

Successor Agency to the Turlock Redevelopment Agency Meeting Agenda



SEPTEMBER 22, 2015

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Chairman
Gary Soiseth

Agency Members
William DeHart, Jr. **Steven Nascimento**
Matthew Jacob **Amy Bublak**

Executive Director
Roy W. Wasden
Secretary
Kellie E. Weaver
Agency 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 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 February 24, 2014 Meeting of the Successor Agency to the Turlock Redevelopment Agency

5. PUBLIC HEARINGS: None

6. SCHEDULED MATTERS:

- A. Request to approve a Recognized Obligation Payment Schedule for January – June 2016 (ROPS 15-16B) 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 2016 (ROPS 15-16B) pursuant to Health and Safety Code Section 34177 and taking certain actions in connection therewith

7. CLOSED SESSION: None

8. ADJOURNMENT

1. **CALL TO ORDER** – Chairman Soiseth called the meeting to order at 6:01 p.m.
PRESENT: Agency Members Bill DeHart, Steven Nascimento, Amy Bublak, Matthew Jacob and Chairman Soiseth
ABSENT: None

2. **CITIZEN PARTICIPATION:** None

3. **DECLARATION OF CONFLICT OF INTEREST AND DISQUALIFICATIONS:** None

4. **CONSENT CALENDAR**

Action: Motion by Agency Member Nascimento, seconded by Agency Member DeHart, to adopt the consent calendar. Motion carried 5/0 by the following vote:

Agency Member DeHart	Agency Member Nascimento	Agency Member Bublak	Agency Member Jacob	Chairman Soiseth
Yes	Yes	Yes	Yes	Yes

- A. Motion: Accepting Minutes of the September 23, 2014 Meeting of the Successor Agency to the Turlock Redevelopment Agency

5. **PUBLIC HEARINGS:** None

6. **SCHEDULED MATTERS:**

Mayor Soiseth noted that City Council Scheduled Matters Item 8F and Successor Agency to the Redevelopment Agency Scheduled Matters Item 6A would be handled concurrently.

- A. Sr. Account Marie Lorenzi presented the staff report on the request to approve a Loan Agreement for Avena Bella Phase II project costs between the Successor Agency of the Turlock Redevelopment Agency and the City of Turlock; a Loan Agreement for Public Safety Facility's contracts costs between the Successor Agency to the Turlock Redevelopment and the City of Turlock; a Loan Agreement for City advance for ROPS 14-15A Enforceable Obligations between the Successor Agency of the Turlock Redevelopment Agency and the City of Turlock.

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

Action: **Resolution No. SA-RDA-2015-001** Approving a Loan Agreement for Avena Bella Phase II project costs between the Successor Agency to the Turlock Redevelopment Agency and the City of Turlock was introduced by Agency Member Bublak, seconded by Agency Member DeHart, and carried 5/0 by the following vote:

Agency Member DeHart	Agency Member Nascimento	Agency Member Bublak	Agency Member Jacob	Chairman Soiseth
Yes	Yes	Yes	Yes	Yes

Resolution No. SA-RDA-2015-002 Approving a Loan Agreement for Public Safety Facility's contracts costs between the Successor Agency to the Turlock Redevelopment Agency and the City of Turlock was introduced by Agency Member Bublak, seconded by Agency Member DeHart, and carried 5/0 by the following vote:

Agency Member DeHart	Agency Member Nascimento	Agency Member Bublak	Agency Member Jacob	Chairman Soiseth
Yes	Yes	Yes	Yes	Yes

Resolution No. SA-RDA-2015-003 Approving a Loan Agreement for City advance for ROPS 14-15A Enforceable Obligations between the Successor Agency to the Turlock Redevelopment Agency and the City of Turlock was introduced by Agency Member Bublak, seconded by Agency Member DeHart, and carried 5/0 by the following vote:

Agency Member DeHart	Agency Member Nascimento	Agency Member Bublak	Agency Member Jacob	Chairman Soiseth
Yes	Yes	Yes	Yes	Yes

- B. Sr. Account Marie Lorenzi presented the staff report on the request to approve a Recognized Obligation Payment Schedule for July – December 2015 (ROPS 15-16A) pursuant to Health and Safety Code Section 34177 and taking certain actions in connection therewith and approve a Successor Agency's Administrative Budget for Fiscal Year 2015-16 and forwarding said Budget to the Oversight Board for approval.

