEMS

APPROVAL OF MINUTES

A MOTION by Secretary Lopez, seconded by Vice Chari Brown to approve the February 27, 2015 Oversight Board Meeting Minutes. Ayes: Vice Chair Brown, Secretary Lopez, Member Rodriguez and Parson. ABSTAIN: Chair Morris. Motion carried.

ADOPTION OF A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER CITY OF GREENFIELD REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD APPROVING A BOND EXPENDITURE AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND THE CITY OF GREENFIELD RESOLUTION OB #2015-02

Staff report was given by Administrative Services Director Corgill.

A MOTION by Member Rodriguez, seconded by Member Parsons to adopt **Resolution OB #2015-02, “A Resolution of the Oversight Board of the Successor Agency to the Former City of Greenfield Redevelopment Agency of the City of Greenfield Approving a Bond Expenditure Agreement Between the Successor Agency and the City of Greenfield.”** ROLL CALL VOTE: Member Parson – Yes; Member Rodriguez – Yes; Secretary Lopez – Yes; Vice Chair Brown – Yes; and Chair Morris – Yes. Motion carried.

**ADOPTION OF A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER CITY OF GREENFIELD REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE COVERING THE PERIOD OF JANUARY 1, 2016 THROUGH JUNE 30, 2016 AND AUTHORIZING TRANSMITTAL TO THE STATE OF CALIFORNIA, DEPARTMENT OF FINANCE
RESOLUTION OB #2015-03**

Staff report was given by Administrative Services Director Corgill.

A MOTION by Vice Chair Brown, seconded by Member Rodriguez to adopt **Resolution OB #2015-03, “A Resolution of the Oversight Board of the Successor Agency of the Former City of Greenfield Redevelopment Agency of the City of Greenfield Approving the Recognized Obligation Payment Schedule Covering the Period of January 1, 2016 through June 30, 2016 and Authorizing Transmittal to the State of California, Department of Finance”**. All in favor. Motion carried.

ADJOURNMENT

Meeting adjourned at 2:40 p.m.

Chair of the Oversight Board

Secretary to the Oversight Board



Report to the Oversight Board

599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

MEMORANDUM: October 9, 2015

AGENDA DATE: October 14, 2015

TO: Chairman Roy Morris and Members of the Oversight Board

FROM: Jeri Corgill, Successor Agency, Director of Administrative Services

TITLE: **RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD APPROVING THE ISSUANCE OF REFUNDING BONDS OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD, MAKING CERTAIN DETERMINATIONS WITH RESPECT TO THE REFUNDING BONDS AND PROVIDING OTHER MATTERS RELATING THERETO**

BACKGROUND AND DISCUSSION:

In April of 2002 the Greenfield Redevelopment Agency (the "Prior Agency") issued Tax Allocation Refunding Bonds (the "2002A Bonds") in the amount of \$2,055,000 of which \$675,000 is currently outstanding, and Tax Allocation Escrow Bonds (the "2002B Bonds") in the amount of \$1,950,000 of which \$650,000 is currently outstanding (collectively, the "2002 Bonds").

In December of 2006 the Prior Agency issued Tax Allocation Bonds (the "2006 Bonds") in the amount of \$29,810,000 of which \$20,190,000 is currently outstanding.

Due to the dissolution of redevelopment agencies, the Successor Agency to the Former Redevelopment Agency of the City of Greenfield (the "Agency") now has responsibility for repayment of the 2002 Bonds and the 2006 Bonds. Per AB 1484, the Agency may refund existing bonds, with approval of the Oversight Board and the State Department of Finance, for the purpose of generating a debt service savings.

Based on current market interest rates, the Agency can generate an estimated total debt service savings of approximately \$2,286,000 by issuing the proposed 2016 Bonds, which will refund (repay) all outstanding 2002 and 2006 Bonds. The 2002A and 2002B Bonds currently have an interest rate on the longest term bonds of 6.00%, and the 2006 Bonds currently have an interest rate on their longest term bonds of 4.75%. It is anticipated that the proposed 2016 Bonds would have an interest rate of approximately 4.00% on the longest term bonds. The term of the new

2016 Bonds would not be extended, and would match the current final maturity dates of the 2002 and 2006 Bonds.

Based on the redevelopment dissolution law, the Successor Agency may retain a portion of the savings amount to the extent it has additional enforceable obligations. Otherwise, the savings amount would be split among affected taxing entities, including the county and school districts.

The State Department of Finance (“DOF”) is allowed 60 days to review any actions of the Oversight Board to approve refunding bond issues. Assuming approval of the attached Resolution, DOF would then have until the third week of December to review the proposed 2016 Bonds. The Successor Agency by its resolution adopted October 13, 2015 approved the issuance of the 2016 Bonds.

The final interest rate structure will be determined when the 2016 Bonds are priced and sold, which is expected to occur by the third week of January 2016. The bond closing would occur by the first week of February 2016, and a refunding escrow would be funded in an amount sufficient to repay the outstanding 2002 and 2006 Bonds approximately 30 days later.

