



44933 Fern Avenue, Lancaster, CA 93534
Chair Elizabeth Brubaker, Vice Chairman Dr. David Vierra,
Board Member Edward Knudson, Board Member Jodie Shepherd-Troth,
Board Member Sandy Smith, Board Member Jim Vose,
Board Member John Walker

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD REGULAR MEETING AGENDA

Tuesday

January 16, 2018

Meeting – **4:00 p.m.**

Council Chambers – Lancaster City Hall

The City Clerk hereby declares the agenda was posted
by 5:00 p.m. on Friday, January 12, 2018
at the entrance to the Lancaster City Hall Council Chambers.

CALL TO ORDER

ROLL CALL

Board Members: Knudson, Shepherd-Troth, Smith, Vose, Walker; Vice Chairman Vierra; Chair Brubaker

PLEDGE OF ALLEGIANCE

AGENDA ITEMS TO BE REMOVED

Sometimes it is necessary to remove items from the agenda. We apologize for any inconvenience this may cause you.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

Any person who would like to address the Lancaster Successor Agency Oversight Board on any agendized item is requested to complete a speaker card for the City Clerk and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Lancaster Successor Agency Oversight Board at the time such item is discussed. Speaker cards are available at the rear of the Council Chambers and your speaker card must be filled out *prior* to the agenda item being called. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the meeting and we appreciate your cooperation. *Individual speakers are limited to three (3) minutes each.*

Consent Calendar items may be acted upon with one motion, a second and the vote. If you desire to speak on an item or items on the Consent Calendar, you may fill out one speaker card for the Consent Calendar. You will be given three minutes to address your concerns before the Lancaster Successor Agency Oversight Board takes action on the Consent Calendar.

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
REGULAR MEETING AGENDA
TUESDAY, JANUARY 16, 2018**

MINUTES

M 1. Adopt **Resolution No. OB 01-18**, approving the Lancaster Successor Agency Oversight Board Regular Meeting minutes of October 17, 2017.

NEW BUSINESS

NB 1. Recognized Obligation Payment Schedule for the Period July 1, 2018 to June 30, 2019

Recommendation:

Adopt **Resolution No. OB 02-18**, approving the Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019.

NB 2. Successor Agency Administrative Budgets for the Periods July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019

Recommendation:

Adopt **Resolution No. OB 03-18**, approving the Successor Agency Administrative Budgets for the periods of July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019, as detailed in Attachments A & B.

NB 3. Subordination Agreement with Antelope Valley Mazda

Recommendation:

Adopt **Resolution No. OB 04-18**, authorizing the City Manager or his designee to enter into a subordination agreement with Antelope Valley Mazda, Inc. to allow for the installation of solar panels at the dealership site.

EXECUTIVE DIRECTOR ANNOUNCEMENT

CITY CLERK ANNOUNCEMENT

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
REGULAR MEETING AGENDA
TUESDAY, JANUARY 16, 2018**

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Lancaster Successor Agency Oversight Board on any item ***NOT ON THE AGENDA*** regarding Board business and speaker cards must be submitted ***prior*** to the beginning of this portion of the Agenda. Please complete a speaker card for the City Clerk and identify the subject you would like to address. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the Lancaster Successor Agency Oversight Board meeting and we appreciate your cooperation. State law prohibits the Lancaster Successor Agency Oversight Board from taking action on items not on the agenda and your matter will be referred to the Executive Director. ***Individual speakers are limited to three (3) minutes each.***

BOARD MEMBER COMMENTS

ADJOURNMENT

Next Regular Meeting:

Tuesday, February 20, 2018 - 4:00 p.m.

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this meeting, please contact the City Clerk at (661)723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days notice is strongly recommended. For additional information, please contact the City Clerk at (661)723-6020.

AGENDA ADDENDUM INFORMATION

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk Department at (661) 723-6020.

All documents available for public review are on file with the City Clerk Department.

M 1
01/16/18
MVB

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
MEETING MINUTES
October 17, 2017**

CALL TO ORDER

Chair Brubaker called the meeting to order at 4:02 p.m.

