



TOWN OF PARADISE

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www.townofparadise.com

Redevelopment Agency Staff:

Charles L. Rough, Jr., Executive Director
Lauren Gill, Assistant Executive Director
Joanna Gutierrez, Agency Secretary
Gina Will, Treasurer
Dwight L. Moore, Agency Counsel

Redevelopment Agency Board of Directors:

Alan White, Chairman
Steve "Woody" Culleton, Vice Chairman
Joe DiDuca, Director
Scott Lotter, Director
Tim Titus, Director

PARADISE REDEVELOPMENT AGENCY AGENDA September 15, 2011 – Special Meeting Immediately Following Town Council - 9:30 a.m. - Special Meeting

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk/Redevelopment Agency Secretary's Department at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Redevelopment Agency Secretary. Members of the public may only address items on the special meeting agenda for the Redevelopment Agency Board. It is requested that you complete a "Request to Address Council/RDA" card and give it to the Agency Clerk prior to the beginning of the Redevelopment Agency Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Redevelopment Agency will be available for public inspection at the time the subject writing or document is distributed to a majority of the subject body. The information will be available at the Town Hall in the Town Clerk/Agency Secretary's Department at 5555 Skyway, Paradise, California, during regular business hours Monday through Thursday from 8:00 a.m. to 5:00 p.m.

1. OPENING

- a. Call to Order
- b. Roll Call

2. AGENCY CONSIDERATION

- 2a. Consider adopting Resolution No. 11-04, A Resolution of the Paradise Redevelopment Agency Adopting a Draft Recognized Obligation Payment Schedule in Accordance with Assembly Bill No. 26. **(ROLL CALL VOTE)**
The schedule identifies Agency payment obligations for the 2011/12 fiscal year and specifically for January through June, 2012, and includes the pass through obligations of the Paradise Redevelopment Agency that it has had since its inception.

3. ADJOURNMENT

STATE OF CALIFORNIA)
COUNTY OF BUTTE)

SS.

I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this RDA Agenda on the bulletin Board both inside and outside of Town Hall on the following date: _____

REDEVELOPMENT AGENCY SECRETARY SIGNATURE

**PARADISE REDEVELOPMENT AGENCY
AGENCY AGENDA REPORT
Date: September 15, 2011**

AGENDA NO 2 (a)

ORIGINATED BY: Gina S. Will, Agency Treasurer



REVIEWED BY: Charles L. Rough, Jr., Executive Director

Dwight L. Moore, Agency Counsel



SUBJECT: Paradise Redevelopment Agency Draft Recognized Enforceable Obligation Payment Schedule

RECOMMENDATION:

1. Adopt a Resolution of the Paradise Redevelopment Agency Adopting a Draft Recognized Obligation Payment Schedule in Accordance with Assembly Bill No. 26; or
2. Decline to adopt the resolution and refer the matter back to staff.

BACKGROUND:

As the Paradise Redevelopment Agency Board is aware, the State of California has passed Assembly Bill No. 26 (AB1X26) and 27 (AB1X27) which gives RDA's the choice between elimination or voluntary extension, and if it chooses voluntary extension requires that redevelopment agencies pay a certain portion of its tax increment monies annually to school districts. This in effect shifts part of the responsibility of the State in funding education to the shoulders of local agencies. The California Redevelopment Agency (CRA) and the League of California Cities in conjunction with redevelopment agencies filed a lawsuit with the California Supreme Court on the grounds that both bills are unconstitutional. The Supreme Court has issued a partial stay until it can completely review the case. The stay did not suspend the requirement under the legislation that redevelopment agencies prepare a draft Recognized Obligation Payment Schedule (ROPS) by September 30, 2011. The Board will recall that on August 22, 2011, it adopted a very similar schedule called the Enforceable Obligation Payment Schedule (EOPS). The EOPS specifically identified obligations to be paid August through December 2011.

