

MARIN
COUNTYWIDE SUCCESSOR AGENCY
OVERSIGHT BOARD

SPECIAL MEETING

APRIL 9, 2026

10:00 a.m.

Marin County Civic Center
Room 225
San Rafael, California

**MARIN COUNTYWIDE SUCCESSOR AGENCY
OVERSIGHT BOARD (MCSAOB)**

Special Meeting Agenda
Marin County Civic Center Room 225

April 9, 2026

10:00 a.m.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES ACTION ITEMS

- i. ACTION 1: Approve Minutes – Meeting of January 23, 2026

4. PUBLIC COMMENT

5. AGENCY REPORT & CORRESPONDING ACTION ITEMS

a. San Rafael Successor Agency

- i. City of San Rafael Successor Agency Report on Real Property Sale Status
- ii. ACTION: Approval of a resolution directing the disposition of real property owned by the Successor Agency, identified as **Assessor Parcel Number 018-180-52** (the "Property"), as follows:
 - Direction to transfer ownership of the Property to the City of San Rafael no later than June 30, 2026; and
 - If such transfer is not completed, direction to sell the Property through a commercially reasonable process designed to maximize value, with completion no later than December 31, 2026.

6. ADJOURN

**MARIN COUNTYWIDE SUCCESSOR AGENCY
OVERSIGHT BOARD (MCSAOB)**

Marin County Civic Center Room 410 B

January 23, 2026

2:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.

2. ROLL CALL

Present:

Derek Johnson, County Executive, County of Marin; Eresa Puch, Assistant VP of MCCD Administrative Services; Breean Brown, Superintendent of Business Services; Carla Carvalho-DeGraff, Finance Director, City of Novato

Absent:

Elizabeth Rodriguez, MAPE Representative

Vacant:

Marin Resident Representative; Independent Special Districts Representative

Other Attendees:

Mina Martinovich, Director of Finance and Secretary, County of Marin; Renee Brewer, Deputy County Counsel, County of Marin; Ashia Ismail, Finance Division Chief, County of Marin; Long Truong, Accounting Unit Manager, County of Marin; James Lei, Accountant II, County of Marin; Vanessa Riedel, Senior Accountant, County of Marin; Jen Mendoza, Finance Administrative Staff, County of Marin; Christina Soares, City of Novato; Leelee Thomas, Deputy Director of Housing and Federal Grants, CDA, County of Marin; Miguel Liencres, Department Analyst II, CDA, County of Marin; Shawn Plate, City of San Rafael

3. APPROVAL OF MINUTES ACTION ITEMS:

- i. ACTION 1: Approve Minutes – Meeting of September 15, 2025

Motion by Eresa Puch to approve the meeting minutes of Special Meeting of September 15, 2025.

Second by Breean Brown

Ayes: Derek Johnson, Eresa Puch, Breean Brown, Carla Carvalho DeGraff

Absent: Elizabeth Rodriguez

4. PUBLIC COMMENT

none

5. DISCUSSION:

a. Redevelopment Agency Dissolution Overview ([HSC 34170-34191.6](#))

Presented by: Mina Martinovich, Marin County Director of Finance

Mina Martinovich, Marin County Director of Finance, provided an overview of redevelopment agency (RDA) dissolution under ABx1 26, effective February 1, 2012, which replaced RDAs with successor agencies responsible for managing assets, paying enforceable obligations, and winding down operations. Property tax revenues formerly allocated to RDAs are now limited to covering existing obligations such as bonds, agreements, and pass-through payments.

After payment of enforceable obligations, any remaining property tax revenues are distributed as residual property taxes to affected taxing entities, including cities, the County, special districts, schools, and community colleges, in proportion to their respective shares of the original tax increment.

RDA dissolution involves four key entities: successor agencies, the Oversight Board, the State Department of Finance, and the County Auditor-Controller. Successor agencies manage redevelopment project areas, pay enforceable obligations, and dispose of assets. The Oversight Board serves a fiduciary role to bondholders and local agencies, reviewing and approving Recognized Obligation Payment Schedules (ROPS), administrative budgets, and other actions as required under California Health and Safety Code Section 34179. The State Department of Finance reviews and approves successor agency actions and issues determination letters authorizing expenditures. The County Auditor-Controller administers the Redevelopment Property Tax Trust Fund (RPTTF), distributes property tax revenues, reviews ROPS for consistency with actual expenditures, and submits prior period adjustments annually in coordination with successor agencies.