ROLL CALL

PRESENT: Board Members Smith, Vose, Walker, Vice Chairman Vierra, Chair Brubaker

ABSENT: Board Members Knudson, Shepherd-Troth

STAFF

MEMBERS: City Attorney, Economic Development Director; Finance Director; Deputy City Clerk

PLEDGE OF ALLEGIANCE

Board Member Vose

AGENDA ITEMS TO BE REMOVED

None

M 1. MINUTES

On a motion by Board Member Smith and seconded by Vice Chairman Vierra, the Lancaster Successor Agency Oversight Board voted to adopt **Resolution No. OB 05-17**, approving the Lancaster Successor Agency Oversight Board Regular Meeting minutes of January 17, 2017, by the following vote: 5-0-0-2; AYES: Smith, Vierra, Vose, Walker, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Knudson, Shepherd-Troth

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
MEETING MINUTES
OCTOBER 17, 2017

NB 1. AGREEMENT WITH SC PREMIER PROPERTIES, LLC

The Economic Development Director presented the staff report for this item.

On a motion by Board Member Vose and seconded by Board Member Smith, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 06-17**, authorizing the City Manager or his designee to enter into an agreement with SC Premier Properties, LLC for the return of parcels related to a 2006 Disposition and Development Agreement with the Lancaster Redevelopment Agency and execute all related documents, by the following vote: 5-0-0-2; AYES: Smith, Vierra, Vose, Walker, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Knudson, Shepherd-Troth;

EXECUTIVE DIRECTOR ANNOUNCEMENT

None

CITY CLERK ANNOUNCEMENT

None

PUBLIC BUSINESS FROM THE FLOOR - *NON-AGENDIZED ITEMS*

None

BOARD MEMBER COMMENTS

None

ADJOURNMENT

Chair Brubaker adjourned the meeting at 4:10 p.m. and stated the next regular meeting of the Lancaster Successor Agency Oversight Board will take place on Tuesday, November 21, 2017 at 4:00 p.m.

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
MEETING MINUTES
OCTOBER 17, 2017

PASSED, APPROVED and ADOPTED this 18th day of January, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
City Clerk/Board Secretary
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency Oversight Board

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF MINUTES
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Lancaster Successor Agency Oversight Board minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)

RESOLUTION NO. OB 01-18

A RESOLUTION OF THE LANCASTER SUCCESSOR
AGENCY OVERSIGHT BOARD APPROVING THE
MEETING MINUTES OF OCTOBER 17, 2017

WHEREAS, Health and Safety Code Section 34179 (e) states all actions taken by an oversight board shall be approved by resolution.

NOW THEREFORE, BE IT RESOLVED by the Lancaster Successor Agency Oversight Board, as follows:

SECTION 1. The Lancaster Successor Agency Oversight Board approves the October 17, 2017 Meeting Minutes attached hereto.

SECTION 2. The Successor Agency shall maintain this Resolution on file as a public record.

PASSED, APPROVED and ADOPTED this 18th day of January, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
City Clerk
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency Oversight Board

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. OB 01-18, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

STAFF REPORT
Lancaster Successor Agency Oversight Board

NB 1
01/16/18
MVB

Date: January 16, 2018

To: Chair Brubaker and Board Members

From: Pam Statsmann, Finance Director of the City of Lancaster

Subject: **Recognized Obligation Payment Schedule for the Period July 1, 2018 to June 30, 2019**

Recommendation:

Adopt **Resolution No. OB 02-18**, approving the Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019.

Fiscal Impact:

There is no fiscal impact of this action.

Background:

Health & Safety Code Section 34177(o)(1) requires the Successor Agencies of the previous redevelopment agencies to prepare Recognized Obligation Payment Schedules (ROPS) that list obligations to be paid for the coming July 1 to June 30. These schedules are used by the County Auditor-Controller in determining the amount of property tax revenues to distribute to the Successor Agency.

The ROPS for the period July 1, 2018 to June 30, 2019 is due to the California State Department of Finance by February 1, 2018 for property tax distributions on June 1, 2018 and January 2, 2019. The ROPS was prepared in accordance with instructions and template provided by the Department of Finance.