FINANCIAL IMPACT:

The repayment of principal and interest on the 2016 Bonds will be payable solely from Tax Revenues, which is tax increment revenues from the redevelopment project area deposited into the Successor Agency’s Redevelopment Property Tax Trust Fund (“RPTTF”), and available after satisfying certain administrative costs of the County and pass through obligations to affected taxing entities. The total estimated debt service savings by issuing the 2016 Bonds is approximately \$2,286,000, and the net present value savings is approximately \$1,425,800.

The 2016 Bonds will not be a debt of the City’s general fund or the State, or any of its political subdivisions (except the Agency).

RECOMMENDATION:

Staff recommends the Oversight Board approve the issuance by the Successor Agency of the proposed 2016 Bonds, in order to achieve debt service savings.

PROPOSED MOTION:

I MOVE TO ADOPT RESOLUTION NO. OB 2015-04, A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD APPROVING THE ISSUANCE OF REFUNDING BONDS OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD, MAKING CERTAIN DETERMINATIONS WITH RESPECT TO THE REFUNDING BONDS AND PROVIDING OTHER MATTERS RELATING THERETO

ATTACHMENTS:

Resolution No. OB 2015-04
Debt Service Savings Analysis

RESOLUTION NO.

OB 2015-04

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD APPROVING THE ISSUANCE OF REFUNDING BONDS OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD, MAKING CERTAIN DETERMINATIONS WITH RESPECT TO THE REFUNDING BONDS AND PROVIDING OTHER MATTERS RELATING THERETO

WHEREAS, the Redevelopment Agency of the City of Greenfield (the “Former Agency”) was a public body, corporate and politic, duly established and authorized to transact business and exercise powers under and pursuant to the provisions of the Community Redevelopment Law of the State of California, constituting Part 1 of Division 24 of the California Health and Safety Code (the “Law”); and

WHEREAS, pursuant to section 34172(a) of the California Health and Safety Code (unless otherwise noted, all section references hereinafter being to such Code), the Former Agency has been dissolved and no longer exists, and pursuant to section 34173, the Successor Agency to the Former Redevelopment Agency of the City of Greenfield (the “Successor Agency”) has become the successor entity to the Former Agency; and

WHEREAS, pursuant to section 34179, this Oversight Board has been established for the Successor Agency; and

WHEREAS, a redevelopment plan for the Former Agency’s Greenfield Redevelopment Project in the City of Greenfield (the “City”) has been adopted in compliance with all requirements of the Code (the “Redevelopment Project”); and

WHEREAS, the Oversight Board is informed by the Successor Agency that prior to the dissolution of the Former Agency, the Former Agency incurred the following obligations for the purpose of financing and refinancing redevelopment an which obligations remain outstanding:

(a) Greenfield Redevelopment Agency (County of Monterey, California) Tax Allocation Refunding Bonds, Series 2002A (the “2002A Bonds”), to refinance redevelopment activities within and for the benefit of the Redevelopment Project, of which \$675,000 principal amount remains outstanding;

(b) Greenfield Redevelopment Agency (County of Monterey, California) Tax Allocation Escrow Bonds, Series 2002B (the “2002B Bonds”), to finance redevelopment activities within and for the benefit of the Redevelopment Project, of which \$650,000 principal amount remains outstanding;

(c) Greenfield Redevelopment Agency (County of Monterey, California) Tax Allocation Bonds, Series 2006 (the “2006 Bonds” and, with the 2002A Bonds and the 2002B Bonds, the “Former Agency Obligations”), to finance redevelopment activities within and for the benefit of the Redevelopment Project, of which \$20,190,000 principal amount remains outstanding; and

WHEREAS, section 34177.5 authorizes the Successor Agency to issue refunding bonds pursuant to Article 11 (commencing with section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code (the “Refunding Law”) for the purpose of achieving debt service savings within the parameters set forth in section 34177.5(a)(1) (the “Savings Parameters”); and

WHEREAS, to determine compliance with the Savings Parameters for purposes of the issuance by the Successor Agency of its tax allocation refunding bonds (the “Refunding Bonds”), the Successor Agency has caused its financial advisor, Urban Futures, Incorporated (the “Financial Advisor”), to prepare an analysis of the potential savings that will accrue to the Successor Agency and to applicable taxing entities as a result of the use of the proceeds of the Refunding Bonds to repay or defease and refund all or a portion of the Former Agency Obligations (the “Debt Service Savings Analysis”); and

WHEREAS, the Debt Service Savings Analysis has demonstrated that a refunding of all Former Agency Obligations will satisfy the Savings Parameters; and

WHEREAS, the Successor Agency by its resolution adopted on October 13, 2015 (the “Successor Agency Resolution”) approved the issuance of its Successor Agency to the Former Redevelopment Agency of the City of Greenfield Tax Allocation Refunding Bonds, Series 2016, to refund the the Former Agency Obligations (the “Bonds”), pursuant to section 34177.5(a)(1); and

WHEREAS, in the Successor Agency Resolution, the Successor Agency also authorized the execution and delivery of a indenture of trust, by and between the Successor Agency and MUFG Union Bank, N.A., as trustee (the “Indenture”) and escrow agreements, by and between the Successor Agency and MUFG Union Bank, N.A., as escrow bank; and

WHEREAS, in the Successor Agency Resolution, the Successor Agency also requested that this Oversight Board direct the Successor Agency to undertake the refunding proceedings and approve the issuance of the Bonds pursuant to the Successor Agency Resolution and the Indenture and that this Oversight Board make certain determinations described below on which the Successor Agency will rely in undertaking the refunding proceedings and the issuance of the Bonds; and

