



**Oversight Board Members:**

Linda Jackson-Whitmore, Chair  
Chadrick Smalley, Vice Chair

John Marquez  
Jeff Lee

Whitney Dotson  
Janet Johnson

Sheri Gamba

## Agenda

### Meeting of the Oversight Board of the Successor Agency to the Richmond Community Redevelopment Agency

Thursday, September 26, 2013  
6:00 pm

City of Richmond  
City Manager's Conference Room, 3<sup>rd</sup> floor  
450 Civic Center Plaza  
Richmond CA, 94804

1. Call to Order
2. Roll Call
3. Public Comment  
Comments are limited to 3 minutes per speaker.
4. New Business Items
  - a. APPROVE the Oversight Board's April 11, 2013 special meeting, minutes.
  - b. APPROVE the Oversight Board's June 20, 2013 meeting minutes.
  - c. REPORT of actions by the Department Of Finance (DOF).
  - d. CONSIDERATION of ADOPTING a resolution approving the Successor Agency to the Richmond Community Redevelopment Agency's Recognized Obligation Payment Schedule for the period January 2014 to June 2014 (ROPS 13-14b) pursuant to AB 1X26 and AB 1484.
6. Adjournment

Oversight Board meetings are not televised.  
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Lizeht Zepeda (510) 620-1730. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY



**Oversight Board Members:**  
Linda Jackson-Whitmore, Chair  
Chadrick Smalley, Vice Chair

John Marquez  
Jeff Lee

Whitney Dotson  
Janet Johnson

Sheri Gamba

## Meeting Minutes to be Approved

### Special Meeting of the Oversight Board of the Successor Agency to the Richmond Community Redevelopment Agency

Thursday, April 11, 2013  
6:00 pm

City of Richmond Council Chambers  
440 Civic Center Plaza  
Richmond CA, 94804

1. Call to Order: 6:12 p.m.
2. Roll Call: Dotson, Jackson-Whitmore, Lee and Smalley.  
Absent: Gamba, Johnson, & Marquez.

3. Public Comment no members of the public commented.

Comments are limited to 3 minutes per speaker.

4. New Business Items
  - a. CONSIDERATION of approving a resolution directing the commencement and preparation of refunding of certain bonds.

OB member Dotson moved to approved: seconded by OB member Smalley.

6. Adjournment

OB member Jackson-Whitmore moved to adjourn: seconded by OB member Lee meeting adjourned at 6:25 p.m.

\*Please Note: meeting minutes approval for the Oversight Board's February 21, 2012 meeting will be done at its regularly scheduled meeting in June/July 2013.

Oversight Board meetings are not televised.  
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Lizeht Zepeda (510) 620-1730. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY



**Oversight Board Members:**

Linda Jackson-Whitmore, Chair  
Chadrick Smalley, Vice Chair

John Marquez  
Jeff Lee

Whitney Dotson  
Janet Johnson

Sheri Gamba

## Meeting Minutes to be Approved

Meeting of the Oversight Board of the Successor Agency to the  
Richmond Community Redevelopment Agency

Thursday, June 20, 2013  
6:00 pm

City of Richmond Council Chambers  
440 Civic Center Plaza  
Richmond CA, 94804

1. Call to Order: 6:22pm
2. Roll Call: Dotson, Gamba, Jackson-Whitmore, Johnson, Marquez (arrived at 6:26pm), & Smalley.  
Absent: Lee.
3. Public Comment  
Comments are limited to 3 minutes per speaker.  
No Comments.
4. New Business Items
  - a. APPROVE the Oversight Board's February 21, 2013 meeting minutes.  
OB member Johnson moved to approve: seconded by OB member Smalley.
  - b. CONSIDERATION of approving a resolution for the refunding of certain bond issues.  
OB member Smalley moved to approve: seconded by OB member Dotson: OB member Gamba abstained.
  - c. ACCEPT and APPROVE the Agency's Report on 2011-12 Capital Asset Activity.  
OB member Gamba moved to approve: seconded by OB member Johnson.
  - d. CONSIDERATION of adopting a resolution for the 2013-14 Successor Agency Administrative Budget.  
OB member Marquez moved to approve: seconded by OB member Dotson.

## SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY



### Oversight Board Members:

Linda Jackson-Whitmore, Chair  
Chadrick Smalley, Vice Chair

John Marquez  
Jeff Lee

Whitney Dotson  
Janet Johnson

Sheri Gamba

- e. CONSIDERATION of adopting a resolution authorizing a lease of property at 111-113 Macdonald Avenue by the Successor Agency to Saffron Strand, Inc. at a rate of \$100 per month, effective July 1, 2013, through June 30, 2017, and a memorandum of understanding (MOU) for delivery of specific employment services by Saffron Strand, Inc. to homeless individuals during this period.

OB member Gamba motioned moved to approve with correction of lease naming SA and City: seconded by OB member Smalley: OB member Johnson abstained.

Request #1: OB member Jackson-Whitmore requested staff to find out if OB can be part of the boards and commissions webpage under the City Clerk

Request #2: OB member Jackson-Whitmore requested staff to create a list of properties

### 6. Adjournment

OB member Jackson-Whitmore moved to adjourn: seconded by OB member Smalley:  
meeting adjourned at 7:29pm.

Oversight Board meetings are not televised.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Lizeht Zepeda (510) 620-1730. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**Oversight Board Members:**

Linda Jackson-Whitmore, Chair  
Chadrick Smalley, Vice Chair

John Marquez  
Jeff Lee

Whitney Dotson  
Janet Johnson

Sheri Gamba



**SUCCESSOR AGENCY TO THE  
RICHMOND COMMUNITY  
REDEVELOPMENT AGENCY**

# REPORT ON ACTIONS

**DATE:** September 26, 2013

**TO:** Honorable Chairperson Linda Jackson-Whitmore and Members of the Oversight Board of the Successor Agency to the Dissolved Richmond Community Redevelopment Agency

**FROM:** Successor Agency Staff

**SUBJECT:** REPORT ON ACTIONS BY THE DEPARTMENT OF FINANCE (DOF)

**DISCUSSION:**

The Oversight Board met at its June 20<sup>th</sup> meeting and approved several items. Staff has been in continuous dialogue with DOF staff and would like to report on the following:

Resolution 3-13

CONSIDERATION of approving a resolution for the refunding of certain bond issues. Adopted: June 20, 2013

- Accepted by DOF, city finance staff is monitoring current market conditions, and discussing the bond issue with members of the City's underwriting pool, to determine our best method of re-entering the capital market. We expect to access the market at some point in October.