PS;jh

Attachment:

Resolution No. OB 02-18
Attachment A - Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019

RESOLUTION NO. OB 02-18

A RESOLUTION OF THE LANCASTER SUCCESSOR
AGENCY OVERSIGHT BOARD APPROVING THE
RECOGNIZED OBLIGATION PAYMENT SCHEDULED FOR
THE PERIOD JULY 1, 2018 TO JUNE 30, 2019

WHEREAS, the Lancaster Successor Agency (Agency) has met and has duly considered the Recognized Obligation Payment Schedule (ROPS) for the period July 1, 2018 through June 30, 2019; and

WHEREAS, prior to its meeting on January 17, 2018, the members of the Lancaster Successor Agency Oversight Board have been provided with copies of the ROPS; and

WHEREAS, the Lancaster Successor Agency Oversight Board has reviewed the ROPS; and

WHEREAS, the Lancaster Successor Agency Oversight Board desires to express and memorialize its approval of the ROPS as the Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019 duly approved by the Lancaster Successor Agency Oversight Board;

NOW THEREFORE, BE IT RESOLVED by the Lancaster Successor Agency Oversight Board, as follows:

SECTION 1. The Lancaster Successor Agency Oversight Board finds and determines that the foregoing recitals are true and correct.

SECTION 2. The Lancaster Successor Agency Oversight Board approves the Recognized Obligation Payment Schedule for the Period July 1, 2018 through June 30, 2019.

SECTION 3. The Successor Agency is authorized and directed to submit the ROPS to the California Department of Finance, State Controller's Office and the County of Los Angeles Auditor-Controller.

SECTION 4. The Successor Agency shall maintain on file as a public record this Resolution and the ROPS as approved hereby.

PASSED, APPROVED and ADOPTED this 16th day of January, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
City Clerk
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency Oversight Board

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. OB 02-18, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

Recognized Obligation Payment Schedule (ROPS 18-19) - Summary

Filed for the July 1, 2018 through June 30, 2019 Period

Successor Agency: Lancaster
County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	18-19A Total (July - December)	18-19B Total (January - June)	ROPS 18-19 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 2,535,846	\$ 406,766	\$ 2,942,612
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	2,535,846	406,766	2,942,612
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 13,586,676	\$ 3,064,718	\$ 16,651,394
F RPTTF	13,366,520	2,844,562	16,211,082
G Administrative RPTTF	220,156	220,156	440,312
H Current Period Enforceable Obligations (A+E):	\$ 16,122,522	\$ 3,471,484	\$ 19,594,006