WHEREAS, the Successor Agency has determined to sell the Bonds to Brandis Tallman LLC (the “Underwriter”) pursuant to the terms of a bond purchase agreement to be entered into by the Successor Agency and the Underwriter; and

WHEREAS, following approval by the Oversight Board of the issuance of the Bonds by the Successor Agency and upon submission of the Successor Agency Resolution and this Resolution to the California Department of Finance, the Successor Agency will, with the assistance of its disclosure counsel, the Financial Advisor and its fiscal consultant, cause to be prepared a form of official statement for the Bonds describing the Bonds and containing material information relating to the Successor Agency and the Bonds, the preliminary form of which will be submitted to the Successor Agency for approval for distribution by the Underwriter to persons and institutions interested in purchasing the Bonds, and a bond purchase agreement between the Successor Agency and the Underwriter will be prepared, the preliminary form of which will be submitted to the Successor Agency for approval; and

WHEREAS, this Oversight Board has completed its review of the refunding proceedings and the Debt Service Savings Analysis and wishes at this time to give its approval to the foregoing.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD DOES HEREBY FIND, DETERMINE, AND 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. Determination of Savings. This Oversight Board has determined that there are significant potential savings available to the Successor Agency and to applicable taxing entities in compliance with the Savings Parameters by the issuance by the Successor Agency of the Bonds to provide funds to refund and defease the Former Agency Obligations, as evidenced by the Debt Service Savings Analysis on file with the Secretary to the Successor Agency to the Former Redevelopment Agency of the City of Greenfield, which Debt Service Savings Analysis is hereby approved.

SECTION 3. Direction and Approval of Issuance of the Bonds. As authorized by section 34177.5(f), the Oversight Board hereby approves the issuance by the Successor Agency of the Bonds pursuant to section 34177.5(a)(1) and under other applicable provisions of the Law and the Refunding Law and as provided in the Successor Agency Resolution and the Indenture in the aggregate principal amount of not to exceed \$22,500,000, provided that the principal and interest payable with respect to the Bonds complies in all respects with the requirements of the Savings Parameters with respect thereto, as shall be certified to by the Financial Advisor upon delivery of the Bonds or any portion thereof.

SECTION 4. Sale and Delivery of Bonds in Whole or in Part. The Oversight Board hereby approves the sale and delivery of the Bonds in whole, provided that there is compliance with the Savings Parameters. However, if such Savings Parameters cannot be met with respect to the whole of the Bonds, then the Oversight Board approves the sale and delivery of the Bonds from time to time in part. In the event the Bonds are initially sold in part, the Successor Agency is hereby authorized to sell and deliver additional series of the Bonds without the prior approval of this Oversight Board provided that in each such instance the Bonds so sold and delivered in part are in compliance with the Savings Parameters.

SECTION 5. Determinations by the Oversight Board. As requested by the Successor Agency, the Oversight Board makes the following determinations upon which the Successor Agency shall rely in undertaking the refunding proceedings and the issuance of the Bonds:

(a) The Successor Agency is authorized, as provided in section 34177.5(f), to recover its costs related to the issuance of the Bonds from the proceeds of the Bonds, including the cost of reimbursing its administrative staff for time spent with respect to the authorization, issuance, sale and delivery of the Bonds;

(b) The application of the proceeds of the Bonds by the Successor Agency to the refunding and defeasance of the Former Agency Obligations, as well as the payment by the Successor Agency of costs of issuance of the Bonds, including municipal bond insurance and reserve fund surety bond premiums, if required, as provided in section 34177.5(a), shall be implemented by the Successor Agency promptly upon sale and delivery of the Bonds, notwithstanding section 34177.3 or any other provision of law to the contrary, without the approval of the Oversight Board, the California Department of Finance, the Monterey County Auditor-Controller or any other person or entity other than the Successor Agency; and

(c) The Successor Agency shall be entitled to receive its full Administrative Cost Allowance under section 34181(a)(3) without any deductions with respect to continuing costs related to the Bonds, such as trustee's fees, auditing and fiscal consultant fees and continuing disclosure and rating agency costs (collectively, "Continuing Costs of Issuance"), and such Continuing Costs of Issuance shall be payable from property tax revenues pursuant to section 34183. In addition and as provided by section 34177.5(f), if the Successor Agency is unable to

complete the issuance of the Bonds for any reason, the Successor Agency shall, nevertheless, be entitled to recover its costs incurred with respect to the refunding proceedings for the Former Agency Obligations from such property tax revenues pursuant to section 34183 without reduction in its Administrative Cost Allowance.

SECTION 6. Effective Date. Pursuant to section 34177(f) and section 34179(h), this Resolution shall be effective five (5) business days after proper notification hereof is given to the California Department of Finance unless the California Department of Finance requests a review of the actions taken in this Resolution, in which case this Resolution will be effective upon approval by the California Department of Finance.

SECTION 7. Certification. The Chair shall sign the Resolution and the Secretary shall confirm the passage and adoption hereof.