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

Action: **Resolution No. SA-RDA-2015-004** Approving a Recognized Obligation Payment Schedule for July – December 2015 (ROPS 15-16A) pursuant to Health and Safety Code Section 34177 and taking certain actions in connection therewith was introduced by Agency Member Bublak, seconded by Agency Member Jacob, and carried 5/0 by the following vote:

Agency Member DeHart	Agency Member Nascimento	Agency Member Bublak	Agency Member Jacob	Chairman Soiseth
Yes	Yes	Yes	Yes	Yes

Motion by Agency Member Bublak, seconded by Agency Member Jacob, Approving Successor Agency's Administrative Budget for Fiscal Year 2015-16 and forwarding said Budget to the Oversight Board for their Approval. Motion carried 5/0 by the following vote:

Agency Member DeHart	Agency Member Nascimento	Agency Member Bublak	Agency Member Jacob	Chairman Soiseth
Yes	Yes	Yes	Yes	Yes

DRAFT

7. **CLOSED SESSION:** None

8. **ADJOURNMENT**

Chairman Soiseth adjourned the meeting at 7:45 p.m.

RESPECTFULLY SUBMITTED

Kellie E. Weaver
City Clerk

DRAFT



**Successor Agency to the
Redevelopment Agency
Synopsis**

CoA

September 22, 2015

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 2016 (ROPS 15-16B) pursuant to Health and Safety Code Section 34177 and taking certain actions in connection therewith

2. DISCUSSION OF ISSUE:

The January – June 2016 Recognized Obligation Payment Schedule (ROPS) is the ninth installment before the Successor Agency for approval. After Successor Agency approval, the ROPS will be presented to the Oversight Board for their approval.

In addition to the semi-annual debt service for the three outstanding bond issues, the Enforceable Obligations on this ROPS include the mobile home subsidy program, various costs associated with the administration of the former Redevelopment Agency's outstanding debt (third-party trustee fees and arbitrage rebate calculations), accumulating funds for the EAH/Avena Bella DDA for the second phase of that project and administrative costs.

The debt service included in this ROPS represents the amounts which will be due to bond holders in March 2016 plus the principal portion of the debt service due in September 2016.

AB X1 26 provides for an administrative allowance equal to 3% of revenue with a minimum of \$250,000. Staff has excluded from the Administrative Allowance costs which are project specific or are annually required activities (i.e. third party trustee services, arbitrage rebates services and audit services).

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. The ROPS will also be forwarded on to the Oversight Board for their approval prior to submission to the California Department of Finance. Any changes made by the Oversight Board will be brought back to the Successor 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 } RESOLUTION NO. SA-RDA-2015-_____
RECOGNIZED OBLIGATION PAYMENT }
SCHEDULE FOR JANUARY – JUNE 2016 }
(ROPS 15-16B) PURSUANT TO HEALTH }
AND SAFETY CODE SECTION 34177 AND }
TAKING CERTAIN ACTIONS IN }
CONNECTION THEREWITH }
_____ }

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 2016 (ROPS 15-16B) 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 2016 (ROPS 15-16B) 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 22nd day of September, 2015, 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 15-16B) - Summary

Filed for the January 1, 2016 through June 30, 2016 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):	\$ 6,648,557
F Non-Administrative Costs (ROPS Detail)	6,523,557
G Administrative Costs (ROPS Detail)	125,000
H Total Current Period Enforceable Obligations (A+E):	\$ 6,648,557

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	6,648,557
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	<u>(709,763)</u>
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 5,938,794

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	6,648,557
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	<u>-</u>
N Adjusted Current Period RPTTF Requested Funding (L-M)	6,648,557

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

Turlock Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
January 1, 2016 through June 30, 2016
(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 Funding Source					O Six-Month Total	
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		
								\$ 150,413,071			\$ -	\$ -	\$ -	\$ 6,523,557	\$ 125,000	\$ 6,648,557
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		3,042,790	N					64,175		\$ 64,175
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		36,518,954	N					527,935		\$ 527,935
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		32,913,800	N					522,635		\$ 522,635
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		-	N							\$ -
7	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Diede Construction, Inc	doors, windows & hardware		-	N							\$ -
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		-	N							\$ -
10	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Modern Building Co	building structural concrete		-	N							\$ -
11	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Duley's Landscaping, Inc	landscaping		-	N							\$ -
12	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Frazier Masonry	masonry		-	N							\$ -
13	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Golden State Steel	structural steel		-	N							\$ -
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	Tarlton & Son	framing, drywall & plaster		-	N							\$ -
16	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Graham/Prewett	roofing and waterproofing		-	N							\$ -
17	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	LVI Facility Services	fireproofing		-	N							\$ -
18	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	DC Vient, Inc	painting & wall coverings		-	N							\$ -
19	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Bobo construction	mechanical & HVAC		-	N							\$ -
20	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Darrale Patrias Elec.	building and site electrical		-	N							\$ -
21	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Mark III Construction	building and site plumbing		-	N							\$ -
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		-	N							\$ -
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							\$ -
29	Public Safety Facility	OPA/DDA/Construction	9/1/2011	12/31/2015	Forward Inc/Republic Svcs	soils disposal		-	N							\$ -

