



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

www.townofparadise.com

Town/SA Management Staff:

Charles L. Rough, Jr., Town Manager
Dwight L. Moore, Town Attorney
Joanna Gutierrez, Town Clerk
Lauren Gill, Assistant Town Manager
Craig Baker, Community Development Director
Gabriela Tazzari, Acting Police Chief
Rob Cone, Interim Fire Chief
Gina Will, Finance Director/Town Treasurer

Town Council/Successor Agency:

Steve "Woody" Culleton, Mayor
Tim Titus, Vice Mayor
Joe DiDuca, Council Member
Scott Lotter, Council Member
Alan White, Council Member

Successor Agency to the Paradise Redevelopment Agency Regular Meeting Agenda

**August 07, 2012 –
Immediately Following 6:00 Town Council Meeting**

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town/SA 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/SA Clerk. Members of the public may address the Successor Agency on any agenda item, including closed session. If you wish to address the Successor Agency on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town/SA 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 Successor Agency 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

- a. Call to Order
- b. Pledge of Allegiance to the United States of America
- c. Roll Call

2. PUBLIC COMMUNICATION

This is the time for members of the audience who have completed a "Request to Address Board" 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 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

One roll call vote will be taken for all consent calendar items.

- a. Approve the Minutes of the 6/5/2012 and the 6/7/2012 Successor Agency Meetings.

4. ITEMS FOR CONSIDERATION - ACTION CALENDAR

- a. Consider approving the Recognized Obligation Payment Schedule for the period of January 1 through June 30, 2013.

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: _____	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	

**Successor Agency
to the Paradise Redevelopment Agency
Meeting Minutes**

6:00 PM – June 05, 2012

1. OPENING

The Regular Successor Agency meeting was called to order by Director Culleton at 7:03 p.m. in the Town Council Chambers located at 5555 Skyway, Paradise, California.

DIRECTORS PRESENT: Scott Lotter, Tim Titus, Alan White and Steve “Woody” Culleton, Chairperson

DIRECTORS ABSENT: Joe DiDuca

STAFF PRESENT: Assistant Town Clerk Volenski, Town Manager Rough, Town Attorney Moore, Assistant Town Manager Gill, Finance Director Will, HR/Risk Management Analyst Peters and Police Chief Tazzari.

2. PUBLIC COMMUNICATION – None.

3. ITEMS FOR CONSENT CALENDAR – None.

4. CLOSED SESSION

At 7:04 p.m. Director Culleton announced that pursuant to Government Code Section 54956.9(c), the Successor Agency will hold a closed session to consider initiating litigation against Ana Matosantos in her official capacity as Director of the State of California Department of Finance.

Director Culleton reconvened the meeting at 7:20 p.m. and announced that the Successor Agency Directors concurred to **decline** authorizing the Town Attorney to initiate litigation against Ana Motasantos in her official capacity as Director of the State of California Department of Finance.

5. ITEMS FOR CONSIDERATION - ACTION CALENDAR

Motion by Lotter, seconded by White, Ratified the Recognized Obligation Payment Schedules for the periods of January 1 through June 30, 2012 and July 1 through December 31, 2012, approved by the Oversight Board on April 26, 2012 and May 29, 2012. Roll call vote was unanimous with Director DiDuca absent and not voting.

6. ADJOURNMENT

Director Culleton adjourned the Regular Successor Agency meeting at 7:25 p.m.

DATE APPROVED:

By _____
Steve “Woody” Culleton, Chairperson

Dina A. Volenski, Assistant Town Clerk

**Successor Agency
to the Paradise Redevelopment Agency
Meeting Minutes**

4:00 PM – June 07, 2012

1. OPENING

The Special meeting of the Successor Agency was called to order by Director Culleton at 4:18 p.m. in the Town Council Chambers located at 5555 Skyway, Paradise, California.

DIRECTORS PRESENT: Scott Lotter, Tim Titus and Steve “Woody” Culleton, Chairperson

DIRECTORS ABSENT: Joe DiDuca and Alan White

STAFF PRESENT: Assistant Town Clerk Volenski, Town Attorney Moore, Assistant Town Manager Gill and Finance Director Will.

2. PUBLIC COMMUNICATION – None.

3. ITEMS FOR CONSENT CALENDAR – None.

4. ITEMS FOR CONSIDERATION - ACTION CALENDAR

MOTION by Titus, seconded by Lotter, adopted Successor Agency Resolution No. 12-01 and authorized the Successor Agency of the Paradise Redevelopment Agency to re-enter into the following three (3) loan agreements with the Town of Paradise with amendments to the contracts (in Recitals, Section B adding Health and Safety Code Section 34178):

1. A five (5) year interest bearing loan at 4.5% interest from the Town of Paradise in the amount of \$479,613 to cover Agency non-housing administrative and program costs through June 2011. Agreement dated March 1, 2011.
2. A five (5) year interest bearing loan at 4.5% interest from the Town of Paradise in the amount of \$657,595 to cover Agency non-housing administrative and program costs through June 2009. Agreement dated March 9, 2010.
3. A five (5) year repayable loan at 4.5% interest from the Town of Paradise in the amount of \$198,712 to cover Agency non-housing administrative and program costs through September 2006. Agreement dated March 27, 2007.

