



Public Notice and Agenda for a Special Meeting of the  
Successor Agency to the Sanger Redevelopment Agency  
of the City of Sanger

Thursday, January 25, 2018

4:00 PM

Council Chamber

Sanger City Hall

1700 7<sup>th</sup> Street

Sanger, California 93657

**Prior to action by the Successor Agency on any item on this agenda, the public may comment on that item.**

A. CALL TO ORDER

B. FLAG SALUTE

C. ROLL CALL

D. DEPARTMENT REPORT

1. SUBJECT: Recognized Obligation Payment Schedule (ROPS 18-19).  
RECOMMENDATION: That the Successor Agency approve Resolution No. 18-01 adopting the July 2018 through June 2019 Recognized Obligation Payment Schedule (ROPS 18-19) pursuant to Health and Safety Code Section 34177.
2. SUBJECT: Last and Final Recognized Obligation Payment Schedule.  
RECOMMENDATION: That the Successor Agency approve Resolution No. 18-02 adopting the July 2018 through June 2046 Last and Final Recognized Obligation Payment Schedule pursuant to Health and Safety Code Section 34177.
3. SUBJECT: Full Reconveyance on a Deed of Trust Regarding Former Redevelopment Agency.  
RECOMMENDATION: That the Successor Agency authorize the City Manager to execute necessary documents to reconvey deed of trust regarding 1728 Sanger Avenue, Sanger, CA 93657 to The Desmond Family Real Estate Limited Partnership, a California Limited Partnership.

E. ADJOURNMENT

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate at this meeting, please contact the City Clerk at 559/876-6300 Ext 1350.

*I certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Dated this 24<sup>th</sup> day of January 2018.*

  
\_\_\_\_\_  
Rebeca Padron, City Clerk



# SUCCESSOR AGENCY TO THE SANGER REDEVELOPMENT AGENCY OF THE CITY OF SANGER

## Report to the Successor Agency

**To:** Successor Agency Board of Directors  
**From:** Gary Watahira, Director of Administrative Services  
**Subject:** Recognized Obligation Payment Schedule (ROPS 18-19)  
**Attachments:** Resolution No. 18-01  
 Adopting the July 2018 through June 2019 Recognized Obligation Payment Schedule (ROPS 18-19) Pursuant to Health and Safety Code Section 34177

**CONFLICT OF INTEREST:**

None.

**RECOMMENDATION:**

That the Successor Agency approves Resolution No. 18-01 adopting the July 2018 through June 2019 Recognized Obligation Payment Schedule (ROPS 18-19) Pursuant to Health and Safety Code Section 34177.

**EXECUTIVE SUMMARY:**

The Successor Agency will consider a resolution approving the Recognized Obligation Payment Schedule for the July 1, 2018 through June 30, 2019 time (ROPS 18-19).

Prepared by: Gary Watahira

Approved by: \_\_\_\_\_

REVIEW: City Manager: \_\_\_\_\_

Finance: \_\_\_\_\_

City Attorney: \_\_\_\_\_

**TYPE OF ITEM:**

**COUNCIL ACTION: APPROVED DENIED NO ACTION**

- |  |   |
|--|---|
| <input type="checkbox"/> Consent                         | <input type="checkbox"/> Public Hearing                       |
| <input type="checkbox"/> Info Item                       | <input type="checkbox"/> Matter Initiated by a Council Member |
| <input checked="" type="checkbox"/> Action Item          | <input type="checkbox"/> Other                                |
| <input type="checkbox"/> Department Report               | <input type="checkbox"/> Continued to: _____                  |
| <input checked="" type="checkbox"/> Redevelopment Agency |   |

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## **BACKGROUND:**

Assembly Bill x126, Assembly Bill 1484, and Senate Bill (SB) 107 dissolved Redevelopment Law and require the Successor Agency to the Sanger Redevelopment Agency (Successor Agency) to prepare a Recognized Obligation Payment Schedule (ROPS). Prior to 2016, the ROPS was prepared every six months. Beginning in 2016, the report is prepared annually.

The ROPS must be approved by the Successor Agency and submitted to the State Department of Finance (DOF). Pursuant to the Health and Safety Code (HSC), the completed ROPS 17-18 is due to DOF by February 1, 2017 by electronic submission. Pursuant to HSC Section 34177(I)(2)(C), a copy of the ROPS must also be submitted to the Fresno County Auditor-Controller and the State Controller's Office.

