

AGENDA

MEETING OF THE KERN COUNTYWIDE OVERSIGHT BOARD

General Services Department
1115 Truxtun Avenue, 3rd Floor
Bakersfield, California

Thursday, January 23, 2025
1:00PM

All agenda item supporting documentation is available for public review in the office of the Clerk of the Board of Supervisors, 1115 Truxtun Ave., 5th Floor, Bakersfield, 93301 during regular business hours, 8:00 a.m. – 5:00 p.m., Monday through Friday, following the posting of the agenda. Any supporting documentation that relates to an agenda item for an open session of any regular meeting that is distributed after the agenda is posted and prior to the meeting will also be available for review at the same location.

1. CALL TO ORDER

2. ROLL CALL

- 3. PUBLIC COMMENT:** This time has been set aside for members of the public to address the Oversight Board on any matter not on this agenda but within the subject matter jurisdiction of the Board. Although the Oversight Board values your comments, pursuant to the Brown Act, it generally cannot take any action on items not listed on the posted agenda. Speakers are limited to two minutes. Please state and spell your name before making your comments.

4. ADMINISTRATIVE ITEMS:

4.A. ADOPTION OF RESOLUTION

RECOMMENDATION: Adopt Resolution No. 072 “A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCIES OF KERN COUNTY DESIGNATING STACY KUWAHARA, CHIEF OPERATIONS OFFICER WITH THE COUNTY OF KERN, TO SERVE AS SECRETARY OF THE KERN COUNTY OVERSIGHT BOARD.”

4.B. ADOPTION OF RESOLUTION

RECOMMENDATION: Adopt Resolution No. 073 “RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER CITY OF DELANO COMMUNITY REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 FOR THE PERIOD OF JULY 2025 THROUGH JUNE 2026.”

4.C. ADOPTION OF A RESOLUTION

RECOMMENDATION: Adopt Resolution No. 074 “RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER CITY OF RIDGECREST REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 AND ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 2025 THROUGH JUNE 2026.”

4.D. ADOPTION OF A RESOLUTION

RECOMMENDATION: Adopt Resolution No. 075 “RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER CITY OF SHAFTER REDEVELOPMENT AGENCY APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE COVERING THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 (L) AND (M).”

4.E. ADOPTION OF A RESOLUTION

RECOMMENDATION: Adopt Resolution No. 076 “RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER CITY OF SHAFTER REDEVELOPMENT AGENCY APPROVING AND ADOPTING A PROPOSED ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 (J).”

4.F. ADOPTION OF A RESOLUTION

RECOMMENDATION: Adopt Resolution No. 077 “RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER TAFT COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TAFT APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO THE PROVISIONS SET FORTH IN HEALTH AND SAFETY CODE SECTION 34177(j)(AB 1X 26).”

4.G. ADOPTION OF A RESOLUTION

RECOMMENDATION: Adopt Resolution No. 078 “RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER CITY OF TEHACHAPI REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 FOR THE PERIOD OF JULY 2025 THROUGH JUNE 2026.”

4.H. ADOPTION OF A RESOLUTION

RECOMMENDATION: Adopt Resolution No. 079 “RESOLUTION OF THE KERN COUNTY OVERSIGHT BOARD APPROVING ENTRY INTO A PURCHASE AND SALE AGREEMENT FOR PROPERTIES OF APPROXIMATELY 5.14 ACRES OF VACANT LAND LOCATED AT BEAR MOUNTAIN BLVD. AND N. WALNUT DR. IN THE CITY OF ARVIN, AND IDENTIFIED AS COUNTY ASSESSOR PARCEL NOS. 190-270-01, -03, -05, -06; BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF ARVIN AND TAKING RELATED ACTIONS.”

4.I. ADOPTION OF A RESOLUTION

RECOMMENDATION: Adopt Resolution No. 080 “RESOLUTION OF THE BOARD OF DIRECTORS OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED ARVIN COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE COVERING THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(l) AND (o).”

4.J. ADOPTION OF A RESOLUTION

RECOMMENDATION: Adopt Resolution No. 081 “RESOLUTION OF THE SUCCESSOR AGENCY TO THE CALIFORNIA CITY REDEVELOPMENT AGENCY, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2025 TO JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(l).”

5. BOARD MEMBER COMMENTS OR ANNOUNCEMENTS

6. ADJOURNMENT

Americans with Disabilities Act (Government Code Section 54954.2)

The Board of Supervisors Chamber is accessible to persons with disabilities. Disabled individuals who need special assistance to attend or participate in a meeting of the Board of Supervisors may request assistance at the Clerk of the Board of Supervisors, Fifth Floor, 1115 Truxtun Avenue, Bakersfield, California or by calling (661) 868-3585. Every effort will be made to reasonably accommodate individuals with disabilities by making meeting material available in alternative formats. Requests for assistance should be made five (5) working days in advance of a meeting whenever possible.

BEFORE THE KERN COUNTYWIDE OVERSIGHT BOARD

In the matter of:

Resolution No. 072

RESOLUTION DESIGNATING THE NEW SECRETARY FUNCTION ON BEHALF OF THE OVERSIGHT BOARD

I, Stacy Kuwahara, Secretary on behalf of the Oversight Board, do certify that the following resolution, on motion of Director _____, seconded by Director _____, was duly passed and adopted by the Board of Directors at a regular meeting this _____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSENT:

Secretary on behalf of the Oversight Board
Kern Countywide Oversight Board

RESOLUTION

Section 1. WHEREAS:

- (a) The Board requires a secretary; and
- (b) Amanda Ruiz, County Administrative Officer Manager with the County of Kern, currently serves as Secretary of the Kern Countywide Oversight Board; and
- (c) Stacy Kuwahara has such skills and qualifications as is appropriate to serve as the new Secretary of the Board.

Section 2. IT IS RESOLVED by the Board of Directors of the Kern Countywide Oversight Board, as follows:

1. This Board finds that the recited facts are true and that it has the jurisdiction to consider, approve, and adopt this Resolution.

2. This Board hereby appoints Stacy Kuwahara, Chief Operations Officer with the County of Kern, to serve as secretary to the Kern Countywide Oversight Board.

#27R100502-BVW

**OVERSIGHT BOARD
FOR THE SUCCESSOR AGENCY TO THE FORMER
DELANO COMMUNITY REDEVELOPMENT AGENCY**

Meeting Date: January XX, 2025

To: Oversight Board Members

From: Maribel Reyna, Executive Director
Rosa Lara Rios, Director of Finance

Subject: Recognized Obligation Payment Schedule 25-26 A and B

RECOMMENDATION: Adopt the attached resolution approving the Recognized Obligation Payment Schedule (“ROPS”) 25-26 A and B for the Successor Agency to the former City of Delano Community Redevelopment Agency (“Successor Agency”) for the period of July 2025 through June 2026.

BACKGROUND: Pursuant to Health and Safety Code (“HSC”) § 34172 (a)(1), the City of Delano Community Redevelopment Agency was dissolved effective February 1, 2012. Consistent with the provisions of the HSC, the City Council previously elected to serve in the capacity of the Successor Agency to the former City of Delano Community Redevelopment Agency (the “Successor Agency”). The Oversight Board for the Successor Agency to the former City of Delano Community Redevelopment Agency (“Oversight Board”) has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency.

Per HSC § 34177 (o)(1), the Successor Agency is required to prepare a ROPS before each twelve-month fiscal year period commencing with the period from July 1, 2025 through June 30, 2026. Pursuant to HSC § 34180 (g), Oversight Board approval is required for the establishment of each ROPS. Pursuant to HSC § 34177 (o) (1), an Oversight Board-approved ROPS 25-26 A and B for the period of July 2025 through June 2026 must be submitted to the State Department of Finance and to the County Auditor-Controller not later than February 1, 2025.

FISCAL IMPACT: Pursuant to HSC § 34177, the Successor Agency is legally required to continue to make payments due for enforceable obligations. The Oversight Board’s approval of the ROPS 25-26 A and B will ensure that the Successor Agency has the authority to continue to pay its enforceable obligations.

ATTACHMENTS: Resolution, ROPS 25-26 A and B

RESOLUTION NO. 2024-01(SA)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DELANO IN ITS CAPACITY AS THE SUCCESSOR AGENCY TO THE FORMER CITY OF DELANO COMMUNITY REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 A & B FOR THE PERIOD OF JULY 2025 THROUGH JUNE 2026 AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, pursuant to Health and Safety Code (the “HSC”) § 34172 (a)(1), the City of Delano Community Redevelopment Agency was dissolved on February 1, 2012; and

WHEREAS, consistent with the provisions of the HSC, the City Council of the City of Delano previously elected to serve in the capacity of the Successor Agency to the City of Delano Community Redevelopment Agency (the “Successor Agency”); and

WHEREAS, the Oversight Board for the Successor Agency (the “Oversight Board”) has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, per HSC § 34177 (o) (1), the Successor Agency is required to prepare a Recognized Obligation Payment Schedule (the “ROPS”) before each twelve-month fiscal year period commencing with the period from July 1, 2025 through June 30, 2026; and

WHEREAS, pursuant to HSC § 34180 (g), Oversight Board approval is required for the establishment of each ROPS; and

WHEREAS, pursuant to HSC § 34177 (o) (1), an Oversight Board-approved ROPS 24-25 A and B for the period of July 2025 through June 2026 must be submitted to the State Department of Finance and to the County Auditor-Controller not later than February 1, 2025; and

WHEREAS, pursuant to HSC § 34177, the Successor Agency is legally required to continue to make payments due for enforceable obligations; and

WHEREAS, the Oversight Board will be approving the establishment of ROPS 25-26 A and B, which will ensure that the Successor Agency has the authority to continue to pay its enforceable obligations; and

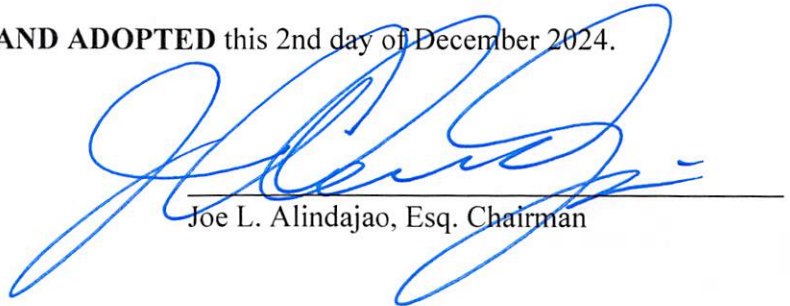
WHEREAS, it is proposed that the Successor Agency approve the establishment of the ROPS 25-26 A and B, which is attached hereto as Exhibit “A”; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Successor Agency to the City of Delano Community Redevelopment Agency, as follows:

- Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.
- Section 2.** The Successor Agency's ROPS 25-26 A and B for the period of July 2025 through June 2026, which is attached hereto as Exhibit "A", is approved, inclusive of each enforceable obligation.
- Section 3.** The amount requested for enforceable obligation No. 12, the Successor Agency's Administrative Allowance, is consistent with the provisions of HSC § 34171 (b) and is thus considered fair and reasonable
- Section 4.** The City Manager, as the Successor Agency's Executive Director or designee, is authorized to: i) post that ROPS 25-26 A and B on the City's website, ii) transmit the ROPS 25-26 A and B to the State Department of Finance and the County Auditor-Controller for their review within the timeframe and in the manner prescribed by the HSC; and iii) make ministerial revisions to ROPS 25-26 A and B, which may include, but are not limited to restating the information included within ROPS 25-26 A and B in any format that may be requested by the State Department of Finance, take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution, and to implement ROPS 25-26 A and B on behalf of the Successor Agency, including authorizing and causing such payments.
- Section 5.** This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED AND ADOPTED this 2nd day of December 2024.



Joe L. Alindajao, Esq. Chairman

ATTEST



Ricardo G. Chavez, City Clerk

CERTIFICATION:

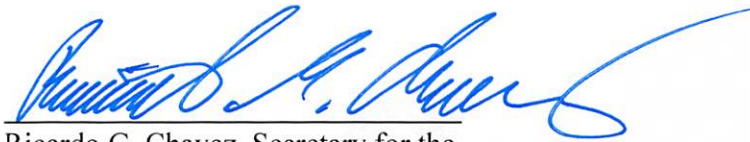
I, Ricardo G. Chavez, Secretary for the Successor Agency to the City of Delano Community Redevelopment Agency, do hereby certify that the foregoing Resolution No. 2024-01(SA) was duly adopted by the Board of Directors for the Successor Agency to the City of Delano Community Redevelopment Agency, at a meeting thereof held on the 2nd day of December 2024, by the following vote:

AYES: ALINDAJAO/MORRIS/NUNEZ/SOLORIO-RUIZ

NOES: NONE

ABSENT: VASQUEZ

ABSTAIN: NONE



Ricardo G. Chavez, Secretary for the
Successor Agency

EXHIBIT “A”

**SUCCESSOR AGENCY TO THE
CITY OF DELANO COMMUNITY REDEVELOPMENT AGENCY
RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 A and B
(JULY 2025 THROUGH JUNE 2026)**

(See Attachment)

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Delano

County: Kern

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 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)	\$ 2,632,071	\$ 525,647	\$ 3,157,718
F RPTTF	2,507,071	400,647	2,907,718
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 2,632,071	\$ 525,647	\$ 3,157,718

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

Delano
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

A	B	C	D	E	F	G	H	I	J	K	O	P	Q	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 25-26 Total	ROPS 25-26A (Jul - Dec)		25-26A Total	ROPS 25-26B (Jan - Jun)		25-26B Total
											Fund Sources			Fund Sources		
											RPTTF	Admin RPTTF		RPTTF	Admin RPTTF	
								\$28,057,053		\$3,157,718	\$2,507,071	\$125,000	\$2,632,071	\$400,647	\$125,000	\$525,647
3	2010A LRBs Reimbursement Agreement	Revenue Bonds Issued On or Before 12/31/10	11/12/2010	12/01/2030	US Bank NA	Debt Service on 2010A LRBs per Reimbursement Agreement	RP No. 1	12,813,150	N	\$2,086,275	1,850,325	-	\$1,850,325	235,950	-	\$235,950
4	Securities Servicing	Professional Services	05/28/2003	09/01/2038	US Bank NA	Annual Servicing for 2015 A & B TABs and 2010A LRBs	RP No. 1	35,750	N	\$2,750	2,750	-	\$2,750	-	-	\$-
5	Continuing Disclosure	Professional Services	05/28/2003	09/01/2038	Willdan Financial Services	Continuing Disclosure for TABs	RP No. 1	9,100	N	\$700	-	-	\$-	700	-	\$700
6	Continuing Disclosure	Professional Services	11/12/2010	09/01/2038	Willdan Financial Services	Continuing Disclosure for LRBs	RP No. 1	26,000	N	\$2,000	-	-	\$-	2,000	-	\$2,000
12	Successor Agency Administration	Admin Costs	02/01/2012	09/01/2038	City of Delano	Successor Agency Administration (see Notes form)	RP No. 1	3,375,000	N	\$250,000	-	125,000	\$125,000	-	125,000	\$125,000
19	2015A TABs (Interest Only)	Refunding Bonds Issued After 6/27/12	02/03/2015	09/01/2038	US Bank NA	Refunding for 2003A TABs (Interst Only Payments)	RP No. 1	3,058,053	N	\$335,993	173,996	-	\$173,996	161,997	-	\$161,997
21	2015A TABs (Principal Reduction Only)	Refunding Bonds Issued After 6/27/12	02/03/2015	09/01/2038	US Bank NA	Refunding for 2003A TABs (Principal Reduction Payments)	RP No. 1	8,740,000	N	\$480,000	480,000	-	\$480,000	-	-	\$-

Delano
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
(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 22-23 Cash Balances (07/01/22 - 06/30/23)	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 07/01/22) RPTTF amount should exclude "A" period distribution amount.						
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				44,464	3,117,046	
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)				44,464	3,117,046	
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

Delano
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
3	
4	
5	
6	
12	
19	
21	

BEFORE THE KERN COUNTYWIDE OVERSIGHT BOARD

In the matter of:

Resolution No. 073

**RESOLUTION OF THE KERN COUNTYWIDE
OVERSIGHT BOARD TO THE FORMER CITY OF
DELANO COMMUNITY REDEVELOPMENT
AGENCY APPROVING THE RECOGNIZED
OBLIGATION PAYMENT SCHEDULE 25-26 FOR
THE PERIOD OF JULY 2025 THROUGH JUNE 2026**

I, Stacy Kuwahara, Secretary on behalf of the Oversight Board, do certify that the following resolution, on motion of Director ____, seconded by Director ____, was duly passed and adopted by the Board of Directors at a regular meeting this 23rd day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

Secretary on behalf of the Oversight Board
Kern Countywide Oversight Board

RESOLUTION

Section 1. WHEREAS:

(a) Pursuant to Health and Safety Code Section 34173(d), the City of Delano became the successor agency to the Delano Community Redevelopment Agency ("Successor Agency"); and

(b) Pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

(c) Pursuant to Health and Safety Code Section 34179(j), on July 1, 2018 a single oversight board, staffed by the county auditor-controller, was created to oversee the actions of

all successor agencies within Kern County, including the Successor Agency to the Delano Community Redevelopment Agency, and

(d) Health and Safety Code Section 34177(l) requires the Successor Agency to prepare a recognized obligation payment schedule ("ROPS"), by February 1st of each year, forward looking to the next fiscal year; and

(e) Health and Safety Code Section 34177(l)(2) requires the Successor Agency to submit the ROPS to the Successor Agency's oversight board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS ("Approved ROPS") to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency's website; and

(f) Health and Safety Code Section 34177(o) requires that the Approved ROPS for the period July 1, 2025 through June 30, 2026 ("ROPS 25-26") is required to be submitted to the Department of Finance, California State Controller and the County Auditor-Controller by February 1, 2025; and

(g) All other legal prerequisites to the adoption of this Resolution have occurred.

Section 2. IT IS RESOLVED by the Board of Directors of the Kern Countywide Oversight Board, as follows:

1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

2. The Kern Countywide Oversight Board of the Successor Agency hereby approves and adopts the ROPS 25-26, covering the period July 1, 2025 through June 30, 2026, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

3. The Director is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS 25-26, including submitting the approved ROPS 25-26 to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.

4. This Resolution shall be effective in accordance with California Health and Safety Code Section 34179(h).

#27T3498-BVW

EXHIBIT A

KERN COUNTYWIDE OVERSIGHT BOARD AGENDA ITEM

SUBJECT:

Review and Approve Recognized Obligation Payment Schedule (ROPS) 2025-26 And Administrative Budget For Fiscal Year 2025-26 Of The Successor Agency to the Ridgecrest Redevelopment Agency And Approval of Resolution.

PRESENTED BY:

Kelly Brewton, Assistant Finance Director

SUMMARY:

The City Council at their regular meeting of January 11, 2012 adopted Resolution No 12-02, electing to serve as the Successor Agency to the Ridgecrest Redevelopment Agency ("Successor Agency") and making certain findings in connection therewith.

The Successor Agency is required to prepare a Recognized Obligation Payment Schedule ("ROPS") prior to each 12-month fiscal period, in a manner prescribed by the California Department of Finance ("DOF"), and submit the ROPS to the oversight board, the Kern County Auditor-Controller, the State Controller's Office, and DOF for review and approval. ROPS for July 1, 2025 through June 30, 2026 ("25-26") is due to DOF by February 1, 2025 and the City of Ridgecrest ("City") is subject to a civil penalty equal to \$10,000 per day for every day the ROPS is not submitted to DOF.

