

**SUCCESSOR AGENCY TO THE
WESTMORLAND REDEVELOPMENT AGENCY
STAFF REPORT**

TO: Honorable Chairman and Board Members

FROM: Laura Fischer, City Manager/Executive Director
Steven H. Dukett, Consultant to the Successor Agency

DATE: December 3, 2025

SUBJECT: Approval of Recognized Obligation Payment Schedule 26-27 A and B

RECOMMENDATION:

It is recommended that the Board of Directors adopt the attached resolution approving the Recognized Obligation Payment Schedule (“ROPS”) 26-27 A and B of the Successor Agency to the Westmorland Redevelopment Agency (“Successor Agency”) for the period of July 2026 through June 2027.

BACKGROUND:

Pursuant to Health and Safety Code (“HSC”) § 34172 (a) (1), the Westmorland Redevelopment Agency was dissolved on February 1, 2012. Consistent with the provisions of the HSC, the City Council of the City of Westmorland previously elected to serve in the capacity of the Successor Agency. Per HSC § 34179, the Successor Agency previously established the Westmorland Oversight Board to assist in the wind-down of the former redevelopment agency through June 30, 2018, at which time it was dissolved by operation of law. Consistent with HSC § 34179 (j), on July 1, 2018 the Imperial Countywide Oversight Board (the “CWOB”) was established to assist in winding-down the dissolved redevelopment agencies within the County of Imperial.

Per HSC § 34177 (o) (1), the Successor Agency is required to prepare a ROPS before each twelve-month fiscal year period. Pursuant to HSC § 34180 (g), CWOB approval is required for the establishment of each ROPS. Pursuant to HSC § 34177 (o) (1), a CWOB-approved ROPS 26-27 A and B for the period of July 2026 through June 2027 must be submitted to the State Department of Finance (the “DOF”) and to the County Auditor-Controller (the “CAC”) not later than February 1, 2026 (the “Submission Deadline”). The CWOB will consider approval of ROPS 26-27 A and B during January 2026. The Successor Agency’s approval of the establishment of ROPS 26-27 A and B will ensure that ROPS 26-27 A and B is filed by the Submission Deadline. In addition, ROPS 26-27 will be Westmorland’s final ROPS. During FY 26-27, the Successor Agency will be dissolved consistent with the procedures specified within the HSC that will require subsequent actions by the City Council and the CWOB.

FISCAL IMPACT:

Pursuant to HSC § 34177, the Successor Agency is legally required to continue to make payments due for enforceable obligations. The Successor Agency’s and the CWOB’s approval of the ROPS 26-27 A and B will ensure that the Successor Agency has the authority to continue to pay its enforceable obligations. ROPS 26-27 A and B will be submitted to DOF and the CAC by the Submission Deadline.

Attachment: Resolution

RESOLUTION NO. 2025-01-SA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE WESTMORLAND REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 26-27 A & B FOR THE PERIOD OF JULY 2026 THROUGH JUNE 2027 AND APPROVING CERTAIN RELATED ACTIONS

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

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

WHEREAS, pursuant to HSC § 34179, the Successor Agency previously established the Westmorland Oversight Board to assist in the wind-down of the former redevelopment agency through June 30, 2018, at which time it was dissolved by operation of law; and

WHEREAS, consistent with HSC § 34179 (j), on July 1, 2018 the Imperial Countywide Oversight Board (the “CWOB”) was established to assist in winding-down the dissolved redevelopment agencies within the County of Imperial; and

WHEREAS, per HSC § 34177 (o) (1), the Successor Agency is required to prepare a Recognized Obligation Payment Schedule (the “ROPS”) before each twelve-month fiscal year period; and

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

WHEREAS, pursuant to HSC § 34177 (o) (1), a CWOB-approved ROPS 26-27 A and B for the period of July 2026 through June 2027 must be submitted to the State Department of Finance and to the County Auditor-Controller not later than February 1, 2026 (the “Submission Deadline”); and

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

WHEREAS, the approval of the establishment of ROPS 26-27 A and B will ensure that the Successor Agency has the authority to continue to pay its enforceable obligations; and

WHEREAS, it is proposed that the Successor Agency approve the establishment of the Successor Agency’s ROPS 26-27 A and B, which is attached hereto as Exhibit “A”; and

WHEREAS, the CWOB will consider approval of ROPS 26-27 A and B during January 2024; and

WHEREAS, once approved by the CWOB, ROPS 26-27 A and B will be submitted to the State Department of Finance and to the County Auditor-Controller by the Submission Deadline: and

WHEREAS, ROPS 26-27 will be Westmorland’s final ROPS; thereafter the Successor Agency will be dissolved consistent with the procedures specified with the HSC that will require subsequent actions by the City Council and the CWOB; and

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

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

- Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.
- Section 2.** The Successor Agency's ROPS 26-27 A and B, which is attached hereto as Exhibit "A", is approved, inclusive of each enforceable obligation.
- Section 3.** The amount requested for enforceable obligation No. 7, the Successor Agency's Administrative Cost Allocation, is consistent with the provisions of HSC § 34171 (b) and is thus considered fair and reasonable.
- Section 4.** Staff is authorized to: i) post that ROPS 26-27 A and B on the City's website, ii) transmit the ROPS 26-27 A and B to the State Department of Finance, the State Controller's Office and the County Auditor-Controller for their review within the timeframe and in the manner prescribed by the HSC; and iii) make ministerial revisions to ROPS 26-27 A and B, which may include, but are not limited to restating the information included within ROPS 26-27 A and B in any format that may be requested by the State Department of Finance, take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution, and to implement ROPS 26-27 A and B on behalf of the Successor Agency, including authorizing and causing such payments.
- Section 5.** During fiscal year 26-27, Staff is further authorized to take all necessary actions consistent with the HSC to cause the dissolution of the Successor Agency.
- Section 6.** This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED AND ADOPTED this 3rd day of December 2025.

