

# Successor Agency to the Turlock Redevelopment Agency Meeting Agenda



SEPTEMBER 24, 2013

6:00 p.m.

City of Turlock Yosemite Room  
156 S. Broadway, Turlock, California



Chairman  
**John S. Lazar**

Agency Members  
**William DeHart, Jr.**    **Steven Nascimento**  
**Forrest White**        **Amy Bublak**

Executive Director  
**Roy W. Wasden**  
Secretary  
**Kellie E. Weaver**  
City Attorney  
**Phaedra A. Norton**

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** The Successor Agency to the Turlock Redevelopment Agency meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**EQUAL ACCESS POLICY:** If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

**NOTICE:** Pursuant to California Government Code Section 54954.3, any member of the public may directly address the Successor Agency to the Turlock Redevelopment Agency on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Agency's consideration of the item.

**AGENDA PACKETS:** Prior to the Successor Agency to the Turlock Redevelopment Agency meeting, a complete Agenda Packet is available for review on the City's website at [www.cityofturlock.org](http://www.cityofturlock.org) and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Agency after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

## 1. CALL TO ORDER

## 2. CITIZEN PARTICIPATION:

This is the time set aside for members of the public to directly address the Successor Agency to the Turlock Redevelopment Agency on any item of interest to the public, before or during the Agency's consideration of the item, that is within the subject matter jurisdiction of the Agency. You will be allowed three (3) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Agency addresses the matter.

No action or discussion may be undertaken on any item not appearing on the posted agenda, except that Agency may refer the matter to staff or request it be placed on a future agenda.

## 3. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

**4. CONSENT CALENDAR:**

Information concerning the consent items listed hereinbelow has been forwarded to each Agency Member prior to this meeting for study. Unless the Chairman, an Agency Member or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Agency. The action taken by the Agency in approving the consent items is set forth in the explanation of the individual items.

- A. Motion: Accepting Minutes of the August 27, 2013 Meeting of the Successor Agency to the Turlock Redevelopment Agency
- B. Resolution: Cancelling the Successor Agency to the Turlock Redevelopment Agency meeting scheduled for Tuesday, November 26, 2013

**5. PUBLIC HEARINGS: None**

**6. SCHEDULED MATTERS:**

- A. Request to approve a Recognized Obligation Payment Schedule for January - June 2014 pursuant to Health and Safety Code Section 34177 and taking certain actions in connection therewith. (*Lorenzi*)

***Recommended Action:***

Resolution: Approving a Recognized Obligation Payment Schedule for January - June 2014 pursuant to Health and Safety Code Section 34177 and taking certain actions in connection therewith

**7. ADJOURNMENT**

AUGUST 27, 2013  
6:00 p.m.  
City of Turlock Yosemite Room  
156 S. Broadway, Turlock, California

4A  
MINUTES  
Meeting  
Successor Agency to the  
Turlock Redevelopment Agency

- 
1. **CALL TO ORDER** – Chairman Lazar called the meeting to order at 6:37 p.m.  
PRESENT: Agency Members Bill DeHart, Steven Nascimento, Amy Bublak, Forrest White and  
Chairman John S. Lazar  
ABSENT: None
  
  2. **CITIZEN PARTICIPATION:** None
  
  3. **DECLARATION OF CONFLICT OF INTEREST AND DISQUALIFICATIONS:** None
  
  4. **CONSENT CALENDAR**  
  
**Action:** Motion by Agency Member White, seconded by Agency Member Bublak, and carried  
unanimously to adopt the consent calendar as follows:
    - A. Motion: Accepting Minutes of the March 26, 2013 Special Meeting of the Successor  
Agency to the Turlock Redevelopment Agency
  
  5. **PUBLIC HEARINGS:** None
  
  6. **SCHEDULED MATTERS:**
    - A. Assistant to the City Manager for Economic Development/Housing Program Services  
Maryn Pitt presented the staff report on the request to permit Cherry Tree Village  
Partners, LP to apply for and receive property tax exemption for past and future tax years  
as provided for under the provisions of the Regulatory Agreement and Declaration of  
Restrictive Covenants, Article 3, Section 3, and to apply for and receive unpaid and  
future tax exemption status.  
  
