

Oversight Board (to the Successor Agency to the Turlock Redevelopment Agency) Special Meeting Agenda

FEBRUARY 26, 2014

1:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California



NOTICE REGARDING NON-ENGLISH SPEAKERS: The Board 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 Board Secretary's Office at (209) 668-5540. The Board is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the Board 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 Board on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Board's consideration of the item; however, no action may be taken on matters that are not part of the posted agenda.

CHALLENGING BOARD DECISIONS: If a person wishes to challenge the nature of the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the Board, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

AGENDA PACKETS: Prior to the Board meeting, a complete Agenda Packet is available for review on the City of Turlock's website at www.cityofturlock.org and in the Board Secretary'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 Board Secretary'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. A. CALL TO ORDER

B. SALUTE TO THE FLAG

2. CITIZEN PARTICIPATION:

This is the time set aside for citizens to address the Board concerning any item that has been described in the notice for the meeting before or during consideration of that item. 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 Board addresses the matter.

3. STAFF UPDATES: None

4. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

5. **CONSENT CALENDAR:**

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

- A. Motion: Accepting Minutes of the November 13, 2013 of the Regular Meeting of the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency

6. **SCHEDULED MATTERS:**

- A. Request to Approving a Proposed Administrative Budget for the Fiscal Year July 1, 2014 through June 30, 2015 and Taking Certain Related Actions. (Lorenzi)

Recommended Action:

Resolution: Approving a Proposed Administrative Budget for the Fiscal Year July 1, 2014 through June 30, 2015 and Taking Certain Related Actions

- B. Request to approve a Recognized Obligation Payment Schedule for the Six-Month Fiscal Period from July 1 through December 31, 2014, and Taking Certain Related Actions. (Lorenzi)

Recommended Action:

Resolution: Approving a Recognized Obligation Payment Schedule for the Six-Month Fiscal Period from July 1 through December 31, 2014, and Taking Certain Related Actions

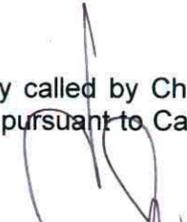
7. **BOARD ITEMS FOR FUTURE CONSIDERATION**

8. **BOARD COMMENTS**

Board Members may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the legislative body.

9. **ADJOURNMENT**

The foregoing meeting is hereby called by Chairman Curt Andre at the above mentioned date and time pursuant to California Government Code §54956.



CURT ANDRE, Chairman

November 13, 2013
1:00 p.m.



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5A

MINUTES
Regular Meeting
Oversight Board to the
Successor Agency to the
Turlock Redevelopment Agency

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

1. **A. CALL TO ORDER** – Chairman Andre called the meeting to order at 1:00 p.m.
PRESENT: Board Members Vito Chiesa, Sonny Da Marto, John Lazar, Abe Rojas and Chairman Andre
ABSENT: Board Members Steve Boyd and Roy Wasden
B. SALUTE TO THE FLAG

2. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:** None

3. **CONSENT CALENDAR:**
Action: Motion by Board Member Chiesa, seconded by Board Member Da Marto, and carried with Board Members Boyd and Wasden absent, to adopt the consent calendar as follows:
 - A. Motion: Accepting Minutes of the September 25, 2013 Special Meeting of the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency

4. **PUBLIC HEARINGS:** None

5. **SCHEDULED MATTERS:**
 - A. City of Turlock Assistant to the City Manager for Economic Development/Housing Maryn Pitt presented the report on the request to approve a Long-Range Property Management Plan addressing the disposition and use of former Redevelopment Agency properties, and approving the disposition and transfer of those properties identified in the Plan as governmental use, enforceable obligation, or future development properties to the City of Turlock in conformance with the Plan and the dissolution law.

Board and City staff discussion included properties that are still in question, including 301 Starr Avenue, 129 S. Broadway, 226 and 244 N. Broadway, and 400 B Street.

Chairman Andre asked for public comment. No one spoke. Chairman Andre closed public comment.