On July 1, 2018, local oversight boards established by Health & Safety Code ("HSC") Sections 34179 to 34181 to oversee successor agencies' actions were replaced by countywide oversight boards. All local oversight boards for Kern County successor agencies were consolidated into the Kern Countywide Oversight Board ("Oversight Board").

Oversight boards have broad authority to determine meeting dates at which successor agencies must submit items, to set administrative budgets, to approve enforceable obligations, and otherwise to direct the successor agency to perform activities to wind down the former redevelopment agencies.

The Successor Agency's 25-26 enforceable obligations include: Bond Debt Service Payments, Fiscal Agent Fees, Continuing Disclosure Reporting Fees, and Administrative Cost Allowance. Total requested Redevelopment Property Tax Trust Funds ("RPTTF") for ROPS 2025-26 is \$2,588,424, including \$250,000 for Administrative Allowance Costs as allowed by DOF, Bond Debt Service Payments totaling \$2,326,504, and Fiscal Agent Fees and Continuing Disclosure Fees combining for \$11,920.

The Successor Agency approved Resolution No. 24-78 at its meeting on December 4, 2024, approving the ROPS 25-26 along with the Administrative Budget for 25-26, and is recommending approval by the Oversight Board and then submission to DOF.

FISCAL IMPACT:

Upon approval by the Oversight Board and DOF, ROPS 25-26 would request RPTTF funding needed for the Successor Agency to timely remit payments on enforceable

obligations due during Fiscal Year 2025-26. The City and other affected taxing agencies are entitled to receive the balance (“residual”) of any RPTTF available after each of the two RPTTF distribution periods based on their respective shares.

Reviewed by Finance Director

ACTION REQUESTED:

Review and approval of ROPS 2025-26 and Fiscal Year 2025-26 Successor Agency Administrative Budget and corresponding resolution.

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested.

Submitted by: Kelly Brewton

Action Date: January 23, 2025

(Rev. 6/12/09)

RESOLUTION NO. 24-78

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE RIDGECREST REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR JULY 1, 2025 THROUGH JUNE 30, 2026 (2025-26) AND APPROVING THE ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2025-26

WHEREAS, pursuant to the dissolution of redevelopment agencies per Assembly Bill ("AB") ABX1 26 (Chapter 5, Statutes of 2011) and ABX1 27 (Chapter 6, Statutes of 2011), and subsequent legislation, AB 1484 (Chapter 26, Statutes of 2012) (altogether, "Dissolution Act"), the City of Ridgecrest ("City") adopted Resolution No. 12-02 on January 11, 2012, electing to serve as Successor Agency to the Ridgecrest Redevelopment Agency ("Successor Agency"); and,

WHEREAS, pursuant to Health & Safety Code ("HSC") Section 34177(m), the Successor Agency is required to prepare a Recognized Obligation Payment Schedule ("ROPS") prior to each 12-month fiscal period, in a manner prescribed by the California Department of Finance ("DOF"), and submit the ROPS to the oversight board, the Kern County Auditor-Controller, the State Controller's Office, and DOF for review and approval; and,

WHEREAS, pursuant to Section 34179(j) of the Dissolution Act, in every California county there shall be only one oversight board that is staffed by the county's auditor-controller; and,

WHEREAS, the applicable consolidated oversight board overseeing this Successor Agency is called the Kern Countywide Oversight Board ("Oversight Board"); and,

WHEREAS, pursuant to HSC Section 34177(m), the ROPS for the period beginning July 1, 2025 and ending June 30, 2026 ("25-26") shall be submitted to the Oversight Board and DOF no later than February 1, 2025; and,

WHEREAS, pursuant to HSC Section 34177(m)(2), if a successor agency does not submit a ROPS by the aforementioned deadline, the city, county, or city and county that created the redevelopment agency shall be subject to a civil penalty equal to ten thousand dollars (\$10,000) per day for every day the schedule is not submitted to DOF; and,

WHEREAS, Section 34177(j) of the Dissolution Act requires the Successor Agency to prepare a proposed administrative budget and submit it to the Oversight Board for approval; and,

WHEREAS, pursuant to Section 34177(j), the Successor Agency's "Administrative Budget" is to include all of the following: (a) estimated amounts of the Successor Agency's administrative costs for the upcoming twelve-month fiscal period; (b) the proposed sources of payment for the costs identified in (a); and (c) proposals for arrangements for administrative and operations services provided by the city serving as Successor Agency; and,

WHEREAS, Exhibit "A" to this Resolution establishes the ROPS 25-26 and Exhibit "B" to this Resolution establishes the Administrative Budget for 25-26 in a manner consistent with that prescribed by DOF; and,

WHEREAS, the Successor Agency desires to approve the ROPS 25-26 along with the Administrative Budget for 25-26 and transmit it to the Oversight Board, the Kern County Auditor-Controller, the State Controller's Office, and DOF as required by HSC Section 34172, et seq.

NOW, THEREFORE, BE IT RESOLVED by the Successor Agency to the Ridgecrest Redevelopment Agency, as follows:

1. The Successor Agency to the Ridgecrest Redevelopment Agency finds and determines that the foregoing recitals are true and correct.
2. The Successor Agency approves as the Recognized Obligation Payment Schedule for the period July 1, 2025 to June 30, 2026, attached hereto as Exhibit A, subject to the approval of the Kern Countywide Oversight Board and the California Department of Finance.
3. The Successor Agency approves the Administrative Budget, attached hereto as Exhibit B, that is included in the ROPS 25-26.
4. Successor Agency staff is directed to transmit the ROPS 25-26 to the Oversight Board and upon the Oversight Board's approval, post the ROPS 25-26 on the City of Ridgecrest's website and submit the ROPS 25-26 to DOF, the California State Controller's Office, and the Kern County Auditor-Controller prior to February 1, 2025 as required by law.
5. Successor Agency staff is hereby authorized and directed to use their discretion to make any necessary technical revisions to the ROPS 25-26 and Administrative Budget prior to submittal to the appropriate reviewing bodies.

PASSED, APPROVED, AND ADOPTED this 4th day of December 2024 by the following vote:

AYES: Bruen, Rajaratnam, Hayman, Gorman

NOES: None

ABSTAIN: Blades



Eric Bruen, Mayor

ATTEST:

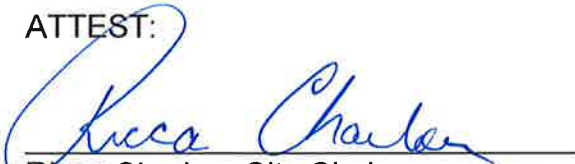

Ricca Charlon, City Clerk

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF
JULY 1, 2025 TO JUNE 30, 2026

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Ridgecrest

County: Kern

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 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)	\$ 1,303,188	\$ 1,285,237	\$ 2,588,425
F RPTTF	1,178,188	1,160,237	2,338,425
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 1,303,188	\$ 1,285,237	\$ 2,588,425

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

Ridgecrest
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$25,185,699		\$2,588,425	\$-	\$-	\$-	\$1,178,188	\$125,000	\$1,303,188	\$-	\$-	\$-	\$1,160,237	\$125,000	\$1,285,237
9	Continuing Disclosure Reporting	Fees	11/01/2005	06/30/2037	Rosenow Spevacek Group	Annual Bond Reporting Requirement	Ridgecrest RDA	97,500	N	\$7,500	-	-	-	3,750	-	\$3,750	-	-	-	3,750	-	\$3,750
13	Employee Costs	Admin Costs	01/01/2014	06/30/2019	Various City Employees	Successor Agency & Debt Administration Costs	Ridgecrest RDA	3,250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
39	Wastewater Loan	City/County Loan (Prior 06/28/11), 3rd party agmt-infrastructure	11/03/2010	11/03/2047	Ridgecrest WasteWater Fund / City of Ridgecrest	Loan to Finance Solar Park - As approved by DOF		-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
42	2018 TARB Bonds-Series A	Refunding Bonds Issued After 6/27/12	05/31/2018	03/01/2026	U.S. Bank	Refunded Bond Debt Service		597,497	N	\$597,497	-	-	-	300,372	-	\$300,372	-	-	-	297,125	-	\$297,125
43	2018 TARB Bonds-Series B	Refunding Bonds Issued After 6/27/12	05/31/2018	03/01/2037	U.S. Bank	Refunded Bond Debt Service		21,187,662	N	\$1,729,008	-	-	-	869,646	-	\$869,646	-	-	-	859,362	-	\$859,362
44	2018 TARB Bonds-Arbitrage Report	Fees	05/31/2018	03/01/2037	BLX Group LLC	Arbitrage Analysis Report		24,000	N	\$2,000	-	-	-	2,000	-	\$2,000	-	-	-	-	-	\$-
45	2018 TARB Bonds-Fiscal Agent Fees	Fees	05/31/2018	03/01/2037	U.S. Bank	Fiscal Agent Fees		29,040	N	\$2,420	-	-	-	2,420	-	\$2,420	-	-	-	-	-	\$-

Ridgecrest
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
(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 22-23 Cash Balances (07/01/22 - 06/30/23)	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 07/01/22) RPTTF amount should exclude "A" period distribution amount.				508,206	27	F: Last year's ending balance per DOF G: 19-20 PPA retained for 22-23
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				280,464	7,136,084	F: Revenue from N. China Lake G: RPTTF revenue
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)					7,134,809	F and G: Expenditures reported on PPA
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				15,915		F: Reclassification of other funds in 24-25
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required			1,302	22-23 PPA
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$772,755	\$-	

Ridgecrest
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
9	
13	
39	
42	
43	
44	
45	

EXHIBIT B

SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE PERIOD
JULY 1, 2025 TO JUNE 30, 2026

EXHIBIT B

**RIDGECREST SUCCESSOR AGENCY
ADMINISTRATIVE BUDGET FY 2025-26
FOR JULY 1, 2025 to JUNE 30, 2026**

Expense Category	Responsibilities	FY 2025-26 Proposed Budget
Salaries and Wages		
Staff salaries, benefits, and payroll taxes	• Process payment of enforceable obligations • Maintain documentation of Agency records • Coordinate with consultant to answer questions and provide documentation as requested by Oversight Board, County Auditor-Controller, and Department of Finance	\$190,000
TOTAL		\$190,000
Maintenance and Operations		
Contract services	• Prepare ROPS, PPA, staff reports, and resolutions • Coordinate with and answer questions for Oversight Board, County Auditor-Controller, and Department of Finance • Monitor and project cash flow to ensure sufficient revenues for obligations and to inform Agency staff of expected revenues	\$10,000
Insurance and legal services	• Review staff reports and resolutions • Provide legal services as needed	\$50,000
TOTAL		\$60,000
TOTAL BUDGET		\$250,000

RECOGNIZED OBLIGATION DEBT SERVICE PAYMENT SCHEDULE

Exhibit D

3/1/36	—	—	—	—	52,678.50	738,678.50	686,000	38,164.00	724,164.00
9/1/36	—	—	—	—	34,876.80	706,876.80	672,000	25,267.20	697,267.20
3/1/37	—	—	—	—	17,438.40	689,438.40	672,000	12,633.60	684,633.60

BEFORE THE KERN COUNTYWIDE OVERSIGHT BOARD

In the matter of:

Resolution No. 074

RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER CITY OF RIDGECREST REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 FOR THE PERIOD OF JULY 2025 THROUGH JUNE 2026

I, Stacy Kuwahara, Secretary on behalf of the Oversight Board, do certify that the following resolution, on motion of Director _____. seconded by Director _____, was duly passed and adopted by the Board of Directors at regular meeting this ____ day of _____, 20____, by the following vote:

AYES:

NOES:

ABSENT:

Secretary on behalf of the Oversight Board
Kern Countywide Oversight Board

RESOLUTION

Section 1. WHEREAS:

(a) Pursuant to Health and Safety Code Section 34173(d), the City of Ridgecrest became the successor agency to the Ridgecrest Redevelopment Agency ("Successor Agency"); and

(b) Pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

(c) Pursuant to Health and Safety Code Section 34179(j), on July 1, 2018 a single oversight board, staffed by the county auditor-controller, was created to oversee

the actions of all successor agencies within Kern County, including the Successor Agency to the Ridgecrest Redevelopment Agency, and

(d) Health and Safety Code Section 34177(l) requires the Successor Agency to prepare a recognized obligation payment schedule ("ROPS"), by February 1st of each year, forward looking to the next fiscal year; and

(e) Health and Safety Code Section 34177(l)(2) requires the Successor Agency to submit the ROPS to the Successor Agency's oversight board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS ("Approved ROPS") to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency's website; and

(f) Health and Safety Code Section 34177(o) requires that the Approved ROPS for the period July 1, 2025 through June 30, 2026 ("ROPS 25-26") is required to be submitted to the Department of Finance, California State Controller and the County Auditor-Controller by February 1, 2025; and

(g) All other legal prerequisites to the adoption of this Resolution have occurred.

Section 2. IT IS RESOLVED by the Board of Directors of the Kern Countywide Oversight Board, as follows:

1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

2. The Kern Countywide Oversight Board of the Successor Agency hereby approves and adopts the ROPS 25-26, covering the period July 1, 2025 through June 30, 2026, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

3. The Director, head of the Oversight Board Jason Wiebe, is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS 25-26, including submitting the approved ROPS 25-26 to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.

4. This Resolution shall be effective in accordance with California Health and Safety Code Section 34179(h).

#27T3909-BVW

EXHIBIT A



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 17, 2024

DEPARTMENT: Rogelio Sanchez, Finance Director

SUBJECT: RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026 RESOLUTION ADOPTION

RECOMMENDATION

Council, serving as the Successor Agency to the Former Shafter Community Development Agency, find the proposed action is not defined as a “project” per Section 15378(b) (4) of the CEQA Guidelines; and adopt Resolution 3003, a Resolution of the City Council of the City of Shafter serving as the Board of Directors of the Successor Agency to the Dissolved Shafter Community Development Agency, Approving and Adopting a Recognized Obligation Payment Schedule Covering the Period of July 1, 2025 through June 30, 2026, Pursuant to Health and Safety Code Section 34177(l) And (m).

BACKGROUND

Annually, the Successor Agency must prepare a Recognized Obligation Payment Schedule (ROPS) listing all enforceable obligations due for the next fiscal year as well as an actual accounting of the prior ROPS period and a reconciliation of all cash held by the Successor Agency. The ROPS must be approved by the Successor Agency Board of Directors, Oversight Board, and ultimately the Department of Finance. Once approved by all parties, the County Auditor Controller will distribute available property tax to the Successor Agency to fund the obligations on the ROPS. The ROPS 25-26 being considered for approval includes the following obligations.

July 1, 2025 – December 31, 2025:

1. 2016 Refunding Bonds: \$741,796
2. Administrative Budget: \$125,000
3. City / Agency Loan Agreement: \$90,000

January 1, 2026 – June 30, 2026:

1. 2016 Refunding Bonds: \$167,262
2. Administrative Budget: \$125,000
3. City / Agency Loan Agreement: \$90,000

FISCAL IMPACT

The \$1,339,058 in total expenditures will be paid with property tax allocations from the County Auditor Controller including any unused property tax allocations from prior

CONSENT CALENDAR

RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026 RESOLUTION ADOPTION

years. The Successor Agency stands alone as a private purpose trust fund. Thus, the financial activity of the Successor Agency is accounted for separately and not combined with the City's finances.

CEQA ANALYSIS

The action is not defined as a "project" per Section 15378(b)(4) of the CEQA Guidelines because the action is the adoption of a recognized obligation payment schedule and therefore, it is the creation of governmental funding mechanism that does not involve any commitment to a specific project that can result in a potentially significant impact and not subject to CEQA.

APPROVED BY THE CITY ATTORNEY

No

ATTACHMENTS

1. Resolution 3003-24 Successor Agency Recognized Obligation Payment Schedule ROPS
2. 25-26 ROPS Rpt

RESOLUTION NO. 3003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHAFTER SERVING AS THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE DISSOLVED SHAFTER COMMUNITY DEVELOPMENT AGENCY, APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE COVERING THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(L) AND (M).

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Shafter became the successor agency to the Shafter Community Development Agency (“Successor Agency”); and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

WHEREAS, pursuant to Health and Safety Code Section 34179(j), on July 1, 2018 a single oversight board, staffed by the County Auditor-Controller, was created to oversee the actions of all successor agencies within Kern County, including the Successor Agency to the Shafter Community Development Agency, and

WHEREAS, Health and Safety Code Section 34177(l) requires the Successor Agency to prepare a recognized obligation payment schedule (“ROPS”), by February 1st of each year, forward looking to the next fiscal year; and

WHEREAS, Health and Safety Code Section 34177(l)(2) requires the Successor Agency to submit the ROPS to the Successor Agency’s oversight board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS (“Approved ROPS”) to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency’s website; and

WHEREAS, Health and Safety Code Section 34177(m) requires that the Approved ROPS for the period July 1, 2025 through June 30, 2026 (“ROPS 25-26”) is required to be submitted to the Department of Finance, California State Controller and the County Auditor-Controller by February 1, 2025; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE FORMER SHAFTER COMMUNITY DEVELOPMENT AGENCY, DOES HEREBY RESOLVE AS FOLLOWS:

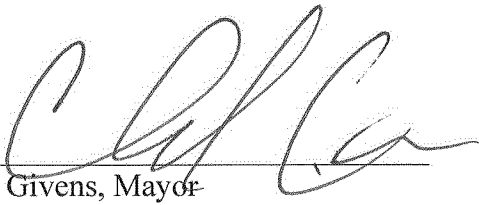
Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Approval of ROPS. The Successor Agency hereby approves and adopts the ROPS 25-26, covering the period July 1, 2025 through June 30, 2026, in substantially the same form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

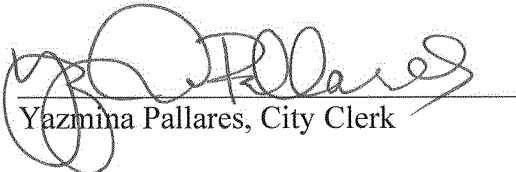
Section 4. Transmittal of ROPS. The City Manager and Finance Director are hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS 25-26, including submitting the ROPS 25-26 to the Successor Agency's oversight board for approval, and submission of the Approved ROPS to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.

Section 5. Effectiveness. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED THIS 17TH DAY OF DECEMBER 2024.