Agency discussion included the consequences of the exemption in terms of a loss of tax  
dollars to the General Fund and the benefits it would bring to the neighborhood.  
  
Chairman Lazar asked for public comment. No one spoke. Chairman Lazar closed  
public comment.  
  
**Action:** **Resolution No. SA-2013-003** Permitting Cherry Tree Village Partners,  
LP to apply for and receive property tax exemption for past and future tax  
years as provided for under the provisions of the Regulatory Agreement  
and Declaration of Restrictive Covenants, Article 3, Section 3, and  
allowing Cherry Tree Village Partners, LP to apply for and receive unpaid  
and future tax exemption status was introduced by Agency Member  
White, seconded by Agency Member DeHart, and carried unanimously.

7. **ADJOURNMENT**

Chairman Lazar adjourned the meeting at 6:44 p.m.

RESPECTFULLY SUBMITTED

---

Kellie E. Weaver  
City Clerk



## Successor Agency to the Turlock Redevelopment Agency Synopsis

4B

September 24, 2013

---

From: Roy W. Wasden, City Manager  
Prepared by: Kellie E. Weaver, City Clerk  
Agendized by: Roy W. Wasden, City Manager

**1. ACTION RECOMMENDED:**

Resolution: Cancelling the Successor Agency to the Turlock Redevelopment Agency meeting scheduled for Tuesday, November 26, 2013

**2. DISCUSSION OF ISSUE:**

Resolution No. 2012-023 sets forth that the Successor Agency to the Turlock Redevelopment Agency shall have regular meetings at the same time and place as the Turlock City Council has regular meetings.

As a result of the recent contract negotiations with the various City employee bargaining groups, it is anticipated that City offices will be closed the week of November 25 - 29, 2013.

It is therefore requested that the Successor Agency to the Turlock Redevelopment Agency consider cancelling their regular meeting scheduled for Tuesday, November 26, 2013.

**3. BASIS FOR RECOMMENDATION:**

A. City offices will be closed the weeks of November 25 - 29, 2013.

**4. FISCAL IMPACT / BUDGET AMENDMENT:**

**Fiscal Impact:** None

**5. CITY MANAGER'S COMMENTS:**

Recommend approval.

**6. ENVIRONMENTAL DETERMINATION:**

N/A

**7. ALTERNATIVES:**

- A. The Agency may desire to hold a regular meeting on November 26, 2013.
- B. The Agency may select an alternative date to hold a special meeting in place of the regular meeting.

**BEFORE THE SUCCESSOR AGENCY TO THE  
TURLOCK REDEVELOPMENT AGENCY**

<b>IN THE MATTER OF CANCELLING THE</b>	<b>}</b>	<b>RESOLUTION NO. SA-RDA-2013-</b>
<b>SUCCESSOR AGENCY TO THE</b>	<b>}</b>	
<b>TURLOCK REDEVELOPMENT AGENCY</b>	<b>}</b>	
<b>MEETING SCHEDULED FOR TUESDAY,</b>	<b>}</b>	
<b>NOVEMBER 26, 2013</b>	<b>}</b>	
<hr/>		

**WHEREAS**, Resolution No. 2012-023 sets forth that the Successor Agency to the Turlock Redevelopment Agency shall have regular meetings at the same time and place as the Turlock City Council; and

**WHEREAS**, as a result of recent contract negotiations with various City employee bargaining groups, it is anticipated that City offices will be closed the week of November 25 – 29, 2013; and

**WHEREAS**, the Successor Agency to the Turlock Redevelopment Agency desires to cancel their regular meeting scheduled for Tuesday, November 26, 2013.

**NOW, THEREFORE, BE IT RESOLVED** that the Successor Agency to the Turlock Redevelopment Agency does hereby authorize the cancellation of the regular Successor Agency to the Turlock Redevelopment Agency meeting scheduled for Tuesday, November 26, 2013.