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

Lancaster Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail

July 1, 2018 through June 30, 2019

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L					Q	R					W						
											M						18-19A Total	18-19B (January - June)										
											N							Fund Sources					Fund Sources					
											O							Bond Proceeds	Reserve Balance	Other Funds	RPTTF		Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 18-19 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19B Total						
312	PRE-DISSOLUTION LOAN #9 PER RESO OB 31-13	City/County Loan (Prior 06/28/11), 3rd party agmt- infrastructure	4/15/1996	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #9 PER RESO OB 31-13	ALL	506,336	N	\$						\$							\$					
313	PRE-DISSOLUTION LOAN #10 PER RESO OB 32-13	City/County Loan (Prior 06/28/11), 3rd party agmt- infrastructure	3/15/1995	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #10 PER RESO OB 32-13	ALL		N	\$						\$							\$					
314	PRE-DISSOLUTION LOAN #11 PER RESO OB 33-13	City/County Loan (Prior 06/28/11), Property transaction	4/15/1996	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #11 PER RESO OB 33-13	ALL	92,452	N	\$						\$							\$					
315	PRE-DISSOLUTION LOAN #12 PER RESO OB 34-13	City/County Loan (Prior 06/28/11), 3rd party agmt- infrastructure	4/15/1996	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #12 PER RESO OB 34-13	ALL	38,919	N	\$						\$							\$					
316	PRE-DISSOLUTION LOAN #13 PER RESO OB 35-13	City/County Loan (Prior 06/28/11), 3rd party agmt- infrastructure	6/30/1996	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #13 PER RESO OB 35-13	ALL	15,030,125	N	\$						\$							\$					
317	PRE-DISSOLUTION LOAN #14 PER RESO OB 36-13	City/County Loan (Prior 06/28/11), Property transaction	6/20/1997	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #14 PER RESO OB 36-13	ALL	362,625	N	\$						\$							\$					
318	PRE-DISSOLUTION LOAN #15 PER RESO OB 37-13	City/County Loan (Prior 06/28/11), 3rd party agmt- infrastructure	11/25/1997	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #15 PER RESO OB 37-13	ALL	1,000,583	N	\$						\$							\$					
319	PRE-DISSOLUTION LOAN #16 PER RESO OB 38-13	City/County Loan (Prior 06/28/11), Other	6/30/1996	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #16 PER RESO OB 38-13	ALL	1,719,623	N	\$						\$							\$					
320	PRE-DISSOLUTION LOAN #17 PER RESO OB 39-13	City/County Loan (Prior 06/28/11), Property transaction	4/16/2000	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #17 PER RESO OB 39-13	ALL	1,587,732	N	\$						\$							\$					
321	PRE-DISSOLUTION LOAN #18 PER RESO OB 40-13	City/County Loan (Prior 06/28/11), Other	6/22/2004	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #18 PER RESO OB 40-13	ALL	965,448	N	\$						\$							\$					
322	PRE-DISSOLUTION LOAN #19 PER RESO OB 41-13	City/County Loan (Prior 06/28/11), Property transaction	6/30/2002	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #19 PER RESO OB 41-13	ALL	1,304,050	N	\$						\$							\$					
323	PRE-DISSOLUTION LOAN #20 PER RESO OB 42-13	City/County Loan (Prior 06/28/11), 3rd party agmt- infrastructure	6/30/2002	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #20 PER RESO OB 42-13	ALL	1,154,071	N	\$						\$							\$					
324	PRE-DISSOLUTION LOAN #21 PER RESO OB 43-13	City/County Loan (Prior 06/28/11), Property transaction	6/30/2002	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #21 PER RESO OB 43-13	ALL	693,758	N	\$						\$							\$					
325	PRE-DISSOLUTION LOAN #22 PER RESO OB 44-13	City/County Loan (Prior 06/28/11), 3rd party agmt- infrastructure	6/30/2004	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #22 PER RESO OB 44-13	ALL	620,502	N	\$						\$							\$					
326	PRE-DISSOLUTION LOAN #23 PER RESO OB 45-13	City/County Loan (Prior 06/28/11), Property transaction	6/22/2004	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #23 PER RESO OB 45-13	ALL	869,319	N	\$						\$							\$					
327	PRE-DISSOLUTION LOAN #24 PER RESO OB 46-13	City/County Loan (Prior 06/28/11), Other	6/30/2011	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #24 PER RESO OB 46-13	ALL	8,464	N	\$						\$							\$					
334	2016 A-1 & A-2 TAX ALLOCATION REFUNDING BONDS (NON-HOUSING)	Refunding Bonds Issued After 6/27/12	2/1/2016	6/1/2036	U S BANK	DEBT SERVICE 2016 A-1 & A-2 TAX ALLOCATION REFUNDING BONDS (NON-HOUSING)	COMBINED	79,261,758	N	\$	4,661,031			4,661,031		\$	4,661,031						\$					
335	2016 B-1 & B-2 TAX ALLOCATION REFUNDING BONDS (SCHOOLES)	Refunding Bonds Issued After 6/27/12	2/1/2016	6/1/2037	U S BANK	2016B TAX ALLOCATION REFUNDING BONDS (SCHOOLES)	COMBINED	22,552,844	N	\$	1,248,700			1,248,700		\$	1,248,700						\$					
336	2016 A-1 & A-2 TAX ALLOCATION REFUNDING BONDS (NON-HOUSING)	Fees	2/1/2016	6/1/2036	U S BANK	TRUSTEE FEES-2016 A-1 & A-2	COMBINED	63,000	N	\$	3,000			3,000		\$	3,000						\$					
337	2016 B-1 & B-2 TAX ALLOCATION REFUNDING BONDS (SCHOOLES)	Fees	2/1/2016	6/1/2037	U S BANK	TRUSTEE FEES-2016 B-1 & B-2	COMBINED	37,000	N	\$	3,000			3,000		\$	3,000						\$					
342	ADMINISTRATIVE EXPENSES JULY 2017 - JUNE 2018	Admin Costs	7/1/2017	6/30/2018	CITY OF LANCASTER	ADMINISTRATIVE EXPENSES JULY 2017 - JUNE 2018	ALL		Y	\$						\$							\$					
343	2017 A & B HOUSING REFUNDING BONDS	Refunding Bonds Issued After 6/27/12	3/1/2017	6/1/2036	U S BANK	DEBT SVC 2017 A & B HOUSING REFUNDING BONDS	COMBINED	90,748,556	N	\$	5,126,263			5,126,263		\$	5,126,263						\$					
344	2017 A & B HOUSING REFUNDING BONDS	Fees	3/1/2017	6/1/2036	U S BANK	TRUSTEE FEES-2017 A & B HOUSING REFUNDING BONDS	COMBINED	66,000	N	\$	3,000			3,000		\$	3,000						\$					
345	2018 CO BOND REFUNDING-FIRE	Refunding Bonds Issued After 6/27/12	3/1/2018	12/1/2023	U S BANK	DEBT SVC 2017 REFUNDING OF 2004 CO BONDS-FIRE	COMBINED		N	\$						\$							\$					
346	2018 CO BOND REFUNDING-FIRE	Fees	3/1/2018	12/1/2023	U S BANK	TRUSTEE FEES-2017 REFUNDING OF 2004 CO BONDS-FIRE	COMBINED		N	\$						\$							\$					
347	2018 CO BOND REFUNDING-SHERIFF	Refunding Bonds Issued After 6/27/12	3/1/2018	12/1/2023	U S BANK	DEBT SVC 2017 REFUNDING OF 2004 CO BONDS-SHERIFF	COMBINED		N	\$						\$							\$					
348	2018 CO BOND REFUNDING-SHERIFF	Fees	3/1/2018	12/1/2023	U S BANK	TRUSTEE FEES-2017 REFUNDING OF 2004 CO BONDS-SHERIFF	COMBINED		N	\$						\$							\$					
349	ADMINISTRATIVE EXPENSES JULY 2018 - JUNE 2019	Admin Costs	7/1/2018	6/30/2019	CITY OF LANCASTER	ADMINISTRATIVE EXPENSES JULY 2018 - JUNE 2019	ALL	440,312	N	\$	440,312				226,156	\$	226,156					226,156	\$					
350									N	\$						\$							\$					
351									N	\$						\$							\$					
352									N	\$						\$							\$					
353									N	\$						\$							\$					
354									N	\$						\$							\$					
355									N	\$						\$							\$					
356									N	\$						\$							\$					
357									N	\$						\$							\$					
358									N	\$						\$							\$					
359									N	\$						\$							\$					
360									N	\$						\$							\$					
361									N	\$						\$							\$					
362									N	\$						\$							\$					