In addition to a list of enforceable obligations and requested funds to pay them during the upcoming twelve-month period, the ROPS form includes a Report of Cash Balances. On the Report of Cash Balances, successor agencies identify any available funds on hand that can be used to pay enforceable obligations.

After all available funds on hand are allocated, the Successor Agency can request funding for enforceable obligations from the Redevelopment Property Tax Fund (RPTTF), through which the County Auditor-Controller distributes property tax increment revenue. Allocations of RPTTF require approval by the Successor Agency and DOF.

## **REASON FOR RECOMMENDATION:**

Assembly Bill x1 26 requires the Successor Agency to adopt by resolution a Recognized Obligation Payment Schedule to identify all Agency obligations for July 1, 2018 through June 30, 2019.

## **FISCAL IMPACT:**

The County-Auditor- Controller will allocate property tax increment to the Successor Agency to pay the debts listed on the ROPS.

## **ALTERNATIVES:**

None presented at this time.

## **ACTIONS FOLLOWING APPROVAL:**

The approved ROPS will be submitted electronically to the Department of Finance by February 1, 2018 which is the deadline.

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER SANGER REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE JULY 1, 2018 THROUGH JUNE 30, 2019 RECOGNIZED OBLIGATION PAYMENT SCHEDULE ("ROPS 18-19") PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177**

**WHEREAS**, the City of Sanger elected to serve as the Successor Agency to the former Sanger Redevelopment Agency ("Successor Agency") pursuant to Assembly Bill x1 26 ("AB x1 26", or the "Dissolution Act") as codified in the California Health & Safety Code ("H&SC"); and,

**WHEREAS**, among the duties of successor agencies under the Dissolution Act is the preparation of a Recognized Obligation Payment Schedule ("ROPS") for the ensuing twelve-month period for consideration by a local oversight board and the California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and,

**WHEREAS**, as amended by Assembly Bill 1484 ("AB 1484"), the Dissolution Act requires that the proposed ROPS be transmitted to the local oversight board, after which time the oversight board may approve and transmit the adopted ROPS to DOF, the County Auditor-Controller, and the State Controller's Office for their consideration; and,

**WHEREAS**, the proposed ROPS for the twelve-month period from July 1, 2018 through June 30, 2019 ("18-19"), attached hereto as Exhibit "A", has been prepared and is consistent with the provisions of the Dissolution Act and in the format made available by DOF; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the Successor Agency to the Sanger Redevelopment Agency hereby adopts the Recognized Obligation Payment Schedule attached as Exhibit "A," and directs Agency staff to monitor and review Agency obligations to ensure compliance with the Schedule and the Act, and, if necessary, to prepare an amended Schedule to be considered and adopted by this Board as necessary to comply with the Act.

**BE IT FURTHER RESOLVED**, that the City's City Manager, or designee, is authorized and directed to take any action and execute any documents necessary to implement this Resolution.

I hereby certify that the foregoing was duly passed and adopted by the Successor Agency of the Sanger Redevelopment Agency, Fresno County, State of California, at a regular meeting thereof held on January 25, 2018, by the following vote:

<b>AYES:</b>	<b>Board Members:</b>
<b>NOES:</b>	<b>Board Members:</b>
<b>ABSTAIN:</b>	<b>Board Members:</b>
<b>ABSENT:</b>	<b>Board Members:</b>

**ATTEST:** \_\_\_\_\_  
Rebeca Padron, Clerk to the Board

**Sanger Recognized Obligation Payment Schedule (ROPS 18-19) - Report of Cash Balances**  
**July 1, 2015 through June 30, 2016**  
**(Report Amounts in Whole Dollars)**

