CALL AND NOTICE OF SPECIAL MEETING AT 6:30 PM OF THE VALLEJO CITY COUNCIL AS THE GOVERNING BOARD OF THE SUCCESSOR AGENCY TO THE FORMER VALLEJO REDEVELOPMENT AGENCY

City of VALLEJO California

BOARD
Andrea Sorce (Chair)
Peter Bregenzer (Vice Chair)
Helen-Marie Gordon
Tonia Lediju, PhD
Alexander Matias
Diosdado "JR" Matulac
Charles Palmares

HYBRID MEETING
www.Cityofvallejo.net

DECEMBER 16, 2025

Council Chambers
555 Santa Clara Street
Vallejo, CA 94590

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom	City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.
PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.	For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment

VIEW THE MEETING:
There are four different ways you can view this public meeting:
- In Person
- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net

Hybrid Options are available for members of the public to participate. To participate remotely

Option to Join by Computer	Option to Join by Phone
From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313	Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute

Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the City Council less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk

	Vallejo City Council Chambers ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL AS GOVERNING BOARD OF THE SUCCESSOR AGENCY TO THE FORMER VALLEJO REDEVELOPMENT AGENCY:

You are hereby notified that I do hereby call the Vallejo City Council as Governing Board of the Successor Agency to the former Vallejo Redevelopment Agency in special session to consider only the matters stated on the agenda listed below.

1. CALL TO ORDER

2. ROLL CALL

3. PRESENTATIONS AND COMMENDATIONS

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

Members of the public wishing to address the Council on Consent Calendar items may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers or via ZOOM:(https://ZoomRegular.Cityofvallejo.net), Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. Press *6 to unmute/mute. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. In person speakers will be recognized first. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the Council. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.

A. **ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2026 THROUGH JUNE 30, 2027 ("ROPS 26-27")**

Recommendation: Adopt a Resolution approving the Recognized Obligations Payment Schedule for July 1, 2026 through June 30, 2027 (“ROPS 26-27”).

Contact: Rekha Nayar, Finance Director, (707) 648-4592
Rekha.Nayar@cityofvallejo.net

5. ACTION CALENDAR

NOTICE: Members of the public wishing to address the Council on Action Calendar Items are requested to submit a completed speaker card to the City Clerk. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

6. ADJOURNMENT

ADDITIONAL CITY INFORMATION
Members of the public can:

- Like us on Facebook and Instagram (@cityofvallejo)
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolano.com

Dated: Tuesday, December 9, 2025	Dawn G. Abrahamson for Andrea Sorce, Mayor

I, Dawn Abrahamson, City Clerk do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Andrea Sorce (Chair)
Peter Bregenzer (Vice Chair)
Helen-Marie Gordon
Tonia Lediju, PhD
Alexander Matias
Diosdado "JR" Matulac
Charles Palmares,

at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 2:30 p.m., Tuesday, December 9, 2025.

Dated: Tuesday, December 9, 2025	Dawn G. Abrahamson

DATE: December 16, 2025
TO: Chair and Members of the Successor Agency
FROM: Nalungo Conley, Acting Finance Director
SUBJECT: **ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2026 THROUGH JUNE 30, 2027 ("ROPS 26-27")**

RECOMMENDATION

Adopt a Resolution approving the Recognized Obligations Payment Schedule for July 1, 2026 through June 30, 2027 ("ROPS 26-27").

REASONS FOR RECOMMENDATION

Pursuant to State Health & Safety Code Section 34177, successor agencies to former redevelopment agencies are required to prepare and submit a Recognized Obligation Payment Schedule ("ROPS") to authorize debt service and other disbursements for the upcoming fiscal year. Successor agencies receive an allocation of available property tax increment from the County Redevelopment Property Tax Trust Fund ("RPTTF") up to the amount of approved ROPS disbursements. The proposed Resolution approves $1,093,737 of RPTTF funding for the July 1, 2026 to June 30, 2027 ROPS reporting period.

Following consideration of ROPS 26-27 by the Successor Agency, ROPS 26-27 is scheduled for consideration by the Solano Consolidated Oversight Board to the Successor Agency in January 2026. The approved ROPS 26-27 is due to the State Department of Finance (DOF) by February 1, 2026.

BACKGROUND AND DISCUSSION

In 2011, the Governor signed into law AB1X 26 (the "Dissolution Act") which immediately suspended most activities of Redevelopment Agencies prior to their elimination effective October 1, 2011. Assembly Bill 1484 ("AB 1484") was signed by the Governor in 2012, adding significant new or modified actions and deadlines.The Dissolution Act was further amended by SB 107 on September 22, 2015.

The Dissolution Act requires successor agencies to prepare a Recognized Obligation Payment Schedule (ROPS) which sets forth the successor agency's enforceable obligations and scheduled payments for such enforceable obligations for the upcoming ROPS reporting period. The ROPS is the base document used by the County Auditor-Controller (the "CAC") in determining how much property tax increment revenue is needed to meet current Agency obligations and administrative expenses, and if any current residual tax revenue is available to distribute among local taxing entities. The ROPS are prepared by staff and submitted for consideration of approval by the Successor Agency Board and the Oversight Board. All ROPS are further subject to approval by the California Department of Finance (DOF) and to audit by the CAC.