Resolution 4-13

ACCEPT and APPROVE the Agency's Report on 2011-12 Capital Asset Activity. Adopted: June 20, 2013

- Accepted by DOF

Resolution 5-13

CONSIDERATION of adopting a resolution for the 2013-14 Successor Agency Administrative Budget. Adopted: June 20, 2013

- Accepted by DOF

**Oversight Board Members:**

Linda Jackson-Whitmore, Chair  
Chadrick Smalley, Vice Chair

John Marquez  
Jeff Lee

Whitney Dotson  
Janet Johnson

Sheri Gamba

Resolution 6-13

CONSIDERATION of adopting a resolution authorizing a lease of property at 111-113 Macdonald Avenue by the Successor Agency to Saffron Strand, Inc. at a rate of \$100 per month, effective July 1, 2013, through June 30, 2017, and a memorandum of understanding (MOU) for delivery of specific employment services by Saffron Strand, Inc. to homeless individuals during this period.

Adopted: June 20, 2013

- Denied by DOF, next steps, item will go back to OB Board

**Attachment 1** - DOF letter dated 8/9/13

Report on requested items:

- Boards and commissions
- List of properties



DEPARTMENT OF  
**FINANCE**

EDMUND G. BROWN JR. ■ GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

August 9, 2013

Mr. Patrick Lynch, Director  
City of Richmond  
440 Civic Center Plaza  
Richmond, CA 94804

Dear Mr. Lynch:

Subject: Objection of Oversight Board Action

The City of Richmond Successor Agency (Agency) notified the California Department of Finance (Finance) of its June 20, 2013 Oversight Board (OB) resolution on June 27, 2013. Pursuant to Health and Safety Code (HSC) section 34179 (h), Finance has completed its review of the OB action.

Based on our review and application of the law, the Agency's OB Resolution No. 6-13, authorizing the execution of a Memorandum of Understanding and of a Lease for 111-113 Macdonald Avenue with Saffron Strand, Inc. (Saffron), is not approved.

The Agency owns the property located at 111-113 Macdonald Avenue and desires to enter into a four-year lease with Saffron. HSC section 34163 (b) prohibits an agency from entering into leases after June 27, 2011. Additionally, HSC section 34191.5 (b) requires agencies to submit a Long-Range Property Management Plan (LRPMP) to Finance within six months of receiving a Finding of Completion (FOC). The Agency has not received a FOC at this time, and we have not received the Agency's LRPMP. It is not clear that a long-term lease between the Agency and Saffron would not impair the Agency's ability to dispose of the property pursuant to HSC section 34191.5 (b).

Finally, although the Agency would receive approximately \$1,200 a year over the proposed four-year lease, and be relieved of any maintenance and operational costs, the long-term nature of this agreement is in direct conflict with the wind-down directive evident in AB x 1 26 and AB 1484. Therefore, this resolution is denied and is being returned to the Oversight Board for reconsideration as authorized by HSC Section 34179 (h).

Please direct inquiries to Nichelle Thomas, Supervisor, or Alex Watt, Lead Analyst at (916) 445-1546.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Szalay", with a long horizontal flourish extending to the right.

STEVE SZALAY  
Local Government Consultant

Mr. Patrick Lynch  
August 9, 2013  
Page 2

cc: Mr. Ted Ferrer, Senior Accountant, City of Richmond  
Mr. Bob Campbell, Auditor-Controller, Contra Costa County

**Oversight Board Members:**

Linda Jackson-Whitmore, Chair  
Chadrick Smalley, Vice Chair

John Marquez  
Jeff Lee

Whitney Dotson  
Janet Johnson

Sheri Gamba



**SUCCESSOR AGENCY TO THE  
RICHMOND COMMUNITY  
REDEVELOPMENT AGENCY**

# AGENDA REPORT

**DATE:** September 26, 2013

**TO:** Honorable Chairperson Linda Jackson-Whitmore and Members of the Oversight Board of the Successor Agency to the Dissolved Richmond Community Redevelopment Agency

**FROM:** Successor Agency Staff

**SUBJECT:** OVERSIGHT BOARD'S CONSIDERATION OF A RESOLUTION APPROVING THE SUCCESSOR AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE 13-14B PURSUANT TO AB 1X26 AND AB 1484

## **STATEMENT OF THE ISSUE:**

Staff is seeking adoption of a resolution approving the Successor Agency's Recognized Obligation Payment Schedule (ROPS) covering the period January-June 2014 (ROPS 13-14B). The Oversight Board is required to approve a Recognized Obligation Payment Schedule ("ROPS") every six months pursuant to AB 1X26 and AB 1484.

## **RECOMMENDED ACTION:**

CONSIDERATION of ADOPTING a resolution approving the Successor Agency to the Richmond Community Redevelopment Agency's Recognized Obligation Payment Schedule for the period January 2014 to June 2014 (ROPS 13-14b) pursuant to AB 1X26 and AB 1484.

## **FINANCIAL IMPACT OF RECOMMENDATION:**

Funds not obligated in the ROPS 13-14B would be lost to the Successor Agency projects and programs and those funds would be directed to local taxing entities.

## **DISCUSSION:**

**Oversight Board Members:**

Linda Jackson-Whitmore, Chair  
Chadrick Smalley, Vice Chair

John Marquez  
Jeff Lee

Whitney Dotson  
Janet Johnson

Sheri Gamba

## *Background*

AB 1X 26 suspended all new redevelopment activities and incurrence of indebtedness by terminating virtually all otherwise legal functions of redevelopment agencies and mandating a liquidation of any assets for the benefit of local taxing agencies. Some debts are allowed to be repaid, but any such remittances are to be managed by a successor agency that functions primarily as a debt repayment administrator. The successor agency cannot continue or initiate any new redevelopment projects or programs. The activities of the successor agency are overseen by an oversight board, comprised primarily of representatives of other taxing agencies, until such time as the remaining debts of the former redevelopment agency are paid off, all former agency assets are liquidated, and all property taxes redirected to local taxing agencies.

