

RESOLUTION NO. OB-05-2013

A RESOLUTION OF THE OVERSIGHT BOARD OF THE RANCHO CORDOVA SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14B) AND ADMINISTRATIVE BUDGET FOR THE PERIOD COVERING JANUARY THROUGH JUNE 2014

WHEREAS, pursuant to Assembly Bill 1X 26 (Stats. 2011, chap. 5), a new Part 1.85 was added to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et. seq.*), which was subsequently modified by the California Supreme Court in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4th 231 and by Assembly Bill 1484 (Stats. 2012, chap. 26, effective December 27, 2012) (the "Dissolution Act"), and in accordance therewith, all redevelopment agencies in the State of California, including the Community Redevelopment Agency of the City of Rancho Cordova (the "Redevelopment Agency"), were dissolved effective February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the City of Rancho Cordova became the successor agency (the "Successor Agency") to the former Redevelopment Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, building, and equipment of the former Redevelopment Agency (the "redevelopment assets") were transferred to the Successor Agency, on February 1, 2012; and

WHEREAS, Section 34177(l) of the Dissolution Act requires the Successor Agency to prepare a Recognized Obligation Payment Schedule (the "ROPS") for each six month fiscal period, which lists the outstanding obligation of the former Redevelopment Agency and the source of funds for the payments; and

WHEREAS, the Successor Agency has prepared a ROPS for the January 1, 2014, through June 30, 2014, fiscal period (the "ROPS 13-14B"), attached hereto as (**Exhibit A**); and

WHEREAS, the Successor Agency has prepared the administrative budget (**Exhibit B**), which estimates the cost for the Successor Agency to comply with the requirements associated with winding down the affairs of the agency; and

WHEREAS, the Oversight Board must approve the ROPS 13-14B before it is to take effect.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE OVERSIGHT BOARD OF THE RANCHO CORDOVA SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA that:

1. The Oversight Board hereby approves the ROPS 13-14B for the period covering January through June 2014, attached hereto as Exhibit A.

2. The Oversight Board hereby approves the Administrative Budget for the period covering January through June 2014, attached hereto as Exhibit B.

3. The Successor Agency Secretary is hereby directed to post the adopted ROPS 13-14B on the City's website, to upload the Oversight Board approved ROPS 13-14B and signed resolution to the Department of Finance on its new online reporting application and to submit the ROPS 13-14B electronically to the County Auditor Controllers Office.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the Oversight Board for the Rancho Cordova Successor Agency, held on the 9th day of September, 2013, by the following vote:

AYES: Bettencourt, Campo, Gaebler, Givans, Martinelli, Sander.

NOES: None.

ABSTAIN: None.

ABSENT: Johnson.



David M. Sander, Oversight Board Chair

ATTEST:



Mindy Cuppy, CMC, City Clerk

Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: Rancho Cordova
 Name of County: Sacramento

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):		
A	Bond Proceeds Funding (ROPS Detail)	\$ 193,588
B	Reserve Balance Funding (ROPS Detail)	193,588
C	Other Funding (ROPS Detail)	-
D	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 343,665
E	Non-Administrative Costs (ROPS Detail)	218,665
F	Administrative Costs (ROPS Detail)	125,000
G	Current Period Enforceable Obligations (A+E):	\$ 537,253

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	343,665
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	-
K	Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 343,665

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	343,665
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
N	Adjusted Current Period RPTTF Requested Funding (L-M)	343,665

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.

David Sanders /s/ David Sanders Title 9/16/13
 Name Signature Date

Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund Balances
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K										
											Fund Sources									
											Bond Proceeds		Reserve Balance		Other		RPTTF		Total	
Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Due Diligence Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin														
Fund Balance Information by ROPS Period																				
ROPS III Actuals (01/01/13 - 6/30/13)																				
	Beginning Available Fund Balance (Actual 01/01/13) Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)																			
1				710,633							710,633									
	Revenue/Income (Actual 06/30/13) Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller																			
2				276		1,699,359					1,699,636									
	Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13) Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs																			
3						1,698,824					1,698,824									
	Retention of Available Fund Balance (Actual 06/30/13) Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III																			
4				710,909		535					711,445									
	ROPS III RPTTF Prior Period Adjustment Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.																			
5											\$ -									
6											\$ -									
	Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)																			
ROPS 13-14A Estimate (07/01/13 - 12/31/13)																				
	Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)																			
7				710,909		535					711,445									
	Revenue/Income (Estimate 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller																			
8				800							800									
	Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)																			
9				309,965		535					310,500									
	Retention of Available Fund Balance (Estimate 12/31/13) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A																			
10				401,745							401,745									
11											\$ -									
	Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)																			

Pursuant to Health and Safety Code section 34177(i), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

Recognized Obligation Payment Schedule
January 1, 2014 through December 31, 2014
 (Report Amount in Thousands)