A	B	C	D	E	F	G	H	I								
									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. For tips on how to complete the Report of Cash Balances Form, see <a href="#">INSERT URL LINK TO CASH BALANCE TIPS SHEET</a>							
									Fund Sources							
Bond Proceeds		Reserve Balance		Other		RPTTF		Comments								
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											
1	<b>Beginning Available Cash Balance (Actual 07/01/15)</b>								Beginning bond balance = Account 6711798704 only. Accounts 6711798700 (\$33.70) and 6711798701 (\$138.69) added as revenue to increase amounts to actual overall ending balance.							
2	<b>Revenue/Income (Actual 06/30/16)</b> RPTTF amounts should tie to the ROPS 15-16 total distribution from the County Auditor-Controller during June 2015 and January 2016.	360,917				(21,417)	39,837		Bond Revenue includes \$33.70 and \$138.69 as referenced above. Also, includes interest earned through December 31, 2017, to portray current available cash.							
3	<b>Expenditures for ROPS 15-16 Enforceable Obligations (Actual 06/30/16)</b>	1,672				42,752	586,422									
4	<b>Retention of Available Cash Balance (Actual 06/30/16)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	54				20,490	486,959		Authorized for expenditure \$139,777 of Other Funds in ROPS 17-18, but DOF Schedule was incorrect, and CAC paid \$139,777 excess RPTTF over authorized. Request to use in Other Funds ROPS 18-19, and Last and Final.							
5	<b>ROPS 15-16 RPTTF Balances Remaining</b>						139,777									
6	<b>Ending Actual Available Cash Balance (06/30/16)</b> C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 362,535	\$ -	\$ -	\$ -	\$ 845	\$ (477)		Bonds agree to fiscal agent statement dated December 31, 2017.							



Sanger 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	18-19A (July - December)					18-19B (January - June)					W		
											Fund Sources					Fund Sources							
											L	M	N	O	P	Q	R	S	T	U		V	
																							Bond Proceeds
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	
1	2008 Tax Allocation Bonds	Bonds Issued On or Before	12/1/2008	8/1/2018	Union Bank	Bond issued to fund non housing	merged	\$ 1,107,116	N	\$ 607,359	\$ 352,035	\$ -	\$ 133,777	\$ 91,047	\$ 20,000	\$ 607,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Year End Audit	Admin Costs	3/7/2010	6/30/2016	MUN, CPA	Year end audit, state controllers report		8,400	N	\$ 3,200	3,200					\$ 3,200							
9	Successor Agency Administrative Costs	Admin Costs	7/1/2017	6/30/2016	City of Sanger	Administrative Costs		20,000	N	\$ 20,000					20,000	\$ 20,000							
13	Tech Park Loan from City Water Fund	City/County Loan (Prior 06/28/11), Cash exchange	1/4/2004	6/30/2024	City of Sanger	Loan determined to be for legitimate RDA purposes per AB1484 Section 34101.4(b)(1)		723,781	N	\$ 227,224	2,400		133,777	91,047		\$ 227,224							
14	Union Bank	Fees	12/1/2006	8/1/2018	Union Bank	Trustee for bonds		2,500	N	\$ 2,500	2,500					\$ 2,500							
15	Bond Disclosure Reporting	Fees	2/22/2016	8/1/2018	IGService	Consulting assistance for annual disclosure requirements		1,500	N	\$ 1,500	1,500					\$ 1,500							
18	Bond Dissemination Agent	Fees	6/1/2015	3/1/2018	City of Sanger	Costs for City of Sanger			N	\$ -						\$ -							
17									N	\$ -						\$ -							
18									N	\$ -						\$ -							
19									N	\$ -						\$ -							
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# SUCCESSOR AGENCY TO THE SANGER REDEVELOPMENT AGENCY OF THE CITY OF SANGER

## Report to the Successor Agency

**To:** Successor Agency  
**From:** Gary Watahira, Director of Administrative Services  
**Subject:** Last and Final Recognized Obligation Payment Schedule  
**Attachments:** Resolution No. 18-02  
 Adopting the Last and Final Recognized Obligation Payment Schedule Pursuant to Health and Safety Code Section 34177

### CONFLICT OF INTEREST:

None.

### RECOMMENDATION:

That the Successor Agency approves Resolution No. 18-02 adopting the July 2018 through June 2046 Last and Final Recognized Obligation Payment Schedule Pursuant to Health and Safety Code Section 34177.

### EXECUTIVE SUMMARY:

The Successor Agency will consider a resolution approving the Last and Final Recognized Obligation Payment Schedule for the July 1, 2018 through June 30, 2046.

### BACKGROUND:

Assembly Bill x126, Assembly Bill 1484, and Senate Bill (SB) 107 dissolved Redevelopment Law and require the Successor Agency to the Sanger Redevelopment Agency (Successor Agency) to

Prepared by: Gary Watahira

Approved by: \_\_\_\_\_

REVIEW: City Manager: 

Finance: \_\_\_\_\_

City Attorney: \_\_\_\_\_

### TYPE OF ITEM:

### COUNCIL ACTION: APPROVED DENIED NO ACTION

- Consent
- Info Item
- Action Item
- Department Report
- Successor Agency

- Public Hearing
- Matter Initiated by a Council Member
- Other
- Continued to: \_\_\_\_\_



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prepare a Recognized Obligation Payment Schedule (ROPS). Prior to 2016, the ROPS was prepared every six months. Beginning in 2016, the report is prepared annually and will cover the entire fiscal year.