Under Health and Safety Code Section 34177(m), a Recognized Obligation Payment Schedule (“ROPS”) must be prepared every six months and list all of the “enforceable obligations” of the former agency. The ROPS is subject to approval by the oversight board and the Department of Finance (“DOF”). “Enforceable obligations” include: bonds; loans legally required to be repaid pursuant to a payment schedule with mandatory repayment terms; payments required by the federal government, preexisting obligations to the state or obligations imposed by state law; judgments, settlements or binding arbitration decisions that bind the agency; legally binding and enforceable agreements or contracts; and contracts or agreements necessary for the continued administration or operation of the successor agency, including agreements to purchase or rent office space, equipment and supplies.

A budget trailer bill drafted by DOF purportedly to “clean up” certain conflicting and confusing provisions of AB1X26 was signed by Governor Jerry Brown on June 27<sup>th</sup>, 2012. This bill, AB 1484, made several substantive changes to AB1X26 including a provision that successor agencies that do not submit an approved ROPS by the statutory deadlines will be assessed a \$10,000 per day penalty for lateness.

On January 24, 2012 the City Council formed the Successor Agency to the Richmond Community Redevelopment Agency (Successor Agency) and approved the First ROPS pursuant to AB 1X26. The First ROPS was approved by the Oversight Board on April 24, 2012. On May 1, 2012 the DOF deemed the First ROPS incomplete due to a formatting change on the DOF ROPS template.

On May 15<sup>th</sup>, 2012 the City Council, acting as Successor Agency Board, approved the Second ROPS. Because the First Corrected ROPS only differed from the First ROPS in formatting and presentation (i.e. no substantive changes were made), the DOF indicated and legal counsel concurred that Successor Agency Board approval of the First Corrected ROPS was not necessary, and that Oversight Board approval would be sufficient. The Oversight Board subsequently approved both the First Corrected ROPS and the Second ROPS on May 17<sup>th</sup> 2012.

**Oversight Board Members:**

Linda Jackson-Whitmore, Chair  
Chadrick Smalley, Vice Chair

John Marquez  
Jeff Lee

Whitney Dotson  
Janet Johnson

Sheri Gamba

On May 25<sup>th</sup>, 2012, the DOF issued a letter to the Successor Agency approving the First Corrected ROPS and the Second ROPS but denying certain line items, including Phase II of the Richmond Transit Village, the Officer Bradley A. Moody Underpass, the Miraflores Housing project, and the Nevin Court Housing project. Staff challenged the DOF's denial of those items and sent DOF staff supporting documentation and legal arguments demonstrating that the questioned projects adhere to the AB 1X26 definition of enforceable obligations.

On July 12, 2012 the DOF issued a letter to the Successor Agency stating that, as of that date, the DOF was "...no longer accepting revised ROPS or requests to reconsider denied items..." and that "[r]equests to reconsider denied or disputed ROPS items will be addressed in [DOF's Third ROPS] review."

On July 31, 2012 the Successor Agency Board approved the Third ROPS, prior to the August City Council recess, to allow Oversight Board approval and submittal of the Third ROPS prior to the September 1, 2012 deadline.

On August 6, 2012 the DOF posted a new template to be used for the Third ROPS. This template made several substantive changes and included additional information that was not required on previous templates. On August 9, 2012, the DOF revised the Third ROPS template again, without giving prior notice to successor agencies.

On August 23, 2012 the Oversight Board approved the Third ROPS to allow submittal prior to the September 1, 2012 deadline and thus avoid penalties due to late submittal, with the understanding that a Corrected Third ROPS using the updated template would need to be approved by the Successor Agency and Oversight Board and submitted to DOF as soon as practicable thereafter.

On September 11, 2012 the Successor Agency Board approved the Corrected Third ROPS. The Oversight Board approved the Corrected Third ROPS on September 26, 2012 and the Corrected Third ROPS was transmitted to DOF on September 27, 2012.

Consistent with the advice of legal counsel, the Corrected Third ROPS submitted to DOF included the previously denied projects referenced above. On September 17, 2012, the DOF issued a letter to the Successor Agency indicating their determination that the Officer Bradley A. Moody Memorial Underpass is an enforceable obligation. On November 11, 2012 the DOF approved the Corrected Third ROPS but again struck certain line items, including the Miraflores and Nevin Court housing projects, and reclassified several contracts and employee costs as administrative costs subject to a \$500,000 annual cap. Staff challenged these denied and reclassified items; utilizing the "meet and confer" process established by AB 1484.

On December 18, 2012 the DOF issued their final determinations on the disputed items discussed in the "meet and confer" process. These determinations included the continued denial of the Nevin Court Project as an enforceable obligation, the classification of certain contracts as administrative costs, and the reclassification of a

**Oversight Board Members:**

Linda Jackson-Whitmore, Chair  
Chadrick Smalley, Vice Chair

John Marquez  
Jeff Lee

Whitney Dotson  
Janet Johnson

Sheri Gamba

portion of certain employee costs as enforceable obligations rather than administrative costs.

In January 2013, the DOF revised the ROPS template again, and revised the naming convention to reflect the fiscal year under review (i.e. rather than “Fourth ROPS,” the ROPS from July 2013 to December 2013 is known as “ROPS 13-14a”). On February 19, 2013, the Successor Agency board approved ROPS 13-14a. The Oversight Board approved ROPS 13-14a on February 21, 2013. On April 14, 2013, the DOF approved ROPS 13-14a but struck several line items, including reclassification of the employee costs previously approved as enforceable after the “meet and confer” held for the Third ROPS, and several design and support contracts relating to certain streetscape projects. Staff challenged these denied and reclassified items via the “meet and confer” process.

On May 17, 2013, the DOF issued their final determinations on the disputed items in ROPS 13-14a discussed in the “meet and confer” process (see Attachment 4). These determinations included reclassification of a portion of certain employee costs as enforceable obligations rather than administrative costs (consistent with the DOF determination subsequent to the prior “meet and confer”) and continued denial of the design and support contracts.