Chad Givens, Mayor

ATTEST:


Yazmina Pallares, City Clerk

APPROVED AS TO FORM:


Marco A. Martinez, City Attorney

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

[Attached behind this page]

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Shafter

County: Kern

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 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)	\$ 956,796	\$ 382,262	\$ 1,339,058
F RPTTF	831,796	257,262	1,089,058
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 956,796	\$ 382,262	\$ 1,339,058

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

Shafter
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$9,215,000		\$1,339,058	\$-	\$-	\$-	\$831,796	\$125,000	\$956,796	\$-	\$-	\$-	\$257,262	\$125,000	\$382,262
3	Administrative Budget	Admin Costs	07/01/2013	06/30/2037	City of Shafter	Successor Agency Administrative Costs		250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
4	Loan Agreement	City/ County Loan (Prior 06/28/11), Cash exchange	01/18/2011	06/30/2015	City of Shafter	SERAF and operating expense loan agreement		500,000	N	\$180,000	-	-	-	90,000	-	\$90,000	-	-	-	90,000	-	\$90,000
10	Property Tax Increment Allocation Bonds	Bonds Issued After 12/31/10	12/28/2016	11/01/2036	U.S. Bank, N.A.	2016 Series A Refunding Bonds	1&2	8,465,000	N	\$909,058	-	-	-	741,796	-	\$741,796	-	-	-	167,262	-	\$167,262

Shafter
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
(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 22-23 Cash Balances (07/01/22 - 06/30/23)	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 07/01/22) RPTTF amount should exclude "A" period distribution amount.					330,677	
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				8,536	1,057,425	
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)					1,174,283	
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$8,536	\$213,819	

Shafter
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
3	
4	
10	

CERTIFICATE OF GOVERNING BODY'S ACTION

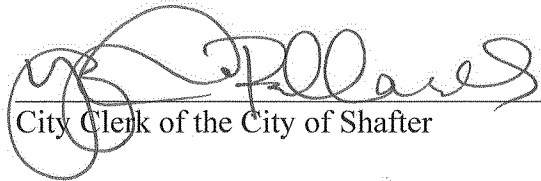
STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

I, Yazmina Pallares, City Clerk of the City of Shafter, California, DO HEREBY CERTIFY that the above Resolution 3003, a Resolution of the City Council of the City of Shafter, was duly passed and adopted at a Regular Meeting held on the 17th day of December 2024, by the following vote:

AYES: Alvarado, Espinoza, Givens, Olvera, and Prout.
NOES: None.
ABSENT: None.
ABSTAINING: None.

DATED: December 17, 2024

(SEAL)



City Clerk of the City of Shafter

BEFORE THE KERN COUNTYWIDE OVERSIGHT BOARD

In the matter of:

Resolution No. __075__

RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER CITY OF SHAFTER REDEVELOPMENT AGENCY APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE COVERING THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 (L) AND (M).

I, Stacy Kuwahara, Secretary on behalf of the Oversight Board, do certify that the following resolution, on motion of Director _____, seconded by Director _____, was duly passed and adopted by the Board of Directors at a regular meeting this _____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

Secretary on behalf of the Oversight Board
Kern Countywide Oversight Board

RESOLUTION

Section 1. WHEREAS:

(a) Pursuant to Health and Safety Code Section 34173(d), the City of Shafter became the successor agency to the Shafter Redevelopment Agency ("Successor Agency"); and

(b) Pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

(c) Pursuant to Health and Safety Code Section 34179(j), on July 1, 2018 a single oversight board, staffed by the county auditor-controller, was created to oversee

the actions of all successor agencies within Kern County, including the Successor Agency to the Shafter Redevelopment Agency, and

(d) Health and Safety Code Section 34177(l) requires the Successor Agency to prepare a recognized obligation payment schedule ("ROPS"), by February 1st of each year, forward looking to the next fiscal year; and

(e) Health and Safety Code Section 34177(l)(2) requires the Successor Agency to submit the ROPS to the Successor Agency's oversight board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS ("Approved ROPS") to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency's website; and

(f) Health and Safety Code Section 34177(o) requires that the Approved ROPS for the period July 1, 2025 through June 30, 2026 ("ROPS 25-26") is required to be submitted to the Department of Finance, California State Controller and the County Auditor-Controller by February 1, 2025; and

(g) All other legal prerequisites to the adoption of this Resolution have occurred.

Section 2. IT IS RESOLVED by the Board of Directors of the Kern Countywide Oversight Board, as follows:

1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

2. The Kern Countywide Oversight Board of the Successor Agency hereby approves and adopts the ROPS 25-26, covering the period July 1, 2025 through June 30, 2026, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

3. The Director, head of the Oversight Board Jason Wiebe, is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS 25-26, including submitting the approved ROPS 25-26 to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.

4. This Resolution shall be effective in accordance with California Health and Safety Code Section 34179(h).

#27T4002-BVW

EXHIBIT A



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 17, 2024

DEPARTMENT: Rogelio Sanchez, Finance Director

SUBJECT: ADOPTION OF RESOLUTION APPROVING AND ADOPTING A PROPOSED ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(J)

RECOMMENDATION

Council, serving as the Successor Agency to the Former Shafter Community Development Agency, find the action is not defined as a “project” per Section 15378(b)(4) of the CEQA Guidelines; and adopt Resolution 3004, a Resolution of the City Council of the City of Shafter serving as the Successor Agency to the Dissolved Shafter Community Development Agency, Approving and Adopting a Proposed Administrative Budget for the Period July 1, 2025 through June 30, 2026, Pursuant to Health and Safety Code Section 34177(j).

BACKGROUND

Following the dissolution of the Redevelopment Agency of the City of Shafter ("Agency"), the City became the successor agency to the Agency (the "Successor Agency"). Pursuant to Health and Safety Code Section 34173(b), the Successor Agency is now a separate legal entity from the City. One of the responsibilities of the Successor Agency is to prepare a proposed administrative budget. According to Health and Safety Code Section 34177(j), the administrative budget is to include all of the following: (i) estimated amounts for the Successor's Agency's administrative costs for the upcoming six-month fiscal period; (ii) proposed sources of payment for the costs identified in (i); and (iii) proposals for arrangements for administrative and operations services provided by a city, county, city and county, or other entity.

This proposed administrative budget is to be submitted to the Successor Agency's oversight board for approval ("Approved Administrative Budget"). Under Health and Safety Code Section 34177(k), the Successor Agency is to provide administrative cost estimates, from the Approved Administrative Budget, that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund, to the Kern County Auditor-Controller for the upcoming fiscal year.

FISCAL IMPACT

Administrative fees impact the General Fund.

CEQA ANALYSIS

ADOPTION OF RESOLUTION APPROVING AND ADOPTING A PROPOSED ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(J)

The action is not defined as a “project” per Section 15378(b)(4) of the CEQA Guidelines because the action is the adoption of an administrative budget and therefore, it is governmental fiscal activity that does not involve any commitment to a specific project that can result in a potentially significant impact and not subject to CEQA.

APPROVED BY THE CITY ATTORNEY

No

ATTACHMENTS

1. Resolution 3004-24 Administrative Budget for Period of July 1, 2025 through June 30, 2026

RESOLUTION NO. 3004

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE DISSOLVED SHAFTER COMMUNITY DEVELOPMENT AGENCY, APPROVING AND ADOPTING A PROPOSED ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(J)

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Shafter became the successor agency to the Shafter Community Development Agency (“Successor Agency”); and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

WHEREAS, pursuant to Health and Safety Code Section 34179(j), on July 1, 2018 a single oversight board, staffed by the County Auditor-Controller, was created to oversee the actions of all successor agencies within Kern County, including the Successor Agency to the Shafter Community Development Agency, and

WHEREAS, Health and Safety Code Section 34177(j) requires the Successor Agency to prepare a proposed administrative budget covering each 6-month period, and submit it to the oversight board for approval; and

WHEREAS, pursuant to Health and Safety Code Section 34177(k), upon approval of the administrative budget by the oversight board, the Successor Agency is required to provide administrative cost estimates, from the approved administrative budget, that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund, to the Kern County Auditor-Controller for each fiscal period covered by the administrative budget; and

WHEREAS, pursuant to Health and Safety Code Section 34171(b), the administrative cost allowance shall not be less than two hundred fifty thousand dollars (\$250,000) per fiscal year, unless the oversight board reduces this amount or the lesser amount is agreed to by the successor agency; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE DISSOLVED SHAFTER COMMUNITY DEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Approval of Proposed Administrative Budget. The Board of Directors of the Successor Agency hereby approves and adopts the proposed administrative budget covering the two six-month periods from July 1, 2025 to June 30, 2026, in substantially the same form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

Section 3. Transmittal of Proposed Administrative Budget. The City Manager and Finance Director are hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the proposed administrative budget, including submitting the proposed administrative budget to the Successor Agency's oversight board, and upon oversight board approval of the administrative budget, the provision of administrative cost estimates, from the approved administrative budget, that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund, to the Kern County Auditor-Controller.

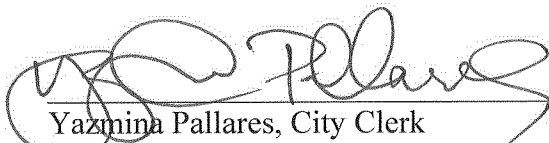
Section 4. Effectiveness. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED THIS 17TH DAY OF DECEMBER 2024.



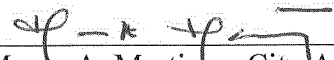
Chad Givens, Mayor

ATTEST:



Yazmina Pallares, City Clerk

APPROVED AS TO FORM:



Marco A. Martinez, City Attorney

EXHIBIT A

PROPOSED ADMINISTRATIVE BUDGET

[Attached behind this page]

SHAFTER COMMUNITY DEVELOPMENT AGENCY - SUCCESSOR AGENCY			
Administrative Budget: 7/1/25 - 6/30/26			
Administrative Services Agreement Fee to the City of Shafter:	\$ 250,000	\$ 125,000	\$ 125,000
<i>* Administrative Budget limited to 3% of property tax distributed to the successor agency by the county auditor-controller</i>			
EXPENSE	ANNUAL	7/1/25 - 12/31/25	1/1/26 - 6/30/26
(A) ~~COMMISSION~~	~~\$ BUDGET~~	~~\$ BUDGET~~	~~\$ BUDGET~~
<i>in the preceding fiscal year for payment of enforceable obligations less any city loan repayments and administrative cost allowances ("PY Net Property Tax"), but not less than \$250,000 per year, but in no case can exceed 50% of the PY Net Property Tax, per H&S 34171(b),</i>			
Administrative Budget Compliance Test:			
Actual prior year property tax distributed to the successor agency (2023-24):		\$	1,228,511
Less: city loan repayments:			-
Less: administrative cost allowances:			(250,000)
PY Net Property Tax:			978,511
1. 3% net Property Tax - limit:		\$	29,355
2. Statutory administrative cost allowance minimum:		\$	250,000
3. Greater of 1 or 2:		\$	250,000
4. 50% PY Net Property Tax - hard limit:		\$	489,256
5. Administrative Budget (A):		\$	250,000
6. In Compliance?			YES

CERTIFICATE OF GOVERNING BODY'S ACTION

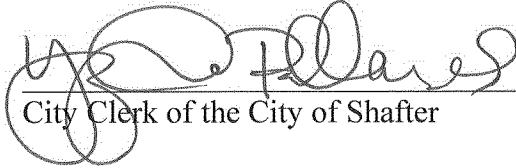
STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

I, Yazmina Pallares, City Clerk of the City of Shafter, California, DO HEREBY CERTIFY that the above Resolution 3004, a Resolution of the City Council of the City of Shafter, was duly passed and adopted at a Regular Meeting held on the 17th day of December 2024, by the following vote:

AYES: Alvarado, Espinoza, Givens, Olvera, and Prout.
NOES: None.
ABSENT: None.
ABSTAINING: None.

DATED: December 17, 2024

(SEAL)



City Clerk of the City of Shafter

BEFORE THE KERN COUNTYWIDE OVERSIGHT BOARD

In the matter of:

Resolution No. 076

RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER CITY OF SHAFTER REDEVELOPMENT AGENCY APPROVING AND ADOPTING A PROPOSED ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 (J).

I, Stacy Kuwahara, Secretary on behalf of the Oversight Board, do certify that the following resolution, on motion of Director _____, seconded by Director _____, was duly passed and adopted by the Board of Directors at a regular meeting this _____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

Secretary on behalf of the Oversight Board
Kern Countywide Oversight Board

RESOLUTION

Section 1. WHEREAS:

(a) Pursuant to Health and Safety Code Section 34173(d), the City of Shafter became the successor agency to the Shafter Redevelopment Agency ("Successor Agency"); and

(b) Pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

(c) Pursuant to Health and Safety Code Section 34179(j), on July 1, 2018 a single oversight board, staffed by the county auditor-controller, was created to oversee the actions of all successor agencies within Kern County, including the Successor Agency to the Shafter Redevelopment Agency, and

(d) Health and Safety Code Section 34177(j) requires the Successor Agency to prepare a proposed administrative budget covering each 6-month period, and submit it to the oversight board for approval; and

(e) Pursuant to Health and Safety Code Section 34177(k), upon approval of the administrative budget by the oversight board, the Successor Agency is required to provide administrative cost estimates, from the approved administrative budget, that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund, to the Kern County Auditor-Controller for each fiscal period covered by the administrative budget; and

(f) All other legal prerequisites to the adoption of this Resolution have occurred.

Section 2. IT IS RESOLVED by the Board of Directors of the Kern Countywide Oversight Board, as follows:

1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

2. The Kern Countywide Oversight Board of the Successor Agency hereby approves and adopts the administrative budget covering the two six-month periods from July 1, 2025 through June 30, 2026, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

3. The Director is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the proposed administrative budget, including submitting the proposed administrative budget to the California Department of Finance for review.

4. This Resolution shall be effective in accordance with California Health and Safety Code Section 34179(h).

#27T3981-BVW

EXHIBIT A



Successor Agency to the Taft Community Development Agency Staff Report

DATE: JANUARY 23, 2025

TO: KERN COUNTYWIDE OVERSIGHT BOARD

AGENDA MATTER:

APPROVE AND RATIFY THE RESOLUTION OF THE SUCCESSOR AGENCY TO THE TAFT COMMUNITY DEVELOPMENT AGENCY FOR THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 25-26) FOR JULY 2025 THROUGH JUNE 2026

SUMMARY STATEMENT:

The City of Taft prepared and presented the attached Recognized Obligation Payment Schedule 25-26 (ROPS 25-26) for the period of July 2025 through June 2026, along with a resolution approving and adopting the ROPS 25-26 schedule.

RECOMMENDED ACTION

Motion to adopt and ratify the resolution entitled **RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER TAFT COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TAFT APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO THE PROVISIONS SET FORTH IN HEALTH AND SAFETY CODE SECTION 34177(j)(AB 1X 26)**

ATTACHMENT (Y/N):

Resolution and ROPS 25-26

PREPARED BY:

Teresa Binkley, City of Taft's Finance Director

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Taft
County: Kern

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 136,243	\$ 154,595	\$ 290,838
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	136,243	154,595	290,838
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 15,452	\$ 57,828	\$ 73,280
F RPTTF	-	-	-
G Administrative RPTTF	15,452	57,828	73,280
H Current Period Enforceable Obligations (A+E)	\$ 151,695	\$ 212,423	\$ 364,118

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

Taft
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$394,118		\$364,118	\$-	\$-	\$136,243	\$-	\$15,452	\$151,695	\$-	\$-	\$154,595	\$-	\$57,828	\$212,423
2	Trustee Fees	Fees	12/01/1998	01/01/2028	TPFA / US Bank ##	Trustee Fees	1	2,070	N	\$2,070	-	-	-	-	-	\$-	-	-	2,070	-	-	\$2,070
3	Loan Agreement	City/County Loan (Prior 06/28/11), Cash exchange	06/30/2009	06/30/2015	City of Taft ***vvv	SERAF Loan	1	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
4	Loan Agreement	City/County Loan (Prior 06/28/11), Cash exchange	07/01/2013	06/30/2033	City of Taft **vv	Purchase Property & Operating Expenses	1	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
9	Administration Expenses	Admin Costs	07/01/2019	06/30/2020	Successor Agency	Admin. Expense of successor Agency	1	96,380	N	\$96,380	-	-	23,100	-	15,452	\$38,552	-	-	-	-	57,828	\$57,828
13	Authority Loan/PFA 2019 Revenue Bond	Fees	07/01/2019	06/30/2020	BLX Group	Bond Arbitrage Analysis		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
14	Authority Loan / PFA 2019 Revenue Bond	Bond Reimbursement Agreements	06/01/2019	02/01/2028	TPFA / US Bank ##	Loan Agreement / Revenue Bond	1	255,668	N	\$225,668	-	-	113,143	-	-	\$113,143	-	-	112,525	-	-	\$112,525
15	Property Disposition Costs	Property Dispositions	07/01/2025	06/30/2026	Stradling Yocca Carlson & Routh	Attorney fees related to the sale of property		40,000	N	\$40,000	-	-	-	-	-	\$-	-	-	40,000	-	-	\$40,000

Taft
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
 (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 22-23 Cash Balances (07/01/22 - 06/30/23)	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 07/01/22) RPTTF amount should exclude "A" period distribution amount.				290,792		
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				46	458,054	
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)					458,054	
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC	No entry required					
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$290,838	\$-	\$290,838 was requested to be used with 25/26 ROPS

Taft
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
2	
3	
4	
9	
13	
14	
15	

RESOLUTION NO. 4270-25

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE TAFT COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TAFT APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO THE PROVISIONS SET FORTH IN HEALTH AND SAFETY CODE SECTION 34177(j)(AB 1X 26)

WHEREAS, on December 29, 2011, the California Supreme Court upheld the validity of AB 1X 26 ("AB 1X 26"), requiring that each redevelopment agency be dissolved; and

WHEREAS, Assembly Bill 1484, Chaptered on June 27, 2012 requires that Successor Agency's to former Redevelopment Agency's review, approve and forward the Recognized Obligation Payment Schedule (ROPS) to the County Oversight Board in order to have the County Oversight Board approval of the ROPS prior to submission date; and

WHEREAS, pursuant to HSC section 34177 (o), commencing with the ROPS covering the period from July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an Oversight Board approved annual ROPS to Department of Finance and the County Auditor-Controller by February 1, 2016, and each February 1 thereafter; and

WHEREAS, commencing on and after July 1, 2018, in each county where more than one oversight board was created by operation, there shall be only one oversight board, which shall be staffed by the county auditor-controller; and

WHEREAS, the City Council of the City of Taft by operation of law and by action duly and regularly taken became the successor agency to the dissolved redevelopment agency ("Successor Agency"); and

WHEREAS, pursuant to the requirements of AB 1X 26, the Successor Agency has prepared a Recognized Obligation Payment Schedule for the period July 1, 2025 through June 30, 2026; and

WHEREAS, the County Oversight Board to the Successor Agency has been appointed pursuant to Health and Safety Code Section 34179; and

WHEREAS, the Successor Agency will presented the Recognized Obligation Payment Schedule described above to the County Oversight Board on January 23, 2025 for its approval pursuant to Health and Safety Code Section 34180(g).

NOW, THEREFORE, BE IT RESOLVED that the Taft City Council of the Successor Agency to the Former Taft Community Redevelopment Agency will find as follows:

Section 1. The forgoing Recitals are incorporated herein and made a part hereof.

Section 2. The Successor Agency hereby approves and adopts the ROPS 24-25, covering period July 1, 2024 through June 30, 2025, attached as "Exhibit A", as required by Health and Safety Code Section 34177.

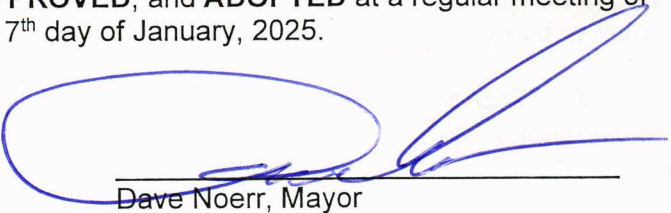
Section 3. The City Manager and Finance Director are hereby authorized and directed to take action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS 24-25, including submitting the ROPS 24-25 to the Countywide Oversight Board for approval, and submission of the Approved ROPS to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.