The ROPS must be approved by the Successor Agency and submitted to the State Department of Finance (DOF). Pursuant to the Health and Safety Code (HSC), the completed ROPS 17-18 is due to DOF by February 1, 2018 by electronic submission. This submission will be the last and final for July 1, 2018 through June 30, 2046 pursuant to HSC section 34191.6 (c). Finance has 100 days to review the Last and Final ROPS and communicate its determination to the agency. Any Last and Final ROPS approved less than 15 days prior to the date of property tax distribution shall not be effective until the next property tax distribution date.

**REASON FOR RECOMMENDATION:**

Assembly Bill x1 26 requires the Successor Agency to adopt by resolution a Recognized Obligation Payment Schedule to identify all Agency obligations for July 1, 2018 through June 30, 2046. This report will serve as the last and final.

**FISCAL IMPACT:**

The Department of Finance has 100 days to review. The loan repayment amounts listed in the Finance-approved Last and Final ROPS shall represent the maximum allowable loan repayment amount for each ROPS period.

**ALTERNATIVES:**

None presented at this time.

**ACTIONS FOLLOWING APPROVAL:**

The approved Last and Final ROPS will be submitted electronically to the Department of Finance by February 1, 2018 which is the deadline.

RESOLUTION 18-02

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER SANGER REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE LAST AND FINAL JULY 1, 2018 THROUGH JUNE 30, 2046 RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177**

**WHEREAS**, the City of Sanger elected to serve as the Successor Agency to the former Sanger Redevelopment Agency ("Successor Agency") pursuant to Assembly Bill x1 26 ("AB x1 26", or the "Dissolution Act") as codified in the California Health & Safety Code ("H&SC"); and,

**WHEREAS**, among the duties of successor agencies under the Dissolution Act is the preparation of a Recognized Obligation Payment Schedule ("ROPS") for the ensuing twelve-month period for consideration by a local oversight board and the California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and,

**WHEREAS**, as amended by Assembly Bill 1484 ("AB 1484"), the Dissolution Act requires that the proposed ROPS be transmitted to the local oversight board, after which time the oversight board may approve and transmit the adopted ROPS to DOF, the County Auditor-Controller, and the State Controller's Office for their consideration; and,

**WHEREAS**, the proposed Last and Final ROPS for the twelve-month period from July 1, 2018 through June 30, 2046 (attached hereto as Exhibit "A", has been prepared and is consistent with the provisions of the Dissolution Act and in the format made available by DOF; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the Successor Agency to the Sanger Redevelopment Agency hereby adopts the Last and Final Recognized Obligation Payment Schedule attached as Exhibit "A," and directs Agency staff to monitor and review Agency obligations to ensure compliance with the Schedule and the Act, and, if necessary, to prepare an amended Schedule to be considered and adopted by this Board as necessary to comply with the Act.

**BE IT FURTHER RESOLVED**, that the City's City Manager, or designee, is authorized and directed to take any action and execute any documents necessary to implement this Resolution.

I hereby certify that the foregoing was duly passed and adopted by the Successor Agency of the Sanger Redevelopment Agency, Fresno County, State of California, at a special meeting thereof held on January 25, 2018, by the following vote:

AYES:            Board Members:  
NOES:            Board Members:  
ABSTAIN:        Board Members:  
ABSENT:         Board Members:

ATTEST: \_\_\_\_\_  
Rebeca Padron, Clerk to the Board

**Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary**  
**Filed for the July 1, 2018 through June 30, 2046 Period**

**Successor Agency:** Sanger  
**County:** Fresno  
**Initial ROPS Period** ROPS 18-19A  
**Final ROPS Period** ROPS 45-46B