Turlock Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K				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
30	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Subject to bid	Furnishings for new public safety facility		-	N						\$ -
32	mobile home rental subsidy	Business Incentive Agreements	4/1/2007	12/31/2018	JCS Properties Inc	mobile home rental subsidy - termination date is an estimate		19,600	N				19,600		\$ 19,600
33	mobile home rental subsidy	Business Incentive Agreements	5/16/2007	12/31/2018	Magic Sands Mobile Home	mobile home rental subsidy - termination date is an estimate		2,100	N				2,100		\$ 2,100
34	mobile home rental subsidy	Business Incentive Agreements	4/1/2007	12/31/2018	Mulberry Mobile Park	mobile home rental subsidy - termination date is an estimate		1,500	N				1,500		\$ 1,500
35	mobile home rental subsidy	Business Incentive Agreements	4/3/2007	12/31/2018	Western View Mobile Ranch	mobile home rental subsidy - termination date is an estimate		20,000	N				20,000		\$ 20,000
36	mobile home rental subsidy	Business Incentive Agreements	4/19/2007	12/31/2018	Westfork Estates	mobile home rental subsidy - termination date is an estimate		4,000	N				4,000		\$ 4,000
38	Contract for admin of MHRS program	Project Management Costs	7/1/2013	12/31/2018	Successor Agency Staff	Staff time to collect monthly supporting documents and annual verifications - termination date is an estimate		5,000	N				5,000		\$ 5,000
40	DDA	OPA/DDA/Construction	4/12/2011	12/31/2018	Avena Bella - Phase II (EAH)	low- & mod-income housing project - termination date is an estimate		3,500,000	N				3,100,000		\$ 3,100,000
41	Econ Dev Proj Funding Agmt	Improvement/Infrastructure	1/9/2008	1/1/2020	Stan Cty Economic Development Land Bank	loan repayment		508,171	N						\$ -
42	Contract admin - Avena Bella	Project Management Costs	7/1/2013	6/30/2016	Successor Agency Staff	Staff time for contract and construction admin of Phase II		6,000	N				6,000		\$ 6,000
43	Trustee Services	Fees	3/1/1999	12/31/2039	U.S. Bank	trustee services for outstanding bond issuances		8,500	N				8,500		\$ 8,500
44	Arbitrage Rebate Services	Fees	3/1/1933	12/31/2039	BLX Group Inc	annual arbitrage rebate report for each outstanding bond issuance		5,000	N				5,000		\$ 5,000
45	Annual Administration	Admin Costs	7/1/2013	6/30/2016	City of Turlock	Includes successor agency staff (other than specific project time), supplies, meetings, utilities, vehicles, IT, advertising and non-project specific legal services.		125,000	N					125,000	\$ 125,000
46	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Subject to bid	IT equipment, Office Equipment and relocation of dispatch services related to the occupancy of the new public safety facility		-	N						\$ -
47	Reserve for 1999 Bond Sept principal payment	Reserves	3/1/1999	9/15/2024	US Bank	proceeds used for non-housing projects		3,042,790	N				210,000		\$ 210,000
48	Reserve for 2006 Bond Sept principal payment	Reserves	8/23/2006	9/15/2036	US Bank	proceeds used for non-housing projects		36,518,954	N				490,000		\$ 490,000
49	Reserve for 2011 Bond Sept principal payment	Reserves	2/8/2011	9/15/2039	US Bank	proceeds used for non-housing projects		32,913,800	N				280,000		\$ 280,000
50	Loan Agreement for Public Safety Facility Contracts	City/County Loans After 6/27/11	2/24/2015	12/31/2018	City of Turlock	Payments made by City of Turlock on behalf of Public Safety Facility's contracts during ROPS 14-15A period - termination date is an estimate		436,049	N				436,049		\$ 436,049
51	Loan Agreement for CFF monies inadvertently included as Successor Agency monies	City/County Loans After 6/27/11	2/24/2015	12/31/2018	City of Turlock	Correct incorrect classification of CFF monies as Successor Agency funds and allocating those funds to an enforceable obligation - termination date is an estimate		400,000	N				400,000		\$ 400,000