Section 4. The City Clerk shall certify to the adoption of this Resolution.

On motion by Krier, seconded by Bryant, and on the following roll-call vote, to wit:

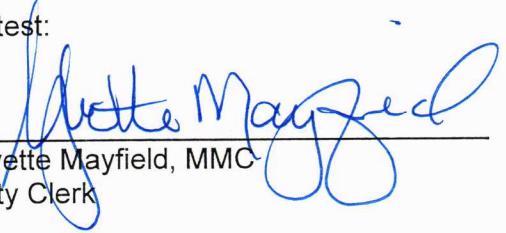
AYES:	Board Members -	Krier, Bryant, Waldrop, Chavira, Noerr
NOES:	Board Members -	None
ABSENT:	Board Members -	None
ABSTAIN:	Board Members -	None

the foregoing Resolution was **PASSED, APPROVED**, and **ADOPTED** at a regular meeting of the Successor Agency, Taft, California this 7th day of January, 2025.



Dave Noerr, Mayor

Attest:



Yvette Mayfield, MMC
City Clerk

Exhibit "A"

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Taft

County: Kern

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 136,243	\$ 154,595	\$ 290,838
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	136,243	154,595	290,838
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 15,452	\$ 57,828	\$ 73,280
F RPTTF	-	-	-
G Administrative RPTTF	15,452	57,828	73,280
H Current Period Enforceable Obligations (A+E)	\$ 151,695	\$ 212,423	\$ 364,118

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

Taft
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec)						ROPS 25-26B (Jan - Jun)						25-26B Total
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	25-26A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
2	Trustee Fees	Fees	12/01/1998	01/01/2028	TPFA / US Bank ##	Trustee Fees	1	\$394,118	N	\$364,118	\$-	\$-	\$136,243	\$-	\$15,452	\$151,695	\$-	\$-	2,070	-	-	\$2,070	
3	Loan Agreement	City/County Loan (Prior 06/28/11), Cash exchange	06/30/2009	06/30/2015	City of Taft ***vv	SERAF Loan	1	-	N	\$-	-	-	-	-	-	-	\$-	-	-	-	-	\$-	
4	Loan Agreement	City/County Loan (Prior 06/28/11), Cash exchange	07/01/2013	06/30/2033	City of Taft ***vv	Purchase Property & Operating Expenses	1	-	N	\$-	-	-	-	-	-	-	\$-	-	-	-	-	\$-	
9	Administration Expenses	Admin Costs	07/01/2019	06/30/2020	Successor Agency	Admin. Expense of successor Agency	1	96,380	N	\$96,380	-	-	23,100	-	15,452	\$38,552	-	-	-	-	57,828	\$57,828	
13	Authority Loan/PFA 2019 Revenue Bond	Fees	07/01/2019	06/30/2020	BLX Group	Bond Arbitrage Analysis		-	N	\$-	-	-	-	-	-	-	\$-	-	-	-	-	\$-	
14	Authority Loan / PFA 2019 Revenue Bond	Bond Reimbursement Agreements	06/01/2019	02/01/2028	TPFA / US Bank ##	Loan Agreement / Revenue Bond	1	255,668	N	\$225,668	-	-	113,143	-	-	\$113,143	-	-	112,525	-	-	\$112,525	
15	Property Disposition Costs	Property Dispositions	07/01/2025	06/30/2026	Stradling Yocca Carlson & Routh	Attorney fees related to the sale of property		40,000	N	\$40,000	-	-	-	-	-	-	\$-	-	40,000	-	-	\$40,000	

Taft
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
 (Report Amounts in Whole Dollars)

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 22-23 Cash Balances (07/01/22 - 06/30/23)	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 07/01/22) RPTTF amount should exclude "A" period distribution amount.				290,792				
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				46	458,054			
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)					458,054			
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC			No entry required					
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$290,838	\$-	\$290,838 was requested to be used with 25/26 ROPS		

Taft
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
2	
3	
4	
9	
13	
14	
15	

BEFORE THE KERN COUNTYWIDE OVERSIGHT BOARD

In the matter of:

Resolution No. 77

RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER TAFT COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TAFT APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO THE PROVISIONS SET FORTH IN HEALTH AND SAFETY CODE SECTION 34177(j)(AB 1X 26).

I, Stacy Kuwahara, Secretary on behalf of the Oversight Board, do certify that the following resolution, on motion of Director _____, seconded by Director _____, was duly passed and adopted by the Board of Directors at a regular meeting this _____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

Secretary on behalf of the Oversight Board
Kern Countywide Oversight Board

RESOLUTION

Section 1: WHEREAS:

(a) On December 29, 2011, the California Supreme Court upheld the validity of AB 1X 26 ("AB 1X 26"), requiring that each redevelopment agency be dissolved; and

(b) Assembly Bill 1484, Chaptered on June 27, 2012 requires that Successor Agency's to former Redevelopment Agency's review, approve and forward the Recognized Obligation Payment Schedule (ROPS) to the County Oversight Board in order to have the County Oversight Board approval of the ROPS prior to submission date; and

(c) Pursuant to HSC section 34177 (o), commencing with the ROPS covering the period from July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an Oversight Board approved annual ROPS to Department of Finance and the County

Auditor-Controller by February 1, 2016, and each February 1 thereafter; and

(d) Commencing on and after July 1, 2018, in each county where more than one oversight board was created by operation, there shall be only one oversight board, which shall be staffed by the county auditor-controller; and

(e) The City Council of the City of Taft by operation of law and by action duly and regularly taken became the successor agency to the dissolved redevelopment agency ("Successor Agency"); and

(f) Pursuant to the requirements of AB 1X 26, the Successor Agency has prepared a Recognized Obligation Payment Schedule for the period July 1, 2025 through June 30, 2026; and

(g) The Countywide Oversight Board to the Successor Agency has been appointed pursuant to Health and Safety Code Section 34179; and

(h) The Successor Agency has presented the Recognized Obligation Payment Schedule described above to the Countywide Oversight Board for its approval pursuant to Health and Safety Code Section 34180(g).

Section 2: IT IS RESOLVED that the Countywide Oversight Board finds as follows:

1. The forgoing Recitals are incorporated herein and made a part hereof.
2. The Recognized Obligation Payment Schedule for the period July 1, 2025 through June 30, 2026, attached as "Exhibit A" to this Resolution, is hereby approved and adopted.
3. The Director, head of the Oversight Board Jason Wiebe, is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS 25-26, including submitting the approved ROPS 25-26 to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.
4. This Resolution shall be effective in accordance with California Health and Safety Code Section 34179(h).

#27T4093-BVW

RESOLUTION NO. SA 01-25

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE TEHACHAPI REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE FISCAL PERIOD FROM JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 AND TAKING CERTAIN RELATED ACTIONS

RECITALS:

A. Pursuant to Health and Safety Code Section 34177(o), the Successor Agency to the Tehachapi Redevelopment Agency (the "Successor Agency") must prepare a Recognized Obligation Payment Schedule listing the anticipated payments for enforceable obligations to be made by the Successor Agency during the fiscal period from July 1, 2025 through June 30, 2026 ("ROPS 25-26") and submit ROPS 25-26 to the oversight board of the Successor Agency (the "Oversight Board") for approval.

B. Pursuant to Health and Safety Code Section 34177(l)(2)(C) and Section 34177(o)(1), the Successor Agency must: (i) submit the Oversight Board-approved ROPS 25-26 to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than February 1, 2025, and (ii) post a copy of the Oversight Board-approved ROPS 25-26 on the Successor Agency's website.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE TEHACHAPI REDEVELOPMENT AGENCY (THE "BOARD"), HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

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

Section 2. ROPS 25-26, substantially in the form attached hereto as Exhibit A, is hereby approved. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify ROPS 25-26 as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 3. Staff is hereby authorized and directed to submit a copy of Oversight Board-approved ROPS 25-26 to the DOF, the Office of the State Controller, and the County Auditor-Controller. If the Oversight Board has not approved ROPS 25-26 by February 1, 2025, Staff is hereby authorized and directed to transmit ROPS 25-26 to the DOF, the Office of the State Controller, and the County Auditor-Controller by February 1, 2025, 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 4. Staff is hereby authorized and directed to post a copy of the Oversight Board-approved ROPS 25-26 on the Successor Agency's Internet website (being a page on the Internet website of the City of Tehachapi).

Section 5. The officers and the other Staff members 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 but not limited to requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and making adjustments to ROPS 25-26 pursuant to the DOF's instructions, and any such actions previously taken are hereby ratified and confirmed.

PASSED, APPROVED AND ADOPTED this 21st day of January, 2025.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

JOAN POGON-CORD, Chair of the Successor
Agency to the Tehachapi Redevelopment Agency

ATTEST:

TORI MARSH, Secretary of the Successor Agency
To the Tehachapi Redevelopment Agency

I hereby certify that the foregoing resolution was duly and regularly adopted by the
Successor Agency to the Tehachapi Redevelopment Agency at a regular meeting thereof
held on January 21, 2025.

TORI MARSH, Secretary of the Successor Agency
To the Tehachapi Redevelopment Agency

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Tehachapi

County: Kern

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 663,274	\$ -	\$ 663,274
B Bond Proceeds	-	-	-
C Reserve Balance	663,274	-	663,274
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 129,400	\$ 918,411	\$ 1,047,811
F RPTTF	4,400	793,411	797,811
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 792,674	\$ 918,411	\$ 1,711,085

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

Tehachapi Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail July 1, 2025 through June 30, 2026																						
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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$13,446,699		\$1,711,085	\$-	\$663,274	\$-	\$4,400	\$125,000	\$792,674	\$-	\$-	\$-	\$793,411	\$125,000	\$918,411
5	Administrative Expense	Admin Costs	02/01/2012	06/30/2038	City of Tehachapi	Admin of Successor Agency - RDA	Tehachapi RDA	3,250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
20	2017ATax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	06/30/2017	12/01/2035	Bank of New York	2017A Tax Allocation Refunding Bonds Debt Service		4,241,981	N	\$386,028	-	331,285	-	-	-	\$331,285	-	-	-	54,743	-	\$54,743
21	2017B Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	06/30/2017	12/01/2037	Bank of New York	2017B Tax Allocation Refunding Bonds Debt Service		5,140,635	N	\$397,577	-	331,989	-	-	-	\$331,989	-	-	-	65,588	-	\$65,588
22	2017 A&B Refunding Bonds Trustee Service	Fees	06/30/2017	06/30/2038	Bank of New York	Trustee Service Fee		77,600	N	\$4,400	-	-	-	4,400	-	\$4,400	-	-	-	-	-	\$-
23	SB 1029 Reporting Service	Professional Services	01/11/2018	02/28/2038	Urban Futures	SB 1029 Annual Reporting Service		7,890	N	\$450	-	-	-	-	-	\$-	-	-	-	450	-	\$450
24	Annual Disclosure	Professional Services	02/01/2018	02/28/2038	Urban Futures	2017A & 2017B Tax Revenue Refunding Bonds Annual Disclosure Reporting		39,200	N	\$2,300	-	-	-	-	-	\$-	-	-	-	2,300	-	\$2,300
25	2017 A&B Refunding Bonds Arbitrage Rebate Services	Professional Services	12/21/2005	02/28/2038	Willdan Financial Services	Arbitrage rebate calculation services for 2017A and 2017B Bonds		19,063	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
28	2017 A & B Tax Allocation Refunding Bond Debt Service Reserves	Reserves	06/30/2017	12/01/1935	Bank of New York	2017 A & B Refunding Bond Debt Service Reserves		670,330	N	\$670,330	-	-	-	-	-	\$-	-	-	-	670,330	-	\$670,330

Tehachapi
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
(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 22-23 Cash Balances (07/01/22 - 06/30/23)	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 07/01/22) RPTTF amount should exclude "A" period distribution amount.		400,578	679,850		(418,914)	E1: from ROPS 24-25 "Report for Cash Balance" G4 + G5
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller		12,510		12,562	1,010,642	G2: RPTTF Received in 22-23B \$918,072 + 22-23A \$92,570 F2: \$12,562 in pooled interest D2: \$12,510 in bond account interest
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)		8,934	678,677	12,562	344,657	E3: \$638,447 of 22-23 debt service payment + \$40,230 of 19-20 PPA for 22-23 ROPS applied against the reserve balance D3: \$8,934 of interest revenue was applied towards debt service payment by trustee
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		404,154	1,173		644,340	G4: ROPS 22-23 Item#28, \$644,340 reserve for December 2023 debt service payment E4: \$820 20-21 PPA for 23-24 ROPS + \$353 21-22 PPA for 24-25 ROPS
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required			9,104	

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 22-23 Cash Balances (07/01/22 - 06/30/23)	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 (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$(406,373)	Shortfall addressed by ROPS 23-24A #29

Tehachapi
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
5	
20	
21	
22	
23	
24	
25	
28	December 2026 Debt Service Payments

BEFORE THE KERN COUNTYWIDE OVERSIGHT BOARD

In the matter of:

Resolution No. 78

RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD TO THE FORMER CITY OF TEHACHAPI REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 25-26 FOR THE PERIOD OF JULY 2025 THROUGH JUNE 2026

I, Stacy Kuwahara, Secretary on behalf of the Oversight Board, do certify that the following resolution, on motion of Director _____, seconded by Director _____, was duly passed and adopted by the Board of Directors at a regular meeting this _____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

Secretary on behalf of the Oversight Board
Kern Countywide Oversight Board

RESOLUTION

Section 1. WHEREAS:

(a) Pursuant to Health and Safety Code Section 34173(d), the City of Ridgecrest became the successor agency to the Ridgecrest Redevelopment Agency ("Successor Agency"); and

(b) Pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

(c) Pursuant to Health and Safety Code Section 34179(j), on July 1, 2018 a single oversight board, staffed by the county auditor-controller, was created to oversee

the actions of all successor agencies within Kern County, including the Successor Agency to the Ridgecrest Redevelopment Agency, and

(d) Health and Safety Code Section 34177(l) requires the Successor Agency to prepare a recognized obligation payment schedule ("ROPS"), by February 1st of each year, forward looking to the next fiscal year; and

(e) Health and Safety Code Section 34177(l)(2) requires the Successor Agency to submit the ROPS to the Successor Agency's oversight board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS ("Approved ROPS") to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency's website; and

(f) Health and Safety Code Section 34177(o) requires that the Approved ROPS for the period July 1, 2025 through June 30, 2026 ("ROPS 25-26") is required to be submitted to the Department of Finance, California State Controller and the County Auditor-Controller by February 1, 2025; and

(g) All other legal prerequisites to the adoption of this Resolution have occurred.

Section 2. IT IS RESOLVED by the Board of Directors of the Kern Countywide Oversight Board, as follows:

1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

2. The Kern Countywide Oversight Board of the Successor Agency hereby approves and adopts the ROPS 25-26, covering the period July 1, 2025 through June 30, 2026, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

3. The Director, head of the Oversight Board Jason Wiebe, is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS 25-26, including submitting the approved ROPS 25-26 to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.

4. This Resolution shall be effective in accordance with California Health and Safety Code Section 34179(h).

#27T3954-BVW

EXHIBIT A

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
OF
THE CITY OF ARVIN

200 Campus Dr, Arvin, CA 93203 (661) 854-3134

January 23, 2025

Kern County Oversight Board
1115 Truxtun Avenue, Fifth Floor
Bakersfield, CA 93301

Subject: Adoption of a Resolution Approving the Sale of Certain Real Property of approximately 5.14 acres of vacant land located at Bear Mountain Blvd. and N. Walnut Dr. in the City of Arvin, and identified as County Assessor Parcel Nos. 190-270-01, -03, -05, -06 by the Successor Agency to the Redevelopment Agency of the City of Arvin to State Foods, LLC or Assignee and Arvin Walnut Properties, LLC.

Recommendation:

That the Kern Countywide Oversight Board (KCOB) adopt a Resolution approving the sale of certain real property of approximately 5.14 acres of vacant land located at Bear Mountain Blvd. and N. Walnut Dr. in the City of Arvin, and identified as County Assessor Parcel Nos. 190-270-01, -03, -05, -06 ("Property") by the Successor Agency to the Redevelopment Agency of the City of Arvin (Arvin Successor Agency) to State Foods, LLC or Assignee and Arvin Walnut Properties, LLC (Buyer) and certain actions related to the sale of the property.

Impact on Taxing Entities: The Property is to be sold for \$1,032,398.00, of which approximately \$3200.00 would be paid for title and escrow costs.

Discussion: The Redevelopment Agency of the City of Arvin ("Agency") acquired the property in January 1998. The Agency was dissolved pursuant to AB X1 26 ("Dissolution Act"), as upheld and modified by the Supreme Court in California Redevelopment Association, et al. v. Ana Matosantos, et al. (53 Cal.4th 231(2011)). As part of the dissolution process, the City of Arvin was elected to become the Successor Agency of the Redevelopment Agency of the City of Arvin (Successor Agency).

Effective January 1, 2020, the California Surplus Land Act (Government Code 54220 et seq.) ("SLA") was amended and clarified the definition of a "local agency" to include successor agencies to former redevelopment agencies. Pursuant to the SLA, the Successor Agency declared the subject Property "surplus" on July 27, 2021, and subsequently issued a Notice of Availability on September 13, 2021, to those entities required under the SLA statute in order to solicit notices of interest within a 60-day period, which concluded on November 12, 2021.

The Successor Agency did not receive any notices of interest from prospective buyers during the 60-day noticing period and, therefore, is proceeding to close out the process with the California Department of Housing and Community Development ("HCD"). The Successor Agency has requested a letter of compliance regarding the SLA and authorization to proceed with the future sale of the Property from HCD.

The Successor Agency Board has authorized and approved the City Manager to enter into a Purchase and Sale Agreement (the “PSA”) with the Buyer outlining the terms and conditions upon which the Successor Agency would sell the Property to the Buyer for purchase price of \$1,032,398.00.

The Buyer is currently proposing to develop a retail center with a State Foods supermarket and other brand name tenants.

Sincerely,

Jeffrey Jones
City Manager City of Arvin

Attachment – Resolution

Staff Report by City of Arvin regarding sale

Resolution of the City of Arvin Successor Agency regarding sale

Purchase and Sale agreement regarding sale



CITY OF ARVIN
Staff Report

Meeting Date: December 10, 2024

TO: Arvin City Council/Successor Agency to the Arvin Community Redevelopment Agency

FROM: Jeff Jones City Manager / Finance Director

SUBJECT: Consideration and Acceptance of Resolution Approving a Purchase Sale Agreement between The Dissolved Arvin Community Redevelopment Agency (Successor Agency) and State Foods LLC or Assignee and Arvin Walnut Properties LLC (Purchaser) for the Purchase of APN 190-270-01, 190-270-03, 190-270-05, and 190-270-06 (5.14 acres) located at Bear Mountain Blvd and North Walnut Street in the City of Arvin

BACKGROUND:

The Dissolved Arvin Community Redevelopment Agency owns certain property in the City of Arvin. A Long Range Property Management Plan (LRPM) was approved between the Department of Finance and the Successor Agency in 2014. The LRPM allows for the sale of properties should the SA declare the land as surplus and then upon approval by the State of California Housing and Community Development (HCD). All of the processes required under the LRPM and HCD have been completed.