The Board meets annually in January to approve the ROPS ahead of the February 1 submission deadline; failure to meet this deadline results in the loss of expenditure authority for the applicable period. The State Department of Finance issues determination letters by April 15.

Marin County has three successor agencies: the County of Marin, Novato, and San Rafael. The Board is currently reviewing the FY 2026–27 ROPS cycle, covering obligations from July 1, 2026 through June 30, 2027.

6. AGENCY REPORTS & CORRESPONDING ACTION ITEMS:

a. Marin County Successor Agency

Presented by: Leelee Thomas and Miguel Lienres

i. County of Marin CDA Successor Agency Report

The Board reviewed the County successor agency's FY 2026–27 Recognized Obligation Payment Schedule (ROPS) and administrative budget, with staff requesting approval of both items. Staff from the Community Development Agency presented an overview, noting this is a transition year as the agency has completed its final bond payment, though several ongoing obligations remain. Total obligations

for the year are approximately \$600,504 and include final audit activities related to bond repayments, funding support for the Marin City Community Services District Community Center, and a long-term housing obligation for Ridgeway Marin Apartments extending through 2041, along with standard administrative costs. Board members asked clarifying questions regarding fund balances, audit costs, and reserves held for the Community Center, including the treatment of interest earnings. Staff also reported that approximately \$1 million in residual funds from the bond trustee has been received, and discussions are ongoing with the Department of Finance and legal counsel to determine whether these funds should be held in reserve or returned; the ROPS may be amended in the future based on that determination.

ii. ACTION 2: Approve 2026-27 Successor Agency ROPS – County of Marin

Motion by Eresa Puch to approve the 2026-27 Marin County Successor Agency ROPS.

Second by Carla Carvahlo-DeGraff

Ayes: Derek Johnson, Eresa Puch, Breean Brown, Carla Carvalho DeGraff

Absent: Elizabeth Rodriguez

iii. ACTION 3: Approve 2026-27 Successor Agency budget – County of Marin

Motion by Eresa Puch to approve the 2026-27 Marin County Successor Agency budget.

Second by Carla Carvahlo-DeGraff

Ayes: Derek Johnson, Eresa Puch, Breean Brown, Carla Carvalho DeGraff

Absent: Elizabeth Rodriguez

b. Novato Successor Agency

i. City of Novato Successor Agency Report

The Board reviewed the FY 2026–27 Recognized Obligation Payment Schedule (ROPS) and administrative budget for the Novato successor agency. Staff noted that the ROPS format differs from prior submissions following feedback from the State Department of Finance, which had previously denied a request in September. Based on State guidance, the agency now includes its required reserve balance within the Redevelopment Property Tax Trust Fund (RPTTF) request rather than listing it separately, resulting in a higher overall funding request. The reserve reflects bond indenture requirements for upcoming payments. Staff also highlighted that the agency has two remaining debt service obligations extending to 2030 and 2040.

The Board opened the item for public comment, received none, and proceeded with approval of the ROPS. Staff then presented the FY 2026–27 administrative budget, totaling approximately \$100,000, which includes partial salary allocations for the Finance Director and staff, as well as increased legal services costs to address ongoing complexities and prior-year issues related to

ROPS and reserve requirements. After brief clarification on legal expenses, the Board considered the budget request and moved toward approval.

- ii. ACTION 4: Approve 2026-27 Successor Agency ROPS – Novato
Motion by Carla Carvahlo-DeGraff to approve the 2026-27 Novato Successor Agency ROPS

Second by Eresa Puch.

Ayes: Derek Johnson, Eresa Puch, Breean Brown, Carla Carvalho DeGraff

Absent: Elizabeth Rodriguez

- iii. ACTION 5: Approve 2026-27 Successor Agency budget – Novato

Motion by Eresa Puch to approve the 2026-27 Novato Successor Agency budget.

Second by Breean Brown

Ayes: Derek Johnson, Eresa Puch, Breean Brown, Carla Carvalho DeGraff

Absent: Elizabeth Rodriguez

c. San Rafael Successor Agency

- i. City of San Rafael Successor Agency Report on Real Property Sale Status

The Board received an update from the City of San Rafael successor agency regarding efforts to complete dissolution, which has been delayed since August 2024 due to an outstanding property still held under redevelopment. Progress has been made, including appraisal and title work, and there is interest from an adjacent property owner; however, logistical issues related to current use of the site caused delays. Staff reported that the City has now decided to proceed with selling the property on the open market, with a target completion by July. Sale proceeds will be remitted to the Redevelopment Property Tax Trust Fund (RPTTF) and distributed to taxing entities, clearing the final requirement for dissolution.

