



Town of Paradise Successor Agency to the Paradise Redevelopment Agency Meeting Agenda 7:00 PM or Immediately Following the Town Council Meeting – December 09, 2025

Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

Management Staff:

Interim Town Manager, Michael O'Brien
Town Attorney, Scott E. Huber
Town Clerk/Elections Official, Melanie Elvis
Finance Director/Town Treasurer, Aimee Beleu

Successor Agency:

Mayor, Steve Crowder
Vice Mayor, Steve "Woody" Culleton
Council Member, Greg Bolin
Council Member, Heidi Lange
Council Member, Ronald Lassonde

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk's Dept., at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Town Clerk. Members of the public may address the Board on any agenda item, including closed session. If you wish to address the Board on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the Council 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 Town Council will be available for public inspection at the Town Hall in the Town Clerk Department at 5555 Skyway, Room 3, at the same time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

1. OPENING

- 1a. Call to order
- 1b. Roll call

2. PUBLIC COMMUNICATION

This is the time for members of the audience who have completed a "Request to Address Council" card and given it to the Clerk to present items not on the Agenda. Comments should be limited to a maximum of three minutes duration. The Successor Agency board is prohibited by State Law from taking action on any item presented if it is not listed on the Agenda.

3. ITEMS FOR CONSENT CALENDAR

- 3a. Approve the July 8, 2025 Successor Agency to the Paradise Redevelopment Agency regular meeting Minutes. (ROLL CALL VOTE)
(Melanie Elvis/Board Secretary)

4. ITEMS FOR CONSIDERATION - ACTION CALENDAR

- [4a.](#) Consider approving the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2026 through June 30, 2027. (ROLL CALL VOTE)
(Aimee Bealeu/Finance Director)

5. CLOSED SESSION - None

6. 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 Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



**TOWN OF PARADISE
SUCCESSOR AGENCY TO THE
PARADISE REDEVELOPMENT AGENCY MEETING MINUTES
7:00 PM – JULY 8, 2025**

1. OPENING

The Regular Successor Agency to the Town of Paradise Redevelopment Agency meeting was called to order at 8:15 p.m. by Chair Steve Crowder in the Town Hall Council Chamber located at 5555 Skyway, Paradise, California.

DIRECTORS PRESENT: Greg Bolin, Steve “Woody” Culleton, Heidi Lange, Ronald Lassonde, and Steve Crowder, Chair

DIRECTORS ABSENT: None

STAFF PRESENT: Town Manager Jim Goodwin, Town Attorney Scott E. Huber, Town Clerk Melanie Elvis, Finance Director Aimee Beleu, and Information Systems Director Luis Marquez.

2. PUBLIC COMMUNICATION - None

3. ITEMS FOR CONSENT CALENDAR

- 3a. **MOTION by Culleton, seconded by Lassonde**, approved the minutes of the December 10, 2024 Successor Agency to the Paradise Redevelopment Agency regular meeting. Roll call vote was unanimous.

4. ITEMS FOR CONSIDERATION - ACTION CALENDAR

- 4a. Finance Director Aimee Beleu presented the proposed 2025/2026 Successor Agency to the Paradise Redevelopment Agency Fiscal Year Budget.

MOTION by Bolin, seconded by Culleton, adopted Resolution No. 2025-01, "A Resolution of the Successor Agency to the Paradise Redevelopment Agency Adopting the Fiscal Year 2025-2026 Successor Agency to the Paradise Redevelopment Agency Budget." Roll call vote was unanimous.

5. ADJOURNMENT

Chair Crowder adjourned the meeting at 8:17 p.m.

Date Approved:

By:

Attest:

Steve Crowder, Chair

Melanie Elvis, Board Secretary



**Successor Agency to the Paradise
Redevelopment Agency**

Agenda Item: 4(a)

Date: December 9, 2025

ORIGINATED BY: Aimee Beleu, Finance Director/Town Treasurer
REVIEWED BY: Mike O'Brien, Interim Town Manager
SUBJECT: Recognized Obligation Payment Schedule (ROPS 26-27) for
July 2026 through June 2027

ACTION REQUESTED:

1. Consider approving the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2026 through June 30, 2027. (ROLL CALL VOTE)

Background:

In order for the Successor Agency to the Paradise Redevelopment Agency to receive a distribution from the Butte County Auditor-Controller from the Redevelopment Property Tax Trust Fund (RPTTF) for debt service requirements of July 2026 through June 2027, the Successor Agency needs to submit a ROPS 26-27 approved by the Butte County Consolidated Oversight Board to the California Department of Finance and the Butte County Auditor-Controller by February 1, 2026. The ROPS presented to the Butte County Consolidated Oversight Board must first be approved by the Successor Agency to the Paradise Redevelopment Agency for consideration. A Butte County Oversight Board meeting has been scheduled for January 21, 2026.

Analysis:

Certain information relevant to the 2009 and 2019 Bonds are available from the Electronic Municipal Market Access Service (www.emma.msrb.org) (the "EMMA Service").