Lancaster Recognized Obligation Payment Schedule (ROPS 18-19) - Report of Cash Balances
July 1, 2015 through June 30, 2016
(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. For tips on how to complete the Report of Cash Balances Form, see Cash Balance Tips Sheet

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information for ROPS 15-16 Actuals (07/01/15 - 06/30/16)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments	
1	Beginning Available Cash Balance (Actual 07/01/15)					630,478	-		
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16 total distribution from the County Auditor-Controller during June 2015 and January 2016.					2,404,019	19,856,718		
3	Expenditures for ROPS 15-16 Enforceable Obligations (Actual 06/30/16)					2,174,374	19,856,718		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
5	ROPS 15-16 RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance (06/30/16) C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 + 5)	\$ -	\$ -	\$ -	\$ -	\$ 860,123	\$ -	Land sales revenue to be remitted to CAC or used for other enforceable obligations	

STAFF REPORT
Lancaster Successor Agency Oversight Board

NB 2
01/16/18
MVB

Date: January 16, 2018

To: Chair Brubaker and Board Members

From: Pam Statsmann, Finance Director of the City of Lancaster

Subject: **Successor Agency Administrative Budgets for the Periods July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019**

Recommendation:

Adopt **Resolution No. OB 03-18**, approving the Successor Agency Administrative Budgets for the periods of July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019, as detailed in Attachments A & B.

Fiscal Impact:

The expenditures listed in the attachments are to be paid from property tax distributions, note payments, other revenues, and if needed, loans from the City of Lancaster.