The Board discussed its oversight and emphasized the importance of establishing a clear timeline for disposition of the asset, noting broader fiscal impacts to local agencies and school funding if delays continue. Members expressed a desire for accountability and regular updates, given the issue has been ongoing for approximately 18 months. Options for disposition methods were discussed, with preference for an open market sale to ensure fair market value and compliance with Health and Safety Code requirements. The Board agreed to schedule a follow-up meeting at which time staff will return with a progress update and a draft resolution outlining specific timelines and actions to complete the property disposition and move forward with dissolution.

- ii. ACTION 6: Review of San Rafael Successor Agency Report on Real Property Sale Status

Motion by Eresa Puch to reconvene the Marin Countywide Successor Agency Oversight Board to consider a resolution regarding the dissolution of the San Rafael Successor Agency's real property.

Second by Carla Carvahlo-DeGraff

Ayes: Derek Johnson, Eresa Puch, Breean Brown, Carla Carvalho DeGraff

Absent: Elizabeth Rodriguez

7. OTHER BUSINESS:

- a. Form 700 due April 1, 2026, or upon entry or exit from board
 - Vacant Board seats
 - Independent Special District
 - Member of the Public
 - Update on recruitment process
Staff to the Oversight board agreed to continue to pursue the recruitment process as well as send e-mail communication to provide instruction regarding appointing substitute members.
 - Schedule Next Annual Meeting date January 21, 2027

8. ADJOURN

The meeting was adjourned at 2:52 p.m.

DRAFT

RESOLUTION NO. 2026-5

A RESOLUTION OF THE MARIN COUNTYWIDE SUCCESSOR AGENCY OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE SAN RAFAEL SUCCESSOR AGENCY DIRECTING THE DISPOSITION OF CERTAIN REAL PROPERTY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34181 AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, pursuant to Health and Safety Code section 34173(d), the San Rafael Successor Agency ("Successor Agency") is the successor agency to the dissolved Redevelopment Agency of the City of San Rafael; and

WHEREAS, the Marin Countywide Successor Agency Oversight Board for the Successor Agency to the former Redevelopment Agency of the San Rafael Successor Agency ("Oversight Board") has been appointed pursuant to Health and Safety Code section 34179(j)-(m); and

WHEREAS, pursuant to Health and Safety Code section 34177, the Successor Agency is required to wind down the affairs of the former redevelopment agency and dispose of its assets and properties as directed by the Oversight Board; and

WHEREAS, pursuant to Health and Safety Code section 34181(a), the Oversight Board is authorized to direct the Successor Agency to dispose of assets and properties of the former redevelopment agency, including directing the transfer of such assets to a public agency or the sale of such assets in a manner designed to maximize value; and

WHEREAS, the real property identified as Assessor Parcel Number 018-180-52 (the "Property") is an asset of the former redevelopment agency subject to disposition in accordance with the Dissolution Act; and

WHEREAS, the Oversight Board desires to provide clear direction to the Successor Agency regarding the disposition of the Property, including transfer options to the City of San Rafael and, alternatively, a requirement to sell the Property within a specified timeframe if such transfer is not completed; and

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

1. Direction to Transfer Property.
The Successor Agency is hereby directed, pursuant to Health and Safety Code section 34181(a), to take all necessary actions to transfer ownership of the Property to the City of San Rafael no later than June 30, 2026, subject to all applicable statutory requirements.
2. Alternative Direction to Sell Property.
In the event the transfer described in Section 1 is not completed by June 30, 2026, the Successor Agency is hereby directed to expeditiously dispose of the Property through

a commercially reasonable sale process designed to maximize value, with such sale to be completed no later than December 31, 2026, in accordance with Health and Safety Code section 34181(a).

3. Compliance with Applicable Law.

The Successor Agency shall ensure that all actions taken to transfer or dispose of the Property comply with all applicable provisions of the Dissolution Act, including but not limited to Health and Safety Code sections 34177 and 34181, and any applicable requirements related to the disposition of surplus land or affordable housing.

4. Department of Finance Review.

This Resolution and the actions contemplated herein shall be subject to review by the California Department of Finance, and the Successor Agency is authorized and directed to make any non-substantive revisions necessary to obtain such approval.

5. Implementation.

The Successor Agency is authorized and directed to take any and all actions necessary or appropriate to carry out the intent of this Resolution.

PASSED, APPROVED AND ADOPTED this 9 day of April, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN

Chair, Oversight Board

ATTEST:

Oversight Board Secretary