Principal and interest debt service amounts have been included for the 2009 and 2016 tax anticipation bonds for this ROPS cycle in accordance with their debt service schedules.

Similar to the prior year, the Town will not be able to receive full repayment of Loan #4 from the Successor Agency to the Town during the upcoming ROPS cycle due to the lack of tax increment, as described below.

The Successor Agency is requesting \$0 in tax increment funds for administrative costs. Of the total administrative fees required, \$14,200 is anticipated for annual bond trustee services and continuing disclosure obligations associated with the outstanding bonds during the period. These fees are not included in the ROPS schedule because they are unallowable costs due to the bond default.

Given the devastation of homes and businesses within the former Paradise RDA project area during the Camp Fire of November 2018, the available tax increment remains too limited to meet the full obligations for the 2026–27 ROPS period. For tax year 2023, assessed values within the former project area were estimated at \$127 million, markedly below the pre-fire level

of roughly \$192 million. Under the original structure of the RDA, values must rise above the 2002–03 base-year level of \$113 million before any increment can be generated. Although the assessed roll has begun its slow climb back, it has not recovered enough to fully support scheduled ROPS obligations.

Based on the attached ROPS recommended for approval, and in order of priority, following is an estimate of how any available RPTTF funds will be allocated for the 2026-27 ROPS cycle:

ROPS 26-27

	Successor Agency Accounting
2009 Tax Allocation Bond	\$336,088
2016 Tax Allocation Bond	77,868
Administrative Fees	0.00
Total	<u>\$413,956</u>

Financial Impact:

Approval of the ROPS by the Successor Agency Board for July 2026 through June 2027 will allow for the distribution of funds for debt service obligations of the former Paradise Redevelopment Agency, as available.

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary
Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: Paradise

County: Butte

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 413,956	\$ -	\$ 413,956
F RPTTF	413,956	-	413,956
G Administrative RPTTF	-	-	-
H Current Period Enforceable Obligations (A+E)	\$ 413,956	\$ -	\$ 413,956

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

Paradise
Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July 1, 2026 through June 30, 2027

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$4,978,293		\$413,956	\$-	\$-	\$-	\$413,956	\$-	\$413,956	\$-	\$-	\$-	\$-	\$-	\$-
2	2009 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	10/01/2009	10/01/2043	Wells Fargo Bank	Issued to refinance 2003 & 2005 Notes	No. 1	3,535,000	N	\$336,088	-	-	-	336,088	-	\$336,088	-	-	-	-	-	\$-
4	Town Loan #4 dated 03/27/07	City/ County Loan (Prior 06/28/11), Cash exchange	03/27/2007	01/21/2025	Town of Paradise	Note Payable 03/27/07	No. 1	103,293	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
7	Bond Trustee Fees	Admin Costs	01/01/2016	06/30/2026	Computershare	Trustee Fees	No. 1	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
8	Administration Fees	Admin Costs	01/01/2016	06/30/2026	NHA Advisors, LLC	General Consulting	No. 1	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
10	2016 Tax Allocation Bond or Note	Bonds Issued After 12/31/10	11/30/2016	11/30/2041	Wells Fargo Bank	Issued to refinance 2006 Note	No. 1	1,340,000	N	\$77,868	-	-	-	77,868	-	\$77,868	-	-	-	-	-	\$-
12	Continuing Disclosure Report	Admin Costs	01/01/2001	01/01/2026	Willdan Financial	Continuing Disclosure		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
13	Administration Fees	Admin Costs	01/01/2009	01/01/2053	Town of Paradise	Administrative & Legal Services	No. 1	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

Paradise
Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
(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
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		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	
1	Beginning Available Cash Balance (Actual 07/01/23) RPTTF amount should exclude "A" period distribution amount.	86,469	3,047				Allocations of \$86,469 & \$3,047 are held by the trustees.
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller	-	-	-	4,384	201,239	Bonds went into default. No payments were made from Trustee Account or Distribution. Was waiting on clarification as to how to apply proceeds. Proceeds were distributed in the following year. Trustee Interest 2f.
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)	-	-			16,870	Bonds went into default. No payments were made from Trustee Account or Distribution. Was waiting on clarification as to how to apply proceeds. Proceeds were distributed in the following year.
4	Retention of Available Cash Balance (Actual 06/30/24) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	86,469	3,047	-	4,384	184,369	Spent in 24-25 once we had a clear direction from County.
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC		No entry required			-	

Pursuant to Health and Safety Code section 34177 (l), 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
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		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	
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

Paradise
Recognized Obligation Payment Schedule (ROPS 26-27) - Notes
July 1, 2026 through June 30, 2027

Item #	Notes/Comments
2	Amount will need to be amended once a new schedule is released due to bond default.
4	Fees are not allowable as 2009 Bond must be paid in full first.
7	Fees are not allowable as 2009 Bond must be paid in full first.
8	Fees are not allowable as 2009 Bond must be paid in full first.
10	No payments were made in the prior year as all payments were made to the 2009 Bond.
12	Fees are not allowable as 2009 Bond must be paid in full first.
13	Fees are not allowable as 2009 Bond must be paid in full first.