Action: **Resolution No. OB-2013-008** Approving a Long-Range Property Management Plan addressing the disposition and use of former Redevelopment Agency properties, and approving the disposition and transfer of those properties identified in the Plan as governmental use, enforceable obligation, or future development properties to the City of Turlock in conformance with the Plan and the dissolution law was introduced by Board Member Lazar, seconded by Board Member Rojas, and carried with Board Members Boyd and Wasden absent.



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6. CITIZEN PARTICIPATION:

City of Turlock Sr. Accountant Marie Lorenzi spoke regarding a letter she received from the Department of Finance (DOF) indicating three items related to the Public Safety Facility had been disallowed, including the General Services Agreement for the Public Safety Facility in the amount of \$300,000 not being an obligation of the Agency, City of Turlock Loan/Advance Repayment in the amount of \$100,000 not being allowed at this time, and a contract related to the Public Safety Facility Project in the amount of \$3,350 not being an enforceable obligation.

Board and City staff discussion included rumors that new legislation may be forthcoming that would provide a new funding avenue, but that the probability of that occurring with the current Governor was slim.

7. BOARD ITEMS FOR FUTURE CONSIDERATION: None

8. BOARD COMMENTS:

Chairman Andre and Board Member Chiesa commented on Sacramento saying no all the time and that they continue to squeeze a little harder.

9. ADJOURNMENT

Motion by Board Member Rojas, seconded by Board Member Lazar, to adjourn the meeting at 1:20 p.m.

RESPECTFULLY SUBMITTED

Kellie E. Weaver
City Clerk/Board Secretary



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6A

OVERSIGHT BOARD

TO SUCCESSOR AGENCY TO THE
TURLOCK REDEVELOPMENT AGENCY

SYNOPSIS

February 26, 2014

**TITLE: APPROVAL OF ADMINISTRATIVE BUDGET FOR JULY 1, 2014
THROUGH JUNE 30, 2015**

REPORT PREPARED BY: Marie Lorenzi, Senior Accountant, as Successor
Agency Staff

ACTION RECOMMENDED:

**Resolution: Approving a Proposed Administrative Budget for the Fiscal
Year July 1, 2014 through June 30, 2015 and Taking Certain
Related Actions**

EXECUTIVE SUMMARY:

Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the "Redevelopment Dissolution Law"), the Successor Agency must prepare a proposed administrative budget and a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period, both of which must be submitted to the Oversight Board for approval. Each proposed administrative budget must include all of the following: (1) estimated amounts for Successor Agency administrative costs for the applicable six-month fiscal period; (2) proposed sources of payment for the administrative costs; and (3) proposals for arrangements for administrative and operations services provided by the City or other entity.

SUCCESSOR AGENCY RECOMMENDATION

The Oversight Board must take action by resolution and must provide DOF, by electronic means, written notice and information about the Oversight Board's action.

Staff recommends that the Board approve the attached Resolution approving the Administrative Budget for July 1, 2014 through June 30, 2015.

While there is no specific timeframe for approving this Resolution in the dissolution law, because it has impacts on the ROPS for July – December 2014, Staff recommends approving both the Budget and ROPS at the same Board meeting. Approval of a ROPS for July – December 2014 is a separate agenda item before the Oversight Board.

ANALYSIS

Under the Redevelopment Dissolution Law, an "Administrative Cost Allowance" is paid to the Successor Agency from property tax revenues allocated by the County Auditor-Controller. The Administrative Cost Allowance is defined as an amount, subject to the approval of the Oversight Board, which is up to 3% of the property tax allocated for enforceable obligations from the Redevelopment Property Tax Trust Fund by the County Auditor-Controller. The amount shall not be less than \$250,000 for any fiscal year unless the Oversight Board reduces this amount. The Administrative Cost Allowance is subject to reduction if there are insufficient funds to pay the enforceable obligations as listed on the ROPS.