Background:

Health and Safety Code Section 34177(j) requires the Successor Agency to adopt six month budgets. These budgets are developed from the enforceable obligations listed on the Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019. Each of the two budgets recommended for approval covers the corresponding six month periods of July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019.

PS:jh

Attachment:

Resolution No. OB 03-18

Attachment A - Successor Agency Administrative Budget for the period July 1, 2018 to December 31, 2018

Attachment B - Successor Agency Administrative Budget for the period January 1, 2019 to June 30, 2019

RESOLUTION NO. OB 03-18

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING LANCASTER SUCCESSOR AGENCY ADMINISTRATIVE BUDGETS FOR THE PERIODS JULY 1, 2018 TO DECEMBER 31, 2018 AND JANUARY 1, 2019 TO JUNE 30, 2019

WHEREAS, the Lancaster Successor Agency Oversight Board (Oversight Board) has been established to direct the Successor Agency to take certain actions to wind down the affairs of the Lancaster Redevelopment Agency in accordance with the California Health and Safety Code; and

WHEREAS, the Lancaster Successor Agency Oversight Board desires to approve the Lancaster Successor Agency Administrative Budgets for the periods July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019; and

WHEREAS, a copy of each budget has been made available for review by the members of the Lancaster Successor Agency Oversight Board prior to the meeting at which this matter is being considered;

NOW THEREFORE, BE IT RESOLVED by the Lancaster Successor Agency Oversight Board, as follows:

SECTION 1. The Lancaster Successor Agency Oversight Board approves the Successor Agency Administrative Budgets as detailed in Attachments A & B.

SECTION 2. The City Clerk of the City of Lancaster shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 16th day of January, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
City Clerk
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency Oversight Board

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. OB 03-18, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

Attachment A
LANCASTER SUCCESSOR AGENCY
Administrative Budget
for the Period July to December 2018

ADMINISTRATIVE ALLOWANCE**\$ 220,156**

Obj/Div Code	Line Item	Expenditures	
991-4540	101	Salaries - Permanent	\$ 100,055
991-4540	1XX	Benefits	50,101
		TOTAL SALARIES	\$ 150,156
991-4540	251	Successor Agency Operations	\$ 15,000
991-4540	301	Professional Services	30,000
991-4540	303	Legal Services	20,000
991-4540	304	Audit Services	5,000
		Annual Financial Audit & Financial Reports	
		SUBTOTAL OPERATIONS & MAINTENANCE	\$ 70,000
		TOTAL EXPENDITURES BUDGET	\$ 220,156

Attachment B
LANCASTER SUCCESSOR AGENCY
Administrative Budget
for the Period January to June 2019

ADMINISTRATIVE ALLOWANCE**\$ 220,156**

Obj/Div Code	Line Item	Expenditures	
991-4540	101	Salaries - Permanent	\$ 100,055
991-4540	1XX	Benefits	50,101
		TOTAL SALARIES	\$ 150,156
991-4540	251	Successor Agency Operations	\$ 15,000
991-4540	301	Professional Services	30,000
991-4540	303	Legal Services	20,000
991-4540	304	Audit Services	5,000
		Annual Financial Audit & Financial Reports	
		SUBTOTAL OPERATIONS & MAINTENANCE	\$ 70,000
		TOTAL EXPENDITURES BUDGET	\$ 220,156

STAFF REPORT
Lancaster Successor Agency Oversight Board

NB 3
01/16/18
MVB

Date: January 16, 2018

To: Chair Brubaker and Board Members

From: Chenin Dow, Economic Development Manager of the City of Lancaster

Subject: **Subordination Agreement with Antelope Valley Mazda**

Recommendation:

Adopt **Resolution No. OB 04-18**, authorizing the City Manager or his designee to enter into a subordination agreement with Antelope Valley Mazda, Inc. to allow for the installation of solar panels at the dealership site.

Fiscal Impact:

None.

Background:

On average, the dealerships of the Lancaster Auto Mall have collectively contributed \$2.2 million annually to the City's coffers via sales tax revenue over the past five years. Recognizing this tremendous potential for revenue generation, the Lancaster Redevelopment Agency entered into an agreement in 2008 to bring a new Mazda dealership to the Lancaster Auto Mall.