<b>Requested Funding for Enforceable Obligations</b>		<b>Total Outstanding Obligation</b>
<b>A</b>	<b>Enforceable Obligations Funded as Follows (B+C):</b>	<b>\$ 496,312</b>
B	Bond Proceeds	362,535
C	Other Funds	133,777
<b>D</b>	<b>Redevelopment Property Tax Trust Fund (RPTTF) (E+F):</b>	<b>\$ 610,804</b>
E	RPTTF	590,804
F	Administrative RPTTF	20,000
<b>G</b>	<b>Total Outstanding Enforceable Obligations (A+D):</b>	<b>\$ 1,107,116</b>

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

\_\_\_\_\_  
Name Title  
/s/  
\_\_\_\_\_  
Signature Date

Sanger Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail  
 July 1, 2018 through June 30, 2046

**A Period**  
**July - December**

ROPS Period	Fund Sources					Six-Month Total
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF		
ROPS 18-19A	\$ 362,535	\$ 133,777	\$ 590,804	\$ 20,000		\$ 1,107,116
ROPS 19-20A	362,535	133,777	91,047	20,000		607,359
ROPS 20-21A	-	-	489,757	-	-	489,757
ROPS 21-22A	-	-	-	-	-	-
ROPS 22-23A	-	-	-	-	-	-
ROPS 23-24A	-	-	-	-	-	-
ROPS 24-25A	-	-	-	-	-	-
ROPS 25-26A	-	-	-	-	-	-
ROPS 26-27A	-	-	-	-	-	-
ROPS 27-28A	-	-	-	-	-	-
ROPS 28-29A	-	-	-	-	-	-
ROPS 29-30A	-	-	-	-	-	-
ROPS 30-31A	-	-	-	-	-	-
ROPS 31-32A	-	-	-	-	-	-
ROPS 32-33A	-	-	-	-	-	-
ROPS 33-34A	-	-	-	-	-	-
ROPS 34-35A	-	-	-	-	-	-
ROPS 35-36A	-	-	-	-	-	-
ROPS 36-37A	-	-	-	-	-	-
ROPS 37-38A	-	-	-	-	-	-
ROPS 38-39A	-	-	-	-	-	-
ROPS 39-40A	-	-	-	-	-	-
ROPS 40-41A	-	-	-	-	-	-
ROPS 41-42A	-	-	-	-	-	-
ROPS 42-43A	-	-	-	-	-	-
ROPS 43-44A	-	-	-	-	-	-
ROPS 44-45A	-	-	-	-	-	-
ROPS 45-46A	-	-	-	-	-	-

**B Period**  
**January - June**

ROPS Period	Fund Sources					Six-Month Total	Twelve-Month Total
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF			
ROPS 18-19B	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 1,107,116
ROPS 19-20B	-	-	-	-	-	-	607,359
ROPS 20-21B	-	-	-	-	-	-	489,757
ROPS 21-22B	-	-	-	-	-	-	-
ROPS 22-23B	-	-	-	-	-	-	-
ROPS 23-24B	-	-	-	-	-	-	-
ROPS 24-25B	-	-	-	-	-	-	-
ROPS 25-26B	-	-	-	-	-	-	-
ROPS 26-27B	-	-	-	-	-	-	-
ROPS 27-28B	-	-	-	-	-	-	-
ROPS 28-29B	-	-	-	-	-	-	-
ROPS 29-30B	-	-	-	-	-	-	-
ROPS 30-31B	-	-	-	-	-	-	-
ROPS 31-32B	-	-	-	-	-	-	-
ROPS 32-33B	-	-	-	-	-	-	-
ROPS 33-34B	-	-	-	-	-	-	-
ROPS 34-35B	-	-	-	-	-	-	-
ROPS 35-36B	-	-	-	-	-	-	-
ROPS 36-37B	-	-	-	-	-	-	-
ROPS 37-38B	-	-	-	-	-	-	-
ROPS 38-39B	-	-	-	-	-	-	-
ROPS 39-40B	-	-	-	-	-	-	-
ROPS 40-41B	-	-	-	-	-	-	-
ROPS 41-42B	-	-	-	-	-	-	-
ROPS 42-43B	-	-	-	-	-	-	-
ROPS 43-44B	-	-	-	-	-	-	-
ROPS 44-45B	-	-	-	-	-	-	-
ROPS 45-46B	-	-	-	-	-	-	-



















# SUCCESSOR AGENCY TO THE SANGER REDEVELOPMENT AGENCY OF THE CITY OF SANGER

## Report to the Successor Agency

**To:** Successor Agency Board of Directors  
**From:** Gary Watahira, Director of Administrative Services  
**Subject:** Full Reconveyance on a Deed of Trust Regarding Former Redevelopment Agency

**CONFLICT OF INTEREST:**

None known.