**PASSED AND ADOPTED** at a regular meeting of the Successor Agency to the Turlock Redevelopment Agency this 24<sup>th</sup> day of September, 2013, by the following vote:

AYES:  
NOES:  
NOT PARTICIPATING:  
ABSENT:

ATTEST:

---

Kellie E. Weaver, City Clerk  
City of Turlock, County of Stanislaus,  
State of California



## Successor Agency to the Redevelopment Agency Synopsis

CoA

September 24, 2013

---

From: Roy W. Wasden, Executive Director

Prepared by: Marie Lorenzi, Senior Accountant

Agendized by: Roy W. Wasden, Executive Director

### 1. ACTION RECOMMENDED:

Resolution: Approving a Recognized Obligation Payment Schedule for January – June 2014 pursuant to Health and Safety Code Section 34177 and taking certain actions in connection therewith

### 2. DISCUSSION OF ISSUE:

The January – June 2014 Recognized Obligation Payment Schedule (ROPS) is the fifth installment before the Successor Agency for approval. After Successor Agency approval, the ROPS will be presented to the Oversight Board for their approval. The format of the document has not changed substantively since the last time the Successor Agency reviewed and approved it before Staff presented it to the Oversight Board.

In addition to debt service, the Enforceable Obligations on this ROPS include the final payments for the Public Safety Facility and estimated amounts for the pre-development costs associated with the second phase of the Avena Bella affordable housing project.

#### DEBT SERVICE

The debt service included in this ROPS represents the amounts which will be due to bond holders in September 2014. As noted in prior reports to the Successor Agency, due to the inconsistencies between the timing of revenue receipts and the expenditures, the debt service payments on any ROPS will be that due in the six month period which follows the time period of the ROPS. Therefore the January – June 2014 ROPS contains the debt service payments for September 2014.

### 3. BASIS FOR RECOMMENDATION:

These items are before the Successor Agency to the Turlock Redevelopment Agency as required by Health and Safety Code Section 34177.

**4. FISCAL IMPACT / BUDGET AMENDMENT:**

Preparation of a Recognized Obligation Payment Schedule will allow the Successor Agency to pay enforceable obligations of the former redevelopment agency.

**5. EXECUTIVE DIRECTOR'S COMMENTS:**

Recommend approval.

**6. ENVIRONMENTAL DETERMINATION:**

N/A

**7. ALTERNATIVES:**

None recommended at this time as the preparation of a Recognized Obligation Payment Schedule is required by law in order for the Successor Agency to continue to pay obligations of the former Turlock Redevelopment Agency.

**BEFORE THE SUCCESOR AGENCY TO THE  
TURLOCK REDEVELOPMENT AGENCY**

**IN THE MATTER OF APPROVING A }  
RECOGNIZED OBLIGATION PAYMENT }  
SCHEDULE FOR JANUARY – JUNE 2014 }  
PURSUANT TO HEALTH AND SAFETY }  
CODE SECTION 34177 AND TAKING }  
CERTAIN ACTIONS IN CONNECTION }  
THEREWITH }  
\_\_\_\_\_ }**

**RESOLUTION NO. SA-RDA-2013-**

**WHEREAS**, AB X1 26 and AB X1 27 were signed by the Governor of California on June 29, 2011, making certain changes to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the "Redevelopment Law"), including adding Part 1.8 (commencing with Section 34161) ("Part 1.8") and Part 1.85 (commencing with Section 34170) ("Part 1.85"); and

**WHEREAS**, the California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that AB X1 26 and AB X1 27 are unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the Matosantos case largely upholding AB X1 26, invalidating AB X1 27, and holding that AB X1 26 may be severed from AB X1 27 and enforced independently; and

**WHEREAS**, the Supreme Court generally revised the effective dates and deadlines for performance of obligations in Part 1.85 arising before May 1, 2012, to take effect four months later; and

**WHEREAS**, as a result of the Supreme Court's decision, the Turlock Redevelopment Agency (the "Redevelopment Agency"), a redevelopment agency in the City of Turlock (the "City"), created pursuant to the Redevelopment Law, was dissolved pursuant to Part 1.85 on February 1, 2012; and