A	B	C	D	E	F	G
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope
1	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Fiscal Year 2005-06 portion of the loan balance for Agency overhead administrative and planning expenses
2	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Fiscal Year 2006-07 portion of the loan balance for Agency overhead administrative and planning expenses
3	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Fiscal Year 2007-08 portion of the loan balance for Agency overhead administrative and planning expenses
4	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Fiscal Year 2010-11 portion of the loan balance for Agency overhead administrative and planning expenses
5	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Fiscal Year 2010-11 portion of the loan balance for Agency project expense - Purchase of property for Mills Station Crossing Project
6	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Fiscal Year 2011-12 portion of the loan balance for Agency overhead administrative and planning expenses
7	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Fiscal Year 2011-12 portion of the loan balance for Agency project expense - Purchase of property for Mills Station Crossing Project
8	Mills Station Crossing Project	Legal	2/24/2003	6/30/2013	Meyers Nave	Project legal expenses for existing litigation against the former Rancho Cordova Redevelopment Agency
9	Mills Station Crossing Project	Litigation	11/6/2012	6/30/2013	Lily Property	Estimated defendant legal fees as a result of an eminent domain case started in 2009 (est.). This item can only be paid if RPTTF is available and proceeds from asset sales become available.
10	Mills Station Crossing Project	Property Dispositions	8/31/2011	1/31/2015	Check Cashing Business	Redevelopment Statutory obligation to relocate tenant when acquiring property with tenant in place (est.) - This item will only be needed if payment has not been made by December 31, 2014
11	Audit Services	Professional Services	6/10/2013	6/30/2014	Maze & Associates	Audit services required by law to be performed for the Successor Agency (est.)
12	Mills Station Crossing/Property Maintenance	Property Maintenance	1/1/2013	6/30/2013	Sacramento County Utilities	Monthly utility charges for property currently owned by the former RD (est.)
13	Mills Station Crossing/Property Maintenance	Property Dispositions	1/1/2013	6/30/2013	L&M Fencing	Charges for temporary fencing required due to current condition of the property (est.)
14	Mills Station Crossing/Property Maintenance	Property Maintenance	1/1/2014	6/30/2014	Terra Care Associates	Monthly property/landscape maintenance charges for property currently owned by the former RD (est.)

Recognized Obligation Payment Schedule
January 1, 2014 through
 (Report Amount)

A	B	C	D	E	F	G
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope
15	Statutory Payment	Miscellaneous	2/1/2011	8/6/2036	City of Rancho Cordova as the Successor Housing Agency	Low/Moderate Housing Replacement Obligation (est.)
16	Administrative Allowance	Admin Costs	2/1/2011	6/30/2035	City of Rancho Cordova	Staff Cost to wind down former redevelopment agency activities
17	Crossings at New Rancho	Miscellaneous	12/2/2010	12/2/2025	Urban Housing Communities	Project based rental assistance
18	Litigation expense related to assets or obligations, settlements and judgments	Legal	2/24/2003	6/30/2015	Meyers Nave	Legal expenses for the Rancho Cordova Successor Agency to de
19	Loan Agreement	City/County Loans After 6/27/11	8/20/2012	6/30/2013	City of Rancho Cordova	Short term loan required to meet Rancho Cordova SA's enforceable obligations in the ROPS II reporting period due to the lack of tax increment/property tax revenue as a result of the current assessed value for the project area.
20	Loan Agreement	City/County Loans After 6/27/11	2/4/2013	12/31/2013	City of Rancho Cordova	Short term loan required to meet Successor Agency's enforceable obligations in the ROPS III reporting period due to the lack of tax increment/property tax revenue as a result of the current assessed value for the project area.
21	Loan Agreement	City/County Loans After 6/27/11	2/4/2013	6/30/2014	City of Rancho Cordova	Short term loan for the payment of ROPS 13-14A DOF approved Enforceable Obligations (EO's). The loan will only be used in the event the EO's are greater than 1) reserve balance (DOF approved), 2) RPTTF revenue or 3) a combination of both reserve balance and RPTTF. (est.)
22	Appraisal Services	Property Dispositions	1/1/2014	6/30/2014	Integra Realty Resources or comparable business	Appraisal services for Successor Agency Land (est.)
23	Property Taxes	Property Maintenance	1/1/2014	6/30/2014	Sacramento County	Property Taxes due for Successor Agency Property (est.)
24	Mills Station Crossing/Property Maintenance	Property Maintenance	1/1/2014	6/30/2014	Lowest Qualified Bidder	Demolition Cost associated with Successor Agency owned property for the health and safety of the public
25	Loan Agreement	City/County Loans After 6/27/11	8/19/2013	12/31/2014	City of Rancho Cordova	Short term loan for payment of ROPS 13-14B DOF approved EO's. The loan will only be used in the event the EO's are greater than 1) reserve balance (DOF approved), 2) RPTTF revenue or a combination of both reserve balance and RPTTF. (est.)
26	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	6/30/2014	City of Rancho Cordova	Interest on FY 2005-06 portion of loan approved as an Enforceable Obligation (Line #1) which has not been reported/paid in prior ROPS periods
27	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	6/30/2014	City of Rancho Cordova	Interest on FY 2006-07 portion of loan approved as an Enforceable Obligation (Line #2) which has not been reported/paid in prior ROPS periods

