

# MINUTES

## OVERSIGHT BOARD OF WINDSOR REDEVELOPMENT SUCCESSOR AGENCY MEETING

Wednesday, September 19, 2013  
5:00 p.m.

Civic Center Council Chambers  
9291 Old Redwood Highway, Building 400  
Windsor, CA 95492

**1. CALL TO ORDER**

Chair Fudge called to order a meeting of the Oversight Board of the Windsor Redevelopment Successor Agency at 5:02 p.m.

**2. OVERSIGHT BOARD ROLL CALL**

Present at Roll Call were Members Bergman, Lawrence, Roberts, Vice Chair Leasure and Chair Fudge. Members Herrington and Nelson were absent.

It was noted for the record that Member Herrington arrived at 5:03 p.m.

**3. PLEDGE OF ALLEGIANCE**

Special Projects Manager Kelley led the Pledge of Allegiance.

**4. CITIZEN PUBLIC COMMENT**

No public comments were made.

**5. APPROVAL OF MINUTES**

Member Lawrence moved to approve the minutes of the regular Oversight Board meetings of January 10, 2013 and February 27, 2013. Vice Chair Leasure seconded the motion. The motion to approve the January 10, 2013 minutes passed by a 6/0/1 vote (Member Nelson was absent) and the February 27, 2013 minutes passed by a 4/3 vote (Vice Chair Leasure and Member Roberts abstained and Member Nelson was absent).

**6. ORGANIZATIONAL ITEMS**

**6.1 ELECTION OF OVERSIGHT BOARD CHAIR AND VICE CHAIR**

**BACKGROUND:** At its April 26, 2012 meeting, the Board elected Debora Fudge as Chair and Jeff Leasure as Vice Chair of the Board. At this meeting, the Board concurred that the Chair and Vice Chair would be elected from among the members of the Board for a one-year term expiring June 30, 2013.

**RECOMMENDATION:** Staff recommends that the Oversight Board:

1. Elect one member of the Oversight Board to serve as Chair of the Oversight Board of the Windsor Redevelopment Successor Agency for a one-year term effective this meeting;
2. Elect one member to serve as Vice Chair of the Board for a one-year term effective this meeting; and
3. Consider and adopt the resolution affirming the selection of the Board officers.

**ACTION:** Member Herrington moved to keep the same officers in office (Debora Fudge/Chair and Jeff Leasure/Vice Chair) for one-year terms that will expire September 19, 2014. Member Roberts seconded the motion. Following a roll call vote, the motion passed by a 6/0/1 vote (Member Nelson was absent).

Member Lawrence moved to adopt Resolution No. OSB 11-13 affirming the selection of Chair Fudge and Vice Chair Leasure. Member Herrington seconded the motion. The motion passed by a 6/0/1 vote (Member Nelson was absent).

## 7. BUSINESS ITEMS

### **7.1 RESOLUTION OF THE OVERSIGHT BOARD OF THE WINDSOR REDEVELOPMENT SUCCESSOR AGENCY MAKING THE FINDING THAT A LOAN BETWEEN THE TOWN AND THE WINDSOR REDEVELOPMENT AGENCY WAS FOR LEGITIMATE REDEVELOPMENT PURPOSES AND IS AN ENFORCEABLE OBLIGATION**

**BACKGROUND:** Assembly Bill 1X 26, also known as the "Dissolution Act", was enacted on June 28, 2011, the result of which was to significantly modify the Community Redevelopment Law. As a result, redevelopment agencies dissolved on February 1, 2012. On June 27, 2012, a clean-up bill to the redevelopment dissolution legislation was enacted by the State Legislature ("AB 1484"). AB 1484 established several new procedures that must be followed and accelerated several timelines for existing procedures.

Under AB 1X 26, loans made by a sponsoring entity to a former RDA were generally ineligible for repayments. Subsequently the State Legislature, under AB 1484, made allowances for the repayment of loans between the former RDA and the sponsoring entity. Loans between the RDA and Town may be deemed to be enforceable following the successor agency's receipt of a Finding of Completion.