The Redevelopment Dissolution Law is unclear regarding the required timing for the submission of the proposed administrative budget for the period from July 1, 2014 through December 31, 2014 (*i.e.*, the first half of fiscal year 2014-15) to the Oversight Board. However, because the Successor's Agency's administrative expenditures also have to be reflected on the ROPS, the administrative budget and the ROPS for the same period should be consistent.

The Administrative Budget currently before the Oversight Board is for the entire 2014-15 fiscal year. Because this budget will also be incorporated in the City of Turlock's annual budgeting process for fiscal year 2014-15 Staff is requesting approval of the full fiscal year's budget. Should changes occur between now and when the OB Administrative Budget for January – June 2015 is to be included on a ROPS, Staff will bring those changes back before the Oversight Board for their approval.

FISCAL IMPACT

The proposed Administrative Budget before the Oversight Board for approval contemplates expending the entire allotted \$250,000 for administrative activities. These amounts will be included in the appropriate accounts of the City as part of the City's annual budget preparation process.

Staff anticipates that the proposed Administrative Budget will be expended equally over the fiscal year.

ENVIRONMENTAL IMPACT

N/A

BEFORE THE OVERSIGHT BOARD TO THE
SUCCESSOR AGENCY TO THE TURLOCK REDEVELOPMENT AGENCY

IN THE MATTER OF APPROVING A PROPOSED }
ADMINISTRATIVE BUDGET FOR THE FISCAL }
YEAR JULY 1, 2014 THROUGH JUNE 30, 2015 }
AND TAKING CERTAIN RELATED ACTIONS }
_____ }

RESOLUTION NO. OB-2014-_____

WHEREAS, Pursuant to Health and Safety Code Section 34177(j), the Successor Agency to the Turlock Redevelopment Agency (the "Successor Agency") must prepare a proposed administrative budget for each six-month fiscal period (commencing each January 1 and July 1) and submit each proposed administrative budget to the Oversight Board for the Successor Agency (the "Oversight Board") for approval.

WHEREAS, In order to coordinate with the City of Turlock's annual budget process, there has been presented to this Board for approval a proposed administrative budget for the Successor Agency for the fiscal year from July 1, 2014 through June 30, 2015. Staff anticipates that the budget will be expended approximately evenly throughout the fiscal year.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR 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. The Oversight Board hereby approves the proposed Administrative Budget 13-14A substantially in the form attached hereto as Exhibit A.

Section 3. The staff of the Successor Agency is hereby directed to provide the State Department of Finance ("DOF") written notice and information regarding the action taken by the Oversight Board in Section 2 of this Resolution. Such notice and information shall be provided by electronic means and in a manner of DOF's choosing.

Section 4. The officers of the Oversight Board 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.

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency at its special meeting held on February 26, 2014, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Kellie E. Weaver, Secretary

EXHIBIT A

SUCCESSOR AGENCY TO THE TURLOCK REDEVELOPMENT AGENCY
ADMINISTRATIVE BUDGET
(July 1, 2014 through June 30, 2015)

EXHIBIT A

Successor to the Turlock Redevelopment Agency
Administrative Budget for Fiscal Year 2014-15

Administrative Allowance	
Successor Agency Staff	\$ 201,000
Audit Services	7,000
Contract Administration - Mobile Home Park Subsidies	12,000
Supplies, meetings, training, advertising, IT, etc	5,000
Other Contractual Services (including legal)	25,000
Total Administrative Allowance	\$ 250,000

note - the above amounts are estimates. The Successor Agency is allowed a minimum of \$250,000 in annual administrative costs. Direct out-of-pockets related to Succssor Agency activities will be paid first. The balance of the \$250,000 will be applied to Successor Agency staff time.

