



**SUCCESSOR AGENCY TO  
THE CITY OF HUGHSON  
REDEVELOPMENT AGENCY  
*SPECIAL MEETING*  
7018 Pine Street, Hughson, CA**

**AGENDA  
MONDAY, DECEMBER 13, 2022 – 6:00 P.M.**

**How to participate in, or observe the Meeting:**

- In person in the City Council Chambers and submit public comment when invited during the meeting.
- Interactively, via WebEx Videoconference, by accessing this link:

<https://cityofhughson.my.webex.com/cityofhughson.my/j.php?MTID=m87bbf12196a815a1d610d14d97aae077>

Interactive attendees may submit public comment via WebEx when invited during the meeting.

- Observe only via YouTube live, by accessing this link:

[https://www.youtube.com/channel/UC-PwkdIrKoMmOJDzBSodu6A?view\\_as=subscriber](https://www.youtube.com/channel/UC-PwkdIrKoMmOJDzBSodu6A?view_as=subscriber)

- In addition, recorded City Council meetings are posted on the City's website the first business day following the meeting. Recorded videos can be accessed with the following link:  
<http://hughson.org/our-government/city-council/#council-agenda>

**How to submit written Public Comment:**

- Email will be available prior to 5:00 PM on December 13, 2021, to provide public comment for the Public Comment Period, or for a specific agenda item. Please email [agose@hughson.org](mailto:agose@hughson.org). Written comment will be distributed to the City Council and kept on file as part of official record of the Council meeting.

**CALL TO ORDER:** Chair George Carr

**ROLL CALL:** Chair George Carr  
 Board Member Harold Hill  
 Board Member Michael Buck  
 Board Member Ramon Bawanana  
 Board Member Samuel Rush

**1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken)**

At this time, members of the public may comment on any item not appearing on the Agenda, and within the subject matter jurisdiction of the Successor Agency to the Hughson Redevelopment Agency. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time. Time cannot be yielded to another person. Under State Law, matters presented under this item cannot be discussed or acted upon at this time by the Successor Agency. The public will be invited to make comments on Agenda items when the item comes up for consideration. For record purposes, you must step up to the podium, state your name, and speak into the microphone when addressing the Successor Agency to the Hughson Redevelopment Agency.

**2. NEW BUSINESS:**

- 2.1: Approval of the Minutes of the Successor Agency Special Meeting held on January 11, 2021.
- 2.2: Adopt Resolution No. 2021-02, Approving the Recognized Obligation Payment Schedule (ROPS 22-23).

**ADJOURNMENT:**

<b>AFFIDAVIT OF POSTING</b>			
<b>DATE:</b>	<u>December 10, 2021</u>	<b>TIME:</b>	<u>3:00 PM</u>
<b>NAME:</b>	<u>Ashton Gose</u>	<b>TITLE:</b>	<u>Deputy City Clerk</u>

**Agendas:** This Agenda is now available for public review at the City's website at [www.hughson.org](http://www.hughson.org) and City Clerk's Office, 7018 Pine Street, Hughson, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.

**Questions:** Contact the City Clerk at (209) 883-4054.

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**Notice Regarding Non-English Speakers:**

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Hughson City Council shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

**WAIVER WARNING**

If you challenge a decision/direction of the Successor Agency to the Hughson Redevelopment Agency in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior to, the public hearing(s).

**AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT  
NOTIFICATION FOR THE CITY OF HUGHSON**

This Agenda shall be made available upon request in alternative formats to persons with a disability as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

**Disabled or Special needs Accommodation:** In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a City Council meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.



**CITY OF HUGHSON  
SUCCESSOR AGENCY TO THE  
HUGHSON REDEVELOPMENT AGENCY  
SPECIAL MEETING**  
City Hall Council Chambers  
7018 Pine Street, Hughson, CA

**MINUTES  
MONDAY, JANUARY 11, 2021 – 7:00 P.M.**

**CALL TO ORDER:** Chair George Carr – 7:13 P.M.

**ROLL CALL:**

Present: Chair George Carr  
Board Member Ramon Bawanan  
Board Member Samuel Rush  
Board Member Harold Hill

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**1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken)**

No Public Comments.

**2. NEW BUSINESS:**

2.1: Approval of the Minutes of the Successor Agency Special Meeting held on January 13, 2020.

**BANWAN/HILL 4-0-0-0 motion passes to approve the Minutes of the January 13, 2020 Special Meeting.**

2.2: Adopt Resolution No. 2021-01, Approving the Recognized Obligation Payment Schedule (ROPS 21-22).