This agreement, an Acquisition of Operating Covenant and Restrictive Covenants, committed Antelope Valley Mazda to operate in the Lancaster Auto Mall for a period of 20 years. In return, the Agency provided a loan of \$1.5 million for construction of the new dealership. This loan was secured by a sales tax guarantee ensuring that the City would receive a specified amount of sales tax from the new dealership each year, yielding the full \$1.5 million plus 6% interest. The loan was also secured by a lien on the property.

Now, in keeping with the City of Lancaster's net-zero electricity goals, AV Mazda is seeking to install solar power at its dealership. This represents a new opportunity to integrate still more renewable energy into Lancaster's energy portfolio at no cost to the City. In order to make this possible, the Successor Agency must agree to subordinate its lien on the property to another lender, who will provide the construction financing needed for the solar power.

This action will not affect the original agreement; Antelope Valley Mazda must continue to repay the full amount of the loan, plus interest. The dealership is current on all payments and continues to meet the other obligations outlined in the agreement. This action will merely allow for construction of solar panels to take place on the dealership site. Similar subordinations have routinely been executed for other dealerships throughout the Auto Mall.

The Lancaster Successor Agency approved this action at its regular meeting on January 9, 2018.

Attachments:

Resolution No. OB 04-18
Subordination Agreement

RESOLUTION NO. OB 04-18

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO A SUBORDINATION AGREEMENT WITH ANTELOPE VALLEY MAZDA, INC. TO ALLOW FOR THE INSTALLATION OF SOLAR PANELS AT THE DEALERSHIP SITE

WHEREAS, Health and Safety Code Section 34179 (e) states all actions taken by an oversight board shall be approved by resolution; and

WHEREAS, Health and Safety Code Section 34181 (e) states that the oversight board may approve any amendments to agreements between the dissolved redevelopment agency and any private parties if it finds that amendments would be in the best interests of the taxing entities; and

WHEREAS, in 2008, the Lancaster Redevelopment Agency approved an Acquisition of Operating Covenant and Restrictive Covenants with Antelope Valley Mazda, Inc. to locate a new Mazda dealership in the Lancaster Auto Mall for a period of 20 years in exchange for a loan of \$1.5 million plus 6% interest to construct the new dealership, secured by a sales tax guarantee and lien on the property; and

WHEREAS, Antelope Valley Mazda, Inc. is current on all payments for said loan; and

WHEREAS, the original Deed of Trust contains the provision that “the Beneficiary [Redevelopment Agency] agrees to subordinate its lien under this Subordinate Deed of Trust and the Promissory Note to the lien of any financial institution providing construction or permanent financing for the Dealer Improvements; provided that such subordination shall not apply to any refinancing of such construction or permanent financing without the Beneficiary’s prior written consent”; and

WHEREAS, Antelope Valley Mazda, Inc. is seeking to obtain construction financing for the installation of solar power, in keeping with the renewable energy goals of the City of Lancaster and the State of California; and

WHEREAS, subordination of the former Redevelopment Agency’s lien is necessary to obtain said financing to allow for this renewable energy project to proceed.

NOW THEREFORE, BE IT RESOLVED by the Lancaster Successor Agency Oversight Board, as follows:

SECTION 1. The Lancaster Successor Agency Oversight Board authorizes the City Manager or his designee to enter into a subordination agreement with Antelope Valley Mazda, Inc. to allow for the installation of solar panels at the dealership site.

SECTION 2. The Successor Agency shall maintain this Resolution on file as a public record.

PASSED, APPROVED and ADOPTED this 16th day of January, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
City Clerk
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency Oversight Board

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. OB 04-18, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____,

(seal)

When recorded, mail to:

Larry W. Telford, Esq.
Severson & Werson
One Embarcadero Center
Twenty Sixth Floor
San Francisco, CA 94111

(Space above this line for recorder's use)

Filed for Record at Request of
First American Title Insurance Company

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT dated December ____, 2017 (this "Agreement"), is by and between **SUCCESSOR AGENCY OF THE FORMER LANCASTER REDEVELOPMENT AGENCY ("LRA")**, **FORD MOTOR CREDIT COMPANY LLC**, a Delaware limited liability company ("FMCC"), and **MICHAEL H. JOHNSON AND PATRICIA E. JOHNSON AS TRUSTEES OF THE JOHNSON FAMILY TRUST DATED JULY 17, 1990 ("Owner")**.