### *Summary and Next Steps*

The ROPS 13-14b that is proposed for approval is consistent with the final determinations of DOF to date and is required to be submitted to DOF by October 1, 2013 to avoid penalties. On September 24<sup>th</sup>, 2013 the Successor Agency Board approved ROPS 13-14b. Staff is now requesting the Oversight Board’s consideration and approval of ROPS 13-14b, and upon such approval, staff will submit the approved ROPS 13-14b to the Contra Costa County Auditor-Controller, the California State Controller, and the DOF.

### **CEQA:**

The actions taken by enactment of this resolution do not commit the Oversight Board to any actions that may have a significant effect on the environment. As a result, such actions do not constitute projects subject to the requirements of the California Environmental Quality Act.

### **DOCUMENT ATTACHMENTS:**

- Attachment 1 – Resolution
- Attachment 2 – Exhibit A ROPS 13-14b
- Attachment 3 – April 14, 2013 letter from DOF
- Attachment 4 – May 17, 2013 letter from DOF

**RESOLUTION NO. \_\_\_-13**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED RICHMOND COMMUNITY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE COVERING THE PERIOD JANUARY-JUNE 2014 (ROPS 13-14B), PURSUANT TO AB1X26 AND AB 1484**

**WHEREAS**, as part of the 2011-12 State budget bill, AB1x26 was enacted, which act requires the dissolution of redevelopment agencies throughout California and the establishment of successor agencies to wind down the former redevelopment agencies' affairs; and

**WHEREAS**, on January 24, 2012, pursuant to AB1x26, the Successor Agency to the Richmond Community Redevelopment Agency (the "Successor Agency") was created; and

**WHEREAS**, on June 27<sup>th</sup>, 2012 a State budget trailer bill, AB 1484 was enacted, which act requires clarifications of provisions in AB1X26 (AB1x26 and AB 1484 are collectively referred to herein as the "Dissolution Act"), including a provision that successor agencies that do not submit an approved ROPS by the statutory deadlines will be assessed a \$10,000 per day penalty for lateness; and

**WHEREAS**, Section 34179(a) of the Health and Safety Code provides for the establishment of an Oversight Board to the Successor Agency (the "Oversight Board"); and

**WHEREAS**, the Successor Agency has prepared a Recognized Obligations Payment Schedule 13-14B ("ROPS"), for submittal to the Oversight Board for approval, and once approved for submittal, to the County Auditor-Controller for certification and the California Department of Finance for review and approval; and

**WHEREAS**, once certified by the County Auditor-Controller and approved by the Oversight Board, the approved ROPS will serve as the spending plan for the Successor Agency during its operative period; and

**WHEREAS**, the Successor Agency Board, has reviewed a ROPS 13-14B that was prepared pursuant to the Dissolution Act, which is Exhibit A to this Resolution, for submittal to the County Auditor-Controller, the Oversight Board, and the State Department of Finance.

**NOW THEREFORE, BE IT RESOLVED** that the Oversight Board of the Successor Agency to the Dissolved Richmond Community Redevelopment Agency hereby approves the Recognized Obligation Payment Schedule 13-14B attached hereto as Exhibit A as required under the Dissolution Act.

**BE IT FURTHER RESOLVED** that the Oversight Board of the Successor Agency to the Dissolved Richmond Community Redevelopment Agency authorizes the submittal of the approved Recognized Obligation Payment Schedule 13-14B to the County Auditor-Controller and the Department of Finance as required under the Dissolution Act.

**BE IT FURTHER RESOLVED** that Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the Department of Finance.

I certify that the foregoing Resolution was passed and adopted by the Oversight Board, at a regular meeting held on September 26, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Oversight Board Secretary

**EXHIBIT A**

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

**[Attached behind this page]**

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

**Name of Successor Agency:** Richmond  
**Name of County:** Contra Costa

<b>Current Period Requested Funding for Outstanding Debt or Obligation</b>		<b>Six-Month Total</b>
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF)</b>		
<b>A</b>	<b>Funding Sources (B+C+D):</b>	<b>\$ 7,991,000</b>
B	Bond Proceeds Funding (ROPS Detail)	2,091,000
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	5,900,000
<b>E</b>	<b>Enforceable Obligations Funded with RPTTF Funding (F+G):</b>	<b>\$ 18,778,381</b>
F	Non-Administrative Costs (ROPS Detail)	18,231,438
G	Administrative Costs (ROPS Detail)	546,943
<b>H</b>	<b>Current Period Enforceable Obligations (A+E):</b>	<b>\$ 26,769,381</b>

<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
I	Enforceable Obligations funded with RPTTF (E):	18,778,381
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	(2,224,578)
<b>K</b>	<b>Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 16,553,803</b>

<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
L	Enforceable Obligations funded with RPTTF (E):	18,778,381
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
<b>N</b>	<b>Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>18,778,381</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 - Report of Fund 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.

A	B	C	D	E	F	G	H	I	J	K	
Fund Balance Information by ROPS Period		Fund Sources								Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		Total		
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin			
<b>ROPS III Actuals (01/01/13 - 6/30/13)</b>											
1	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)	7,459,094		475,405	-					\$ 7,934,499	
2	Revenue/Income (Actual 06/30/13) Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller					3,322,282	8,316,580	250,000		\$ 11,888,862	
3	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	2,936,291		475,405		3,322,282	6,092,002	250,000		\$ 13,075,980	
4	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									\$ -	
5	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			No entry required				2,224,578		\$ 2,224,578	
6	Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)	\$ 4,522,803	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,522,803	
<b>ROPS 13-14A Estimate (07/01/13 - 12/31/13)</b>											
7	Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)	\$ 4,522,803	\$ -	\$ 0	\$ -	\$ -	\$ 2,224,578	\$ -	\$ -	\$ 6,747,381	
8	Revenue/Income (Estimate 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller					22,705,269	8,897,900			\$ 31,603,169	
9	Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)	1,533,634				22,705,269	12,914,576			\$ 37,163,479	
10	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									\$ -	
11	Ending Estimated Available Fund Balance (7 + 8 - 9 -10)	\$ 2,989,169	\$ -	\$ 0	\$ -	\$ -	\$ (1,792,098)	\$ -	\$ -	\$ 1,197,072	

**Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 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	
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin			
1	1998 Tax Allocation Refunding Bond	Bonds Issued On or Before 12/31/10	2/1/1998	7/1/2023	US Bank	Refinance a portion of 1991 TARB; fund capital improvement projects	Merged Project Area	\$ 316,727,286		\$ 2,091,000	\$ -	\$ 5,900,000	\$ 18,231,438	\$ 546,943	\$ 26,769,381		
2	2000A Tax Allocation Bond	Bonds issued On or Before 12/31/10	11/1/2000	9/1/2029	Union Bank	Fund capital improvement projects	Merged Project Area	30,689,252	N				2,316,362		\$ 2,316,362		
3	2003A Tax Allocation Revenue Bond	Bonds issued On or Before 12/31/10	8/1/2003	9/1/2025	Union Bank	Fund capital improvement projects	Merged Project Area	19,070,483	N				2,354,350		\$ 2,354,350		
4	2003B Tax Allocation Revenue Bond	Bonds issued On or Before 12/31/10	8/1/2003	9/1/2025	Union Bank	Fund capital improvement projects	Merged Project Area	22,166,898	N				1,200,412		\$ 1,200,412		
5	2004A Tax Allocation Revenue Bond (2/3)	Bonds issued On or Before 12/31/10	8/1/2003	9/1/2025	Union Bank	Fund capital improvement projects	Merged Project Area	18,074,227	N				1,095,966		\$ 1,095,966		
6	Section 108 Loan	Bonds issued On or Before 12/31/10	10/1/2004	10/1/2026	Union Bank	Fund capital improvement projects	Merged Project Area	14,518,400	N				-		\$ -		
7	Section 108 Loan	Bonds issued On or Before 12/31/10	11/22/2004	8/1/2023	HUD	Finance costs related to the Ford Assembly Building Project	Merged Project Area	3,506,659	N				176,777		\$ 176,777		
8	2010A Tax Allocation Refunding Bond	Bonds issued On or Before 12/31/10	4/1/2010	9/1/2036	Union Bank	Refund all outstanding 2007A Bonds	Merged Project Area	61,437,746	N				-		\$ -		
9	SERAF Payment	SERAF/ERAF	5/9/2011	5/10/2021	State of California	Finance SERAF	Merged Project Area	13,779,786	N				272,412		\$ 272,412		
10	2000B Tax Allocation Bonds (Housing)	Bonds issued On or Before 12/31/10	11/1/2000	9/1/2029	Union Bank	Loaned to the Agency to provide funding for capital improvements of the Agency	Merged Project Area	5,478,093	N				588,210		\$ 588,210		
11	Wells Fargo Bank Loan (Housing)	Third-Party Loans	6/30/2012	6/30/2012	Wells Fargo Bank	Predevelopment and line of credit to non profit developers	Merged Project Area	-	Y				-		\$ -		
12	2004A Tax Allocation Revenue Bond (1/3 Housing)	Bonds Issued On or Before 12/31/10	10/1/2004	9/1/2026	Union Bank	Fund low/moderate income housing projects	Merged Project Area	7,259,201	N				-		\$ -		
13	2004B Tax Allocation Revenue Bond (Housing)	Bonds Issued On or Before 12/31/10	10/1/2004	9/1/2026	Union Bank	Fund low/moderate income housing projects	Merged Project Area	2,704,078	N				138,912		\$ 138,912		
14	Section 108 Loan (Housing)	Third-Party Loans	7/25/2005	12/31/2026	HUD	Finance costs related to the North Richmond Iron Triangle Project	Merged Project Area	4,782,035	N				135,674		\$ 135,674		
15	2007B Tax Allocation Capital Appreciation Bond (Housing)	Bonds issued On or Before 12/31/10	7/1/2007	9/1/2036	Union Bank	Finance low and moderate income housing activities	Merged Project Area	22,255,002	N				-		\$ -		
16	CalHFA Loan	Third-Party Loans	11/10/2004	11/10/2014	CalHFA	Finance acquisition, construction, of homeownership and multifamily rental	Merged Project Area	1,253,888	N				-		\$ -		
17	Employee Costs	Project Management Costs	2/1/2012	12/31/2015	Employees of Agency	Directors, Project Managers, Accountants, Operation/Redev Specialists, Business Assitance Officer, Community Development Program Manager, Attomey	Merged Project Area	3,484,780	N				871,195		\$ 871,195		
18	Façade Improvement Program	Third-Party Loans	5/11/2010	6/30/2013	Ahmed Obaid	For façade improvement of business	Merged Project Area	-	Y						\$ -		
19	Façade Improvement Program	Third-Party Loans	2/28/2006	2/28/2011	Nancy Gabay	For façade improvement of business	Merged Project Area	-	Y						\$ -		
20	Façade Improvement Program	Third-Party Loans	11/16/2006	6/30/2013	Fox Design Group	For façade improvement of business	Merged Project Area	-	Y						\$ -		
21	Façade Improvement Program	Third-Party Loans	4/7/2011	6/30/2013	Park Florist	For façade improvement of business	Merged Project Area	-	Y						\$ -		
22	Façade Improvement Program	Third-Party Loans	4/2/2008	4/2/2013	Arlington Financial	For façade improvement of business	Merged Project Area	-	Y						\$ -		
23	Façade Improvement Program	Third-Party Loans	2/28/2006	6/30/2013	Local Businesses	Various façade improvements in progress	Merged Project Area	-	Y						\$ -		
24	Grant Consulting/Legal services	Professional Services	4/1/2011	6/30/2012	Michael Bernick	Grant consulting services	Merged Project Area	-	Y						\$ -		