**WHEREAS**, by its Resolution No. 2012-009, adopted on January 10, 2012, the City Council of the City made an election to serve as the successor agency for the Redevelopment Agency under Part 1.85 (the "Successor Agency"); and

**WHEREAS**, by its Resolution No. 2012-023, adopted on February 14, 2012, the City Council, acting as the governing board for the Successor Agency, established rules and regulations applicable to the governance and operation of the Successor Agency, and pursuant to such resolution provided that the Successor Agency will be governed by a Board of Directors (the "Board") consisting of the members of the City Council of the City; and

**WHEREAS**, Health and Safety Code Section 34177(l), as modified by the California Supreme Court, provides that the Successor Agency must prepare a Recognized Obligation Payment Schedule for each calendar 6-month period for the enforceable obligations of the former Redevelopment Agency, in accordance with the requirements of paragraph (l). The

schedule must be reviewed and certified, as to its accuracy, by an external auditor designated at the county auditor-controller's direction pursuant to Health and Safety Code Section 34182. The certified Recognized Obligation Payment Schedule must be submitted to and approved by the Oversight Board. Finally, after approval by the Oversight Board, a copy of the approved Recognized Obligation Payment Schedule must be submitted to the county auditor-controller, the State Controller and the State Department of Finance ("DOF"), and be posted on the Successor Agency's web site; and

**WHEREAS**, accordingly, the Board desires to adopt this Resolution approving a Recognized Obligation Payment Schedule for January – June 2014 in accordance with the above paragraph.

**NOW, THEREFORE**, the Board of Directors of the Successor Agency to the Turlock Redevelopment Agency hereby finds, determines, resolves, and orders as follows:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34177.

Section 3. The Board hereby approves the Recognized Obligation Payment Schedule for January – June 2014 substantially in the form attached as Exhibit A to this Resolution and incorporated herein by reference (the "ROPS"). The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the ROPS as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 4. The Board hereby designates the Senior Accountant as the official to whom the DOF may make requests for review in connection with the ROPS and who shall provide the DOF with the telephone number and e-mail contact information for the purpose of communicating with the DOF.

Section 5. The officers and staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including submitting the certified Recognized Obligation Payment Schedule to the oversight board for approval, and any such actions previously taken by such officers are hereby ratified and confirmed.

**PASSED AND ADOPTED** at a special meeting of the Successor Agency to the Turlock Redevelopment Agency this 24<sup>th</sup> day of September, 2013, by the following vote:

AYES:  
NOES:  
NOT PARTICIPATING:  
ABSENT:

ATTEST:

---

Kellie E. Weaver, City Clerk,  
City of Turlock, County of Stanislaus,  
State of California

**Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary**  
 Filed for the January 1, 2014 through June 30, 2014 Period

**Name of Successor Agency:** Turlock  
**Name of County:** Stanislaus

<b>Current Period Requested Funding for Outstanding Debt or Obligation</b>	<b>Six-Month Total</b>
<b>A Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):</b>	<b>\$ -</b>
B Bond Proceeds Funding (ROPS Detail)	-
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	-
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>	<b>\$ 3,759,454</b>
F Non-Administrative Costs (ROPS Detail)	3,624,454
G Administrative Costs (ROPS Detail)	135,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 3,759,454</b>

<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
I Enforceable Obligations funded with RPTTF (E):	3,759,454
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	-
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 3,759,454</b>

<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
L Enforceable Obligations funded with RPTTF (E):	3,759,454
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>3,759,454</b>

Certification of Oversight Board Chairman:  
 Pursuant to Section 34177(m) 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



**Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					O	P
										Funding Source						
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total	
								\$ 88,060,960		\$ -	\$ -	\$ -	\$ 3,624,454	\$ 135,000	\$ 3,759,454	
1	1999 Tax Increment Bonds	Bonds Issued On or Before 12/31/10	3/1/1999	9/15/2024	US Bank	proceeds used for non-housing projects		3,709,673	N				259,149		\$ 259,149	
2	2006 Tax Increment Bonds	Bonds Issued On or Before 12/31/10	8/23/2006	9/15/2036	US Bank	proceeds used for non-housing projects		39,613,236	N				998,633		\$ 998,633	
3	2011 Tax Increment Bonds	Bonds Issued After 12/31/10	2/8/2011	9/15/2039	US Bank	proceeds used for non-housing projects		35,571,038	N				794,572		\$ 794,572	
5	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Ross F Carroll, Inc	off-site improvements		1,000	N						\$ -	
6	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Diede Construction, Inc	general & specialties		88,500	N				79,470		\$ 79,470	
7	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Diede Construction, Inc	doors, windows & hardware		96,000	N				86,265		\$ 86,265	
8	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Bank of Ag & Commerce	retention for Diede Construction, Inc		18,450	N				18,415		\$ 18,415	
9	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	George Reed Inc	demo, grading and paving		141,100	N				40,800		\$ 40,800	
10	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Modern Building Co	building structural concrete		313,200	N				161,150		\$ 161,150	
11	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Duley's Landscaping, Inc	landscaping		138,700	N				115,700		\$ 115,700	
12	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Frazier Masonry	masonry		67,200	N						\$ -	
13	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Golden State Steel	structural steel		16,100	N				15,850		\$ 15,850	
14	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Central Valley Comm Bank	retention for Golden State Steel		2,000	N						\$ -	
15	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Tarlton & Son	framing, drywall & plaster		251,800	N				525		\$ 525	
16	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Graham/Prewett	roofing and waterproofing		68,000	N				7,900		\$ 7,900	
17	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	LVI Facility Services	fireproofing		21,800	N				4,750		\$ 4,750	
18	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	DC Vient, Inc	painting & wall coverings		42,600	N				13,000		\$ 13,000	
19	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Bobo construction	mechanical & HVAC		294,700	N				37,100		\$ 37,100	
20	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Darrale Patrias Elec.	building and site electrical		455,200	N				35,650		\$ 35,650	
21	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Mark III Construction	building and site plumbing		114,800	N				25,950		\$ 25,950	
22	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Kone Elevators	elevators		45,700	N				21,250		\$ 21,250	
23	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Cen-Cal Fire Systems	fire protection		29,600	N				4,650		\$ 4,650	
24	Public Safety Facility	OPA/DDA/Construction	4/22/2008	12/31/2015	WLC	architect and construction management		397,400	N				300,000		\$ 300,000	
25	Public Safety Facility	OPA/DDA/Construction	5/10/2011	12/31/2015	Koehn Engineering & Design	parcel map/lot line adjustment		2,000	N				1,950		\$ 1,950	
26	Public Safety Facility	OPA/DDA/Construction	4/4/2011	12/31/2015	Kleinfelder West, Inc	testing		13,100	N				13,050		\$ 13,050	
27	Public Safety Facility	OPA/DDA/Construction	3/8/2011	12/31/2015	Neil O Anderson & Assoc	testing		25,900	N				25,850		\$ 25,850	
28	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	City of Turlock	contract mgmt & inspection		150,000	N				100,000		\$ 100,000	
29	Public Safety Facility	OPA/DDA/Construction	9/1/2011	12/31/2015	Forward Inc/Republic Svcs	soils disposal		3,400	N				3,350		\$ 3,350	
30	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Subject to bid	Furnishings for new public safety facility		462,500	N						\$ -	



**Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Prior Period Adjustments**  
 Reported for the ROPS III (January 1, 2013 through June 30, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)  
 (Report Amounts in Whole Dollars)