DOF has created a specific format for the ROPS submission and provides required ROPS templates to successor agencies for completion. ROPS 26-27 is presented as Exhibit 1 to the proposed Resolution (Attachment 1).

FISCAL IMPACT

The Agency's ROPS 26-27 payment requests total $1,133,517, as detailed below. These payments will be financed from RPTTF and other funds.

Bond Repayments and Fees (Items 30-31)
The Successor Agency continues annual debt service payment on 2001 bonds. These bonds paid for various infrastructure improvements. Along with related fees, $327,400 is proposed for scheduled 2026-27 debt service payments.

Administrative Costs (Item 33)
Pursuant to HSC Section 34171 (b), effective July 1, 2016, the administrative cost allowance will be equal to: (i) up to 3% of the actual property tax received by the Successor Agency to make enforceable obligation payments during the preceding fiscal year reduced by the Successor Agency's Administrative Allowance and sponsoring entity loan repayments in the preceding fiscal year; or (ii) not less than $250,000, unless that amount is reduced by the Oversight Board or by agreement with the Successor Agency (Section 34171(b)(3)). The Administrative Allowance shall not exceed 50 percent of total Redevelopment Property Tax Trust Fund (RPTTF) distributed to pay enforceable obligations in the preceding fiscal year. This formula would allow an Administrative Allowance of approximately $145,000.

The proposed administrative budget is presented as Attachment 2 and estimated to be $46,000 which is less than what the Dissolution Law allows. The City, as administrator of the Successor Agency, continues to incur administrative costs to unwind the affairs of the former Redevelopment Agency and claims $46,000 to reimburse the City for its administrative support. The Agency will continue to evaluate its eligible administrative allowance and underlying work effort to support this draw on an annual basis.

Repayment of City Advances (Item 8)
ROPS 25-26 continues repayment of City/Agency post-1990 loans. Interest accrues at 3% simple interest, as provided in SB 107. The annual allowable loan repayment under the Dissolution Act is 50% of the growth in surplus tax increment since the 2012-13 base year. $760,117 is proposed for City loan repayments in the 2026-27 ROPS cycle, which will be the final payment for this debt.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

ATTACHMENTS

1.	Attachment 1 - Resolution Approving ROPS 26-27 CAO STAMP
2.	Attachment 1-Exhibit 1 Vallejo ROPS 26-27 schedules
3.	Attachment 2 -Vallejo SA Administrative Budget

CONTACT

Florita Cruz, Assistanct Finance Director, (707) 648-4592
Florita.cruz@cityofvallejo.net

SUCCESSOR AGENCY RESOLUTION NO. _____

RESOLUTION OF THE SUCCESSOR AGENCY OF THE CITY OF VALLEJO APPROVING THE RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2026 TO JUNE 30, 2027 (ROPS 26-27)

WHEREAS, pursuant to AB 1X 26, enacted June 28, 2011 (as found constitutional and as partially reformed by the California Supreme Court in its decision in *California Redevelopment Association v. Matosantos* on December 29, 2011), and as amended by AB 1484, enacted June 27, 2012 (the "Dissolution Act"), the Vallejo Redevelopment Agency, along with all other redevelopment agencies in the State, was dissolved as of February 1, 2012; and

WHEREAS, pursuant to the authority provided in Health and Safety Code Section 34173, as enacted by AB 1X 26, the City Council of the City of Vallejo ("City") elected and determined that the City shall become the "successor agency" to the former Redevelopment Agency, and upon dissolution of the Redevelopment Agency under AB 1X 26, all authorities, rights, powers, duties and obligations previously vested with the former Redevelopment Agency, under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), were vested in the Successor Agency; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), added by AB 1484, the Successor Agency has been designated as a separate public entity from the City; and

WHEREAS, pursuant to the Dissolution Act, an Oversight Board has been selected to oversee, direct and approve specified actions of the Successor Agency; and

WHEREAS, also pursuant to the Dissolution Act, Successor Agency staff is required to prepare a "recognized obligation payment schedule" ("ROPS"), listing outstanding obligations of the Agency to be paid in the time period July 1, 2026 through June 30, 2027 ("ROPS26-27"), submit it for approval by the Solano Consolidated Oversight Board, and submit an electronic copy to the State Department of Finance ("DOF") by February 1, 2026;

NOW, THEREFORE, THE SUCCESSOR AGENCY OF THE CITY OF VALLEJO DOES HEREBY RESOLVE AS FOLLOWS:

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

Section 2. The approval of the ROPS through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Section 3. The Successor Agency hereby approves and adopts the July 1, 2026 through June 30, 2027 ROPS (ROPS 26-27), in substantially the form attached to this Resolution as Exhibit 1, authorizes staff to submit this information in the DOF-approved electronic format as required under the Dissolution Act, and to seek approval of this action by the Solano Consolidated Oversight Board.