Roll call vote was unanimous with Directors DiDuca and White absent and not voting.

5. CLOSED SESSION – None.

6. ADJOURNMENT

Chairperson Culleton adjourned the Special Successor Agency meeting at 4:20 p.m.

DATE APPROVED:

By: _____
Steve “Woody” Culleton, Chairperson

Dina A. Volenski, Assistant Town Clerk



**Town of Paradise
Successor Agency to the Paradise
Redevelopment Agency**

Agenda Item: 4a

**Agenda Summary
Date: August 7, 2012**

Originated by: Gina S. Will, Finance Director/Town Treasurer

Reviewed by: Charles L. Rough, Jr., Town Manager
Dwight L. Moore, Town Attorney

Subject: Recognized Obligation Payment Schedule (ROPS) for January through June 2013

Action Requested: Approve the Recognized Obligation Payment Schedule for the period of January 1 through June 30, 2013.

Alternatives: Decline to ratify the ROPS as presented.

Discussion:

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 January through June 2013, the Successor Agency needs to submit a ROPS for January through June 2013 approved by the Oversight Board to the Department of Finance and the Butte County Auditor Controller by September 1, 2012. After approval of ROPS by the Successor Agency, staff will present the ROPS to the Oversight Board for approval at a meeting to be scheduled mid to late August.

Further, the ROPS includes a \$42,750 request for administrative fees to cover some of the costs of staff time and appropriate other administrative expenses. A copy of the proposed Successor Agency budget for this same six month period, which must be approved by the Oversight Board, is attached for the Board's review. If received these funds could be used by the Successor Agency to help repay the funds advanced by the Town and used by the Former RDA. As a reminder, per section 34171(b) successor agencies may claim up to three percent of property tax allocated to the RPTTF or \$250,000, whichever is greater, beginning in fiscal year 2012-13 and each fiscal year thereafter. The \$42,750 is a conservative estimate of the expenses that the Successor Agency will incur during the dissolution of the RDA for this six month period.

Finally, AB1484 at least partially resolved the ability of the Town to be repaid for the Town Loans #4, #5, and #6. The law now allows for the eventual repayment of the loans at a reduced interest rate, starting in fiscal year 2013/14, and with a 20% set aside to the Town's Housing fund. These loans have been left on the ROPS, but in accordance

with the law, does not include them as an enforceable obligation for this January – June 2013 period

Fiscal Impact Analysis:

Approval of the ROPS by the Oversight Board for January through June 2013 will allow for the eventual distribution of monies for debt service obligations of the former Paradise Redevelopment Agency.

Successor Agency Contact Information

Name of Successor Agency: Town of Paradise
County: Butte

Primary Contact Name: Gina Will
Primary Contact Title: Finance Director
Address: 5555 Skyway, Paradise, CA 95969
Contact Phone Number: (530) 872-6212
Contact E-Mail Address: gwill@townofparadise.com

Secondary Contact Name: Lauren Gill
Secondary Contact Title: Asst. Town Manager
Secondary Contact Phone Number: (530) 872-5915
Secondary Contact E-Mail Address: lgill@townofparadise.com

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: Town of Paradise

	Total Outstanding Debt or Obligation
Outstanding Debt or Obligation	\$ 6,984,758
Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	-
B Enforceable Obligations Funded with RPTTF	171,867
C Administrative Allowance Funded with RPTTF	42,750
D Total RPTTF Funded (B + C = D)	214,617
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$ 214,617
E Enter Total Six-Month Anticipated RPTTF Funding	218,379
F Variance (D - E = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$ 3,762
Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the same amount as RPTTF approved by Finance, including admin allowance)</i>	171,867.00
H Enter Actual Obligations Paid with RPTTF	171,867.00
I Enter Actual Administrative Expenses Paid with RPTTF	-
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	-
K Adjustment to RPTTF	\$ 214,617.00

Certification of Oversight Board Chairman:

Pursuant to Section 34177(m) 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 agency.