The above and forgoing resolution was duly and regularly passed and adopted at a meeting by the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Greenfield, held on the 14th day of October, 2015, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

Chairperson, Oversight Board
City of Greenfield

Deputy Secretary, Oversight Board
City of Greenfield

I, Ann F. Rathbun, Deputy Secretary of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Greenfield, certify that the foregoing Resolution was adopted at its regular meeting held on October 14, 2015.

October 6, 2015

Jeri L. Corgill
Director of Administrative Services
City of Greenfield
599 El Camino Real
Greenfield, CA 93927

Financial Advisor's Report on 2016 Tax Allocation Bonds (Est.) Refunding Savings

- A. \$2,055,000 Greenfield Redevelopment Agency
Tax Allocation Refunding Bonds, Series 2002A
1. Total remaining principal and interest payments: \$ 1,061,356.26
 2. Estimated pro rata principal and interest payments on
proposed 2016 Tax Allocation Refunding Bond issue: \$ 902,001.44
 3. Estimated debt service savings by issuing 2016 Bonds: \$ 159,354.82
- B. \$1,950,000 Greenfield Redevelopment Agency
Tax Allocation Escrow Bonds, Series 2002B
1. Total remaining principal and interest payments: \$ 1,021,096.30
 2. Estimated pro rata principal and interest payments on
proposed 2016 Tax Allocation Refunding Bond issue: \$ 866,233.58
 3. Estimated debt service savings by issuing 2016 Bonds: \$ 154,862.72
- C. \$29,810,000 Greenfield Redevelopment Agency:
Tax Allocation Bonds, Series 2006
1. Total remaining principal and interest payments: \$ 30,581,892.50
 2. Estimated pro rata principal and interest payments on
proposed 2016 Tax Allocation Refunding Bond issue: \$ 28,546,620.93
 3. Estimated debt service savings by issuing 2016 Bonds: \$ 1,972,271.57
- D. **Total estimated debt service savings from 2016 Bond issue: \$ 2,286,489.11**



Douglas P. Anderson
Managing Principal

Savings
City of Greenfield
Tax Allocation Refunding Bonds (Series 2002A) Public Offering

Date	Prior Debt Service	Prior Receipts	Prior Net Cash Flow	Refunding Debt Service	Refunding Receipts	Refunding Net Cash Flow	Savings	Annual Savings	Present Value to 02/04/2016 @ 3.555335%
8/1/2016	19,471.88	159.02	19,312.86	10,985.68	138.62	10,847.06	8,465.80		8,320.38
2/1/2017	44,471.88	161.72	44,310.16	41,171.88	140.97	41,030.91	3,279.25	11,745.05	3,166.63
8/1/2017	18,768.75	161.72	18,607.03	10,871.88	140.97	10,730.91	7,876.12		7,472.78
2/1/2018	43,768.75	161.72	43,607.03	40,871.88	140.97	40,730.91	2,876.12	10,752.24	2,681.17
8/1/2018	18,056.25	161.72	17,894.53	10,571.88	140.97	10,430.91	7,463.62		6,836.20
2/1/2019	43,056.25	161.72	42,894.53	40,571.88	140.97	40,430.91	2,463.62	9,927.24	2,217.11
8/1/2019	17,337.50	161.72	17,175.78	10,121.88	140.97	9,980.91	7,194.87		6,361.84
2/1/2020	42,337.50	161.72	42,175.78	40,121.88	140.97	39,980.91	2,194.87	9,389.74	1,906.85
8/1/2020	16,612.50	161.72	16,450.78	9,671.88	140.97	9,530.91	6,919.87		5,906.81
2/1/2021	46,612.50	161.72	46,450.78	44,671.88	140.97	44,530.91	1,919.87	8,839.74	1,610.18
8/1/2021	15,731.25	161.72	15,569.53	9,146.88	140.97	9,005.91	6,563.62		5,408.71
2/1/2022	45,731.25	161.72	45,569.53	44,146.88	140.97	44,005.91	1,563.62	8,127.24	1,265.99
8/1/2022	14,850.00	161.72	14,688.28	8,621.88	140.97	8,480.91	6,207.37		4,938.02
2/1/2023	49,850.00	161.72	49,688.28	48,621.88	140.97	48,480.91	1,207.37	7,414.74	943.70
8/1/2023	13,800.00	161.72	13,638.28	7,821.88	140.97	7,680.91	5,957.37		4,575.04
2/1/2024	43,800.00	161.72	43,638.28	42,821.88	140.97	42,680.91	957.37	6,914.74	722.38
8/1/2024	12,900.00	161.72	12,738.28	7,121.88	140.97	6,980.91	5,757.37		4,268.34
2/1/2025	47,900.00	161.72	47,738.28	42,121.88	140.97	41,980.91	5,757.37	11,514.74	4,193.79
8/1/2025	11,850.00	161.72	11,688.28	6,596.88	140.97	6,455.91	5,232.37		3,744.80
2/1/2026	51,850.00	161.72	51,688.28	46,596.88	140.97	46,455.91	5,232.37	10,464.74	3,679.39
8/1/2026	10,650.00	161.72	10,488.28	5,971.88	140.97	5,830.91	4,657.37		3,217.85
2/1/2027	50,650.00	161.72	50,488.28	45,971.88	140.97	45,830.91	4,657.37	9,314.74	3,161.65
8/1/2027	9,450.00	161.72	9,288.28	5,296.88	140.97	5,155.91	4,132.37		2,756.26
2/1/2028	54,450.00	161.72	54,288.28	50,296.88	140.97	50,155.91	4,132.37	8,264.74	2,708.11
8/1/2028	8,100.00	161.72	7,938.28	4,509.38	140.97	4,368.41	3,569.87		2,298.62
2/1/2029	53,100.00	161.72	52,938.28	49,509.38	140.97	49,368.41	3,569.87	7,139.74	2,258.47
8/1/2029	6,750.00	161.72	6,588.28	3,721.88	140.97	3,580.91	3,007.37		1,869.38
2/1/2030	56,750.00	161.72	56,588.28	48,721.88	140.97	48,580.91	8,007.37	11,014.74	4,890.44
8/1/2030	5,250.00	161.72	5,088.28	2,906.25	140.97	2,765.28	2,323.00		1,393.97
2/1/2031	60,250.00	161.72	60,088.28	52,906.25	140.97	52,765.28	7,323.00	9,646.00	4,317.59
8/1/2031	3,600.00	161.72	3,438.28	1,968.75	140.97	1,827.78	1,610.50		932.96
2/1/2032	123,600.00	64,848.46	58,751.54	106,968.75	56,527.51	50,441.24	8,310.30	9,920.80	4,730.04
	1,061,356.26	69,859.08	991,497.18	902,001.44	60,895.23	841,106.21	150,390.97	150,390.97	114,755.45