The parcel is located at the northwest corner of Bear Mountain Blvd and North Walnut Street. APNs 190-270-01, 190-270-03, 190-270-05, and 190-270-06 are zoned C-2 and the total area of the parcels are 5.14 acres.

The properties were appraised in 2014 for a total of \$516,199. The offer to purchase by State Foods LLC / Arvin Walnut Properties LLC is \$1,032,398.

The PSA also provides the following conditions within the Purchase and Sale Agreement with respects to net purchase price.

1. Purchase Price and Earnest Money.

a Purchase Price. The total purchase price for the Property (the "Purchase Price") is \$1,032,398.00 all cash at close escrow.

b Deposit. Within 15 days after the Opening Date, Developer will deposit with the Escrow Agent the sum of \$10,000.00 within 5 business days after the Opening Date of Escrow

to be held as earnest money under this Agreement and placed in a federally insured, interest-bearing account. The Deposit will be increased by \$20,000 once all land constituting the Shopping Center Land (including the Private Parcels) are in escrow as per Paragraph 4 herein below and the Deposit will be credited against the Purchase Price otherwise payable by Developer at the Closing.

- i. The Deposit shall be refunded to Developer in the event of SA default or if SA does not approve and execute the PSA or the failure for whatever reason of the SA to gain Kern Countywide Oversight Board ("Oversight Board") or other oversight agency approval of the PSA.
- ii. Notwithstanding the foregoing paragraph (i), should Developer exercise an option to extend Escrow pursuant to Paragraph 3(e) of this Agreement, and thereafter fail to consummate the purchase of the Property for any reason other than those specified in paragraph (i) above, the Deposit shall no longer be refunded and the SA shall be entitled to retain such amounts to compensate the SA for its inability to market and sell the Property to another party.

c. Balance of Purchase Price. On or before the Closing, Developer will deposit with Escrow Agent the balance of the Purchase Price (less all earnest or deposit money paid by Developer).

d. Adjustments to the Purchase Price. If Developer is required pay more than the amount Developer has budgeted (\$8.00/sf) to acquire the Private Parcels (refer to Paragraph 4a in the PSA agreement) the Purchase Price will be lowered by the same amount. Additionally, the SA agrees to lower the Purchase Price by the cost to design, permit, and construct an onsite and/or offsite drainage retention system per FEMA standards (refer to Paragraph 4d in the).

e. Additional Adjustments of the Purchase Price. During the escrow period Developer will be evaluating and determining the cost of developing the Shopping Center to determine its economic feasibility. In the event there are unknown costs such as the cost of removal of onsite underground pipelines or hazardous material, the purchase price shall be lowered by the same amount.

f. Onsite/Offsite Drainage Retention. The City of Arvin has indicated that Developer will be required to construct an onsite/offsite drainage retention system as per FEMA flood plain standards on the Site. The Parties agree that the Purchase Price that Developer will pay will be reduced by the reasonable cost to design, permit, and construct the drainage retention system required for the Site.

g. Adjustments to Purchase Price and Prevailing Wages. Developer understands and agrees that should the Adjustments of the Purchase Price required pursuant to Subsections (e), (f) and (g) of this Section 1 cause the Purchase Price to be less than the appraised fair market price of (\$516,259), Developer will be subject to prevailing wage requirements as the development will be considered a public work project pursuant to California Labor Code

STAFF RECOMMENDATION:

Staff recommends that the Dissolved Arvin Community Redevelopment Agency (Successor Agency) approve the Purchase and Sale Agreement to State Foods LLC or Assignee and Arvin Walnut Properties LLC .

Attachments:

Purchase and Sale Agreement

Property Appraisal

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("PSA") is entered into this **17th** day of October, 2024 ("Effective Date"), by and between the SUCCESSOR AGENCY TO THE ARVIN COMMUNITY REDEVELOPMENT AGENCY, a California Successor Agency created and existing pursuant to California Health and Safety Code Section 34170 et seq. ("SA"), and State Foods LLC (State Foods) or Assignee and Arvin Walnut Properties, LLC, a California limited liability company ("Developer"), on the terms and provisions set forth below. The Successor Agency and Developer are sometimes individually referred to herein as a "Party" and are sometimes collectively referred to herein as the "Parties."

RECITALS

- A.** The SA is the owner of approximately 5.14 acres of vacant land located at Bear Mountain Blvd. and N. Walnut Dr. in the City of Arvin, and identified as County Assessor Parcel Nos. 190-270-01, -03, -05, -06 (the "Site" or the "Property"). An accurate legal description of the Site is attached hereto and incorporated herein as Exhibit "A" will be provided during escrow by Developer.
- B.** On September 13, 2021, the SA issued a Notice of Government Surplus Property involving the Site.
- C.** Subsequently, the SA issued a Request for Proposal (RFP) for the Site. Developer submitted a proposal to the SA dated March 10, 2022, which was accepted by the SA.
- D.** SA and Developer entered into an Exclusive Negotiating Agreement (ENA) dated September 30, 2022. The ENA provided a period of 120 days (plus extensions if necessary) for the Parties to negotiate the terms and conditions and enter into a Purchase and Sale Agreement (PSA).
- E.** Upon execution of the ENA, Developer was required to deposit \$10,000 for Reimbursement Funds with the SA which the Developer submitted to the SA on October 26, 2022.
- F.** Additionally, the ENA required the Developer to open escrow at Fidelity National Title, Newport Beach, CA and to deposit \$10,000 into escrow. When Developer attempted to make the deposit, Developer was informed by the Escrow Agent specified in the ENA that Fidelity could only open escrows with a signed Purchase and Sale Agreement (PSA).
- G.** Developer informed the SA and Kosmont Real Estate Services (the brokerage firm representing the SA) of the situation and proposed that the Parties negotiate and execute a PSA now which proposal was accepted by the Developer and SA.
- H.** SA and Developer desire that Developer design, construct and operate the Proposed Project as depicted on Exhibit "B" which is the Site Plan for the shopping center (the "Proposed Project").

- I. Developer intends to incur significant costs analyzing the Property and designing the proposed Project, and Successor Agency intends to incur significant costs in negotiating and preparing a development agreement (DA), or other agreement(s) effecting conveyance of ownership for the Property (each and collectively, a "Conveyance Instrument").
- J. It is anticipated that during the term of this PSA, Successor Agency staff and consultants and attorneys of the Successor Agency will devote substantial time and effort in meeting with Developer and its representatives and consultants, reviewing proposals, plans and reports, negotiating and preparing agreements, obtaining consultant advice and reports, and to the extent necessary, furthering compliance with the California Environmental Quality Act ("CEQA").
- K. Specific Developer Tasks are set forth on Exhibit C (1).
- L. Specific Successor Agency Tasks are set forth on Exhibit C (2).
- M. The purpose of this Agreement is: (i) to set forth the terms and conditions for the potential acquisition of the Site by the Developer; (ii) to evaluate the need for various environmental studies and regulatory approvals; (iii) to allow the parties to conceive and give substance and detail to a proposed commercial project for the Site; and (iv) negotiation of various agreements effecting conveyance of ownership of the Site. Developer has proposed a shopping center anchored by State Foods Markets and additional tenants or users may include Starbucks Coffee, Jack in the Box, and Strata Credit Union ("Proposed Project").
- N. FOR VALUABLE CONSIDERATION RECEIVED, SA agrees to sell, and Developer agrees to purchase the Site including any improvements (if any) and all rights, privileges, and easements appurtenant thereto in the City of Arvin, Kern County, CA, consisting of approximately 5.14 acres of land, as depicted on Exhibit "A-1" (the "Property" or the "Site"), on the following terms and conditions:

AGREEMENT

1. **The Site (or the Property).** The parcels that will constitute the shopping center land as shown on Exhibit C attached hereto shall include the City owned 5.14 acres and the Private Parcels referred to in Paragraph 4a herein below (collectively referred to as the "Shopping Center Land").

2. **Purchase Price and Earnest Money.**

a. **Purchase Price.** The total purchase price for the Property (the "Purchase Price") is \$1,032,398.00 all cash at close escrow.

b. **Deposit.** Within 15 days after the Opening Date, Developer will deposit with the Escrow Agent the sum of \$10,000.00 within 5 business days after the Opening Date of Escrow

to be held as earnest money under this Agreement and placed in a federally insured, interest-bearing account. The Deposit will be increased by \$20,000 once all land constituting the Shopping Center Land (including the Private Parcels) are in escrow as per Paragraph 4 herein below and the Deposit will be credited against the Purchase Price otherwise payable by Developer at the Closing.

- i. The Deposit shall be refunded to Developer in the event of SA default or if SA does not approve and execute the PSA or the failure for whatever reason of the SA to gain Kern Countywide Oversight Board ("Oversight Board") or other oversight agency approval of the PSA.
- ii. Notwithstanding the foregoing paragraph (i), should Developer exercise an option to extend Escrow pursuant to Paragraph 3(e) of this Agreement, and thereafter fail to consummate the purchase of the Property for any reason other than those specified in paragraph (i) above, the Deposit shall no longer be refunded and the SA shall be entitled to retain such amounts to compensate the SA for its inability to market and sell the Property to another party.

c. **Balance of Purchase Price.** On or before the Closing, Developer will deposit with Escrow Agent the balance of the Purchase Price (less all earnest or deposit money paid by Developer).

d. **Adjustments to the Purchase Price.** If Developer is required pay more than the amount Developer has budgeted (\$8.00/sf) to acquire the Private Parcels (refer to Paragraph 4a) the Purchase Price will be lowered by the same amount. Additionally, the SA agrees to lower the Purchase Price by the cost to design, permit, and construct an onsite and/or offsite drainage retention system per FEMA standards (refer to Paragraph 4d).

e. **Additional Adjustments of the Purchase Price.** During the escrow period Developer will be evaluating and determining the cost of developing the Shopping Center to determine its economic feasibility. In the event there are unknown costs such as the cost of removal of onsite underground pipelines or hazardous material, the purchase price shall be lowered by the same amount.

f. **Onsite/Offsite Drainage Retention.** The City of Arvin has indicated that Developer will be required to construct an onsite/offsite drainage retention system as per FEMA flood plain standards on the Site. The Parties agree that the Purchase Price that Developer will pay will be reduced by the reasonable cost to design, permit, and construct the drainage retention system required for the Site.

g. **Adjustments to Purchase Price and Prevailing Wages.** Developer understands and agrees that should the Adjustments of the Purchase Price required pursuant to Subsections (e), (f) and (g) of this Section 2 cause the Purchase Price to be less than the appraised fair market price of (\$516,259), Developer will be subject to prevailing wage requirements as the development will be considered a public work project pursuant to California Labor Code

§1720(b)(3).

3. Escrow Agent/Opening and Closing Dates.

a. **Escrow Agent.** This Agreement will be consummated through an escrow established with Fidelity National Title Insurance Company, Attn: Lisa Figgins ("Senior Escrow Agent"), 950 Hampshire Road, Westlake Village, CA 91361 Tel: 805-666-4054, Fax: 805-991-1651, Email: lisa.figgins@fnf.com.

b. **Title Coordination.** Brad Golden, Major Accounts Manager, Fidelity National Title Company, 1000 Town Center Drive, Suite 260, Oxnard, CA 93036, Phone: 805-218-8879, Email: brad.golden@fnf.com.

c. **Opening Date.** This Agreement is effective, and escrow is opened on that date (the "Opening Date") when a fully executed electronic version of this Agreement in portable document format (.pdf) is delivered to and accepted by Escrow Agent. Escrow Agent is instructed to insert the Opening Date and the escrow number of this transaction above Escrow Agent's signature where indicated below.

d. **Closing Date.** This transaction and escrow will close (the "Closing") on or before that date (the "Closing Date") that is 12 months after the Opening Date (as defined in Paragraph 1c).

e. **Extensions.** Developer shall have right to extend the Escrow Term for up to two ninety day (90) day periods by notifying the SA and Escrow in writing.

f. **Right to Terminate/Cure of Default.** A Party may terminate this Agreement upon the failure of the other Party to cure after receipt of notice of such failure from the non-defaulting Party and continuance of such failure after thirty (30) days opportunity to cure. No Party shall have a right to specific performance of this Agreement. In the event of an uncured default by a Party, the sole remedy of the non-defaulting Party shall be to terminate this Agreement.

4. Developer's Contingencies. In addition to any other contingency or condition expressly set forth in this Agreement, Developer's obligation to consummate the purchase of the Property is conditioned and contingent upon satisfaction or waiver of the following contingencies during the Escrow Term.

a. **Purchase of Private Properties.** Before Developer is obligated to purchase the 5.14 acres owned by the SA, Developer must open escrow to purchase the privately owned property on Walnut Street known as APN 190-270-38 & 39 (Penaloza) and APN 190-270-36 & 37 (Reyna) (the "Private Properties") as shown on Exhibit A-1. Together, these properties constitute all the land within the Shopping Center shown on Exhibit C.

b. **Commitment for Title Insurance.** SA to provide a current commitment for a 2021-form ALTA extended coverage owner's policy of title insurance covering the Property,

accompanied by legible copies of all matters referred to therein (collectively, the "Commitment"). If Developer objects to any matter(s) disclosed in the Commitment or thereafter within 30 days after Developer's receipt of an amended Commitment disclosing new matter(s), Developer may either (i) cancel this Agreement by notice to SA, or (ii) notify SA of Developer's objections, in which event SA agrees to use its best efforts to cure Developer's objections prior to the Closing. If Developer's objections are not cured to Developer's satisfaction, then at any time on or before the Closing, Developer may either cancel this Agreement or waive Developer's remaining objections by notice to SA. However, SA is obligated in any event to release all monetary liens and encumbrances against the Property not caused by Developer on or before the Closing at SA's expense, without the necessity of Developer's objection. SA may not cause any additional title exception to be imposed against the Property without Developer's prior written consent. Upon Developer's cancellation of this Agreement under this subparagraph, the Earnest Money will be promptly refunded to Developer.

c. **Project Feasibility.** Developer will investigate and will be satisfied with all matters relating to the feasibility and economic viability of developing the Shopping Center including the Property, which must be acceptable to Developer in its sole discretion, including, without limitation, condition of title, survey, and acceptability of the Title Commitment; utilities; physical and soils condition; no hazardous material in the soil; and completion of SA's Deliveries.

d. **Governmental Approvals.** Developer to obtain all entitlements, permits and approvals for the Shopping Center from all applicable authorities having jurisdiction, including, without limitation, governmental and quasi-governmental agencies, and utility providers, with conditions acceptable to Developer (collectively, "Governmental Approvals"). Governmental Approvals must be without conditions or restrictions (including the payment of assessments or the posting of security) that are unacceptable to Developer, in its sole discretion, and must be vested and not subject to appeal.

e. **Survey.** Developer will cause the Property to be surveyed by a licensed surveyor for the purpose of completing an ALTA survey of the Property, including topographical data. If completed, the Survey will form the basis for the legal description of the Property to be conveyed at the Closing. The cost of the Survey will be paid by Developer.

f. **Environmental Requirements.** Developer to approve in its sole discretion all environmental matters pertaining to the Property. Developer may undertake such additional studies, tests and assessments as Developer deems necessary, including, without limitation, a current Phase I Environmental Assessment Report for the Property (the "Environmental Assessment"). Developer understands and agrees that the Proposed Project will require a California Environmental Quality Act ("CEQA") Assessment be conducted. Developer further understands that this Agreement provides no commitments from the SA or the City of Arvin concerning the approval of the Proposed Project or any other potential project, nor limits the City of Arvin's authority to consider and impose alternatives and mitigation measures if such alternatives or measures are necessary based on the CEQA Assessment.

g. **Tentative Parcel Map.** Developer, at Developer's expense shall prepare apply

with the City of Arvin for a Tentative Parcel Map or a Lot Line Adjustment.

h. **Recordation of Final Parcel Map.** After Developer's acquisition of the Private Parcels, Developer will request from the City of Arvin a Final Parcel Map, which creates 4 parcels that will constitute the Shopping Center Land as shown on Exhibit D attached hereto.

i. **Removal of Potential Oil Pipelines.** Developer to remove any oil pipelines that may be beneath the surface of the Property at Developer's expense, which reasonable costs thereof will be credited against the purchase price that Developer is paying for the Property.

j. **Development Agreement.** Arvin Walnut Properties, LLC and State Foods Markets shall enter into a Separate Agreement with the City of Arvin wherein Developer shall agree to approve and execute a Development Agreement between themselves and the City of Arvin setting for their respective construction obligations as per plans approved by the Parties ("Separate Agreement"). Developer understands and agrees that the Separate Agreement will require Developer to execute a Development Agreement with the City for the Shopping Center Property within one hundred fifty (150) days of the close of Escrow. The execution of the Separate Agreement shall be a condition precedent to the opening of Escrow.

k. **Declaration of Covenants, Conditions and Restrictions ("Declaration").** Arvin Walnut Properties, LLC and State Foods Markets will approve, execute, and record a Declaration against Parcels 1 through 4 of the Final Parcel Map. Developer and the other tenants or users in the shopping center will take title to Site subject to the Declaration.

l. **Common Area Maintenance Agreement (CAM Agreement").** Arvin Walnut Properties, LLC and State Foods Markets will approve and execute a CAM Agreement and will record it against Parcels 1 through 4 of the Final Parcel Map. Developer will take title to Site subject to the CAM Agreement.

m. **Property Information.** If available, copies of such other materials and information that are pertinent to Developer's acquisition of the Property as Developer reasonably requests, including, without limitation, copies of annual real estate tax bills together with the most recent notice of increase in valuation received by SA; plats; architectural and engineering drawings, plans and specifications; grading and drainage plans; traffic studies; archeological studies; street improvement specifications; wetland information; floodplain information; and appraisals, reports and other studies ordered or performed by or at the direction of SA.

The contingencies contained in this Paragraph 4 are for the exclusive benefit of Developer, and Developer has the right to cancel this Agreement upon the failure of satisfaction of any such contingency during the escrow term by written notice to SA and Escrow Agent, whereupon all Earnest Money then on deposit will be promptly refunded to Developer. In the absence of such notice, such contingency is deemed waived by Developer.

5. **Deed and Title Policy.** At the Closing, SA will convey title to the Property to Developer by a Grant Deed in form and substance reasonably acceptable to Developer. As a condition to Developer's obligation to close escrow, Developer must be furnished with a 2021-form ALTA

extended coverage owner's policy of title insurance issued by Escrow Agent, in the full amount of the Purchase Price, effective as of the Closing insuring that Developer is vested with fee simple title to the Property, subject only to those matters in the Commitment approved by Developer. At the Closing, SA will pay the cost of a standard coverage owner's policy, and Developer is responsible for the incremental additional cost to obtain extended coverage.

6. Environmental Requirements. State and local environmental regulations (including, without limitation, the California Environmental Quality Act) may be applicable to the proposed development of the Site. The Parties agree to cooperate to investigate and gather information relevant to the Site and the environmental impact of its proposed development. Developer shall bear all costs and expenses of any and all title, environmental, physical, engineering, financial, and feasibility investigations, reports and analyses and other analyses or activities performed by or for Developer. During the Escrow Period, the SA shall deliver to Developer complete copies of all material non-privileged reports and other material non-privileged documents pertaining to the Site which are in SA's possession, at no cost to Developer other than the actual cost (if any) of duplicating such documents.