**RECOMMENDATION:**

Authorize City Manager to execute necessary documents to reconvey deed of trust regarding 1728 Sanger Avenue, Sanger, CA 93657 to The Desmond Family Real Estate Limited Partnership, a California limited Partnership.

**EXECUTIVE SUMMARY:**

On January 18, 2018, the City received a Request for Full Reconveyance on a Deed of Trust from Placer Title regarding property with an address of 1728 Sanger Avenue, Sanger, CA 93657. The Deed of Trust had been recorded in 1993 by the former Redevelopment Agency of the City of Sanger.

The Desmond Family Real Estate Limited Partnership, a California limited Partnership is the current owner. The Trust Deed still lists previous owners Richard L. Lawson and Peggy Sue Lawson on the title. The request asked that the City forward its demand for payment in full on the loan and property.

Staff has reviewed Finance Department and former Redevelopment Agency records as well as submissions of enforceable obligations and ROPS by the Successor Agency to the California

Prepared by: \_\_\_\_\_ Approved by: \_\_\_\_\_

REVIEW: City Manager: J.C. Finance: \_\_\_\_\_ City Attorney: \_\_\_\_\_

TYPE OF ITEM:	COUNCIL ACTION:	APPROVED	DENIED	NO ACTION
<input type="checkbox"/> Consent			<input type="checkbox"/>	Public Hearing
<input type="checkbox"/> Info Item			<input type="checkbox"/>	Matter Initiated by a Council Member
<input checked="" type="checkbox"/> Action Item			<input type="checkbox"/>	Other
<input type="checkbox"/> Department Report			<input type="checkbox"/>	Continued to: _____
<input checked="" type="checkbox"/> Successor Agency				

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Department of Finance. When the Dissolution Act (dissolving redevelopment agencies and having cities become successor agencies), staff reviewed all debt to and from the Redevelopment Agency and was required to submit detailed reports to the Successor Agency, Oversight Board, and the Department of Finance. Based on staff's review, there is no debt owing to the Successor Agency; however, the reconveyance was never recorded.

The Title Company has prepared necessary documents for the reconveyance including a zero demand, a Substitution of Trust, and Full Reconveyance to release the Deed of Trust.

The City Attorney has reviewed this matter and based on staff's review has advised that the documents need to reflect the "Successor Agency to the Redevelopment Agency of the City of Sanger, a public agency" as the entity involved and that the Successor Agency authorize the City Manager to sign the subject documents.

**REASON FOR RECOMMENDATION:**

This is a housekeeping matter that will allow current property owners to sell the property.

**FISCAL IMPACT:**

None.

**ACTIONS FOLLOWING APPROVAL:**

The City Manager will execute the necessary documents.



Successor Agency to the Redevelopment  
Agency of the City of Sanger, a public agency  
Attn: Tim Chapa

**Date:** 1/23/2018  
**Please direct correspondence to:**  
7643 North Ingram Avenue, Suite 101  
Fresno, CA 93711  
**Phone:** (559)261-2910  
**Fax:** (559)261-2963  
**Escrow Number:** P-250898  
**Your Number:**  
**Borrower:** The Desmond Family Real Estate Limited  
Partnership, a California limited Partnership  
**Property Address:**  
1728 Sanger Avenue, Sanger, CA 93657

Attn: Payoff Department

I am requesting a zero demand for the above-referenced address. It is our understanding that this Deed of Trust was paid in full by the previous owners listed below. The current owners are selling the property but there is not a Full Reconveyance of record.

In reference to the following Deed of Trust or Mortgage:

Previous Trustor/Owner:	Richard L. Lawson and Peggy Sue Lawson, husband and wife
Trustee:	Chicago Title Company
Original Beneficiary/Mortgagee:	The Redevelopment Agency of the City of Sanger, a public agency
Date Recorded:	9/28/1993
Recording Information:	93-148548

**Please fax a copy of your Statement to: Fax No. (559)261-2963**

If the subject property is located in the State of California, the above request is made pursuant to provisions of Section 2943 of the California Civil Code. All fees as provided therein shall be paid upon your compliance with said provisions.

For transactions closing after January 1, 2018, the Affordable Housing Recording Fee should be included in your statement unless you are paying the fee.