**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				L	M	N	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			
48	Metrowalk Phase II and BART Garage Project	OPA/DDA/Construction	11/1/2003	6/30/2014	Winifred Day/ Fine Art by Day	Construction art costs	Merged Project Area	11,700	N							\$ -		
49	Metrowalk Phase II and BART Garage Project	OPA/DDA/Construction	8/1/2010	6/30/2013	Mldred Howard	Construction art costs	Merged Project Area	-	Y							\$ -		
50	Metrowalk Phase II and BART Garage Project	OPA/DDA/Construction	2/16/2010	6/30/2013	C. Overaa & Co	Construction costs	Merged Project Area	-	Y							\$ -		
51	Metrowalk Phase II and BART Garage Project	OPA/DDA/Construction	2/16/2010	12/31/2013	Mack 5	Construction site management	Merged Project Area	34,092	N							\$ -		
52	Metrowalk Phase II and BART Garage Project	OPA/DDA/Construction	2/16/2010	6/30/2013	Kimley Hom	Construction legal costs	Merged Project Area	-	Y							\$ -		
53	Metrowalk Phase II and BART Garage Project	OPA/DDA/Construction	2/16/2010	6/30/2013	Bay Area Rapid Transit	Bay area rapid transit owners reserve	Merged Project Area	-	Y							\$ -		
54	Metrowalk Phase II and BART Garage Project	OPA/DDA/Construction	8/1/2008	12/31/2014	Bay Area Rapid Transit	Bay area rapid transit design and funding agreement	Merged Project Area	210,000	N				95,000			\$ 95,000		
55	Metrowalk Phase II and BART Garage Project	OPA/DDA/Construction	4/11/2002	12/31/2014	Various	Developer agreement	Merged Project Area	14,213,057	N				5,036,913			\$ 5,036,913		
56	Metrowalk Phase II (Housing)	OPA/DDA/Construction	4/11/2002	12/31/2014	Various	Developer agreement	Merged Project Area	5,000,000	N							\$ -		
57	Bradley A Moody Memorial Underpass Project	Improvement/Infrastructure	12/1/2010	12/31/2013	Moscone, Emblid	Legal Services	Merged Project Area	39,870	N							\$ -		
58	Bradley A Moody Memorial Underpass Project	Improvement/Infrastructure	6/21/2011	12/31/2015	Union Pacific Railroad	Review of plans and agreements	Merged Project Area	25,000	N							\$ -		
59	Bradley A Moody Memorial Underpass Project	Improvement/Infrastructure	6/1/2011	6/30/2013	Hanna Engineering	Engineering Services	Merged Project Area	-	Y							\$ -		
60	Bradley A Moody Memorial Underpass Project	Improvement/Infrastructure	10/1/2008	6/30/2013	BKF Engineering	Engineering Services	Merged Project Area	-	Y							\$ -		
61	Bradley A Moody Memorial Underpass Project	Improvement/Infrastructure	5/4/2009	12/31/2015	Various	Grant agreement	Merged Project Area	39,219,258	N			4,920,000	2,480,000			\$ 7,400,000		
62	Miraflores Project - Remediation	Remediation	1/15/2011	6/30/2014	PES Environmental	Remediation Costs	Merged Project Area	700,000	N	700,000						\$ 700,000		
63	Miraflores Project - Remediation	Remediation	7/1/2006	6/30/2012	Eden Housing	Remediation Costs	Merged Project Area	-	Y							\$ -		
64	Miraflores Project - Remediation	Remediation	8/1/2008	12/31/2013	AEM Consulting	Consulting Services for remediation	Merged Project Area	-	Y							\$ -		
65	Miraflores Project - Remediation	Remediation	6/1/2009	12/31/2013	Irving A Gonzalez	Remediation Costs	Merged Project Area	-	Y							\$ -		
66	Miraflores Project - Remediation	Remediation	6/1/2011	12/31/2015	Department of Toxic Substance Control	Remediation Costs	Merged Project Area	64,000	N	16,000						\$ 16,000		
67	Miraflores Project - Remediation	Remediation	1/15/2011	6/30/2014	Eagle Environmental/Wireless Communications	Remediation Costs	Merged Project Area	1,550,000	N	1,300,000						\$ 1,300,000		
68	Miraflores Project (Housing)	Improvement/Infrastructure	6/1/2014	12/31/2015	Developer	80 units Sr Housing	Merged Project Area	13,370,610	N							\$ -		
69	Miraflores	Legal	5/1/2011	12/31/2013	Holland and Knight	Legal services	Merged Project Area	75,000	N	75,000						\$ 75,000		
70	Lillie Mae Jones Plaza Project	Third-Party Loans	1/19/2010	6/30/2013	Lillie Mae Jones Plaza LLP	Construction costs	Merged Project Area	-	Y							\$ -		
71	Lillie Mae Jones Plaza Project	Third-Party Loans	1/19/2010	1/19/2065	Lillie Mae Jones Plaza LLP	Loan Agreement	Merged Project Area	1,600,000	N							\$ -		