Owner holds the fee interest in the premises located at 1101 and 1155 Automall Drive, Lancaster California 93534, more particularly described in Schedule A attached hereto (the "Premises"), and

LRA is the present beneficiary of that certain Deed of Trust With Assignment of Rents ("LRA Deed of Trust") dated January 9, 2009, from Owner to the trustee identified therein for the benefit of Lancaster Redevelopment Agency, a redevelopment agency created pursuant to the Community Redevelopment Law, as beneficiary, and recorded in the Official Records of Los Angeles County as Doc. #20090086155, encumbering the Premises; and

FMCC proposes to lend to Owner the sum of \$_____ (the "Loan"), to be evidenced by a promissory note in the principal amount of \$_____ (the "Note") from Owner to the order of Lender and secured by a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing ("FMCC Deed of Trust"), from Owner to the trustee identified therein for the benefit of FMCC, as beneficiary, encumbering the Premises; and

Lender will not make the Loan unless LRA agrees to subordinate the LRA Deed of Trust to the FMCC Deed of Trust, and

The proceeds of the Loan will be used to refinance existing indebtedness not including that secured by the LRA Deed of Trust, and LRA will benefit from the Loan to Owner;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, receipt and sufficiency of which is acknowledged, the parties hereby agree:

1. That the FMCC Deed of Trust, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the LRA Deed of Trust;

2. That this Agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the LRA Deed of Trust to the lien or charge of the FMCC Deed of Trust.

3. Owner consents to the terms of this Agreement.

IN WITNESS WHEREOF, LRA, FMCC and Owner have caused this instrument to be executed as of the date set forth above.

LRA:

**SUCCESSOR AGENCY OF THE FORMER
LANCASTER REDEVELOPMENT AGENCY**

By: _____

Name: _____

Title: _____

FMCC:

FORD MOTOR CREDIT COMPANY LLC,
a Delaware limited liability company

By: _____

Jon Crozier
Regional Manager

OWNER:

By: _____

Michael H. Johnson
Trustee of Johnson Family Trust
Dated July 17, 1990

By: _____

Patricia E. Johnson
Trustee of Johnson Family Trust
Dated July 17, 1990

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
 } ss
County of _____ }

On December ____, 2017 before me, _____, personally appeared Jon Crozier, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
 } ss
County of _____ }

On December __, 2017 before me, _____, personally appeared Patricia E. Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

SCHEDULE A

Description of Property

The land referred to is situated in the City of Lancaster, County of Los Angeles, State of California, and is described as follows:

PARCELS 1 THROUGH 3 AS SHOWN ON LOT LINE ADJUSTMENT OR PARCEL MERGER NO. LLA 92-02, AS EVIDENCED BY DOCUMENT RECORDED JULY 12, 1993 AS INSTRUMENT NO. 93-1332748 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCELS 1 THROUGH 3 INCLUSIVE OF PARCEL MAP NO. 20314, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED APRIL 17, 1989 AS INSTRUMENT NO. 89-596226 IN BOOK 216 PAGES 80 THROUGH 82, INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCELS 1 AND 2 OF SAID PARCEL MAP.

EXCEPTING THEREFROM THE EASTERLY 16.02 FEET OF SAID PARCEL 2.

PARCEL 2:

THE EASTERLY 16.02 FEET OF PARCEL 2 OF SAID PARCEL MAP.

TOGETHER WITH THE WESTERLY 49.65 FEET OF PARCEL 3 OF SAID MAP.

PARCEL 3:

PARCEL 3 OF SAID PARCEL MAP.

EXCEPTING THEREFROM THE WESTERLY 49.65 FEET OF SAID PARCEL 3.

ALSO EXCEPTING THEREFROM THE EASTERLY 53.01 FEET OF SAID PARCEL 3.

**APN: 3125-024-026 (Affects Parcel 3 of Parcel 2 and 3)
3125-024-028 (Affects Parcel 1 and Parcel 2 of Parcel 2)**