Sincerely,

Geina Duron  
for Darryl Evans  
Escrow Officer

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land described herein is situated in the State of California, County of Fresno, City of Sanger, described as follows:

**PARCEL 1:**

The South 150 Feet Of Lot 4 In Block 17 Of Parkhurst's South Villa Addition To The Town Of Sanger (Now City) Map No. 2, According To The Map Thereof, Recorded June 15, 1890, In Book 4 Page 48 Of Plats, Fresno County Records.

Excepting Therefrom The North 75 Feet Thereof.

**PARCEL 2:**

Parcel B Of Parcel Map No. 76-3, According To The Map Thereof, Recorded In Book 21 Page 75 Of Parcel Maps, Fresno County Records.

**PARCEL 3:**

Parcel C Of Parcel Map No. 76-3, According To The Map Thereof, Recorded In Book 21 Page 75 Of Parcel Maps, Fresno County Records.

**PARCEL 4:**

Parcel A Of Parcel Map No. 76-3, According To The Map Thereof, Recorded In Book 21 Page 75 Of Parcel Maps, Fresno County Records.

APN: 322-150-24

**RECORDING REQUESTED BY**

Placer Title Company

**AND WHEN RECORDED MAIL TO**

The Desmond Family Real Estate  
Limited Partnership  
312 W. Cromwell  
Fresno, CA 93711

Escrow no. P-250898

Space above this line for Recorder's Use

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

WHEREAS, **Chicago Title Company, a California Corporation** is the present Trustee of record under that certain Deed of Trust executed on 9/17/1993, by Richard L. Lawson and Peggy Sue Lawson, husband and wife as Trustor(s), to **Chicago Title Company, a California Corporation** as Trustee, recorded on 9/28/1993, as 93-148548, of Official Records in the Office of The County Recorder of Fresno County, California;

AND WHEREAS, the undersigned, **City of Sanger, Successor Agency to The Redevelopment Agency of the City of Sanger, a public agency** is the present holder of the beneficial interest under said Deed of Trust, and hereby appoints itself as Trustee in place and stead of said Chicago Title Company under said Deed of Trust;

AND WHEREAS, the indebtedness secured by said Deed of Trust has been fully paid and satisfied;

NOW THEREFORE, **City of Sanger, Successor Agency to The Redevelopment Agency of the City of Sanger, a public agency** as substituted Trustee under said Deed of Trust, does hereby reconvey to the parties entitled thereto all right, title and interest which was heretofore acquired under said Deed of Trust.

Dated: January 23, 2018

**City of Sanger, Successor Agency to The Redevelopment Agency of the City of Sanger, a public agency**

By: \_\_\_\_\_  
Tim Chapa, City Manager  
Beneficiary/Trustee

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 \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

On \_\_\_\_\_ before me,

Notary Public personally appeared \_\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_



RECORDING REQUESTED BY 93148548  
 CHICAGO TITLE COMPANY  
 AND WHEN RECORDED MAIL TO

CHICAGO TITLE  
 RECORDING OFFICIAL RECORDS OF  
 FRESNO COUNTY, CALIFORNIA  
 AT 01 AM 1993 2 M

NAME The Redevelopment Agency of the City of  
 ADDRESS Sanger  
 1700 Seventeenth Street  
 Sanger, CA 93657

SEP 26 1993

FRESNO COUNTY, CALIFORNIA  
 WILLIAM C. GREENWOOD, County Recorder  
 DONALD E. COLEMAN  
 BY DEPUTY RECORDER  
 FEE \$ 13

Title Order No. 435932-LE Escrow No. 435932-OR (PH)

REDEVELOP AGENCY-CITY SNGR/LAWSON DEED OF TRUST AND ASSIGNMENT OF RENT'S  
 This DEED OF TRUST, made this 17th day of September, 1993, between  
 RICHARD L. LAWSON and PEGGY SUE LAWSON, husband and wife

herein called TRUSTOR, whose address is 3272 N. Greenwood, Sanger, CA 93657

CHICAGO TITLE COMPANY, a California corporation and  
 THE REDEVELOPMENT AGENCY OF THE CITY OF SANGER, a public agency herein called TRUSTEE, and

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale that property in the County of Fresno, State of California, herein called BENEFICIARY, LEGAL DESCRIPTION EXHIBIT ATTACHED AND MADE A PART HEREOF BY REFERENCE

SEE ATTACHED LEGAL DESCRIPTION FOR ADDITIONAL PROVISION  
 Trustor also assigns to BENEFICIARY all rents, issues and profits from said real property PRESERVING, HOWEVER, the right to collect and use the same so long as there is no existing default hereunder, and DOES HEREBY AUTHORIZE BENEFICIARY to collect and recover the same in the name of Trustor or his successor in interest by use of any lawful means.