**ROPS III Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):** Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS III (July through December 2013) period. The amount of Redevelopment Property Tax Tr approved for the ROPS 13-14B (January through June 2014) period will be offset by the SA's self-reported ROPS III prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures								RPTTF Expenditures									
		LMIHF (Includes LMIHF Due Diligence Review (DDR) retained balances)		Bond Proceeds		Reserve Balance (Includes Other Funds and Assets DDR retained balances)		Other Funds		Non-Admin					Admin				
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized/ Available	Actual	Difference (If M is less than N, the difference is zero)	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If R is less than S, the difference is zero)
		0.00	0.00	0.00	0.00	0.00	494,679.58	5,764,377.90	4,195,836.39	2,960,000.61	2,612,843.84	2,610,906.38	2,610,906.38	0.00	118,550.00	0.00	0.00	0.00	0.00
1	1999 Tax Increment Bonds									78,873.75	78,873.75	78,873.75	78,873.75	0.00					0.00
	retained for Sept 2013 principal pmt									180,000.00	180,000.00	180,000.00	180,000.00	0.00					0.00
2	2006 Tax Increment Bonds									558,308.13	558,308.13	558,308.13	558,308.13	0.00					0.00
	retained for Sept 2013 principal pmt									430,000.00	430,000.00	430,000.00	430,000.00	0.00					0.00
3	2011 Tax Increment Bonds									534,571.88	534,571.88	534,571.88	534,571.88	0.00					0.00
5	Public Safety Facility - Carroll											0.00		0.00					0.00
6	Public Safety Facility - Diede #1					481,415.66	785,383.09	903,325.90	166,598.41	116,838.06	116,838.06	116,838.06	116,838.06	0.00					0.00
7	Public Safety Facility - Diede #9						472,172.83	130,166.79	100,157.87	70,240.71	70,240.71	70,240.71	70,240.71	0.00					0.00
8	Public Safety Facility - Bank of Ag						139,728.43	168,323.59	29,639.37	20,786.09	20,786.09	20,786.09	20,786.09	0.00					0.00
9	Public Safety Facility - Reed						557,911.66	93,337.06	118,344.90	108,351.68	108,351.68	108,351.68	108,351.68	0.00					0.00
10	Public Safety Facility - Modern						156,276.04		33,149.46	0.00	0.00			0.00					0.00
11	Public Safety Facility - Duley's						14,175.00		3,006.82	0.00	0.00			0.00					0.00
12	Public Safety Facility - Frazier						382,108.70	371,598.85	81,053.36	56,842.72	56,842.72	56,842.72	56,842.72	0.00					0.00
13	Public Safety Facility - Golden						120,866.41	91,037.49	25,638.33	19,907.01	19,907.01	19,907.01	19,907.01	0.00					0.00
14	Public Safety Facility - Central						12,952.67		2,747.54	0.00	0.00			0.00					0.00
15	Public Safety Facility - Tartton						435,928.10	325,183.58	92,469.60	72,958.81	72,958.81	72,958.81	72,958.81	0.00					0.00
16	Public Safety Facility - Graham						271,302.82	0.00	57,549.08	36,435.36	36,435.36	36,435.36	36,435.36	0.00					0.00