7. Costs and Expenses. All fees and expenses of engineers, architects, financial consultants, legal, planning and other consultants or contractors, retained by Developer for any evaluation, appraisal, planning or design relating to the Site or negotiation of a future agreement that may be undertaken by Developer during the Escrow Period, pursuant to or in reliance upon this Agreement or in Developer's discretion, regarding any matter relating to the subject matter of this Agreement, shall be at the sole cost and expense of Developer. No such activity shall be deemed to be undertaken for the benefit of, at the expense of, or in reliance upon SA.

8. Due Diligence. During the Escrow Period ("Due Diligence Period"), Developer will investigate and approve, in its sole discretion, the feasibility of acquiring, entitling and developing the Site as contemplated in the proposed Project plan by: (i) reviewing the exceptions, legal descriptions and other matters contained in the preliminary title report prepared by Title Company; (ii) conducting or reviewing such surveys, investigations, studies and inspections and making or reviewing such geologic, environmental and soils tests and other studies of the Property (as set forth in Attachment No. 2); (iii) an estimated budget for the on and off-site work for the shopping center; and (iv) reviewing all other applicable due diligence materials respecting the Site.

Unless Developer delivers written notice to the SA approving the Conveyance Instrument form and the feasibility of acquiring, entitling and developing the Property with the proposed Project (the "Due Diligence Approval") on or before the expiration of the Escrow Period, then the SA may terminate the PSA in its sole and absolute discretion by written notice to the Developer and any funds remaining in the Reimbursable Funds deposit and in the Good Faith Deposit, not including any non-refundable deposits released to the SA, shall be returned to Developer, and neither party shall have any further rights or obligations under this PSA.

9. Access to Site. During the term of this PSA, SA shall provide Developer reasonable access to all portions of the Site for the purpose of obtaining data and making surveys and tests necessary to evaluate the development potential of the Site and otherwise to conduct the land use due

diligence relating to the Project as contemplated hereunder, including, without limitation, the right to make borings to investigate the soils and environmental condition of the Site.

10. Purchase and Sale Agreement Contingency. Close of escrow is contingent upon execution of this Purchase and Sale Agreement by the Successor Agency (as set forth in the ENA) which must first be approved by the Kern Countywide Oversight Board (the "OB") and, as may be required, the California Department of Finance (the "DOF"). If OB and DOF approval is not obtained, SA and Developer shall negotiate in good faith to modify the this Purchase and Sale Agreement after delivery of notice of disapproval to attempt to reach an agreement that will be satisfactory to SA, Developer, OB, and DOF.

11. Assignment. SA is entering into this Agreement on the basis of the particular experience, financial capacity, skills and capabilities of Developer. This Agreement is personal to Developer and is not assignable without the prior written consent of SA, which may be given, withheld, or conditioned in SA's sole and absolute discretion.

12. Developer's Indemnification of SA and/or City of Arvin. Developer shall indemnify, defend and hold harmless SA, and the elected and appointed officials, officers, agents and employees of SA (individually or collectively, an "Indemnified Party") against any and all losses arising out of any claim, demand or cause of action, or any action or other proceeding, whether meritorious or not, arising through Developer, Developer's contractors or employees and brought or asserted against any Indemnified Party that relates to or arises out of: (i) property damage or bodily injury or death of any person in connection with this Agreement; (ii) entry upon the Site by Developer, its contractors or employees; (iii) any inspection of the Site by Developer, its contractors or employees; or (iv) the preparation of any report or plans commissioned by Developer. Additionally, Developer shall indemnify and/or reimburse SA and/or the City for any costs SA or the City incurs for its participation, including but not limited to, responding to subpoenas or providing testimony for any claim, demand or cause of action, or any action or other proceeding, whether meritorious or not which is asserted against Developer, Developer's agents and assigns, and Developer's contractors or employees; provided, however, that no Indemnified Party shall be entitled to indemnification under this Section for any matter caused by such Indemnified Party's gross negligence or willful misconduct or for any matter arising from the discovery of any pre-existing condition upon the Site. In the event any action or proceeding is brought against an Indemnified Party by reason of a claim arising out of any loss for which Developer is obligated to indemnity, defend or hold harmless the Indemnified Party, and upon written notice from such Indemnified Party, Developer shall, at Developer's sole expense, answer and otherwise defend such action or proceeding. The provisions of this Section shall survive the expiration or termination of this Agreement.

13. Notices. Notices required hereunder shall be in writing and sent to the following addresses, or such other address as a Party may designate by written notice, and shall be deemed effective when: (i) personally delivered; (ii) deposited in the U.S. Mail with postage prepaid, registered or certified and return receipt required; or (iii) sent by reputable overnight carrier that provides proof of delivery.

Successor Agency:

City of Arvin Successor Agency
Attn: Jeff Jones, Executive Director
200 Campus Drive
Arvin, CA 93203

Developer:

Arvin Walnut Properties, LLC
c/o Ted Moore, E.F. Moore &
Company 226 W. Ojai Avenue;
Suite 101-537
Ojai, CA 92023
Email: ted@efmooreco.com

State Foods Markets
Attention: Mike Alamsi,
President 237 Academy Avenue
Sanger, CA 93657
Email: mike@statefoods.net

With a copy to:
State Foods Markets
Mike Alamsi,
President 1216 Los
Cantos Drive
Arvin, CA 93203

14. Miscellaneous Provisions.

- a. **California Public Records Act.** SA agrees, to the maximum extent permitted by the California Public Records Act (Government Code Section 6253 *et seq.*), the city of Arvin's Records Retention Schedule, Government Code Section 34090, or other applicable local, state or federal disclosure laws (collectively, "Public Disclosure Laws"), to keep confidential all proprietary financial and other information submitted by Developer to SA in connection with Developer's satisfaction of its obligations under this Agreement and any Conveyance Instrument (collectively, "Confidential Information"). Notwithstanding the preceding sentence, SA may disclose Confidential Information to its officials, employees, agents, attorneys and advisors, but only if and to the extent necessary to carry out the purpose for which the Confidential Information was disclosed consistent with the rights and obligations provided for hereunder and may disclose such information in response to a request for public records under the Public Disclosure Laws, as provided below.

Developer acknowledges that SA/City has not made any representations or

warranties that any Confidential Information SA/City receives from Developer will be exempt from disclosure under any Public Disclosure Laws. In the event the City Attorney/Agency Counsel determines that the release of any Confidential Information is required by Public Disclosure Laws, or by order of a court of competent jurisdiction, SA/City shall, within five (5) business days of delivery of the request, notify Developer in writing of Successor Agency's/City's intention to release some, none or all of the Confidential Information so that Developer has the opportunity to evaluate whether to object to said disclosure and/or to otherwise take whatever steps it deems necessary or desirable to prevent disclosure, provided that SA/City shall not be liable for any damages, attorneys' fees and costs for any alleged failure to provide said notice. If the City Attorney/Agency Counsel, in his or her discretion, determines that only a portion of the requested Confidential Information is exempt from disclosure under the Public Disclosure Laws, City/SA may redact, delete or withhold such information from disclosure. However, the remaining portion of the Confidential Information that is not exempt from disclosure under the Public Disclosure Laws shall be disclosed.

- b. Governing Law.** This Agreement shall be governed by the laws of the State of California. Venue shall be in Kern County. Should any action be filed concerning this Agreement, said action shall be filed in the Kern County Superior Court.
- c. Exhibits and Recitals.** All Exhibits and Recitals included herewith are incorporated into this Agreement by reference as if fully set forth herein.
- d. Modification.** This Agreement may be amended or modified only by a written instrument signed by both Parties.
- e. Severability.** The invalidity of any portion of this Agreement shall not affect the validity of the remaining portions, which shall remain in full force and effect.
- f. No Third-Party Beneficiary.** This Agreement is made and entered into for the sole protection and benefit of the Parties. No other person shall have any right of action based upon any provision of this Agreement.
- g. Headings.** The headings included in this Agreement are for convenient reference only and shall not affect the interpretation of this Agreement.
- h. Waiver.** The failure of a Party to enforce any right hereunder will not constitute a waiver of any right or damages. No waiver, benefit, privilege, or service voluntarily given or performed will establish any contractual right by custom, estoppel, or otherwise.
- i. Time.** The Parties agree that time is of the essence with respect to performance of all obligations under this Agreement.

- j. Entire Agreement.** This Agreement contains the entire agreement of the Parties with respect to the Site, and supersedes all prior negotiations, understandings or agreements as to the subject matter herein.
- k. Execution.** This Agreement may be executed in counterparts, which together shall compose a single instrument. A Party's signature transmitted by facsimile or electronic mail shall be valid and effective.
- l. Brokerage Commissions:** SA represents that it has engaged Kosmont Real Estate Services as its broker ("Broker") in connection with the potential sale of the Site and the transaction contemplated hereunder. Agency may approve modifications in brokerage services as agreed by and between the Parties and Broker.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized officers as of the date first appearing above.

12/16/2024
Date: _____

SUCCESSOR AGENCY TO THE ARVIN COMMUNITY
REDEVELOPMENT AGENCY

Signed by:
By: Jeffrey Jones
2EE76CC392714E4...
Jeffrey Jones
Successor Agency Manager

12/16/2024
Date: _____

ARVIN WALNUT PROPERTIES, LLC

DocuSigned by:
By: Ted Moore
395DA2F4C7934DE...
Edwin F. (Ted) Moore
Managing Member

12/21/2024
Date: _____

STATE FOODS MARKET

DocuSigned by:
By: Ahmed Alamsi
71D4060BE8EE423...
Ahmed Alamsi
Title: President

Approved as to Form:
HODGES LAW GROUP

DocuSigned by:
By: Nathan Hodges
227EFA00F2ED462...
Nathan M. Hodges,
Attorney for Successor Agency

Escrow Agent Acceptance:

Received and accepted this _____ day of _____, 2024, which date is the "Opening Date" for purposes hereof, Escrow No. _____.

Fidelity National Title Company

Lisa Figgins, Escrow Agent

EXHIBIT A
DESCRIPTION OF PROPERTY

For APN/Parcel ID(s): 190-270-01-00, 190-270-03-00, 190-270-05-00 and 190-270-06-00
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ARVIN,
COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL 19 OF PARCEL MAP 7214, IN THE CITY OF ARVIN, COUNTY OF KERN, STATE
OF CALIFORNIA, AS PER MAP RECORDED MAY 28, 1985 IN BOOK 32, PAGES 17 AND
18 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES
AND MINERALS OF ANY KIND OR CHARACTER, IN ON, OR THEREUNDER, AS
RESERVED BY HUGH S. JEWETT, ET AL IN DEED RECORDED APRIL 2, 1979 IN BOOK
5186, PAGE 2022 OF OFFICIAL RECORDS.

ALL RIGHT TO THE USE OF THE SURFACE OF THE HEREINAFTER DESCRIBED
LAND OR ANY OTHER PORTION THEREOF ABOVE A DEPTH OF 500 FEET FOR THE
PURPOSE OF DRILLING FOR OR DEVELOPING ALL MINERALS, OIL, GAS AND
OTHER HYDROCARBON SUBSTANCES WITHIN OR UNDERLYING SAID LAND,
PROVIDED, HOWEVER, THAT THE GRANTORS, THEIR HEIRS OR ASSIGNS SHALL
HAVE THE RIGHT TO DEVELOP SUCH SUBSTANCES BY SLANT DRILLING FROM
LOCATIONS ON ADJACENT LANDS AT DEPTHS OF MORE THAN 500 FEET AND IN
SUCH MANNER AS NOT TO DISTURB THE SURFACE OF SAID LAND OR ANY
IMPROVEMENTS THEREON WERE QUITCLAIMED BY DEEDS RECORDED AUGUST
16, 1983 IN BOOK 5580, PAGE 102, OF OFFICIAL RECORDS.

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EXHIBIT B
PROPOSED PROJECT

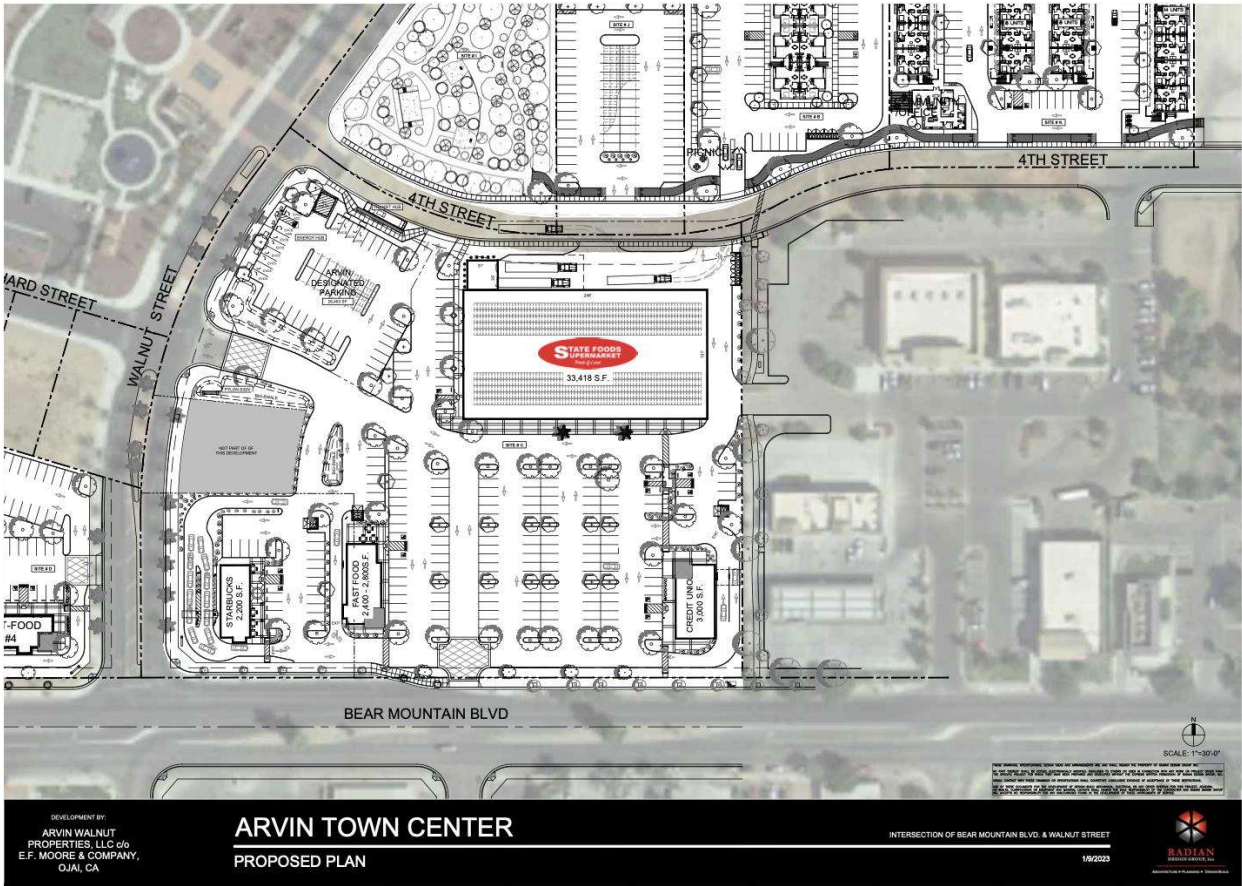


EXHIBIT C(1)
SPECIFIC DEVELOPER TASKS
To be Completed during the Escrow Period

1. Within sixty (60) days after execution of the PSA, Developer shall deliver to Successor Agency for Successor Agency staff review and approval, an organizational chart of the proposed Developer entity proposed to be a party to the Conveyance Instrument.
2. Within sixty (60) days after execution of the PSA, Developer shall submit a preliminary Site Plan. The parties anticipate that the Site Plan & Development Program will be further refined during the term of this PSA, as part of the Conveyance Instrument negotiations, which is herein defined as specifying the conceptual framework to guide the overall development of the Project, the approved land uses on the Property, including generalized area of building pads, height of structures, total square footage, and the conceptual parking and circulation system for the Property. Assuming the parties enter into a Conveyance Instrument and Developer decides to pursue the Project, Developer will then prepare the preliminary design plan of the Project, including building elevations and design themes, as reasonably required by Successor Agency/City, sufficient, to the extent feasible and practicable, to allow Successor Agency/City to evaluate architectural design and similar issues as part of the Project's land use entitlement process.
3. Within (45) days after the execution of the PSA, Developer shall deliver to the Successor Agency a disclosure of the Developer's principals, partners, joint ventures, and consultants that will be materially involved in the acquisition and development of the Property.
4. Within ninety (90) days after execution of the PSA, Developer shall submit a preliminary proforma showing the following preliminary information: an operating income and expense estimate, an estimated budget for development and construction of the Project, estimated pricing ranges, projected range of Project value at completion, and relevant market validation (e.g., benchmark cap rates) shall be provided to Agency/City. Said proforma should also show the preliminary estimated economic benefits to Agency/City for at least a ten (10) year period after completion of the Project with respect to the payment for the Property, all taxes and fees, property tax revenue generation, and an estimate of anticipated construction and permanent jobs, as appropriate. Provided, however, that the parties acknowledge and agree that said proforma shall be based on information reasonably available during the term of the PSA and shall reflect the parties' understanding that such information is preliminary in nature.
5. Within one hundred twenty (120) days after the execution of the PSA, Developer shall deliver to the Successor Agency for Successor Agency staff review and approval, a preliminary financing plan (including preliminary deal structure, development entities, financing sources and methods, interest letters from specific construction lender(s) or mezzanine equity provider(s) (as may be available)), financial statements, operating or partnership agreements and/or other information, for the purpose of documenting, to

Successor Agency's/City's reasonable satisfaction, including an updated financing plan before the parties approve the Conveyance Instrument, evidence of Developer's financial capacity to proceed with the contemplated transaction.

6. Within one hundred twenty (120) days after execution of the PSA, Developer shall obtain and review a Phase I environmental (hazmat) report for the Property, and if recommended by the Phase I, Developer shall promptly obtain a Phase II report subject to entering into a reasonable right of entry agreement with the Successor Agency. Developer shall promptly deliver copies to the Successor Agency when delivered.
7. Prior to the expiration of the Escrow Period, Developer shall submit to the Successor Agency a schedule of development setting forth the proposed timetable for the commencement, substantial completion, and final completion of the Project (the "Development Schedule").
8. City/Successor Agency reserves the right to and may reasonably request any additional documentation, including additional reports, studies, analyses, and other information, from Developer in order to negotiate the Conveyance Instrument as contemplated hereunder. Upon receiving such a request, Developer shall provide such additional documentation to City/Successor Agency pursuant to a mutually agreed upon deadline.

EXHIBIT C(2)
SPECIFIC SUCCESSOR AGENCY TASKS
To be completed during the Escrow Period

1. Within thirty (30) days after the execution of the PSA, Successor Agency shall provide to Developer copies of all currently existing plans, studies, and other written information regarding the Property in its possession, to the extent not previously delivered to Developer and to the extent material to the Project and not subject to any attorney-client or attorney work product privilege or other privilege.
2. Successor Agency/City shall use good faith efforts to prepare and process any required CEQA Documents as soon as reasonably possible after submission by Developer of a complete development application and payment of applicable fees/deposits.
3. Within Sixty (60) days after the execution of the PSA, Successor Agency shall provide initial draft of the Conveyance Instrument to Developer and shall thereafter revise it to the extent reasonably permitted by the negotiations.
4. Successor Agency shall obtain and review a preliminary title report for the Property from a title company selected by the Successor Agency.