6B

OVERSIGHT BOARD

TO SUCCESSOR AGENCY TO THE
TURLOCK REDEVELOPMENT AGENCY

SYNOPSIS

February 26, 2014

**TITLE: APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE
(ROPS) FOR JULY 1 THROUGH DECEMBER 31, 2014**

REPORT PREPARED BY: Marie Lorenzi, Senior Accountant, as Successor
Agency Staff

ACTION RECOMMENDED:

Resolution: **Approving a Recognized Obligation Payment Schedule for the
Six-Month Fiscal Period from July 1 through December 31,
2014, and Taking Certain Related Actions**

EXECUTIVE SUMMARY:

Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the "Redevelopment Dissolution Law"), the Successor Agency must prepare a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period (commencing each January 1 and July 1), listing the payments to be made by the Successor Agency during such period. All ROPS must be approved by the Oversight Board. Furthermore, each Oversight Board-approved ROPS must be submitted to the State Department of Finance ("DOF") for review.

The ROPS currently before the Oversight Board for consideration and approval is for the period July 1 through December 31, 2014.

SUCCESSOR AGENCY RECOMMENDATION

Staff recommends that the Oversight Board for the Successor Agency to the Turlock Redevelopment Agency adopt the attached Resolution, approving the Recognized Obligation Payment Schedule for the six-month fiscal period from July 1, through December 31, 2014 and taking certain related actions.

ANALYSIS

Deadlines for ROPS Submission and Review

The Redevelopment Dissolution Law does not specify a deadline for the Successor Agency to submit the ROPS for July 1 through December 1, 2014 ("ROPS 14-15A") to the Oversight Board for approval. However, the Successor Agency must submit an Oversight Board-approved ROPS 14-15A to the DOF, the Office of the State Controller

and the County Auditor-Controller no later than **March 3, 2014**. The Successor Agency must submit the ROPS to the DOF electronically in the manner of DOF's choosing. A copy of the Oversight Board-approved ROPS must be posted on the Successor Agency's website.

The DOF may eliminate or modify any items on the ROPS before approving the ROPS. The DOF must make its determination regarding the enforceable obligations and the amount and funding source for each enforceable obligation listed on a ROPS no later than 45 days after the ROPS is submitted. Within five business days of the DOF's determination, the Successor Agency may request to "meet and confer" with the DOF on disputed items. The meet and confer period may vary, but an untimely submission of ROPS 14-15A may result in a meet and confer period of less than 30 days.

The County Auditor-Controller may object to the inclusion of any item on the ROPS that is not demonstrated to be an enforceable obligation and may object to the funding source proposed for any item. The County Auditor-Controller must provide notice of its objections to the DOF, the Successor Agency and the Oversight Board by April 1, 2014.

Penalties for Failure to Make Timely Submission

If the Successor Agency does not submit an Oversight Board-approved ROPS by March 3, 2014, the City of Turlock will be subject to a civil penalty of \$10,000 per day for every day that the ROPS is not submitted to the DOF. The penalty is to be paid to the County Auditor-Controller for distribution to the taxing entities. If the Successor Agency does not timely submit a ROPS, creditors of the successor agency, the DOF, and affected taxing entities may request a writ of mandate to require the Successor Agency to immediately perform this duty. Additionally, if the Successor Agency does not submit a ROPS within 10 days of March 1st, the Successor Agency's administrative cost allowance for that period will be reduced by 25 percent.

If the Successor Agency fails to submit an Oversight Board-approved ROPS to the DOF within five business days of "the date upon which the ROPS is to be used to determine the amount of property tax allocations", the DOF may determine whether the County Auditor-Controller should distribute any of property tax revenues to the taxing entities, or whether any amount should be withheld for enforceable obligations pending approval of the ROPS. It is not clear what is "the date upon which the ROPS is to be used to determine the amount of property tax allocations."

FISCAL IMPACT

The preparation and submittal of ROPS 14-15A is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from July 1, to December 31, 2014.

ENVIRONMENTAL IMPACT

N/A

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

IN THE MATTER OF APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SIX-MONTH FISCAL PERIOD FROM JULY 1 THROUGH DECEMBER 31, 2014, AND TAKING CERTAIN RELATED ACTIONS	} RESOLUTION NO. OB-2014-____ } } } } } }
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WHEREAS, Pursuant to Health and Safety Code Section 34177(l), the Successor Agency to the Turlock Redevelopment Agency (the "Successor Agency") must prepare a proposed Recognized Obligation Payment Schedule ("ROPS") before each six-month fiscal period (commencing each January 1 and July 1) and submit each proposed ROPS to the Oversight Board for the Successor Agency (the "Oversight Board") for approval.