17	Public Safety Facility - LVI						100,988.25	0.00	21,421.75	10,837.00	10,837.00	10,837.00	10,837.00	0.00					0.00
18	Public Safety Facility - Vient						76,444.66	238,969.45	16,215.54	11,371.96	11,371.96	11,371.96	11,371.96	0.00					0.00
19	Public Safety Facility - Bobo						430,798.25	173,304.12	91,381.45	64,085.81	64,085.81	64,085.81	64,085.81	0.00					0.00
20	Public Safety Facility - Palrias						949,760.64	596,477.33	201,464.38	141,286.97	141,286.97	141,286.97	141,286.97	0.00					0.00
21	Public Safety Facility - Mark III						40,232.77	68,642.66	8,534.23	5,985.06	5,985.06	5,985.06	5,985.06	0.00					0.00
22	Public Safety Facility - Kone						84,410.70	147,325.91	17,905.30	12,556.99	12,556.99	12,556.99	12,556.99	0.00					0.00
23	Public Safety Facility - Cen Cal						24,699.33	10,867.87	5,239.25	3,674.29	3,674.29	3,674.29	3,674.29	0.00					0.00
24	Public Safety Facility - WLC						256,370.28	591,351.77	54,381.58	42,185.83	42,185.83	42,185.83	42,185.83	0.00					0.00
25	Public Safety Facility - Koehn						0.00		0.00	0.00	0.00	0.00	0.00	0.00					0.00
26	Public Safety Facility - Kleinfelder						24,455.89		5,187.61	0.00	0.00			0.00					0.00
27	Public Safety Facility - Anderson						12,155.55	8,578.73	2,578.45	1,808.27	1,808.27	1,808.27	1,808.27	0.00					0.00
28	Public Safety Facility - City						0.00		0.00	0.00	0.00			0.00					0.00
29	Public Safety Facility - Republic						2,755.83		584.57	0.00	0.00			0.00					0.00
30	Public Safety Facility - Furnishings						412,500.00	277,345.29			0.00			0.00					0.00
32	mobile home rental subsidy - JCS						0.00		10,000.00	10,000.00	8,062.54	8,062.54	8,062.54	0.00					0.00
33	mobile home rental subsidy - Magic						156.44		1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	0.00					0.00
34	mobile home rental subsidy - Mulberry						120.60		625.00	625.00	625.00	625.00	625.00	0.00					0.00
35	mobile home rental subsidy - Western						2,326.88		15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	0.00					0.00
36	mobile home rental subsidy - Westfork						415.00		3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	0.00					0.00
38	Contract for admin of MHRS program										0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00
40	DDA - Aveena Bella										0.00	0.00	0.00	0.00					0.00
41	Econ Dev Proj Funding Agmt - Land Bank										0.00	0.00	0.00	0.00					0.00
42	Contract admin - Avena Bella								10,000.00	1,937.46	1,937.46	1,937.46	1,937.46	0.00					0.00
43	Trustee Services - US Bank						7,220.00				0.00	0.00	0.00	0.00					0.00
44	Arbitrage Rebate Services - BLX						3,025.00		2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	0.00					0.00
45	Annual Administration										0.00	0.00	0.00	0.00	115,550.00	0.00	0.00	0.00	0.00
46	Public Safety Facility										0.00	0.00	0.00	0.00					0.00