Savings Summary

PV of savings from cash flow	114,755.45
Plus: Refunding funds on hand	2,838.78

Net PV Savings	117,594.23

Savings
City of Greenfield
Tax Allocation Refunding Bonds (Series 2002B) Public Offering

Date	Prior Debt Service	Prior Receipts	Prior Net Cash Flow	Refunding Debt Service	Refunding Receipts	Refunding Net Cash Flow	Savings	Annual Savings	Present Value to 02/04/2016 @ 3.5461419%
8/1/2016	18,736.88	152.95	18,583.93	10,558.54	133.33	10,425.21	8,158.72		8,018.93
2/1/2017	38,736.88	155.54	38,581.34	40,737.50	135.59	40,601.91	(2,020.57)	6,138.15	(1,951.35)
8/1/2017	18,174.38	155.54	18,018.84	10,437.50	135.59	10,301.91	7,716.93		7,322.73
2/1/2018	38,174.38	155.54	38,018.84	35,437.50	135.59	35,301.91	2,716.93	10,433.86	2,533.23
8/1/2018	17,604.38	155.54	17,448.84	10,187.50	135.59	10,051.91	7,396.93		6,776.64
2/1/2019	42,604.38	155.54	42,448.84	40,187.50	135.59	40,051.91	2,396.93	9,793.86	2,157.67
8/1/2019	16,885.63	155.54	16,730.09	9,737.50	135.59	9,601.91	7,128.18		6,304.86
2/1/2020	46,885.63	155.54	46,730.09	44,737.50	135.59	44,601.91	2,128.18	9,256.36	1,849.58
8/1/2020	16,015.63	155.54	15,860.09	9,212.50	135.59	9,076.91	6,783.18		5,792.48
2/1/2021	41,015.63	155.54	40,860.09	39,212.50	135.59	39,076.91	1,783.18	8,566.36	1,496.21
8/1/2021	15,281.25	155.54	15,125.71	8,762.50	135.59	8,626.91	6,498.80		5,357.95
2/1/2022	45,281.25	155.54	45,125.71	43,762.50	135.59	43,626.91	1,498.80	7,997.60	1,214.16
8/1/2022	14,400.00	155.54	14,244.46	8,237.50	135.59	8,101.91	6,142.55		4,889.32
2/1/2023	44,400.00	155.54	44,244.46	43,237.50	135.59	43,101.91	1,142.55	7,285.10	893.60
8/1/2023	13,500.00	155.54	13,344.46	7,537.50	135.59	7,401.91	5,942.55		4,566.75
2/1/2024	48,500.00	155.54	48,344.46	42,537.50	135.59	42,401.91	5,942.55	11,885.10	4,487.19
8/1/2024	12,450.00	155.54	12,294.46	6,837.50	135.59	6,701.91	5,592.55		4,149.33
2/1/2025	52,450.00	155.54	52,294.46	46,837.50	135.59	46,701.91	5,592.55	11,185.10	4,077.04
8/1/2025	11,250.00	155.54	11,094.46	6,237.50	135.59	6,101.91	4,992.55		3,576.23
2/1/2026	46,250.00	155.54	46,094.46	41,237.50	135.59	41,101.91	4,992.55	9,985.10	3,513.92
8/1/2026	10,200.00	155.54	10,044.46	5,690.63	135.59	5,555.04	4,489.42		3,104.75
2/1/2027	50,200.00	155.54	50,044.46	45,690.63	135.59	45,555.04	4,489.42	8,978.84	3,050.66
8/1/2027	9,000.00	155.54	8,844.46	5,015.63	135.59	4,880.04	3,964.42		2,646.98
2/1/2028	54,000.00	155.54	53,844.46	50,015.63	135.59	49,880.04	3,964.42	7,928.84	2,600.86
8/1/2028	7,650.00	155.54	7,494.46	4,228.13	135.59	4,092.54	3,401.92		2,192.95
2/1/2029	52,650.00	155.54	52,494.46	49,228.13	135.59	49,092.54	3,401.92	6,803.84	2,154.75
8/1/2029	6,300.00	155.54	6,144.46	3,440.63	135.59	3,305.04	2,839.42		1,767.13
2/1/2030	56,300.00	155.54	56,144.46	48,440.63	135.59	48,305.04	7,839.42	10,678.84	4,793.92
8/1/2030	4,800.00	155.54	4,644.46	2,625.00	135.59	2,489.41	2,155.05		1,294.88
2/1/2031	54,800.00	155.54	54,644.46	47,625.00	135.59	47,489.41	7,155.05	9,310.10	4,224.29
8/1/2031	3,300.00	155.54	3,144.46	1,781.25	135.59	1,645.66	1,498.80		869.46
2/1/2032	113,300.00	62,373.33	50,926.67	96,781.25	54,369.98	42,411.27	8,515.40	10,014.20	4,853.78
	1,021,096.30	67,192.48	953,903.82	866,233.58	58,571.01	807,662.57	146,241.25	146,241.25	110,580.89