WHEREAS, Pursuant to Health and Safety Code Section 34177(l)(2)(C) and (m), the Successor Agency must (1) submit the Oversight Board-approved ROPS for the six-month fiscal period from July 1, through December 31, 2013, to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than March 3, 2014; and (2) post a copy of the Oversight Board-approved ROPS on the Successor Agency's website.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR 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. The Oversight Board hereby approves proposed ROPS for July – December 2014, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to submit a copy of Oversight Board-approved ROPS to the DOF, the Office of the State Controller, and the County Auditor-Controller and to post a copy of the Oversight Board-approved ROPS on the Successor Agency's Internet website (being a page on the Internet website of the City of Turlock).

Section 3. The officers of the Oversight Board and the 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 requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency at its special meeting held on February 26, 2014, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Kellie E. Weaver, Secretary

EXHIBIT A

SUCCESSOR AGENCY TO THE _____ REDEVELOPMENT
AGENCY
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
(July 1 through December 31, 2013)

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary

Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency: Turlock
Name of County: Stanislaus

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A Sources (B+C+D):		\$ -
B Bond Proceeds Funding (ROPS Detail)		-
C Reserve Balance Funding (ROPS Detail)		-
D Other Funding (ROPS Detail)		-
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 3,583,043
F Non-Administrative Costs (ROPS Detail)		3,468,043
G Administrative Costs (ROPS Detail)		115,000
H Current Period Enforceable Obligations (A+E):		\$ 3,583,043

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I Enforceable Obligations funded with RPTTF (E):		3,583,043
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)		-
K Adjusted Current Period RPTTF Requested Funding (I-J)		\$ 3,583,043

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L Enforceable Obligations funded with RPTTF (E):		3,583,043
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)		-
N Adjusted Current Period RPTTF Requested Funding (L-M)		3,583,043

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.

<u>Curt Andre</u>	<u>Chairman</u>
Name	Title
/s/ See Resolution No. OB-2014-_____	
Signature	Date

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail
July 1, 2014 through December 31, 2014
 (Report Amounts in Whole Dollars)

A Item #	B Project Name / Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	I Total Outstanding Debt or Obligation	J Retired	K, L, M, N, O Funding Source					P Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										K Bond Proceeds	L Reserve Balance	M Other Funds	N Non-Admin	O Admin	
								\$ 85,366,986		\$ -	\$ -	\$ -	\$ 3,468,043	\$ 115,000	\$ 3,583,043
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		3,635,524	N				69,293		\$ 69,293
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		39,064,603	N				558,308		\$ 558,308
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		36,105,609	N				529,047		\$ 529,047
5	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Ross F Carroll, Inc	off-site improvements		-	N						\$ -
6	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Diede Construction, Inc	general & specialities		5,000	N				5,000		\$ 5,000
7	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Diede Construction, Inc	doors, windows & hardware		5,000	N				5,000		\$ 5,000
8	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Bank of Ag & Commerce	retention for Diede Construction, Inc		-	N				-		\$ -
9	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	George Reed Inc	demo, grading and paving		145,250	N				145,250		\$ 145,250
10	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Modern Building Co	building structural concrete		313,150	N				313,150		\$ 313,150
11	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Duley's Landscaping, Inc	landscaping		26,500	N				26,500		\$ 26,500
12	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Frazier Masonry	masonry		68,050	N				68,050		\$ 68,050
13	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Golden State Steel	structural steel		4,700	N				4,700		\$ 4,700
14	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Central Valley Comm Bank	retention for Golden State Steel		-	N				-		\$ -
15	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Tariton & Son	framing, drywall & plaster		251,750	N				251,750		\$ 251,750
16	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Graham/Prewett	roofing and waterproofing		61,150	N				61,150		\$ 61,150
17	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	LVI Faculty Services	fireproofing		17,300	N				17,300		\$ 17,300
18	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	DC Vient, Inc	painting & wall coverings		29,800	N				29,800		\$ 29,800
19	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Bobo construction	mechanical & HVAC		251,200	N				251,200		\$ 251,200
20	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Darrale Patrias Elec.	building and site electrical		425,900	N				425,900		\$ 425,900
21	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Mark III Construction	building and site plumbing		91,700	N				91,700		\$ 91,700
22	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Kone Elevators	elevators		-	N				-		\$ -
23	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Cen-Cal Fire Systems	fire protection		24,900	N				24,900		\$ 24,900
24	Public Safety Facility	OPA/DDA/Construction	4/22/2008	12/31/2015	WLC	architect and construction management			N						
25	Public Safety Facility	OPA/DDA/Construction	5/10/2011	12/31/2015	Koehn Engineering & Design	parcel map/lot line adjustment		-	N				-		\$ -
26	Public Safety Facility	OPA/DDA/Construction	4/4/2011	12/31/2015	Kleinfelder West, Inc	testing		-	N						\$ -
27	Public Safety Facility	OPA/DDA/Construction	3/8/2011	12/31/2015	Neil O Anderson & Assoc	testing		-	N						\$ -
28	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	City of Turlock	contract mgmt & inspection			N						