ROPS III Successor Agency (SA) SeIst Fund (RPTTF) approved for the ROPS 13-14B (Janua										ROPS III CAC PPA: To be completed by the CAC upon submittal of the ROPS 13-14B by the SA to Finance and the CAC									
A	B	U	V	W	X	Y	Z	AA	AB										
Item #	Project Name / Debt Obligation	Net SA Non-Admin and Admin PPA	Non-Admin CAC			Admin CAC			Net CAC Non-Admin and Admin PPA										
		Net Difference (Amount Used to Offset ROPS 13-14B Requested RPTTF (O + T))	Net Lesser of Authorized / Available	Actual	Difference (If V is less than W, the difference is zero)	Net Lesser of Authorized / Available	Actual	Difference (If Y is less than Z, the difference is zero)	Net Difference (Amount Used to Offset ROPS 13-14B Requested RPTTF (X + AA))										
		0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
1	1999 Tax Increment Bonds	0.00			\$ -			\$ -	\$ -										
	retained for Sept 2013 principa	0.00																	
2	2006 Tax Increment Bonds	0.00			\$ -			\$ -	\$ -										
	retained for Sept 2013 principa	0.00																	
3	2011 Tax Increment Bonds	0.00			\$ -			\$ -	\$ -										
5	Public Safety Facility - Carroll	0.00			\$ -			\$ -	\$ -										
6	Public Safety Facility - Diede #1	0.00			\$ -			\$ -	\$ -										
7	Public Safety Facility - Diede #9	0.00			\$ -			\$ -	\$ -										
8	Public Safety Facility - Bank of A	0.00			\$ -			\$ -	\$ -										
9	Public Safety Facility - Reed	0.00			\$ -			\$ -	\$ -										
10	Public Safety Facility - Modern	0.00			\$ -			\$ -	\$ -										
11	Public Safety Facility - Duley's	0.00			\$ -			\$ -	\$ -										
12	Public Safety Facility - Frazier	0.00			\$ -			\$ -	\$ -										
13	Public Safety Facility - Golden	0.00			\$ -			\$ -	\$ -										
14	Public Safety Facility - Central	0.00			\$ -			\$ -	\$ -										
15	Public Safety Facility - Tarlton	0.00			\$ -			\$ -	\$ -										
16	Public Safety Facility - Graham	0.00			\$ -			\$ -	\$ -										
17	Public Safety Facility - LVI	0.00			\$ -			\$ -	\$ -										
18	Public Safety Facility - Vient	0.00			\$ -			\$ -	\$ -										
19	Public Safety Facility - Bobo	0.00			\$ -			\$ -	\$ -										
20	Public Safety Facility - Patrias	0.00			\$ -			\$ -	\$ -										
21	Public Safety Facility - Mark III	0.00			\$ -			\$ -	\$ -										
22	Public Safety Facility - Kone	0.00			\$ -			\$ -	\$ -										
23	Public Safety Facility - Cen Cal	0.00			\$ -			\$ -	\$ -										
24	Public Safety Facility - WLC	0.00			\$ -			\$ -	\$ -										
25	Public Safety Facility - Koehn	0.00			\$ -			\$ -	\$ -										
26	Public Safety Facility - Kleinfelde	0.00			\$ -			\$ -	\$ -										
27	Public Safety Facility - Anderson	0.00			\$ -			\$ -	\$ -										
28	Public Safety Facility - City	0.00			\$ -			\$ -	\$ -										
29	Public Safety Facility - Republic	0.00			\$ -			\$ -	\$ -										
30	Public Safety Facility - Furnishing	0.00			\$ -			\$ -	\$ -										
32	mobile home rental subsidy - JC	0.00			\$ -			\$ -	\$ -										
33	mobile home rental subsidy - Ma	0.00			\$ -			\$ -	\$ -										
34	mobile home rental subsidy - Mu	0.00			\$ -			\$ -	\$ -										
35	mobile home rental subsidy - We	0.00			\$ -			\$ -	\$ -										
36	mobile home rental subsidy - We	0.00			\$ -			\$ -	\$ -										
38	Contract for admin of MHRS prog	0.00			\$ -			\$ -	\$ -										
40	DDA - Aveena Bella	0.00			\$ -			\$ -	\$ -										
41	Econ Dev Proj Funding Agmt - La	0.00			\$ -			\$ -	\$ -										
42	Contract admin - Avena Bella	0.00			\$ -			\$ -	\$ -										
43	Trustee Services - US Bank	0.00			\$ -			\$ -	\$ -										
44	Arbitrage Rebate Services - BLX	0.00			\$ -			\$ -	\$ -										
45	Annual Administration	0.00			\$ -			\$ -	\$ -										
46	Public Safety Facility	0.00			\$ -			\$ -	\$ -										
		0.00			\$ -			\$ -	\$ -										



**Recognized Obligation Payment Schedule 13-14B - Notes**

January 1, 2014 through June 30, 2014

<b>Item #</b>	<b>Notes/Comments</b>
1-3	Debt service payments on this ROPS are for the September 2014
5-30 & 46	The termination date for the public safety facility related items is a date in the future when the project is completed and accepted as complete by the City Council. The dated entered in column E is intended to represent a sufficient amount of time for the settlement of any outstanding issues between the various contractors and the City and may need to be amended as issues are resolved. It is not intended to indicate that the City has unresolved disputes with all the related contractors, just to represent that the project in its entirety is not yet complete.
32-38	The termination date for the mobile home subsidy contracts is a date in the future when the last eligible occupant is no longer residing at their qualifying residence. This date is anticipated to change as more information becomes available and should not be viewed as a date certain at this time.
32-38	Outstanding obligation for the mobile home subsidy program is intended to represent the 2013-14 estimated obligation. Because of the nature of these agreements it is impossible to estimate with any degree of certainty the total outstanding obligation at this time.
42-45	Outstanding obligation is intended to represent just the 2013-14 estimated obligation.