This resolution was adopted by those present and voting at a regular meeting of the Successor Agency of the City of Vallejo held on December 16, 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

ANDREA SORCE, Chairperson

ATTEST:

DAWN G. ABRAHAMSON, Secretary

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

Successor Agency: Vallejo
County: Solano

	Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A	**Enforceable Obligations Funded as Follows (B+C+D)**	**$ 39,780**	**$ -**	**$ 39,780**
B	Bond Proceeds	22,000	-	22,000
C	Reserve Balance	-	-	-
D	Other Funds	17,780	-	17,780
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G)**	**$ 261,720**	**$ 832,017**	**$ 1,093,737**
F	RPTTF	238,720	809,017	1,047,737
G	Administrative RPTTF	23,000	23,000	46,000
H	**Current Period Enforceable Obligations (A+E)**	**$ 301,500**	**$ 832,017**	**$ 1,133,517**

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

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

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
											ROPS 26-27A (Jul - Dec)						ROPS 26-27B (Jan - Jun)					
											Fund Sources						Fund Sources					
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	**ROPS 26-27 Total**	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	**26-27A Total**	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	**26-27B Total**
								$2,924,267		$1,133,517	$22,000	$-	$17,780	$238,720	$23,000	$301,500	$-	$-	$-	$809,017	$23,000	$832,017
8	Advances from City	City/ County Loan (Prior 06/ 28/11), Cash exchange	02/01/ 2015	07/01/2032	City of Vallejo General Fund	Redevelopment Activities	Merged Project Area	760,117	N	$760,117	-	-	-	-	-	$-	-	-	-	760,117	-	$760,117
30	2001 Vallejo Housing Set-aside	Fees	10/20/ 2000	10/01/2032	Bondligistix, Wells Fargo Bank	Debt Service Admin Fee	Low-Mod	5,900	N	$5,900	-	-	3,900	-	-	$3,900	-	-	-	2,000	-	$2,000
31	2001 Vallejo Housing Set-aside	Bonds Issued On or Before 12/31/10	08/06/ 2001	10/01/2031	Wells Fargo Bank	Vallejo Housing Set Aside Bond	Low-Mod	1,908,250	N	$321,500	22,000	-	13,880	238,720	-	$274,600	-	-	-	46,900	-	$46,900
33	Administration	Admin Costs	07/01/ 2016	06/30/2017	City of Vallejo	Administration Cost	N/A	250,000	N	$46,000	-	-	-	-	23,000	$23,000	-	-	-	-	23,000	$23,000
47	Advances from City	City/ County Loan (Prior 06/ 28/11), Cash exchange	01/01/ 2016	07/01/2032	City of Vallejo	Redevelopment Activities	Merged	-	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-

Vallejo
Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (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
		Fund Sources					
		Bond Proceeds		**Reserve Balance**	**Other Funds**	**RPTTF**	
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	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	**Comments**
1	**Beginning Available Cash Balance (Actual 07/01/23)** RPTTF amount should exclude "A" period distribution amount.	285,000		103,382	11,241		
2	**Revenue/Income (Actual 06/30/24)** RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller				14,644	1,047,996	All income reported to others.
3	**Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)**	46,000		80,961	93	1,041,871	20-21 PPA $80,961 applied in ROPS 23-24.
4	**Retention of Available Cash Balance (Actual 06/30/24)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	213,498	-	22,421	11,147		retention for debt service reserve equal to 10% of outstanding loan balance. 22-23 PPA $22,421 applied in ROPS 25-26, other funds $11,147 applied in ROPS 24-25.
5	**ROPS 23-24 RPTTF Prior Period Adjustment** RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC		No entry required			6,125	Requested to be applied in ROPS 26-27.
6	**Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$25,502**	**$-**	**$-**	**$14,645**	**$-**	**Bond proceeds $25,502 applied in ROPS 24-25. Other $14,644 applied in ROPS 25-26.**

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

Item #	Notes/Comments
8	
30	
31	
33	
47	

Attachment 2

FY 2026/27 Vallejo Successor Agency - Administrative Budget

Type of Admin Costs 1/	Jul - Dec 2026	Jan - Jun 2027
Direct Administrative Costs:		
Legal Expenses		
Property Maintenance & Appraisal	2,000	2,000
Other (audit, consultants, postage, utilities, training, travel, office supplies, printing, etc.)	5,000	5,000
Indirect City Support Services 2/	16,000	16,000
Total Administrative Expenses	23,000	23,000
Total Administrative Expenses Funded by RPTTF		46,000

Notes:

1/ Activities may be added, revised, or deleted from the listing as necessary and appropriate during the course of the the Successor Agency wind-down process. Costs shown for each category are estimates only. Actual costs required for each category may be higher or lower than the amount shown, not to exceed the aggregate total amount.

2/ Indirect cost recovery for administrative and financial activities will be charged based on the City's Indirect Cost plan developed by third-party consultant.