DISCUSSION:

Therefore, in accordance with this legislation, attached is a resolution that will adopt a draft Recognized Obligation Payment Schedule as required in Health and Safety Code section 34169 by September 30, 2011 to be provided to the successor agency. The draft recognized obligation payment schedule is in the format and contains the information recommended by CRA. It is a complete schedule of the Paradise Redevelopment Agency payment obligations for the 2011/12 fiscal year and specifically for January through June 2012, most of which are already identified on an annual basis in the annual RDA Audit. The other obligation payment schedule is the schedule of pass through obligations of the Paradise Redevelopment Agency. These are annual pass through obligations that the

Agency has had since its inception. Butte County forwards these payments to the respective agency from the total tax increment monies and then the County forwards the remaining amount to our Agency.

FINANCIAL IMPACT:

There is no additional financial obligation created by adopting these payment schedules. They are created only to summarize for the State and the successor agency the obligations of the Agency which are separate from the debt obligations of the Town of Paradise.

**PARADISE REDEVELOPMENT AGENCY
RESOLUTION NO. _____**

**A RESOLUTION OF THE PARADISE REDEVELOPMENT AGENCY
ADOPTING A DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
IN ACCORDANCE WITH ASSEMBLY BILL NO. 26**

WHEREAS, Assembly Bill No. 26 (AB1X26) requires California Redevelopment Agencies to prepare a draft recognized obligation payment schedule as defined in Health and Safety Code section 34169 by September 30, 2011; and

WHEREAS, although the California Supreme Court has granted a partial stay of the provisions within AB1X26 the California Redevelopment Association has advised its members to prepare and adopt a draft recognized obligation payment schedule pursuant to Health and Safety Code section 34169; and

WHEREAS, the Executive Director had the Treasurer prepare a draft recognized obligation payment schedule for review and adoption by the Paradise Redevelopment Board of Directors.

NOW, THEREFORE, BE IT RESOLVED BY THE PARADISE REDEVELOPMENT BOARD OF DIRECTORS OF THE TOWN OF PARADISE as follows:

Section 1. The Paradise Redevelopment Board of Directors hereby approves and adopts the draft Recognized Obligation Payment Schedule attached as Exhibit "A".

Section 2. The Executive Director or designee is authorized to take all necessary actions to comply with the laws applicable to the Recognized Obligation Payment Schedule.

PASSED AND ADOPTED by the Paradise Redevelopment Agency at a meeting on September 15, 2011, by the following vote:

AYES:

NOES:

ABSENT:

NOT VOTING:

ALAN WHITE, Chairperson

ATTEST:

APPROVED AS TO FORM:

JOANNA GUTIERREZ, Agency Secretary

DWIGHT L. MOORE, Agency Counsel

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 1X 26 - 27

Project Name / Debt Obligation	Payee	Description	Payment Source	Total Outstanding Debt or Obligation as of 12/1/11	Total Due During Fiscal Year	Payments by month							
						Jan	Feb	Mar	Apr	May	June	Total	
1) 2006 Tax Allocation Note	Wells Fargo Bank	Note issued to fund CIPs	Redevelopment Property Tax Trust Fund (formerly tax increment) & Low and Moderate Income Housing Fund	1,300,000.00	63,675.00							31,837.50	\$ 31,837.50
2) 2009 Tax Allocation Bond	Wells Fargo Bank	Issued to refinance 2003 & 2005 Notes	Redevelopment Property Tax Trust Fund (formerly tax increment) & Low and Moderate Income Housing Fund	4,480,000.00	262,855.00							131,427.50	\$131,427.50
3) Land Purchase	Jeffords	Purchase of 5456 Black O	Redevelopment Property Tax Trust Fund (formerly tax increment)	97,563.00	17,201.76	1,433.48	1,433.48	1,433.48	1,433.48	1,433.48	1,433.48	1,433.48	\$ 8,600.88
4) Land Purchase	Sweeney	Purchase of 174 Pearson	Redevelopment Property Tax Trust Fund (formerly tax increment)	0.00	5,197.30								\$ -
5) Town Loan #4 dated 03/21/07	Town of Paradise	Administration Expense	Other Revenue Sources	43,316.00	45,264.93			45,264.93					\$ 45,264.93
6) Town Loan #5 dated 07/01/10	Town of Paradise	Administration Expense	Other Revenue Sources	537,392.13	149,794.64								\$ -
7) Town Loan #6 dated 03/01/11	Town of Paradise	Administration Expense	Other Revenue Sources	479,613.00	109,251.83			109,251.83					\$109,251.83
8) Contract for audit services	Moss, Levy, Hartzheim	2010/11 Audit	Administrative Cost Allowance	6,128.00	6,128.00								\$ -
9) Bond & Note Admin Fees	Wells Fargo Bank	Administration Fees	Administrative Cost Allowance	4,000.00	4,000.00								\$ -
10) Internal Service Costs	Town of Paradise	Insurance, utilities, etc	Administrative Cost Allowance	3,977.00	3,977.00	331.42	331.42	331.42	331.42	331.42	331.42	331.42	\$ 1,988.52
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Totals - This Page				\$ 6,951,989.13	\$ 667,345.46	\$ 1,764.90	\$ 1,764.90	\$ 156,281.66	\$ 1,764.90	\$ 1,764.90	\$ 165,029.90	\$ 165,029.90	\$328,371.16
Totals - Page 2				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 3				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 4				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Other Obligations				\$ 105,901.80	\$ 105,901.80	\$ -	\$ -	\$ -	\$ 52,950.93	\$ -	\$ -	\$ -	\$ 52,950.93
Grand total - All Pages				\$ 7,057,890.93	\$ 773,247.26	\$ 1,764.90	\$ 1,764.90	\$ 156,281.66	\$ 54,715.83	\$ 1,764.90	\$ 165,029.90	\$ 165,029.90	\$381,322.09

RECOGNIZED OBLIGATION PAYMENT SCHEDULE***

OTHER OBLIGATIONS

Per AB 1X 26 - 27

Project Name / Debt Obligation	Payee	Description	Payment Source	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011/12	Payments by month						
						Jan	Feb	Mar	Apr	May	June	Total
1) Pass Through Agreement	BUTTE COUNTY--GENERAL	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	13,930.24	13,930.24				6,965.12			\$ 6,965.12
2) Pass Through Agreement	BUTTE COUNTY--WELFARE	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	5,350.49	5,350.49				2,675.25			\$ 2,675.25
3) Pass Through Agreement	BUTTE COUNTY--LIBRARY	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	1,477.76	1,477.76				738.88			\$ 738.88
4) Pass Through Agreement	KIMSHEW CEMETERY	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	0.00	0.00				0.00			\$ -
5) Pass Through Agreement	PARADISE CEMETERY	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	1,161.22	1,161.22				580.61			\$ 580.61
6) Pass Through Agreement	BUTTE MOSQUITO ABATEMENT DIST.	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	1,503.91	1,503.91				751.96			\$ 751.96
7) Pass Through Agreement	PARADISE PARK & RECREATION	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	5,453.21	5,453.21				2,726.61			\$ 2,726.61
8) Pass Through Agreement	PARADISE UNIFIED SCHOOL	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	36,747.15	36,747.15				18,373.58			\$ 18,373.58
9) Pass Through Agreement	BUTTE COUNTY SCHOOLS	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	4,507.72	4,507.72				2,253.86			\$ 2,253.86
10) Pass Through Agreement	BUTTE COMMUNITY COLLEGE	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	7,194.35	7,194.35				3,597.18			\$ 3,597.18
11) Pass Through Agreement	TOWN OF PARADISE	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	26,420.11	26,420.11				13,210.06			\$ 13,210.06
12) Pass Through Agreement	PARADISE IRRIGATION	Pass Through Obligation - Tier 1	Redevelopment Property Tax Trust Fund (formerly tax increment)	2,155.64	2,155.64				1,077.82			\$ 1,077.82
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Totals - Other Obligations				\$ 105,901.80	\$ 105,901.80	\$ -	\$ -	\$ -	\$52,950.93	\$ -	\$ -	\$ 52,950.93

*** All payment amounts are estimates