EXHIBIT D
COVENANT DISCLOSING AFFORDABLE HOUSING RESTRICTION

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Arvin
Address
City State Zip
Attn: City Manager

No fee for recording pursuant to
Government Code Section 27383

(Space above for Recorder's Use)

AFFORDABLE HOUSING DECLARATION OF RESTRICTIVE COVENANTS
(Restrictive Covenant Required by the Surplus Lands Act,
Government Code Section 54233)

This Affordable Housing Declaration of Restrictive Covenants (the "Declaration" or "Restrictive Covenant") is made by the City of Arvin as Successor Agency to the Arvin Community Redevelopment Agency, a California Public Agency ("SA") and with reference to the following facts:

RECITALS

- A. SA is the owner of an approximately ____ acre parcel of real property located at _____, Arvin, California, identified as Kern County Assessor's Parcel No. ____ - ____ - ____, and more particularly described by the legal description that is attached hereto and incorporated herein by this reference as Exhibit A, which together with all rights, privileges, easements and appurtenances thereto, including, without limitation, all mineral and water rights, all permanent improvements and SA's personal property, fixtures, furniture and/or furnishings located thereon at close of escrow, are hereinafter collectively referred to as the "Property." The Property is located in the City of Arvin, and all entitlements for use will be granted by the City of Arvin.
- B. On _____, 20__, the Board of Directors of the SA ("Board") adopted Resolution No. _____ declaring the Property as surplus.
- C. On _____, SA provided the Notice of Availability of surplus property required by the Surplus Land Act (the "Act" (Government Code section 54222 et seq.)) to the entities specified therein. SA received _____ timely notice expressing interest in purchasing the Property from an entity required by the Act to receive notice. The SA complied fully with the Act

- D. On _____, 20__ SA staff notified the Department of Housing and Community Development (HCD) of SA's compliance with the Act as required by Government Code section 54230.5.
- E. HCD's 30-day period to comment on SA's compliance with the Act process has expired with ____ comment regarding the form of the restrictive covenant being received from HCD, thus allowing SA to proceed with this RFP process.
- F. The SA's Board, by at least a two-thirds vote of all of its members, adopted on _____, 20__ Resolution No. _____ declaring the SA's intention to sell the Property (the "Resolution of Intent"), which set forth all terms and procedures for sale by the SA of the Property, including the issuance of a Request for Proposals ("RFP").
- G. Section 54233 of the Act requires that if the SA does not agree to price and terms with an entity to which notice and an opportunity to purchase or lease are given and disposes of the Property to an entity that uses the Property for ten or more residential units, the SA shall record a covenant or restriction against the Property prior to approval of any land use entitlements that requires that not less than fifteen (15) percent of any residential units be Affordable Units. This Covenant is intended to comply with the requirements of Section 54233 and to implement the policies and programs of the City of Arvin's adopted Housing Element of the General Plan.

TERMS

NOW, THEREFORE, SA hereby declares that the Property is, and shall be, held, conveyed, hypothecated, encumbered, leased, rented, used and occupied subject to the following Restrictive Covenants, all of which are declared and agreed to be in furtherance of the Surplus Land Act. These restrictions shall run with the land and shall be binding on and inure to the benefit of all parties having or acquiring any right, title or interest in the Property or any part thereof, are for the benefit of the Property and shall be binding on and inure to the benefit of the successors in interest of such parties unless otherwise set for the hereinafter.

The foregoing recitals are hereby incorporated by reference and made part of this Declaration.

ARTICLE 1 DEFINITIONS AND EXHIBITS

Section 1.1 Definitions. In addition to those terms defined in the Recitals, the terms listed here have the following meanings in this Agreement:

- a. ***"Affordable Ownership Price"*** means a sales price that includes a reasonable down payment and results in a Monthly Housing Payment during the first calendar year of a household's occupancy that (i) for Low Income Households, is equal to or less than one-twelfth (1/12) of thirty percent (30%) of seventy percent (70%) of Area Median Income, as adjusted for Assumed Household Size; and (ii) for Very Low Income Households, is equal to or less than one-twelfth (1/12) of thirty percent (30%) of fifty percent (50%) of

Area Median Income, as adjusted for Assumed Household Size, as calculated consistent with Health & Safety Code Section 50052.5.

- b. **“Affordable Rent”** means monthly Rent that (i) for Low Income Households, is equal to or less than one-twelfth (1/12) of thirty percent (30%) of sixty percent (60%) of Area Median Income, as adjusted for Assumed Household Size; and (ii) for Very Low Income Households, is equal to or less than one-twelfth (1/12) of thirty percent (30%) of fifty percent (50%) of Area Median Income, as adjusted for Assumed Household Size, as calculated consistent with Health & Safety Code Section 50053. If a tenant receives Section 8 housing assistance payments, the “Affordable Rent” requirement shall apply to the portion of such amount paid by the tenant.
- c. **“Affordable Price”** means either Affordable Ownership Price or Affordable Rent.
- d. **“Area Median Income”** means the median income applicable to Kern County, adjusted for actual household size, as published annually by the California Department of Housing and Community Development in Title 25, Section 6932 of the California Code of Regulations (or successor provision) pursuant to California Health and Safety Code Section 50093(c).
- e. **“Assumed Household Size”** means one person in a studio dwelling unit, two persons in a one-bedroom dwelling unit, three persons in a two-bedroom dwelling unit, and one additional person for each additional bedroom thereafter.
- f. **“Developer”** means a party who purchases the Property and constructs Residential Homes thereon, and any successor, heir, or assign of the Developer, whether a change in interest occurs voluntarily or involuntarily, by operation of law or otherwise, except as expressly released by the SA.
- g. **“Eligible Household”** means a household that is a Low-Income Household or a Very Low-Income Household.
- h. **“Low Income Household”** means a household whose annual household income does not exceed the low-income limits applicable to Kern County as published annually pursuant to Title 25, Section 6932, of the California Code of Regulations (or its successor provision) by the California Department of Housing and Community Development.
- i. **“Monthly Housing Payment”** includes monthly payment of mortgage interest and principal, property taxes, mortgage insurance, homeowner's insurance, homeowners' association dues, assessments paid by homeowners, and a reasonable allowance for utilities (excluding telephone service and cable television).
- j. **“Rent”** means the total of monthly payments required to be paid by a tenant for the following: use and occupancy of an Affordable Unit and associated facilities, including parking; any separately charged fees or service charges assessed by Developer and required to be paid by the tenant other than security deposits; utilities paid by the tenant, if any, which may include garbage collection, sewer, water, electricity, gas and other heating,

cooking and refrigeration fuel, excluding telephone service or cable television; and any other interest, taxes, fees or charges paid by the tenant in connection with the use of the Affordable Unit or associated facilities and assessed by a public or private entity other than Developer.

- k. “**Term**” is the period of time beginning on the date that a permanent certificate of occupancy is issued for all of the Affordable Units and ending fifty-five (55) years following that date for rental housing or forty-five (45) years for ownership housing.
- l. “**Very Low-Income Household**” means a household whose annual household income does not exceed the very low-income limits applicable to Kern County as published annually pursuant to Title 25, Section 6932, of the California Code of Regulations (or its successor provision) by the California Department of Housing and Community Development.

Section 1.2 Exhibits. The following Exhibit is attached and incorporated into this Restrictive Covenant:

- a. Exhibit A Legal Description of the Property

ARTICLE 2 AFFORDABILITY AND OCCUPANCY COVENANTS

Section 2.1 Affordable Housing Requirements.

- a. **Affordable Units.** If 10 or more dwelling units are developed on the Property, not less than fifteen percent (15%) of the total residential units developed on the Property shall be sold or rented at an Affordable Price to Eligible Households. The Affordable Units shall be used only as residences for the Term of this Agreement. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing and 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of 65915 of the California Government Code. These requirements shall be covenants or restrictions running with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.
- b. **Satisfaction of Affordable Housing Requirements.** The affordable housing requirements contained in this Restrictive Covenant shall be satisfied with respect to the Property when: (a) the Developer constructs, or causes to be constructed, and completes the construction of the Affordable Units meeting the requirements of this Agreement; and (b) for the Term of this Agreement, Developer sells or rents all Affordable Units to Eligible Households at an Affordable Ownership Price or Affordable Rent, as applicable, in compliance Section 2.1(a) above.

- c. ***Recordation of Restrictive Covenant.*** Concurrently with close of escrow on sale of the Property to the Developer, or prior to receipt of any entitlement for use from the City of Arvin, whichever occurs first, this Declaration shall be duly executed by the SA and recorded against the Property in the Official Records of the County of Kern, consistent with the requirements of Section 54233 of the Act.

Section 2.2 Term and Release of Property from Agreement.

- a. ***Term.*** The provisions of this Agreement shall apply to the Property for the entire Term unless released as described in subsection (c) below. This Declaration shall bind any successor, heir, or assign of the Developer, whether a change in interest occurs voluntarily or involuntarily, by operation of law or otherwise, except as expressly released by the SA. The SA intends to sell the Property on the condition, and in consideration of, this provision, and would not do so otherwise.
- b. ***Covenant Running with the Land.*** The covenants and conditions herein contained shall apply to and bind, during their respective periods of fee ownership, Developer and its heirs, executors, administrators, successors, transferees, and assignees having or acquiring any right, title, or interest in or to any part of the Property, whether by operation of law or in any manner whatsoever, and shall run with and burden the Property for the Term of this Declaration until terminated in accordance with this Section. All of the provisions of this Declaration shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to applicable laws, including without limitation Section 1468 of the California Civil Code. Each covenant to do, or to refrain from doing, some act on the Property hereunder (a) is for the benefit of the Property and is a burden on the Property, (b) runs with the Property, and (c) is binding upon each party and each successive owner during its ownership of the Property or any portion thereof, and shall be a benefit to and a burden upon each party and the Property hereunder and each other person or entity succeeding in an interest to the Property.
- c. ***Release of Restrictive Covenants.***
 - i. Upon completion of all of the Affordable Units, if any, and the sale or rental of all of the Affordable Units at Affordable Ownership Price or Affordable Rent, as applicable, to Eligible Households, the SA shall release all portions of the Property except the parcels occupied by the Affordable Units from the burdens of this Agreement within thirty (30) days following written notice from the Developer, if at the time the Developer is in compliance with all terms of this Declaration.
 - ii. Prior to the expiration of the Term, Developer shall provide all notifications required by Government Code Sections 65863.10 and 65863.11 or successor provisions and any other notification required by any state, federal, or local law.
 - iii. Upon the expiration of the Term, SA shall execute and record a release of all portions of the Property from the burdens of this Declaration within thirty (30) days following written notice from the Developer, if at the time the Developer is in

compliance with all terms of this Agreement, including without limitation Developer's compliance with subparagraph (c)(ii) of this Section.

Section 2.3 Nondiscrimination. Developer shall not discriminate against persons or groups of persons on account of race, color, religion, creed, sex, sexual orientation, marital status, familial status, ancestry or national origin in the use, sale, transfer, occupancy, lease, tenure or enjoyment of the Property, nor shall Developer or any person claiming under or through Developer establish or permit any such practice or practices of discrimination or segregation with respect to use or occupancy of the Property.

ARTICLE 3 DEFAULT AND REMEDIES

Section 3.1 Default. The SA may exercise any and all remedies available to it for violation of this Declaration, including but not limited to: (a) instituting against the Developer, or other parties, a civil action for declaratory relief, injunction or any other equitable relief, or relief at law, including without limitation an action to rescind a transaction and/or to require repayment of any funds received in connection with such a violation; and (b) where one or more persons have received financial benefit as a result of a violation of this Declaration, the SA may assess, and institute legal action to recover as necessary, a penalty in any amount up to and including the amount of financial benefit received, in addition to recovery of other benefits received; (c) prosecuting a misdemeanor against any person who has violated the Surplus Land Act; and (d) any other remedies authorized by law.

Section 3.2 Enforcement by Third Parties. As required by Section 54233 of the Act, any default in the Developer's obligations pursuant to this Declaration shall also be enforceable against the Developer by any of the entities described in subdivisions (a) through (f), inclusive, of Government Code Section 54222.5.

Section 3.3 Remedies Cumulative. No right, power, or remedy given is intended to be exclusive of any other available right, power, or remedy; but each and every such right, power, or remedy shall be cumulative and shall be in addition to every other right, power, or remedy given to the SA now or hereafter existing at law, in equity, or by statute or ordinance. Neither the failure nor any delay on the part of the SA to exercise any such rights and remedies shall operate as a waiver thereof, nor shall any single or partial exercise by the SA of any such right or remedy preclude any other or further exercise of such right or remedy, or any other right or remedy.

ARTICLE 4 GENERAL PROVISIONS

Section 4.1 Interpretation. The terms of this Declaration shall be interpreted so as to insure to the maximum extent possible that the Affordable Units are used for affordable housing and are occupied by Eligible Households.

Section 4.2 Title of Parts and Sections. Any titles of the sections or subsections of this Declaration are inserted for convenience only and shall be disregarded in interpreting any part of the Declaration's provisions.

Section 4.3 Governmental Standards. In the event any standard established and maintained by any governmental agency which is necessary to give effect to this Declaration ceases to exist, and no comparable replacement is issued, the SA shall create a replacement standard utilizing the formula and factors previously used to create the discontinued standard.

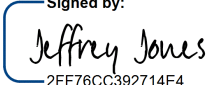
Section 4.4 Authority. This Declaration has been executed and delivered by persons who are duly authorized to execute and deliver the same for and on behalf of SA

Section 4.5 Survival; No Merger. All of the terms, provisions, representations, warranties and covenants of herein shall survive the close of escrow of any sale of the Property or the Affordable Units and shall not be merged in any deed transferring the Property or the Affordable Units.

Section 4.6 Severability. In the event any limitation, condition, restriction, covenant, or provision contained herein is to be held invalid, void, or unenforceable by any court of competent jurisdiction, or if any provision herein is rendered invalid or unenforceable pursuant to any California statute which became effective after the date of recordation, the remaining portions of this Declaration shall nevertheless remain in full force and effect.

Date: 12/16/2024

CITY OF ARVIN, AS SUCCESSOR AGENCY
TO THE ARVIN COMMUNITY
REDEVELOPMENT AGENCY,
A CALIFORNIA PUBLIC AGENCY

Signed by:

By: 2EE78CC382714E4
Name: _____
Title: _____

RESOLUTION NO. 2024-61

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE DISSOLVED ARVIN COMMUNITY REDEVELOPMENT AGENCY, APPROVING A PURCHASE SALE AGREEMENT SELLING APNS 190-270-01, 190-270-03, 190-270-05, AND 190-270-06 TO STATE FOODS OR ASSIGNEE AND ARVIN WALNUT PROPERTIES LLC

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Arvin is the successor agency to the Arvin Community Redevelopment Agency ("Successor Agency"); and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long Range Property Management Plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's oversight board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Department of Finance issued the Successor Agency a Finding of Completion on April 26, 2013; and

WHEREAS, the Successor Agency approved a Property Management Plan that contains all the information required under Health and Safety Code Section 34191.5 on February 18, 2014 by way of Resolution No. 2014-03; and

WHEREAS, the Oversight Board of the Successor Agency approved the Property Management Plan on February 25, 2014 by way of Resolution No. AOB2014-02; and

WHEREAS, the California Department of Finance reviewed the approved Property Management Plan and approved the Property Management Plan on March 17, 2014; and

WHEREAS, parcels APN 190-270-01, 190-270-03, 190-270-05, and 190-270-06 were appraised for a total amount of \$516,199 by Michael Burger and Associates on February 14, 2014, a copy of which is attached as Exhibit "A"; and

WHEREAS, on or about October 17, 2024, the Successor Agency received a proposal for the purchase of parcels APN 190-270-01, 190-270-03, 190-270-05, and 190-270-06 for the total amount of \$1,032,398 from State Foods LLC and Arvin Walnut Properties LLC.; and

WHEREAS, the purchase and sale agreement is subject to additional terms and conditions as referenced in the staff report and the purchase and sale agreement document; and

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE DISSOLVED ARVIN COMMUNITY REDEVELOPMENT AGENCY, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Approval of the sale of APNs 190-270-01, 190-270-03, 190-270-05, and 190-270-06 to State Foods LLC and Arvin Walnut Properties LLC. The Successor Agency hereby approves sale of APNs 190-270-01, 190-270-03, 190-270-05, and 190-270-06 to State Foods LLC and Arvin Walnut Properties LLC., and the Purchase Sale Agreement regarding this sale in substantially the same the form as attached hereto as Exhibit "B."

Section 3. Remittance of Proceeds from the sale. In accordance with the Long Range Property Management Plan, the Successor Agency hereby direct that all proceeds from the sale of APNs 190-270-01, 190-270-03, 190-270-05, and 190-270-06 be used to fulfill enforceable obligations.

Section 4. Execution and transmittal of the purchase sale agreement. The Executive Director of the Successor Agency is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Long Range Property Management Plan and the sale of APNs 190-270-01, 190-270-03, 190-270-05, and 190-270-06 pursuant to that plan, including but not limited to submitting the Purchase Sale Agreement to the Successor Agency's oversight board for approval, and to the State of California Department of Finance.

Section 5. Effectiveness. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Board of Directors of the Successor Agency to the dissolved Arvin Community Redevelopment Agency at a regular meeting thereof held on the 10th day of December 2024 by the following vote:

AYES: CM HORTON, MAYOR PRO TEM REYES, MAYOR BORRELI

NOES: CM TARVER

ABSTAIN: NONE

ABSENT: NONE

ATTEST

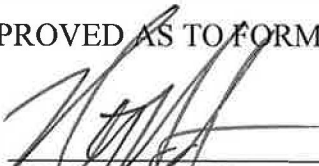


JEFF JONES,
Secretary

**SUCCESSOR AGENCY TO THE ARVIN
COMMUNITY REDEVELOPMENT AGENCY**

By: 
DANIEL BORRELI,
Chairman

APPROVED AS TO FORM:

By: 
NATHAN HODGES,
Successor Agency Attorney
Hodges Law Group

I, JEFF JONES, Secretary of the Successor Agency to the Arvin Community Redevelopment Agency of the City of Arvin, California, **DO HEREBY CERTIFY** that the foregoing is a true and accurate copy of the Resolution passed and adopted by the Board of Directors of the Successor Agency to the Arvin Community Redevelopment Agency on the date and by the vote indicated herein.