**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				L	M	N	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			
72	Marina Bay Trails Landscape/Security/Improvements Project	Improvement/Infrastructure	6/1/2010	12/31/2013	Zelger Engineer	Engineering services	Merged Project Area	7,563	N				50,000		\$	50,000		
73	Marina Bay Trails Landscape/Security/Improvements Project	Remediation	10/15/2009	12/31/2014	PES Environmental	Consulting services	Merged Project Area	89,452	N						\$	-		
74	Marina Bay Trails Landscape/Security/Improvements Project	Improvement/Infrastructure	7/1/2009	12/31/2012	Questa Engineering	Engineering services	Merged Project Area	-	Y						\$	-		
75	Marina Bay Trails Landscape/Security/Improvements Project	Improvement/Infrastructure	11/15/2009	12/31/2013	Vallier Design	Design services	Merged Project Area	25,412	N						\$	-		
76	Marina Bay Trails Landscape/Security/Improvements Project	Improvement/Infrastructure	7/1/2011	6/30/2013	WR Forde Associates	Construction of bay trail improvements	Merged Project Area	-	Y						\$	-		
77	Marina Bay Trails Landscape/Security/Improvements Project	Improvement/Infrastructure	6/1/2009	12/31/2012	Watkins & Bartoli	Landscape services	Merged Project Area	-	Y						\$	-		
78	Marina Bay Trails Landscape/Security/Improvements Project	Improvement/Infrastructure	4/1/2010	12/31/2013	Nichols Consulting	Consulting services	Merged Project Area	12,017	N						\$	-		
79	Railroad Crossing Design & Improvements Project	Improvement/Infrastructure	10/1/2008	6/30/2013	BKF Engineering	Engineering services	Merged Project Area	-	Y						\$	-		
80	Railroad Crossing Design & Improvements Project	Remediation	2/15/2009	12/31/2011	PES Environmental	Consulting services	Merged Project Area	-	Y						\$	-		
81	Railroad Crossing Design & Improvements Project	Improvement/Infrastructure	5/19/2010	12/31/2013	Civil Engineering	Engineering services	Merged Project Area	9,545	N						\$	-		
82	Railroad Crossing Design & Improvements Project	Improvement/Infrastructure	12/22/2010	6/30/2013	WR Forde Associates	Temporary road for Bradley A Moody Underpass Project	Merged Project Area	-	Y						\$	-		
83	180 Shopping Center Project	Professional Services	10/1/2003	12/31/2013	Keyser Marston	Financial consulting	Merged Project Area	58,610	N						\$	-		
84	Downtown Pedestrian Bicycle Project	Improvement/Infrastructure	5/4/2010	12/31/2012	Ghiloti Brothers	Construction costs	Merged Project Area	-	Y						\$	-		
85	Terminal One Project	Legal	9/1/2008	12/31/2013	Shute, Mihaly	Legal services	Merged Project Area	33,460	N						\$	-		
86	Terminal One Project	Remediation	6/25/2008	6/30/2012	Questa Engineering	Engineering Services	Merged Project Area	-	Y						\$	-		
87	Area T Soil Remediation	Remediation	8/1/2010	12/31/2013	PES Environmental	Consulting services	Merged Project Area	8,462	N						\$	-		
88	Area T Soil Remediation	Remediation	5/24/1993	12/31/2015	DTSC, PES, Nichols, and others as required by DTSC mandated work	Required monitoring of remediation site	Merged Project Area	232,946	N				69,000		\$	69,000		
89	Project Area Streetscapes	Improvement/Infrastructure	5/1/2008	12/31/2013	Vallier Design	Construction design services	Merged Project Area	-	Y						\$	-		
90	Project Area Streetscapes	Improvement/Infrastructure	3/1/2009	12/31/2013	A-N West Inc	Civil engineering services	Merged Project Area	-	Y						\$	-		
91	Project Area Streetscapes	Improvement/Infrastructure	4/1/2009	12/31/2013	Fehr & Peers	Civil engineering services	Merged Project Area	1,164	N						\$	-		
92	Project Area Streetscapes	Improvement/Infrastructure	12/1/2007	12/31/2013	BKF Engineering	Engineering services	Merged Project Area	-	Y						\$	-		

**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				L	M	N	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			
93	Project Area Streetscapes	Admin Costs	1/1/2011	12/31/2013	Best, Best, & Kreiger	Legal services	Merged Project Area	-	Y							\$	-	
94	Nevin Court Project (Housing)	Third-Party Loans	5/1/2005	5/1/2050	CHDC (Community Housing Development Corp.)	Loan to construct approx. 30 Low/Mod homes	Merged Project Area	-	Y							\$	-	
95	Professional services	Admin Costs	1/1/2014	6/30/2014	Various	General professional services support	Merged Project Area	-	Y							\$	-	
96	Management fees	Admin Costs	1/1/2014	6/30/2014	Various	management fees	Merged Project Area	-	Y							\$	-	
97	Postage	Admin Costs	1/1/2014	6/30/2014	Various	postage and mailing	Merged Project Area	-	Y							\$	-	
98	Printing & Binding	Admin Costs	1/1/2014	6/30/2014	Various	printing copying and binding	Merged Project Area	-	Y							\$	-	
99	Conference/Meeting/Training	Admin Costs	1/1/2014	6/30/2014	Various	conferences meetings and training expenses	Merged Project Area	-	Y							\$	-	
100	Membership dues	Admin Costs	1/1/2014	6/30/2014	Various	membership dues	Merged Project Area	-	Y							\$	-	
101	Subscriptions	Admin Costs	1/1/2014	6/30/2014	Various	subscriptions	Merged Project Area	-	Y							\$	-	
102	Advertising & Comm. Prom.	Admin Costs	1/1/2014	6/30/2014	Various	advertising and promotions	Merged Project Area	-	Y							\$	-	
103	Bank fees	Admin Costs	1/1/2014	6/30/2014	Various	bank fees	Merged Project Area	-	Y							\$	-	
104	Rental expenses	Admin Costs	1/1/2014	6/30/2014	Various	rental expenses	Merged Project Area	-	Y							\$	-	
105	Equipment rental	Admin Costs	1/1/2014	6/30/2014	Various	equipment rental	Merged Project Area	-	Y							\$	-	
106	Misc. expenses	Admin Costs	1/1/2014	6/30/2014	Various	miscellaneous expenses	Merged Project Area	-	Y							\$	-	
107	General office supplies	Admin Costs	1/1/2014	6/30/2014	Various	office supplies	Merged Project Area	-	Y							\$	-	
108	Telephone expenses	Admin Costs	1/1/2014	6/30/2014	Various	telephone and communications services	Merged Project Area	-	Y							\$	-	
109	Contractual services	Admin Costs	1/1/2014	6/30/2014	Various	general contractual support services	Merged Project Area	-	Y							\$	-	
110	General Liability Insurance	Admin Costs	1/1/2014	6/30/2014	City of Richmond	Insurance for Agency	Merged Project Area	-	Y							\$	-	
111	Successor Agency Accounting	Admin Costs	1/1/2014	6/30/2014	Robert Half & Susan Mayer	Successor Agency accounting support	Merged Project Area	-	Y							\$	-	
112	Indirect Costs	Admin Costs	1/1/2014	6/30/2014	City of Richmond	Human Resources, City Clerk, Finance, Mayor, City Council, City Manager	Merged Project Area	-	Y							\$	-	
113	Terminal One Project - Litigation Settlement	Litigation	9/28/2005	12/31/2015	Various	Remediation costs funded by litigation settlement payments	Merged Project Area	2,752,000	N			680,000				\$	680,000	
114	Miraflores - Historical Preservation	Improvement/Infrastructure	12/31/2011	12/31/2015	Vallier Design	Sakai settlement agreement	Merged Project Area	300,000	N			300,000				\$	300,000	
115	Admin allowance	Admin Costs	1/1/2014	6/30/2014	Various	Administrative costs	Merged Project Area	250,000	N						546,943	\$	546,943	
116	1998 Bonds - Reserve shortfall	Bonds Issued On or Before 12/31/10	2/1/1998	7/1/2023	US Bank	To restore debt reserve to trust indenture requirement	Merged Project Area	1,115,756	N					1,115,756		\$	1,115,756	