The Windsor Redevelopment Successor Agency received the Finding of Completion on April 26, 2013.

Chair Fudge called for comments from the audience. None were forthcoming

**RECOMMENDATION:** Staff recommends that the Oversight Board:

1. Adopt a resolution making the finding that the loan between the Town of Windsor and the Windsor Redevelopment Agency was for legitimate redevelopment purposes and is an enforceable obligation; and
2. Authorize the placement of the outstanding loan on the Recognized Obligation Payment Schedule (ROPS).

**ACTION:** Member Bergman moved to adopt OSB Resolution No. 12-13 making the finding that a loan between the Town and the Windsor Redevelopment Agency was for legitimate redevelopment purposes and is an Enforceable Obligation. Member Roberts seconded the motion. The motion passed by a 6/0/1 vote (Member Nelson was absent).

**7.2 RESOLUTION OF THE OVERSIGHT BOARD OF THE WINDSOR REDEVELOPMENT SUCCESSOR AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JANUARY 1 – JUNE 30, 2014, PURSUANT TO HEALTH AND SAFETY CODE §34177(J)-(L)**

**BACKGROUND:**

The purpose of the Successor Agency is to wind down the operation of the former Windsor Redevelopment Agency (“Former RDA”) in accordance with Assembly Bill x1 26 (“AB 26”), enacted on June 28, 2011, and Assembly Bill 1484 (“AB 1484”), enacted on June 27, 2012 (collectively, the “Dissolution Laws”). On January 11, 2012, the Town Council designated the Town of Windsor (“Town”) to serve as the Successor Agency to the Former RDA for the purposes of winding down the Former RDA’s operation and to retain the Former RDA’s housing assets and assume the Former RDA’s housing responsibilities.

Under the Dissolution Laws, the ROPS is the governing document as to payments that are allowed to be made by the Successor Agency during each applicable six-month period. Each ROPS is approved on a forward-looking basis for the upcoming six-month period. According to the Dissolution Law, the ROPS has effectively superseded the Enforceable Obligation Payment Schedule and the annual Statement of Indebtedness in terms of showing enforceable obligations to be paid by the Successor Agency. One of the Oversight Board’s roles is to consider and take action on the adoption of the ROPS. The County Auditor-Controller will allocate property tax increment to Agencies to pay debts listed on the ROPS. A new ROPS must be adopted for each successive six-month period.

**RECOMMENDATION:** Adopt a resolution of the Oversight Board approving the Recognized Obligation Payment Schedule (“ROPS”) for the period January 1 - June 30, 2014, pursuant to Health and Safety Code §34177(j)-(l).

**ACTION:** Member Herrington moved to adopt Resolution No. OSB 13-13 approving a Recognized Obligation Payment Schedule and administrative budget for the period January 1 – June 30, 2014, pursuant to Health and Safety Code §34177(j)-(l). Member Roberts seconded the motion. The motion passed by a 6/0/1 vote. (Member Nelson was absent.)

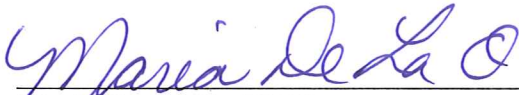
Member Leasure asked that the ROPS notes reflect that 2.5 million was for the Successor Agency administrative costs for a ten year period.

### **7.3 SUCCESSOR AGENCY STAFF UPDATE**

Administrative Services Director Ippoliti informed the Board that staff is proposing a meeting to discuss the Long-Range Management Asset Plan on Thursday, October 17, 2013 at 5:00 p.m. She said that because the Redevelopment Agency owns no assets, the preparation of the plan should be fairly simple.

### **8. ADJOURNMENT**

The meeting adjourned at 5:17 p.m. to the next meeting scheduled for October 17, 2013 at 5:00 p.m. to be held in the Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor.



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**Maria De La O, CMC**  
**Secretary**