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
 Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
 (Report Amounts in Whole Dollars)

ROPS 13-14A 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 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A 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
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures										Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	
		\$ -	\$ -	\$ -	\$ 1,770,240	\$ 2,659,382	\$ 1,275,987	\$ 1,885,000	\$ 1,714,444	\$ 1,714,444	\$ 1,714,444	\$ -	\$ 115,000	\$ 29,804	\$ 29,804	\$ 29,804	\$ -	\$ -
1	1999 Tax Increment Bonds	-	-	-	183,046	-	1,275,987	74,149	74,149	74,149	74,149	-	-	-	-	-	-	-
	1999 Bonds - retained for March 2014 debt service payment				74,149													
2	2006 Tax Increment Bonds	-	-	-	429,840	-	-	548,683	548,683	548,683	548,683	-	-	-	-	-	-	-
	2006 Bonds - retained for March 2014 debt service payment				548,633													
3	2011 Tax Increment Bonds	-	-	-	-	-	-	534,572	534,308	534,308	534,308	-	-	-	-	-	-	-
	2011 Bonds - retained for March 2014 debt service payment				534,572													
5	Public Safety Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Public Safety Facility	-	-	-	-	-	253,842	100	100	100	100	-	-	-	-	-	-	-
7	Public Safety Facility	-	-	-	-	-	148,875	100	100	100	100	-	-	-	-	-	-	-
8	Public Safety Facility	-	-	-	-	-	34,986	100	100	100	100	-	-	-	-	-	-	-
9	Public Safety Facility	-	-	-	-	77,713	123,298	22,547	22,547	22,547	22,547	-	-	-	-	-	-	-
10	Public Safety Facility	-	-	-	-	117,794	-	34,175	-	-	-	-	-	-	-	-	-	-
11	Public Safety Facility	-	-	-	-	17,804	110,552	5,165	5,165	5,165	5,165	-	-	-	-	-	-	-
12	Public Safety Facility	-	-	-	-	102,014	-	29,597	1,692	1,692	1,692	-	-	-	-	-	-	-
13	Public Safety Facility	-	-	-	-	-	29,479	100	100	100	100	-	-	-	-	-	-	-
14	Public Safety Facility	-	-	-	-	-	-	100	-	-	-	-	-	-	-	-	-	-
15	Public Safety Facility	-	-	-	-	194,699	-	56,487	-	-	-	-	-	-	-	-	-	-
16	Public Safety Facility	-	-	-	-	46,538	-	13,502	6,840	6,840	6,840	-	-	-	-	-	-	-
17	Public Safety Facility	-	-	-	-	13,209	668	3,832	3,832	3,832	3,832	-	-	-	-	-	-	-
18	Public Safety Facility	-	-	-	-	22,951	7,445	6,659	6,659	6,659	6,659	-	-	-	-	-	-	-
19	Public Safety Facility	-	-	-	-	199,591	-	57,907	45,631	45,631	45,631	-	-	-	-	-	-	-
20	Public Safety Facility	-	-	-	-	325,205	20,771	94,351	94,351	94,351	94,351	-	-	-	-	-	-	-
21	Public Safety Facility	-	-	-	-	68,884	11,308	19,985	19,985	19,985	19,985	-	-	-	-	-	-	-
22	Public Safety Facility	-	-	-	-	18,935	28,199	5,493	5,493	5,493	5,493	-	-	-	-	-	-	-
23	Public Safety Facility	-	-	-	-	19,289	116	5,596	5,596	5,596	5,596	-	-	-	-	-	-	-
24	Public Safety Facility	-	-	-	-	282,241	-	81,386	63,750	63,750	63,750	-	-	-	-	-	-	-

Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures										Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	
		\$ -	\$ -	\$ -	\$ 1,770,240	\$ 2,659,382	\$ 1,275,987	\$ 1,885,000	\$ 1,714,444	\$ 1,714,444	\$ 1,714,444	\$ -	\$ 115,000	\$ 29,804	\$ 29,804	\$ 29,804	\$ -	\$ -
25	Public Safety Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
26	Public Safety Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
27	Public Safety Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
28	Public Safety Facility	-	-	-	-	38,756	48,503	11,244	11,244	\$ 11,244	11,244	\$ -	-	-	-	-	-	\$ -
29	Public Safety Facility	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -
30	Public Safety Facility	-	-	-	-	462,500	112,141	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -
32	mobile home rental subsidy	-	-	-	-	-	-	9,000	7,593	\$ 7,593	7,593	\$ -	-	-	-	-	-	\$ -
33	mobile home rental subsidy	-	-	-	-	-	-	1,600	1,515	\$ 1,515	1,515	\$ -	-	-	-	-	-	\$ -
34	mobile home rental subsidy	-	-	-	-	-	192	750	750	\$ 750	750	\$ -	-	-	-	-	-	\$ -
35	mobile home rental subsidy	-	-	-	-	-	-	20,350	16,303	\$ 16,303	16,303	\$ -	-	-	-	-	-	\$ -
36	mobile home rental subsidy	-	-	-	-	-	-	4,400	3,688	\$ 3,688	3,688	\$ -	-	-	-	-	-	\$ -
38	Contract for admin of MHRS program	-	-	-	-	-	-	5,000	350	\$ 350	350	\$ -	-	-	-	-	-	\$ -
40	DDA	-	-	-	-	-	-	100,000	99,977	\$ 99,977	99,977	\$ -	-	-	-	-	-	\$ -
41	Econ Dev Proj Funding Agmt	-	-	-	-	-	-	127,045	127,043	\$ 127,043	127,043	\$ -	-	-	-	-	-	\$ -
42	Contract admin - Avena Bella	-	-	-	-	-	-	5,000	1,075	\$ 1,075	1,075	\$ -	-	-	-	-	-	\$ -
43	Trustee Services	-	-	-	-	-	-	3,775	3,575	\$ 3,575	3,575	\$ -	-	-	-	-	-	\$ -
44	Arbitrage Rebate Services	-	-	-	-	-	-	2,250	2,250	\$ 2,250	2,250	\$ -	-	-	-	-	-	\$ -
45	Annual Administration	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -
46	Public Safety Facility	-	-	-	-	651,259	345,612	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -
										\$ -		\$ -						\$ -
										\$ -		\$ -						\$ -

Recognized Obligation Payment Schedule 14-15A - Notes

July 1, 2014 through December 31, 2014

Item #	Notes/Comments
1-3	Debt service payments on this ROPS are for the March 2015
all lines	the amounts listed under "other funds" are other City funds - not Successor Agency funds