Savings Summary

PV of savings from cash flow	110,580.89
Plus: Refunding funds on hand	3,336.47

Net PV Savings	113,917.36

Savings
City of Greenfield
Tax Allocation Refunding Bonds (Series 2006) Public Offering

Date	Prior Debt Service	Prior Receipts	Prior Net Cash Flow	Refunding Debt Service	Refunding Receipts	Refunding Net Cash Flow	Savings	Annual Savings	Present Value to 02/04/2016 @ 3.7545304%
8/1/2016	433,345.00	4,844.47	428,500.53	340,155.90	4,116.18	336,039.72	92,460.81		90,785.20
2/1/2017	1,203,345.00	4,926.58	1,198,418.42	1,200,921.25	4,185.95	1,196,735.30	1,683.12	94,143.93	1,622.17
8/1/2017	419,388.75	4,926.58	414,462.17	337,371.25	4,185.95	333,185.30	81,276.87		76,889.98
2/1/2018	819,388.75	4,926.58	814,462.17	827,371.25	4,185.95	823,185.30	(8,723.13)	72,553.74	(8,100.24)
8/1/2018	411,888.75	4,926.58	406,962.17	332,471.25	4,185.95	328,285.30	78,676.87		71,712.57
2/1/2019	986,888.75	4,926.58	981,962.17	987,471.25	4,185.95	983,285.30	(1,323.13)	77,353.74	(1,183.79)
8/1/2019	400,963.75	4,926.58	396,037.17	322,646.25	4,185.95	318,460.30	77,576.87		68,128.05
2/1/2020	1,260,963.75	4,926.58	1,256,037.17	1,242,646.25	4,185.95	1,238,460.30	17,576.87	95,153.74	15,151.58
8/1/2020	383,763.75	4,926.58	378,837.17	308,846.25	4,185.95	304,660.30	74,176.87		62,763.57
2/1/2021	1,278,763.75	4,926.58	1,273,837.17	1,258,846.25	4,185.95	1,254,660.30	19,176.87	93,353.74	15,927.20
8/1/2021	365,863.75	4,926.58	360,937.17	294,596.25	4,185.95	290,410.30	70,526.87		57,496.20
2/1/2022	1,235,863.75	4,926.58	1,230,937.17	1,214,596.25	4,185.95	1,210,410.30	20,526.87	91,053.74	16,425.93
8/1/2022	348,463.75	4,926.58	343,537.17	280,796.25	4,185.95	276,610.30	66,926.87		52,569.10
2/1/2023	1,238,463.75	4,926.58	1,233,537.17	1,215,796.25	4,185.95	1,211,610.30	21,926.87	88,853.74	16,905.55
8/1/2023	330,218.75	4,926.58	325,292.17	262,096.25	4,185.95	257,910.30	67,381.87		50,993.93
2/1/2024	1,170,218.75	4,926.58	1,165,292.17	1,152,096.25	4,185.95	1,147,910.30	17,381.87	84,763.74	12,912.03
8/1/2024	312,893.75	4,926.58	307,967.17	244,296.25	4,185.95	240,110.30	67,856.87		49,478.29
2/1/2025	1,052,893.75	4,926.58	1,047,967.17	1,044,296.25	4,185.95	1,040,110.30	7,856.87	75,713.74	5,623.32
8/1/2025	297,631.25	4,926.58	292,704.67	232,296.25	4,185.95	228,110.30	64,594.37		45,379.64
2/1/2026	972,631.25	4,926.58	967,704.67	962,296.25	4,185.95	958,110.30	9,594.37	74,188.74	6,616.15
8/1/2026	283,456.25	4,926.58	278,529.67	220,890.00	4,185.95	216,704.05	61,825.62		41,848.54
2/1/2027	1,008,456.25	4,926.58	1,003,529.67	995,890.00	4,185.95	991,704.05	11,825.62	73,651.24	7,857.03
8/1/2027	266,237.50	4,926.58	261,310.92	207,811.88	4,185.95	203,625.93	57,684.99		37,620.11
2/1/2028	1,446,237.50	4,926.58	1,441,310.92	1,407,811.88	4,185.95	1,403,625.93	37,684.99	95,369.98	24,123.95
8/1/2028	238,212.50	4,926.58	233,285.92	186,811.88	4,185.95	182,625.93	50,659.99		31,832.28
2/1/2029	1,483,212.50	4,926.58	1,478,285.92	1,436,811.88	4,185.95	1,432,625.93	45,659.99	96,319.98	28,161.85
8/1/2029	208,643.75	4,926.58	203,717.17	164,936.88	4,185.95	160,750.93	42,966.24		26,012.10
2/1/2030	838,643.75	4,926.58	833,717.17	819,936.88	4,185.95	815,750.93	17,966.24	60,932.48	10,676.48
8/1/2030	193,681.25	4,926.58	188,754.67	153,065.00	4,185.95	148,879.05	39,875.62		23,259.53
2/1/2031	193,681.25	4,926.58	188,754.67	213,065.00	4,185.95	208,879.05	(20,124.38)	19,751.24	(11,522.29)
8/1/2031	193,681.25	4,926.58	188,754.67	151,940.00	4,185.95	147,754.05	41,000.62		23,042.49
2/1/2032	1,063,681.25	4,926.58	1,058,754.67	1,031,940.00	4,185.95	1,027,754.05	31,000.62	72,001.24	17,101.42
8/1/2032	173,018.75	4,926.58	168,092.17	135,440.00	4,185.95	131,254.05	36,838.12		19,947.20
2/1/2033	1,728,018.75	4,926.58	1,723,092.17	1,655,440.00	4,185.95	1,651,254.05	71,838.12	108,676.24	38,182.30
8/1/2033	136,087.50	4,926.58	131,160.92	105,040.00	4,185.95	100,854.05	30,306.87		15,811.42
2/1/2034	1,761,087.50	4,926.58	1,756,160.92	1,680,040.00	4,185.95	1,675,854.05	80,306.87	110,613.74	41,124.94
8/1/2034	97,493.75	4,926.58	92,567.17	73,540.00	4,185.95	69,354.05	23,213.12		11,668.33
2/1/2035	1,812,493.75	4,926.58	1,807,567.17	1,723,540.00	4,185.95	1,719,354.05	88,213.12	111,426.24	43,524.24
8/1/2035	56,762.50	4,926.58	51,835.92	40,540.00	4,185.95	36,354.05	15,481.87		7,497.98
2/1/2036	1,846,762.50	4,926.58	1,841,835.92	1,750,540.00	4,185.95	1,746,354.05	95,481.87	110,963.74	45,390.44
8/1/2036	14,250.00	4,926.58	9,323.42	6,340.00	4,185.95	2,154.05	7,169.37		3,345.39
2/1/2037	614,250.00	1,975,559.12	(1,361,309.12)	323,340.00	1,678,565.02	(1,355,225.02)	(6,084.10)	1,085.27	(2,786.67)
	30,581,892.50	2,177,466.79	28,404,425.71	28,546,620.93	1,850,119.20	26,696,501.73	1,707,923.98	1,707,923.98	1,191,815.53