**City Manager Mayhew presented the information on this item.**

**CARR/HILL 4-0-0-0 motion passes to adopt Resolution No. 2021-01, Approving the Recognized Obligation Payment Schedule (ROPS 21-22).**

**ADJOURNMENT:**

**Chair Carr adjourned the meeting at 7:19 P.M.**


**George Carr, CHAIR**

**ASHTON GOSE, Deputy City Clerk**



**SUCCESSOR AGENCY TO THE  
CITY OF HUGHSON REDEVELOPMENT AGENCY  
AGENDA ITEM NO. 2.2  
SECTION 2: NEW BUSINESS**

**Meeting Date:** December 13, 2021  
**Subject:** Adoption of Resolution No. 2021-02, Approving the Recognized Obligation Payment Schedule (ROPS 22-23)  
**Presented By:** Anna Nicholas, Director of Finance and Administrative Services

**Approved By:** 

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**Staff Recommendations:**

Adopt Resolution No. 2021-02, approving the Recognized Obligation Payment Schedule (ROPS 22-23) for July 1, 2022 through June 30, 2023.

**Background:**

As part of the State budget process in 2012, the legislature passed AB 1484: Redevelopment Dissolution/Unwind Trailer Bill. The purpose of the bill was to make technical and substantive amendments to the Redevelopment Dissolution Act ("Act") based on experience to date at the State and local levels in implementing that Act. In September of 2015, the legislature passed SB 107, making further technical and substantive amendments to the Act.

In 2016, several new provisions went into effect. These include:

- A change in methodology for calculating the administrative cost allowance; and
- Annual (versus semi-annual) Recognized Obligation Payment Schedule (ROPS) filing requirement.

On July 1, 2018, more than 400 Redevelopment Agency (RDA) Oversight Boards in cities throughout the state were dissolved and consolidated into a single Oversight Board for all RDA's in that county. As a result, the City of Hughson's RDA Oversight Board (RDA Oversight Board) was dissolved, and its functions consolidated into the Stanislaus County's Oversight Board (Countywide Oversight Board).

**Discussion:**

At this time, staff has prepared the annual ROPS for the Successor Agency's consideration and approval. The ROPS 22-23 presented to the Successor Agency Board for approval is the anticipated expenditures during the period of July 1, 2022 to June 30, 2023. Payments listed on the ROPS 22-23 are meant to be covered by property tax funding distributed to the Successor Agency by the Stanislaus County Auditor Controller from the Redevelopment Property Tax Trust Fund (RPTTF).

At this time, staff has elected not to do a last and final ROPS due to the outcome of prior attempts where the Department of Finance has required reducing the annual administrative allowance to \$10,000 per year, an amount that would not cover annual administrative costs. Since the Department of Finance cannot not reduce the administrative cost in an Agency's annual ROPS, staff is recommending filing an annual ROPS to recover all administrative costs.

**Fiscal Impact:**

The approved ROPS 22-23 will go to the Countywide Oversight Board for approval, and the approved ROPS 22-23 will be submitted to the California Department of Finance and Stanislaus County Auditor-Controller's Office. Once it becomes effective, the ROPS 22-23 will replace the previously adopted ROPS as the basis of future payments for July 1, 2022 through June 30, 2023.

**SUCCESSOR AGENCY OF THE  
CITY OF HUGHSON REDEVELOPMENT AGENCY  
RESOLUTION NO. 2021-02**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CITY OF HUGHSON  
REDEVELOPMENT AGENCY APPROVING AN ANNUAL RECOGNIZED  
OBLIGATION PAYMENT SCHEDULE FOR THE 2022-23 FISCAL PERIOD FROM  
JULY 1, 2022 THROUGH JUNE 30, 2023, PURSUANT TO HEALTH AND SAFETY  
CODE SECTION 34177 AND TAKING CERTAIN RELATED ACTIONS**

**WHEREAS**, Pursuant to Health and Safety Code Section 34177(o), the Successor Agency to the Hughson Redevelopment Agency (the “Successor Agency”) must prepare a proposed Recognized Obligation Payment Schedule (“ROPS”) before each annual fiscal period (commencing July 1) and submit each proposed ROPS to the Oversight Board for the Successor Agency (the “Oversight Board”) for approval.

**WHEREAS**, Pursuant to Health and Safety Code Section 34177(o)(1), at the same time that the Successor Agency submits a ROPS to the Oversight Board for approval, the Successor Agency must submit a copy of such ROPS to the State Department of Finance (the “DOF”), the County administrative officer, and the County Auditor-Controller.

**WHEREAS**, Pursuant to Health and Safety Code Section 34177(o), the Successor Agency must (1) submit the Oversight Board approved ROPS for the fiscal period from July 1, 2022 through June 30, 2023 (“ROPS 22-23”), to the DOF, the Office of the State Controller, and the County Auditor-Controller, no later than February 1, 2022; and (2) post a copy of the Oversight Board approved ROPS 22-23 on the Successor Agency’s website.

**NOW, THEREFORE, THE MEMBERS OF THE BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF HUGHSON REDEVELOPMENT AGENCY (THE “BOARD”), HEREBY RESOLVE, ORDER AND DETERMINE FOLLOWS:**

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to the provisions of Health and Safety Code Section 34177.

Section 3. The Board hereby approves the Recognized Obligation Payment Schedule (ROPS 22-23), presented as ‘Exhibit A’ of the attached. The Executive Director of the Successor Agency, in consultation with the Successor Agency’s legal counsel, may modify ROPS 22-23 as the Executive Director or the Successor Agency’s legal counsel deems necessary or advisable.