BEFORE THE KERN COUNTYWIDE OVERSIGHT BOARD

In the matter of:

Resolution No. 079

A RESOLUTION OF THE KERN COUNTY OVERSIGHT BOARD APPROVING ENTRY INTO A PURCHASE AND SALE AGREEMENT FOR PROPERTIES OF APPROXIMATELY 5.14 ACRES OF VACANT LAND LOCATED AT BEAR MOUNTAIN BLVD. AND N. WALNUT DR. IN THE CITY OF ARVIN, AND IDENTIFIED AS COUNTY ASSESSOR PARCEL NOS. 190-270-01, -03, -05, -06; BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF ARVIN AND TAKING RELATED ACTIONS

I, Stacy Kuwahara, Secretary on behalf of the Oversight Board, do certify that the following resolution, on motion of Director ____, seconded by Director ____, was duly passed and adopted by the Board of Directors at an official meeting this 23rd day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

Secretary on behalf of the Oversight Board
Kern Countywide Oversight Board

RESOLUTION

WHEREAS, Health and Safety Code section 34179 (j) creates a single countywide oversight board effective July 1, 2018 for each county with successor agencies remaining;

WHEREAS, the Kern Countywide Oversight Board (KCOB) has been established in accordance with Health & Safety Code sections 34179(j) to approve certain successor agency actions pursuant to Health & Safety Code 34180 and to direct the successor agencies in certain other actions pursuant to Health & Safety Code section 34181; and

WHEREAS, pursuant to AB X1 26 (enacted in June 2011), and the California Supreme Court's decision in California Redevelopment Association, et al. v. Ana Matosantos, et al., 53 Cal. 4th 231 (2011), the Redevelopment Agency of the City of Arvin (the "Former Agency") was dissolved as of February 1, 2012, and the Successor Agency

was established as the successor entity to the Former Agency; and

WHEREAS, AB X1 26 added Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) to Division 24 of the Health and Safety Code ("HSC"); and such Parts 1.8 and 1.85, together with any amendments and supplements thereto enacted from time to time, are collectively referred to herein as the "Dissolution Act"; and

WHEREAS, pursuant to the Dissolution Act, the Successor Agency is tasked with winding down the affairs of the Former Agency; and

WHEREAS, pursuant to HSC Section 34175(b), all real properties of the Former Agency transferred to the control of the Successor Agency by operation of law; and

WHEREAS, several of the properties transferred to the Successor Agency is approximately 5.14 acres of vacant land located at Bear Mountain Blvd. and N. Walnut Dr. in the City of Arvin, and identified as County Assessor Parcel Nos. 190-270-01, -03, -05, -06 (the "Site" or the "Property") and

WHEREAS, pursuant to the California Surplus Land Act (Government Code 54220 et seq.) ("SLA"), the Successor Agency formally declared the Property "surplus" and issued a Notice of Availability on September 13, 2021 to certain parties identified in the statute; and

WHEREAS the Successor Agency did not receive any notices of interest for the subject Property during the SLA noticing period and, therefore, has requested a letter of compliance from the California Department of Housing and Community Development ("HCD"), which authorizes the Successor Agency to proceed with the future sale of the Property; and

WHEREAS the Successor Agency Board approved a Purchase and Sale Agreement (the "PSA") by and between State Foods, LLC or Assignee and Arvin Walnut Properties, LLC ("Buyers") and the Successor Agency for the sale of the Property on December 10, 2024; and

WHEREAS the Property is proposed to be sold to the Buyers for the purchase price of \$1,032,398.00,

NOW, THEREFORE, BE IT FOUND AND RESOLVED AS FOLLOWS

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

SECTION 2. The Purchase and Sale Agreement, in the form attached hereto as Exhibit A, is hereby approved. Each of the Chair of this Board, the Vice Chair of this Board and the Executive Director of the Successor Agency (each, an "Authorized Officer), individually, is hereby authorized to execute and deliver, for and in the name of the Successor Agency, the Exclusive Negotiating Agreement in substantially such form, with changes therein as the Authorized Officer may approve (such approval to be conclusively evidenced by the execution and delivery thereof).

SECTION 3. The Authorized Officers and all other officers of the Successor Agency are hereby authorized, jointly and severally, to execute and deliver any and all necessary documents and instruments and to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution and the Purchase and Sale Agreement. Resolution No. Page 3

RESOLUTION NO. 2024-62

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE DISSOLVED ARVIN COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE COVERING THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(l) AND (o).

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Arvin became the successor agency to the Arvin Community Redevelopment Agency ("Successor Agency"); and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

WHEREAS, pursuant to Health and Safety Code Section 34179(o), on July 1, 2018 a single oversight board, staffed by the county auditor-controller, was created to oversee the actions of all successor agencies within Kern County, including the Successor Agency to the Arvin Community Redevelopment Agency, and

WHEREAS, Health and Safety Code Section 34177(l) requires the Successor Agency to prepare a recognized obligation payment schedule ("ROPS"), by February 1st of each year, forward looking to the next fiscal year; and

WHEREAS, Health and Safety Code Section 34177(l)(2) requires the Successor Agency to submit the ROPS to the Successor Agency's oversight board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS ("Approved ROPS") to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency's website; and

WHEREAS, Health and Safety Code Section 34177(o) requires that the Approved ROPS for the period July 1, 2025 through June 30, 2026 ("ROPS 25-26") is required to be submitted to the Department of Finance, California State Controller and the Kern County Auditor Controller by February 1, 2025; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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Reso Successor Agency Approving ROPS 07/01/25 – 06/30/26.

NOW THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE FORMER ARVIN COMMUNITY REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

Section 1. **Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. **Approval of ROPS.** The Successor Agency hereby approves and adopts the ROPS 25-26, covering the period July 1, 2025, through June 30, 2026, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

Section 3. **Transmittal of ROPS.** The City Manager and Finance Director are hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS 25-26, including submitting the ROPS 25-26 to the Successor Agency's oversight board for approval, and submission of the Approved ROPS to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.

Section 4. **Effectiveness.** This Resolution shall take effect immediately upon its adoption.
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I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Arvin at a regular meeting thereof held on the 10^h day of December 2024 by the following vote:

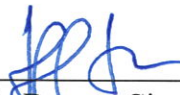
AYES: CM TARVER, CM HORTON, MPT REYES, MAYOR BORREL

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

ATTEST



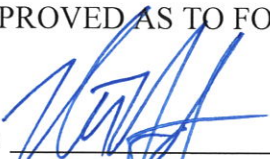
JEFF JONES, Deputy City Clerk

CITY OF ARVIN

By: 

DANIEL BORRELI, Mayor

APPROVED AS TO FORM:

By: 

NATHAN HODGES, City Attorney
Hodges Law Group

I, Jeff Jones, Deputy City Clerk of the City of Arvin, California, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution passed and adopted by the City Council of the City of Arvin on the date and by the vote indicated herein.

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Arvin

County: Kern

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 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)	\$ 221,536	\$ 496,336	\$ 717,872
F RPTTF	129,036	403,836	532,872
G Administrative RPTTF	92,500	92,500	185,000
H Current Period Enforceable Obligations (A+E)	\$ 221,536	\$ 496,336	\$ 717,872

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

Arvin
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$5,435,200		\$717,872	\$-	\$-	\$-	\$129,036	\$92,500	\$221,536	\$-	\$-	\$-	\$403,836	\$92,500	\$496,336
11	Advance from City	City/County Loan (Prior 06/28/11), Other	08/17/1999	09/01/2038	City of Arvin	Advance to RDA to Fund Initial Activity	City of Arvin	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
12	Note Payable to City	City/County Loan (Prior 06/28/11), Other	09/01/2003	09/01/2038	City of Arvin	Advance to RDA - Bond Pay Off and Construction	City of Arvin	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
17	Administrative Services	Admin Costs	07/01/2025	06/30/2025	City of Arvin	Administrative Service	City of Arvin	185,000	N	\$185,000	-	-	-	-	92,500	\$92,500	-	-	-	-	92,500	\$92,500
46	Maintenance of SA properties to prevent blight	Property Maintenance	07/01/2023	06/30/2027	City of Arvin	contracted services for properties (discing, etc.) contracted services for maintenance of properties (discing, etc)		13,000	N	\$13,000	-	-	-	13,000	-	\$13,000	-	-	-	-	-	\$-
47	Series 2019A Tax Exempt Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	09/01/2019	09/01/2039	Wells Fargo Bank, Trustee	Series 2019A Tax Exempt Tax Allocation Refunding Bonds		2,955,000	N	\$147,750	-	-	-	73,875	-	\$73,875	-	-	-	73,875	-	\$73,875
48	Series 2019B Taxable Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	09/01/2019	03/01/2032	Wells Fargo Bank, Trustee	Series 2019B Taxable Tax Allocation Refunding Bonds		2,275,000	N	\$364,922	-	-	-	34,961	-	\$34,961	-	-	-	329,961	-	\$329,961
49	Bond Trustee Fees	Professional Services	09/01/2019	03/01/2032	Wells Fargo Bank	Trustee fees on SA series 2019A and 2019B bonds		2,500	N	\$2,500	-	-	-	2,500	-	\$2,500	-	-	-	-	-	\$-
50	Short Term Loan From City	City/County Loans After 6/27/11	02/01/2014	06/30/2025	City of Arvin	Balance of short term loan from City FY 14-15. Former ROPS		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						line 38																
51	Continuing Disclosure Report Fees	Professional Services	07/01/2021	06/30/2035	Urban Futures Inc.	Continuing Disclosure Report Fees		4,700	N	\$4,700	-	-	-	4,700	-	\$4,700	-	-	-	-	-	\$-

Arvin
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
(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 22-23 Cash Balances (07/01/22 - 06/30/23)	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 07/01/22) RPTTF amount should exclude "A" period distribution amount.					440,658	Audited Statements cash 6/30/22 495,998 less ROPS 23 A \$55,340
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller					547,602	ROPS 23A 55,340 ROPS 23 B 492,362 =
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)					676,458	
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)					206,035	Property Sales due CAC: 1/21/17 98,224 + 6/30/18 5,000 + 4/30/19 20,000 PLUS short term loan repayment due City approved ROPS 20-21 and not transferred to City general fund \$82,811
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required			59,135	
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$46,632	

Arvin
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
11	
12	
17	Amount requested is below statutory minimum of \$250,000. The SA intends to market and sell surplus properties. The process is expensive as it involves to use of City staff, City Attorney and a Broker/Consultant to monitor and sell the surplus properties. Extensive coordination is required with State HCD throughout the process. Estimated budget: City staff time \$60,00, City Attorney time \$ 50,000, Broker/Consultant \$50,000. Other City overhead and support costs \$25,000. It should be noted that should the SA not expend the full amount requested that whatever is unspent at the end of the FY will be refunded via a Prior Period Adjustment (PPA) in a subsequent year.
46	Prior year costs expected to remain same for this year.
47	Interest only payments of \$73,875.00 on 9/1/25 and 3/1/26
48	9/1/25 - interest payment of \$34,961.25. 3/1/26 - interest payment of \$34,961.25 + Principal payment of \$295,000.00
49	
50	
51	

BEFORE THE KERN COUNTYWIDE OVERSIGHT BOARD

In the matter of:

Resolution No. _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED ARVIN COMMUNITY DEVELOPMENT AGENCY, APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE COVERING THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I) AND (o)

I, Amanda Ruiz, Secretary on behalf of the Oversight Board, do certify that the following resolution, on motion of Director _ ___, seconded by Director _ ___, was duly passed and adopted by the Board of Directors at an official meeting this 23rd day of January, 2025, by the following vote:

AYES:

NOES:

ABSENT:

Board

Secretary on behalf of the Oversight

Kern Countywide Oversight Board

RESOLUTION

Section 1. WHEREAS:

(a) Pursuant to Health and Safety Code Section 34173(d), the City of Arvin became the successor agency to the Arvin Community Development Agency ("Successor Agency"); and

(b) Pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

(c) Pursuant to Health and Safety Code Section 34179(j), on July 1, 2018 a single oversight board, staffed by the county auditor-controller, was created to oversee the

actions of all successor agencies within Kern County, including the Successor Agency to the Shafter Community Development Agency, and

(d) Health and Safety Code Section 34177(l) requires the Successor Agency to prepare a recognized obligation payment schedule ("ROPS"), by February 1st of each year, forward looking to the next fiscal year; and

(e) Health and Safety Code Section 34177(l)(2) requires the Successor Agency to submit the ROPS to the Successor Agency's oversight board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS ("Approved ROPS") to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency's website; and

(f) Health and Safety Code Section 34177(o) requires that the Approved ROPS for the period July 1, 2025 through June 30, 2026 ("ROPS 25-26") is required to be submitted to the Department of Finance, California State Controller and the County Auditor-Controller by February 1, 2025; and

(g) All other legal prerequisites to the adoption of this Resolution have occurred.

Section 2. THEREFORE IT IS RESOLVED by the Board of Directors of the Kern Countywide Oversight Board, as follows:

1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

2. The Kern County Oversight Board of the Successor Agency hereby approves and adopts the ROPS 25-26, covering the period July 1, 2025 through June 30, 2026, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

3. The Director is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS 25-26, including submitting the approved ROPS 25-26 to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.

4. This Resolution shall be effective in accordance with California Health and Safety Code Section 34179(h)..

EXHIBIT A

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: California City

County: Kern

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 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)	\$ 422,683	\$ 398,157	\$ 820,840
F RPTTF	397,683	373,157	770,840
G Administrative RPTTF	25,000	25,000	50,000
H Current Period Enforceable Obligations (A+E)	\$ 422,683	\$ 398,157	\$ 820,840

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

California City
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$6,212,377		\$820,840	\$-	\$-	\$-	\$397,683	\$25,000	\$422,683	\$-	\$-	\$-	\$373,157	\$25,000	\$398,157
6	Federal Court Stipulated Judgment	Litigation	09/27/1993	07/26/2038	California City SDI Fund	Loan for commercial/housing project. Land (2)	One	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
10	Employees/ Operating	Admin Costs	02/01/2012	07/26/2038	Staff/ Operations	Annual Admin/ Operations Successor Agency	One	50,000	N	\$50,000	-	-	-	-	25,000	\$25,000	-	-	-	-	25,000	\$25,000
19	2014 Tax Allocation Refunding Bonds	Bonds Issued After 12/31/10	08/24/2014	09/01/2034	U S Bank	Bond Refinance	One	6,131,900	N	\$740,363	-	-	-	367,206	-	\$367,206	-	-	-	373,157	-	\$373,157
26	Debt Service Administration	Bonds Issued After 12/31/10	08/24/2014	09/01/2034	U.S. Bank	Debt Service Wire Fees for 2014 TARB		3,500	N	\$3,500	-	-	-	3,500	-	\$3,500	-	-	-	-	-	\$-
27	Cash Shortage Reimbursement	Miscellaneous	07/01/2025	06/30/2026	Successor Agency	Incorrect PPA Adustment		26,977	N	\$26,977	-	-	-	26,977	-	\$26,977	-	-	-	-	-	\$-

California City
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
(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 22-23 Cash Balances (07/01/22 - 06/30/23)	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 07/01/22) RPTTF amount should exclude "A" period distribution amount.		1		1,234	2,960	F1 - Other Balance held for 23-24 ROPS G1 - 19-20 PPA
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				86,500	1,009,615	F2 - Hangar Lease Revenue
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)				48,000	1,010,010	F3 - Reconciles to 22-23 PPA
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		1		51,070	-	F4 - \$48,000 held for 24-25 ROPS and \$1,234 held for 23-24 ROPS
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required			2,565	
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$(11,336)	\$-	F6 - Remaining negative balance will be recouped through 23-24 Rental Income. Remaining balance will be used for 26-27 admin costs

California City
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
6	
10	
19	
26	
27	The 20-21 PPA was adjusted after submission to \$27,000, but according to the City's accounting records should have only been \$23. We are requesting this amount get reimbursed since it was withheld from the 23-24 ROPS.

RESOLUTION NO. SA 25-3102

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CALIFORNIA CITY REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2025 TO JUNE 30, 2026 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I)

RECITALS:

A. The City Council of the City of California City (the “City”) adopted Resolution No. 25-3102 on January 21, 2025 pursuant to Part 1.85 of the California Health and Safety Code electing for the City to serve as the successor agency for the City of California City Redevelopment Agency (the “Successor Agency”) upon the dissolution of the California City Redevelopment Agency.

B. Health and Safety Code section 34177(1)(2) requires the Successor Agency to submit a Recognized Obligation Payment Schedule (ROPS) by February 1, 2025, listing outstanding obligations of the Agency to be performed by the Successor Agency during the time period from July 1, 2025 through June 30, 2026; and

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE CALIFORNIA CITY REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS 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 Health and Safety Code Section 34170.5.

Section 3. The Successor Agency hereby approves and adopts the ROPS 25-26, as shown in Exhibit “A” pursuant to Health and Safety Code Section 34177.

Section 4. The Secretary is hereby authorized and directed to file a certified copy of this Resolution to the Countywide Oversight Board.

Section 5. Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Successor Agency may be reviewed by the Countywide Oversight Board and the State of California Department of Finance, and therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the Countywide Oversight Board and the State of California Department of Finance

PASSED AND ADOPTED this 21st day of January, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marquette Hawkins, Chairman

ATTEST:

Leandrea Weible, Secretary

I hereby certify that the foregoing resolution was duly and regularly adopted by the Successor Agency Board at their Special Meeting thereof held on 21st day of January, 2025.

Leandrea Weible, Secretary

BEFORE THE KERN COUNTYWIDE OVERSIGHT BOARD

In the matter of:

Resolution No. 081

**RESOLUTION OF THE SUCCESSOR AGENCY TO
THE CALIFORNIA CITY REDEVELOPMENT
AGENCY APPROVING THE RECOGNIZED
OBLIGATION PAYMENT SCHEDULE JULY 1, 2025
THROUGH JUNE 30, 2026 PURSUANT TO HEALTH
AND SAFETY CODE SECTION 34177(I)**

I, Stacy Kuwahara, Secretary on behalf of the Oversight Board, do certify that the following resolution, on motion of Director _____, seconded by Director _____, was duly passed and adopted by the Board of Directors at a regular meeting this _____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

Secretary on behalf of the Oversight Board
Kern Countywide Oversight Board

RESOLUTION

Section 1. WHEREAS:

(a) Pursuant to Health and Safety Code Section 34173(d), the City of California City became the successor agency to the California City Redevelopment Agency ("Successor Agency"); and

(b) Pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

(c) Pursuant to Health and Safety Code Section 34179(j), on July 1, 2018 a single oversight board, staffed by the county auditor-controller, was created to oversee

the actions of all successor agencies within Kern County, including the Successor Agency to the Ridgecrest Redevelopment Agency, and

(d) Health and Safety Code Section 34177(l) requires the Successor Agency to prepare a recognized obligation payment schedule ("ROPS"), by February 1st of each year, forward looking to the next fiscal year; and

(e) Health and Safety Code Section 34177(l)(2) requires the Successor Agency to submit the ROPS to the Successor Agency's oversight board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS ("Approved ROPS") to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency's website; and

(f) Health and Safety Code Section 34177(o) requires that the Approved ROPS for the period July 1, 2025 through June 30, 2026 ("ROPS 25-26") is required to be submitted to the Department of Finance, California State Controller and the County Auditor-Controller by February 1, 2025; and

(g) All other legal prerequisites to the adoption of this Resolution have occurred.

Section 2. IT IS RESOLVED by the Board of Directors of the Kern Countywide Oversight Board, as follows:

1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

2. The Kern Countywide Oversight Board of the Successor Agency hereby approves and adopts the ROPS 25-26, covering the period July 1, 2025 through June 30, 2026, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

3. The Director, head of the Oversight Board Jason Wiebe, is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS 25-26, including submitting the approved ROPS 25-26 to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.

4. This Resolution shall be effective in accordance with California Health and Safety Code Section 34179(h).

#27T3971-BVW

EXHIBIT A