Savings Summary

PV of savings from cash flow	1,191,815.53
Plus: Refunding funds on hand	2,559.30

Net PV Savings	1,194,374.83



Report to the Oversight Board

599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

MEMORANDUM: October 9, 2015

AGENDA DATE: October 14, 2015

TO: Chairman Roy Morris and Members of the Oversight Board

FROM: Jeri Corgill, Successor Agency, Director of Administrative Services

TITLE: **RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF GREENFIELD AND SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD, AND AUTHORIZING ITS TRANSMITTAL**

BACKGROUND AND ANALYSIS:

On September 22, 2015, SB 107 was approved by the governor. This revision of redevelopment law made several changes, among which were provisions for repayment of loans between cities and their former redevelopment agencies.

Redevelopment dissolution began in the middle of the Great Recession, after property values had plummeted in Greenfield. This had a severe effect on the amount of tax increment revenues deposited into the Successor Agency's Redevelopment Property Tax Trust Fund ("RPTTF"), such that it was initially difficult to service the Agency's bond debt. As the economy has improved, increment revenues have slowly increased, and debt service is no longer the uncertainty it once was.

While the RPTTF revenue is sufficient to service the Agency's bond debt, other Agency obligations that were approved by the California Department of Finance (DoF) could not be funded. Staff have worked with the County Auditor-Controller to submit a Claim of Insufficient Funds to the State Controller for the past two Recognized Payment Obligation Schedules ("ROPS") approved by DoF, ensuring that all obligations for those two periods are fully funded. However, prior to learning that this mechanism was available, the administrative costs of the Successor Agency had not been funded by RPTTF, and were instead absorbed by the City's General Fund.

The passage of SB 107 maintains the authorization for a city to loan funds to its successor agency for administrative costs, to the extent that the successor agency receives insufficient RPTTF revenues. In order for the City to be repaid for these administrative costs, the City and

Successor Agency must enter into a loan agreement. The City has implicitly loaned funds to the Successor Agency by historically absorbing these past administrative costs into the City's General Fund. The following table shows the administrative costs that were approved by the Oversight Board and DoF, but were not funded by RPTTF revenues.