FOR THE PURPOSE OF SECURING (1) payment of the sum of \$ 227,500.00 Dollars with interest thereon according to the terms of a promissory note or notes of even date herewith made by TRUSTOR, payable to order of BENEFICIARY, and extensions or renewals thereof (2) the performance of each agreement of TRUSTOR incorporated of TRUSTOR by reference or contained herein; and (3) payment of any additional sums and advances hereafter made by BENEFICIARY or his assignee to TRUSTOR or his successor in ownership of the real property encumbered hereby.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST TRUSTOR AGREES that all of the provisions of Section A, Paragraphs 1 through 6, and IT IS MUTUALLY AGREED that all of the provisions of Section B, Paragraphs 1 through 6, both of that certain Fiduciary Deed of Trust recorded in the book and on the page of Official Records in the office of the County Recorder of the county where said property is located, noted opposite the name of each county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	558	Kings	886	713	Placer	1028	378	Siskiyou	808	782
Alpine	8	190-191	Lake	437	110	Plumas	162	1807	Solano	1287	821
Amador	183	438	Lassen	192	307	Riverside	3778	847	Sonoma	2087	427
Butte	1330	813	Los Angeles	T-3678	874	Sacramento	71-10-26	612	Stanislaus	1870	56
Calaveras	186	338	Madera	911	138	San Benito	300	403	Sutter	555	586
Colusa	323	391	Marin	1849	122	San Bernardino	8219	708	Tehama	457	193
Contra Costa	4614	1	Matiposa	50	463	San Francisco	A-804	608	Trinity	108	898
Del Norte	101	649	Mendocino	067	99	San Joaquin	2033	283	Tulare	2633	106
El Dorado	704	636	Merced	1080	783	San Luis Obispo	1311	197	Tuolumne	177	180
Fresno	8052	823	Modoc	191	83	San Mateo	4778	176	Ventura	2507	237
Glam	469	78	Mono	69	302	Santa Barbara	2068	881	Yuba	388	803
Humboldt	801	83	Monterey	857	239	Santa Clara	2638	604			
Imperial	1189	701	Napa	704	742	Santa Cruz	1836	607			
Inyo	188	872	Nevada	363	84	Shasta	800	633			
Kern	3766	690	Orange	7182	18	Sierra	86	187			

(which provisions, identical in all counties, are printed on the attachment made a part hereof) are hereby incorporated herein, and the parties hereto agree to be bound thereby as though fully set forth herein. All references to property, obligations and parties in the provisions of said Fiduciary Deed of Trust are the property, obligations and parties set forth in this Deed of Trust.

The undersigned TRUSTOR requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to him at the address set forth above.

STATE OF CALIFORNIA )  
 COUNTY OF Fresno )  
 On September 17, 1993 before me,  
 a Notary Public in and for said County and State, personally appeared  
 Richard L. Lawson and Peggy Sue Lawson

*Richard L. Lawson*  
 RICHARD L. LAWSON  
*Peggy Sue Lawson*  
 PEGGY SUE LAWSON

personally known to me (or 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. WITNESS my hand and official seal.

*Patty Hamilton*  
 NOTARY SIGNATURE



LEGAL DESCRIPTION EXHIBIT

City of Sanger:

PARCEL 1:

The South 150 Feet of Lot 4 in Block 17 of PARKHURST'S SOUTH VILLA ADDITION TO THE TOWN OF SANGER (New City), according to the Map No. 2 recorded June 16, 1890 in Book 4 Page 48 of Plats, Fresno County Records.

EXCEPTING THEREFROM the North 75 feet thereof.

PARCEL 2:

Parcels B and C of Parcel Map No. 76-3, according to the map thereof recorded in Book 21 Page 75 Parcel Maps, Fresno County Records.

\*\*\* The lien of this deed of trust shall not be changed or defeated by any revision and/or lot line adjustment of Parcels 1 and/or 2, as described in Legal Description Exhibit.

FRESNO COUNTY RECORDERS OFFICE

SEP 28 1993