Section 4. Staff is hereby authorized and directed to submit a copy of ROPS 22-23 to the Countywide Oversight Board for approval and transmit a copy of ROPS 22-23 to the DOF, the County Auditor-Controller and the County administrative officer as designated by the County.



Section 5. Staff is hereby authorized and directed to submit a copy of Oversight Board approved ROPS 22-23 to the DOF, the Office of the State Controller, and the County Auditor-Controller. If the Oversight Board has not approved ROPS 22-23 by February 1, 2022, Staff is hereby authorized and directed to transmit ROPS 22-23 to the DOF, the Office of the State Controller, and the County Auditor-Controller by February 1, 2022, with a written notification regarding the status of the Oversight Board's review. Written notice and information regarding the action of the Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing.

Section 6. Staff is hereby authorized and directed to post a copy of the Oversight Board-approved ROPS 22-23 on the Successor Agency's Internet website (being a page on the Internet website of the City of Hughson).

Section 7. The officers and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

**IN WITNESS WHEREOF**, this Resolution is adopted and approved by the Board of Directors of the Successor Agency of the City of Hughson Redevelopment Agency this 13th day of December 2021.

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**APPROVED:**

\_\_\_\_\_  
**GEORGE CARR, CHAIR**

**ATTEST:**

\_\_\_\_\_  
**ASHTON GOSE, Deputy City Clerk**

**Recognized Obligation Payment Schedule (ROPS 22-23) - Summary  
Filed for the July 1, 2022 through June 30, 2023 Period**

**Successor Agency:** Hughson  
**County:** Stanislaus

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>22-23A Total (July - December)</b>	<b>22-23B Total (January - June)</b>	<b>ROPS 22-23 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 148,625</b>	<b>\$ -</b>	<b>\$ 148,625</b>
B Bond Proceeds	-	-	-
C Reserve Balance	148,625	-	148,625
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 48,450</b>	<b>\$ 240,950</b>	<b>\$ 289,400</b>
F RPTTF	-	192,500	192,500
G Administrative RPTTF	48,450	48,450	96,900
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 197,075</b>	<b>\$ 240,950</b>	<b>\$ 438,025</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Hughson**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail**  
**July 1, 2022 through June 30, 2023**

A	B	C	D	E	F	G	H	I	J	K	ROPS 22-23A (Jul - Dec)					Q	ROPS 22-23B (Jan - Jun)					W		
											L	M	N	O	P		22-23A Total	Fund Sources					22-23B Total	
																		Bond Proceeds	Reserve Balance	Other Funds	RPTTF			Admin RPTTF
								\$4,024,127		\$438,025	\$-	\$148,625	\$-	\$-	\$48,450	\$197,075	\$-	\$-	\$-	\$192,500	\$48,450	\$240,950		
4	Disclosure Services	Professional Services	03/16/2006	10/01/2036	Urban Futures	Continuing Disclosure Services		30,100	N	\$2,150	-	-	-	-	-	\$-	-	-	-	2,150	-	\$2,150		
7	Annual Audit	Professional Services	07/01/2013	06/30/2014	Moss, Levy & Hartzheim	Annual Audit		56,000	N	\$4,000	-	-	-	-	-	\$-	-	-	-	4,000	-	\$4,000		
8	Contract for Legal Services	Professional Services	03/16/2006	06/30/2014	Neumiller & Beardslee	Legal Services		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-		
9	General Fund Reimbursement	Admin Costs	03/16/2006	10/01/2036	Employees of Agency	Reimbursement to City's General Fund for personnel and overhead expenses provided on behalf of the agency.		1,274,627	N	\$96,900	-	-	-	-	48,450	\$48,450	-	-	-	-	-	48,450	\$48,450	
10	2015 Tax Allocation Refund Bonds	Refunding Bonds Issued After 6/27/12	07/30/2015	10/01/2036	MUFG Union Bank, N.A.	Bonds issued to fully refund the 2006 Bonds, for debt service savings		2,629,800	N	\$332,575	-	148,625	-	-	-	\$148,625	-	-	-	183,950	-	\$183,950		
11	2015 Bonds - Trustee annual fees	Fees	07/30/2015	10/01/2036	MUFG Union Bank, N.A.	2015 Bonds Trustee annual fees		33,600	N	\$2,400	-	-	-	-	-	\$-	-	-	-	2,400	-	\$2,400		

**Hughson**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances**  
**July 1, 2019 through June 30, 2020**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/19)</b> RPTTF amount should exclude "A" period distribution amount.			142,250		-	
2	<b>Revenue/Income (Actual 06/30/20)</b> RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller					289,300	
3	<b>Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)</b>			142,250		289,300	
4	<b>Retention of Available Cash Balance (Actual 06/30/20)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	<b>ROPS 19-20 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC			No entry required			
6	<b>Ending Actual Available Cash Balance (06/30/20)</b> <b>C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	\$-	\$-	\$-	\$-	\$-	

**Hughson**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Notes**  
**July 1, 2022 through June 30, 2023**

Item #	Notes/Comments
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