Judith Rivera, Mayor/Chair

ATTEST

Christine C. Pisch,
Secretary for the Successor Agency

CERTIFICATION:

I, Christine C. Pisch, Secretary for the Successor Agency to the Westmorland Redevelopment Agency, do hereby certify that the foregoing Resolution No. 2025-__-SA was duly adopted by the Board of Directors for the Successor Agency to the Westmorland Redevelopment Agency, at a meeting thereof held on the 3rd day of December 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christine C. Pisch,
Secretary for the Successor Agency

EXHIBIT “A”

**SUCCESSOR AGENCY TO THE
WESTMORLAND REDEVELOPMENT AGENCY
RECOGNIZED OBLIGATION PAYMENT SCHEDULE 26-27 A and B
(JULY 2026 THROUGH JUNE 2027)**

(See Attachment)

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

Successor Agency: Westmorland

County: Imperial

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)	\$ 58,500	\$ -	\$ 58,500
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	58,500	-	58,500
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 3,770	\$ -	\$ 3,770
F RPTTF	244	-	244
G Administrative RPTTF	3,526	-	3,526
H Current Period Enforceable Obligations (A+E)	\$ 62,270	\$ -	\$ 62,270

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

Westmorland 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
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$62,270		\$62,270	\$-	\$-	\$58,500	\$244	\$3,526	\$62,270	\$-	\$-	\$-	\$-	\$-	\$-
2	2011 Tax Allocation Refunding Bonds (Interest Portion Only)	Bonds Issued After 12/31/10	01/05/2011	08/01/2026	The Bank of New York	Debt Service Interest Payments	All	1,994	N	\$1,994	-	-	1,994	-	-	\$1,994	-	-	-	-	-	\$-
3	2011 Tax Allocation Refunding Bonds (Principal Reduction Portion Only)	Bonds Issued After 12/31/10	01/05/2011	08/01/2026	The Bank of New York	Debt Service Principal Payments	All	55,000	N	\$55,000	-	-	55,000	-	-	\$55,000	-	-	-	-	-	\$-
4	Security Servicing Fees	Fees	01/05/2011	08/01/2026	The Bank of New York	Annual Trustee Fees for Securities Servicing	All	1,750	N	\$1,750	-	-	1,506	244	-	\$1,750	-	-	-	-	-	\$-
7	Successor Agency Administrative Cost Allowance	Admin Costs	02/02/2012	08/01/2026	City of Westmorland	Successor Agency Administrative Cost Allowance	All	3,526	N	\$3,526	-	-	-	-	3,526	\$3,526	-	-	-	-	-	\$-

Westmorland
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 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/23) RPTTF amount should exclude "A" period distribution amount.		58,000	50,000			The amount shown in cell D-1 is the DSRF held by the trustee bank. The amount shown in cell E-1 is the reserve for the principal reduction payment obtained from ROPS 22-23 "B" cycle.
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller					95,218	The amount shown in cell G-2 was authorized by DOF and was actually received.
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)			50,000		45,218	The amounts shown in cells E-3 and G-3 were spent during 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)		58,000			50,000	The amount shown in cell D-4 is the DSRF held by the trustee bank. The amount shown in cell G-4 is a principal reduction reserve that was actually spent for the 2011 TABs during 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				

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

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

Item #	Notes/Comments
2	EO # 2 represents the interest portion of the debt service due on the 2011 TABs. During ROPS 26-27, this payment will be paid from the DSRF.
3	EO # 3 represents the principal reduction portion of the debt service due on the 2011 TABs, which is due on August 1st each year, during the "A" ROPS cycle. The August 1, 2026 final payment on the TABs will be paid from the DSRF held by the trustee bank (the Bank of New York).
4	EO # 4 represents the amount requested equals the amount required by the Bank of New York for Trustee services. During ROPS 23-24, BNY increased the annual fee by \$125 per year. The increase was not included in ROPS 23-24, 24-25, and 25-26 (combined = \$375). The \$375 shortfall is included in ROPS 26-27 for recovery along with the increased fee for ROPS 26-27. A portion of this payment will be funded from the DSRF held by the trustee bank.
7	Per HSC § 34171 (b) (4), the amount requested for EO # 7 for ROPS 26-27 is equal to 50% of the total non-administration-related RPTTF actually received during ROPS 25-26 which was \$7,051. One-half of this amount is \$3,526. During ROPS 26-27, the Successor Agency will initiate the preparation of its final dissolution report for the CWOB and DOF. The SA estimates that the actual costs of closing out the SA will exceed the formula driven administrative allocation.