Turlock Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
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	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
52	Administrative Allowance for which there has been insufficient RPTTF to fund	Admin Costs	7/1/2012	12/31/2018	City of Turlock	These amounts represent the difference between the administrative allowance allowed by law and approved on each respective ROPS, but for which there was insufficient RPTTF to fund - termination date is an estimate		421,063	N				421,063		\$ 421,063
53									N						\$ -
54									N						\$ -
55									N						\$ -
56									N						\$ -
57									N						\$ -

Turlock Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Cash Balances
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#)

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	Comments	
ROPS 14-15B Actuals (01/01/15 - 06/30/15)									
1	Beginning Available Cash Balance (Actual 01/01/15)	3,560,933			(99,167)		-	See explanation on Notes tab	
2	Revenue/Income (Actual 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015	17,641					2,988,489		
3	Expenditures for ROPS 14-15B Enforceable Obligations (Actual 06/30/15) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	8,862					1,343,726		
4	Retention of Available Cash Balance (Actual 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						935,000		
5	ROPS 14-15B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15B PPA in the Report of PPA, Column S	No entry required						709,763	to be applied to EAH/Avena Bella DDA line #40
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 3,569,712	\$ -	\$ -	\$ (99,167)	\$ -	\$ -		
ROPS 15-16A Estimate (07/01/15 - 12/31/15)									
7	Beginning Available Cash Balance (Actual 07/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 3,569,712	\$ -	\$ -	\$ 835,833	\$ -	\$ 709,763		
8	Revenue/Income (Estimate 12/31/15) RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015				99,167		2,148,137		
9	Expenditures for ROPS 15-16A Enforceable Obligations (Estimate 12/31/15)				935,000		2,148,137		
10	Retention of Available Cash Balance (Estimate 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						709,763	retained for EAH/Avena Bella DDA	
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ 3,569,712	\$ -	\$ -	\$ -	\$ -	\$ -		

Turlock Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments
 Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186
 (Report Amounts in Whole Dollars)

ROPS 14-15B 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 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B 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 15-16B Requested RPTTF)
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	
		\$ -	\$ 8,862	\$ -	\$ -	\$ -	\$ -	\$ 7,322,690	\$ 2,863,489	\$ 2,863,489	\$ 2,153,726	\$ 709,763	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ 709,763	
24	Public Safety Facility	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
25	Public Safety Facility	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
26	Public Safety Facility	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
27	Public Safety Facility	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
28	Public Safety Facility	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
29	Public Safety Facility	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
30	Public Safety Facility	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
32	mobile home rental subsidy	-	-	-	-	-	-	9,200	9,200	\$ 9,200	9,200	\$ -	-	-	-	-	-	\$ -	
33	mobile home rental subsidy	-	-	-	-	-	-	2,000	1,691	\$ 1,691	1,691	\$ -	-	-	-	-	-	\$ -	
34	mobile home rental subsidy	-	-	-	-	-	-	1,500	1,182	\$ 1,182	1,182	\$ -	-	-	-	-	-	\$ -	
35	mobile home rental subsidy	-	-	-	-	-	-	20,500	18,411	\$ 18,411	18,411	\$ -	-	-	-	-	-	\$ -	
36	mobile home rental subsidy	-	-	-	-	-	-	4,500	3,372	\$ 3,372	3,372	\$ -	-	-	-	-	-	\$ -	
38	Contract for admin of MHRS program	-	-	-	-	-	-	500	500	\$ 500	500	\$ -	-	-	-	-	-	\$ -	
40	DDA	-	-	-	-	-	-	3,500,000	742,971	\$ 742,971	33,208	\$ 709,763	-	-	-	-	-	\$ 709,763	
41	Econ Dev Proj Funding Agmt	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
42	Contract admin - Avena Bella	-	-	-	-	-	-	12,000	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
43	Trustee Services	-	-	-	-	-	-	8,000	7,845	\$ 7,845	7,845	\$ -	-	-	-	-	-	\$ -	
44	Arbitrage Rebate Services	-	-	-	-	-	-	5,000	4,525	\$ 4,525	4,525	\$ -	-	-	-	-	-	\$ -	
45	Annual Administration	-	-	-	-	-	-	-	-	\$ -	-	\$ -	125,000	-	125,000	-	-	\$ -	
46	Public Safety Facility	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
47	Reserve for 1999 Bond Sept principal payment	-	-	-	-	-	-	195,000	195,000	\$ 195,000	195,000	\$ -	-	-	-	-	-	\$ -	