	Admin Loan
ROPS II (12-13A)	98,534.00
ROPS III (12-13B)	98,534.00
ROPS 13-14A	69,400.00
ROPS 13-14B	73,600.00
ROPS 14-15A	60,000.00
ROPS 14-15B	-
ROPS 15-16A	-
	400,068.00

On October 13th, the City Council and Successor Agency Board both approved this loan agreement. The agreement formalizes the obligation for the Successor Agency to place this obligation on the next ROPS, payable to the City General Fund. In addition to the principal amount, interest will be payable on a fixed annual simple basis, at the published interest rate earned by funds deposited into the Local Agency Investment Fund.

If this agreement is approved by the Oversight Board, the agreement will be forwarded to DoF for final approval. The law is not clear regarding whether it is applicable to loans for past administrative costs. If DoF approves the loan for past administrative costs, the City will then have the opportunity to repay the General Fund.

FINANCIAL AND BUDGET IMPACT

If approved, the agreement will provide for repayment of administrative costs in the amount of \$400,068.00, plus interest.

RECOMMENDATION

Staff recommends that the Oversight Board Adopt Resolution No. 2015-05, approving a Loan Agreement between the City and the Successor Agency.

PROPOSED MOTION

I MOVE TO ADOPT RESOLUTION #SA 2015-05, A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF GREENFIELD AND SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD, AND AUTHORIZING ITS TRANSMITTAL.

ATTACHMENTS

Resolution SA #2015-05
Loan Agreement

RESOLUTION NO.

OB 2015-05

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF GREENFIELD AND SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD, AND AUTHORIZING ITS TRANSMITTAL

WHEREAS, the Oversight Board of the Successor Agency to the Greenfield Redevelopment Agency (“Oversight Board”) has been established to direct the Successor Agency to the Redevelopment Agency of the City of Greenfield (“Successor Agency”) to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the Dissolution Act (enacted by Assembly Bills 26 and 1484, as codified in the California Health and Safety code); and

WHEREAS, the shortage of RPTTF funds has caused the Successor Agency to become indebted to the City of Greenfield in the amount of \$400,068.00; and

WHEREAS, the administrative costs of the Successor Agency could not have been paid absent the \$400,068.00 loan from the City; and

WHEREAS, the provisions of SB 107 now allow loan agreements to be recognized and approved by the Oversight Board.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Greenfield does hereby resolve as follows:

SECTION 1. The Recitals set forth above are true and correct and are incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves the Loan Agreement in substantially the form attached hereto as Exhibit A, and incorporated herein by reference, as required by the Dissolution Act.

SECTION 3. The Successor Agency is hereby authorized and directed to transmit a copy of the Loan Agreement to the State Department of Finance, the State Controller, and the Monterey County Auditor-Controller for their review.

SECTION 4. The Chair shall sign the Resolution and the Secretary shall confirm the passage and adoption hereof.

The above and forgoing resolution was duly and regularly passed and adopted at a meeting by the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Greenfield, held on the 14th day of October, 2015, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

Chairperson, Oversight Board
City of Greenfield

Deputy Secretary, Oversight Board
City of Greenfield

I, Ann F. Rathbun, Deputy Secretary of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Greenfield, certify that the foregoing Resolution was adopted at its regular meeting held on October 14, 2015.

EXHIBIT A

**LOAN AGREEMENT
AGREEMENT BETWEEN THE CITY OF GREENFIELD AND THE SUCCESSOR
AGENCY TO THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF GREENFIELD**

1. Parties: The Successor Agency to the former Redevelopment Agency of the City of Greenfield (the “Borrower”) and the City of Greenfield (the “Lender”).
2. The Lender has paid the administrative expenses of the Borrower over and above the funds made available from Residual Property Tax Trust Fund (RPTTF) payments in those amounts and for the Recognized Obligation Payment Schedule (ROPS) periods shown on Exhibit “A”, and those funds were either advances as cash-flow loans by the Lender or were directly paid by the Lender on behalf of the Borrower.
3. Promise to Pay: by or before June 30, 2017, the Borrower agrees to pay to the Lender those sums borrowed, subject to the availability of RPTTF funds.
4. The Lender agrees to provide future cash-flow loans to the extent that RPTTF payments to the Borrower are insufficient to pay the administrative expenses of the Borrower.
5. Interest Rate: the Parties agree, to the extent allowed by law, to establish an interest rate for the outstanding short-term cash-flow loans at the amount equal to the rate paid by the Local Agency Investment Fund by the State of California during the time the loans remain outstanding.
6. Loan Payments: the Parties agree that the Borrower will make loan payments as funds are available from Residual Property Tax Trust Fund distributions.
7. Prepayment: the Borrower has the right to pay the whole amount of the loan at any time.
8. Future cash-flow loans shall be subject to the terms of this Agreement.

SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY
OF THE CITY OF GREENFIELD

CITY OF GREENFIELD

By: _____

By: _____

Date: _____

Date: _____

EXHIBIT A

	<u>Admin Loan</u>
ROPS II (12-13A)	98,534.00
ROPS III (12-13B)	98,534.00
ROPS 13-14A	69,400.00
ROPS 13-14B	73,600.00
ROPS 14-15A	60,000.00
ROPS 14-15B	-
ROPS 15-16A	-
	400,068.00