Recognized Obligation Payment Schedule
January 1, 2014 through
 (Report Amount)

A	B	C	D	E	F	G
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope
28	Reimbursement Agreement (reauthorized by Oversight Board)	City/County Loans After 6/27/11	9/9/2013	8/6/2036	City of Rancho Cordova	Loan Repayment pursuant to AB §34191.4 (b). Total Obligation represents outstanding Principal accumulated unpaid and future interest will be added to future ROPS.

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 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 a

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures										Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized/ Available	Actual	Diff (If M is the cl
		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					
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual				
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,440,420	\$ 1,698,824	\$ -	\$ -	\$ -	\$ -	\$ -	
1	Reimbursement Agreement entered into within two years of Agency formation.							70,577	70,577			\$ -		\$ -	
2	Reimbursement Agreement entered into within two years of Agency formation.							578,747	578,747			\$ -		\$ -	
3	Reimbursement Agreement entered into within two years of Agency formation.							-	-			\$ -		\$ -	
4	Reimbursement Agreement entered into within two years of Agency formation.							-	-			\$ -		\$ -	
5	Reimbursement Agreement entered into within two years of Agency formation.							-	-			\$ -		\$ -	
6	Reimbursement Agreement entered into within two years of Agency formation.							-	-			\$ -		\$ -	
7	Reimbursement Agreement entered into within two years of Agency formation.							-	-			\$ -		\$ -	
8	Mills Station Crossing Project							60,000	1,750			\$ -		\$ -	
9	Mills Station Crossing Project							1,000,000	945,669			\$ -		\$ -	
10	Mills Station Crossing Project							100,000	2,243			\$ -		\$ -	
11	Audit Services							10,500	-			\$ -		\$ -	
12	Mills Station Crossing/Property Maintenance							10,500	804			\$ -		\$ -	
13	Mills Station Crossing/Property Maintenance							9,000	3,430			\$ -		\$ -	
14	Mills Station Crossing/Property Maintenance							4,500	1,050			\$ -		\$ -	
15	Statutory Payment							-	-			\$ -		\$ -	
16	Administrative Allowance							125,000	88,359			\$ -		\$ -	
17	Crossings at New Rancho							-	-			\$ -		\$ -	
18	Litigation expense related to assets or obligations, settlements and judgments							250,000	5,295			\$ -		\$ -	
19	Loan Agreement							221,596	-			\$ -		\$ -	

Recognized Obligation Payment Schedule 13-14B - Notes

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
16	Administration fees listed in RPTTF column in the event there is unexpected RPTTF revenue that becomes available during ROPS period. If there is insufficient RPTTF revenue to cover administration cost the cost will be paid from reserve fund balance
22	It is unknown what ROPS period this obligation will be necessary therefore will be reported on all ROPS until paid in full
23	It is unknown what ROPS period this obligation will be necessary therefore will be reported on all ROPS until paid in full
26	The former RDA made a interest only payment on June 30, 2011 to the City in accordance with reimbursement agreement. This amount was considered a "transfer" to the General Fund during the DDR -Other Fund review and required to be repaid to the Successor Agency. Since the DOF has approved the FY 2005-06 portion (Line #1) of the reimbursement agreement as an enforceable obligation, the accrued interest for this period is being added back to the ROPS as an enforceable obligation since the principal has been paid in full
27	The former RDA made a interest only payment on June 30, 2011 to the City in accordance with reimbursement agreement. This amount was considered a "transfer" to the General Fund during the DDR -Other Fund review and required to be repaid to the Successor Agency. Since the DOF has approved the FY 2006-07 portion (Line #2) of the reimbursement agreement as an enforceable obligation, the accrued interest for this period is being added back to the ROPS as an enforceable obligation since the principal has been paid in full
28	Total obligation listed in ROPS only includes Principal balance since a fixed repayment cannot be established based on the repayment provisions outlined in §34191.4 (b). Since the Successor Agency currently has no property tax revenue there are no payments listed in the ROPS 13-14B period

**Successor Agency to the former Rancho Cordova Redevelopment Agency
Proposed Administrative Budget
For the period between:**

	January 1, 2014 and June 30, 2014
<i>Successor Agency Staffing</i>	
Salaries	64,468
Benefits	25,532
Total Salaries and Benefits	\$ 90,000
<i>Prof. & Contractual Services</i>	
General Counsel	30,000
Consultants - Other	5,000
Total Prof. & Contractual Services	\$ 35,000
TOTAL ADMINISTRATIVE COST	\$ 125,000