Name _____ Title _____

Signature _____ Date _____

Name of Successor Agency: Town of Paradise
 County: Butte

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)
January 1, 2013 through June 30, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation
Grand Total							\$ 6,984,758
1	2006 Tax Allocation Note	12/05/06		Wells Fargo Bank	Note issued to fund CIPs	No. 1	1,300,000.00
2	2009 Tax Allocation Bond	10/01/09		Wells Fargo Bank	Issued to refinance 2003 & 2005 Notes	No. 1	4,480,000.00
3	Land Purchase	10/12/04		Jeffords	Purchase of 5456 Black Olive	No. 1	91,970.63
4	Town Loan #4 dated 03/27/07	03/27/07		Town of Paradise	Note Payable 03/27/07	No. 1	49,032.55
5	Town Loan #5 dated 03/09/10	03/09/10		Town of Paradise	Note Payable 03/09/10	No. 1	537,392.13
6	Town Loan #6 dated 03/01/11	03/01/11		Town of Paradise	Note Payable 03/01/11	No. 1	479,613.00
7	Bond and Note Admin Fees			Wells Fargo Bank	Trustee Fees	No. 1	4,000.00
8	Administration Fees			Town of Paradise	Administration Fees	No. 1	42,750.00
9							

Name of Successor Agency:

County:

Oversight Board Approval Date: _____

Item #	Project Name / Debt Obligation	Total Due During Fiscal Year 2012-13	Funding Source						
			LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
	Grand Total	\$ 390,482	\$ -	\$ -	\$ -	\$ 42,750	\$ 171,867	\$ -	\$ 214,617
1	2006 Tax Allocation Note	63,675.00					31,838		31,838
2	2009 Tax Allocation Bond	262,855.00					131,428		131,428
3	Land Purchase	17,202.00					8,601		8,601
4	Town Loan #4 dated 03/27/07	-							-
5	Town Loan #5 dated 03/09/10	-							-
6	Town Loan #6 dated 03/01/11	-							-
7	Bond and Note Admin Fees	4,000.00							-
8	Administration Fees	42,750.00				42,750			42,750
9									-

Name of Successor Agency:

Town of Paradise

County:

Butte

Pursuant to Health and Safety Code
PRIOR PERIOD ESTIMATED OBLIGATION
RECOGNIZED OBLIGATION PAYMENTS
 January 1, 2012 through June 30, 2012

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Payable
						Estimate	Actual	Estimate
		Grand Total				\$ -	\$ -	\$ -
	1	2006 Tax Allocation Note	Wells Fargo Bank	Note issued to fund CIPs	No. 1			
	2	2009 Tax Allocation Bond	Wells Fargo Bank	Bond issued to Refinance 2003 & 2005 Notes	No. 1			
	3	Land Purchase	Jeffords	Purchase of 5456 Black Olive	No. 1			
	4	Town Loan #4 dated 03/27/07	Town of Paradise	Note Payable 03/27/07	No. 1			
	5	Town Loan #5 dated 03/09/10	Town of Paradise	Note Payable 03/09/10	No. 1			
	6	Town Loan #6 dated 03/01/11	Town of Paradise	Note Payable 03/01/11	No. 1			
	7	Bond & Note Admin Fees	Wells Fargo Bank	Bank Fees	No. 1			
	8	Administration Fees	Town of Paradise	Administrative Cost Allowance	No. 1			

Name of Successor:

County:

of section 34186 (a)
 IS vs. ACTUAL PAYMENTS
 IT SCHEDULE (ROPS I)
 June 30, 2012

Page/Form	Line	Proceeds	Reserve Balance		Admin Allowance		RPTTF		Other	
		Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
		\$ -	\$ -	\$ -	\$ 127,000	\$ -	\$ 171,867	\$ 171,867	\$ -	\$ -
	1						31,838	31,838		
	2						131,428	131,428		
	3						8,601	8,601		
	4									
	5									
	6									
	7				4,000					
	8				123,000					

SUCCESSOR AGENCY TO THE PARADISE REDEVELOPMENT AGENCY

ADMINISTRATIVE BUDGET

FOR JANUARY 1, 2013 THROUGH JUNE 30, 2013

1.	Office Rent	Utilities – electricity, water phone and internet Facility Maintenance & Repair - Janitorial Supplies/Services Annual Septic Operating Permit, IT Infrastructure	\$2,000
2.	Equipment Rent	Computers, Printers, and Copy Machines	200
3.	Operating Supplies	Paper, Postage, Postage Meter & Printer Supplies, Backup Media and Memory	200
4.	Insurance	Crime, Equipment & Liability	3,850
5.	Maintenance of Real Property	Water and Maintenance Supplies	200
6.	Staff	Town Manager Finance Director Town Clerk Asst. Town Clerk	1,000 10,000 3,000 1,500
7.	Legal Counsel	Successor Agency Attorney	16,000
8.	Appraiser	Three Properties	1,500
9.	Professional Services	Audit/Review	3,000
10.	Oversight Board Meetings	Agenda Pal & Supplies	300
	Total		\$42,750

The proposed source of payment for the administrative budget is the Redevelopment Property Tax Trust Fund.

Proposals for arrangements for administrative and operations services by the Town of Paradise will need to be set forth in a memorandum of understanding.

See Health and Safety Code section 34177(j).