**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 Trust Fund (RPTTF) 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	U
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures										RPTTF Expenditures								Net SA Non-Admin and Admin PPA
		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)	
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1	Bond			3,318,828	2,936,291		475,405	17,983,907	3,322,282	19,964,723	8,316,580	8,316,580	6,092,002	2,224,578	826,886	250,000	250,000	250,000		2,224,578
2	2000A Tax Allocation Bond						277,151		616,014	1,157,431	1,157,431	1,157,431	1,157,431							
3	2003A Tax Allocation Revenue Bond									1,175,835	1,175,835	1,175,835	1,175,835							
4	2003B Tax Allocation Revenue Bond									601,044	601,044	601,044	601,044							
5	2004A Tax Allocation Revenue Bond (2/3)									547,520	547,520	547,520	547,520							
6	Section 108 Loan									302,391	302,391	302,391	302,391							
7	2010A Tax Allocation Refunding Bond									57,734	57,734	57,734	57,734							
8	SERAF Payment									1,583,201	662,492	662,492	662,492							
9	2000B Tax Allocation Bonds (Housing)									244,042	244,042	244,042	244,042							
10	Wells Fargo Bank Loan (Housing)									293,350	293,350	293,350	293,350							
11	2004A Tax Allocation Revenue Bond (1/3 Housing)																			
12	2004B Tax Allocation Revenue Bond (Housing)									151,195	151,195	151,195	151,195							
13	Section 108 Loan (Housing)									70,956	70,956	70,956	70,956							
14	2007B Tax Allocation Capital Appreciation Bond (Housing)									86,322	86,322	86,322	86,322							
15	CalHFA Loan																			
16	Employee Costs									871,195	580,739	580,739	580,739		74,687	50,000	50,000	50,000		
17	Façade Improvement Program									2,137										
18	Façade Improvement Program									4,343										
19	Façade Improvement Program									9,191										
20	Façade Improvement Program									15,468										
21	Façade Improvement Program									14,825										
22	Façade Improvement Program									189,000										
23	Grant Consulting/Legal services																			
24	Contract for Consulting Services																			
25	Contract for Loan Services														462					
26	Contract for Credit Report Services																			
27	Contract for Consulting Services																			
28	Contract for Legal Services																			
29	Contract for Website Services														33,184					
30	Contract for Appraisal Services														9,972					
31	Contract for Legal Services																			
32	Contract for File Storage														147					







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

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
	The Agency is in the process of a bond refinance. The DOF has issued their approval of the pending transaction by their letter of July 19, 2013. As of the date of this ROPS preparation, the bonds have not yet been sold. The reported obligation and Spring 2014 debt service payment have been estimated based upon the most recent Preliminary Offering Statement.
117	If the pending bond issue described under the note for Item 117 above is sold, the Agency would have corresponding debt service savings from other debt service lines on this ROPS. This amount has been estimated for preliminary purposes as the same amount of the pending refunding bonds to avoid overstatement of requested
118	RPTTF funding.
119	If the pending bond issue described under the note for Item 117 above does not close, the Agency is obligated for certain non-contingent costs of issuance.



**DEPARTMENT OF  
FINANCE**

EDMUND G. BROWN JR. ■ GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

April 14, 2013

Mr. Patrick Lynch, Director  
City of Richmond Successor Agency  
440 Civic Center Plaza  
Richmond, CA 94804

Dear Mr. Lynch:

Subject: Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (m), the City of Richmond Successor Agency (Agency) submitted a Recognized Obligation Payment Schedule (ROPS 13-14A) to the California Department of Finance (Finance) on February 28, 2013 for the period of July through December 2013. Finance has completed its review of your ROPS 13-14A, which may have included obtaining clarification for various items.

HSC section 34171 (d) defines enforceable obligations. Based on a sample of line items reviewed and application of the law, the following do not qualify as enforceable obligations:

- Item Nos. 89 through 90, and 92 through 93 – Project Area Streetscapes totaling \$273,300, payable from the Redevelopment Property Tax Trust Fund funding. HSC section 34163 (c) prohibits a redevelopment agency from amending or modifying existing agreements, obligations, or commitments with any entity for any purpose after June 27, 2011. Therefore, these contracts, as amended, are not enforceable, and these line items are not eligible for funding on the ROPS.
- Claimed administrative costs exceed the allowance by \$905,530. HSC section 34171 (b) limits the fiscal year 2013-14 administrative expenses to three percent of property tax allocated to the Agency or \$250,000, whichever is greater. As a result, the Agency is eligible for \$361,301 in administrative expenses. Although \$395,636 is claimed for administrative cost, Item No. 16, Employee Costs, in the amount of \$871,195, are considered administrative expenses and should be counted toward the cap. Therefore, \$905,530 of excess administrative costs is not allowed.

Except for items denied in whole or in part as enforceable obligations, Finance is not objecting to the remaining items listed on your ROPS 13-14A. This determination applies only to items where funding was requested for the six month period. If you disagree with the determination with respect to any items on your ROPS 13-14A, you may request a Meet and Confer within five business days of the date of this letter. The Meet and Confer process and guidelines are available at Finance's website below:

[http://www.dof.ca.gov/redevelopment/meet\\_and\\_confer/](http://www.dof.ca.gov/redevelopment/meet_and_confer/)

The Agency's maximum approved Redevelopment Property Tax Trust Fund (RPTTF) distribution for the reporting period is \$12,404,682 as summarized below:

<b>Approved RPTTF Distribution Amount For the period of July through December 2013</b>	
Total RPTTF funding requested for obligations	\$ 13,187,876
Minus: Six-month total for items denied or reclassified as administrative cost	
Item 16*	871,195
Item 89	25,000
Item 90	5,300
Item 92	91,000
Item 93	152,000
Total approved RPTTF for enforceable obligations	\$ 12,043,381
Plus: Allowable RPTTF distribution for ROPS 13-14A administrative cost	361,301
Minus: ROPS II prior period adjustment	-
<b>Total RPTTF approved for distribution:</b>	<b>\$ 12,404,682</b>

\*Reclassified as administrative cost

Pursuant to HSC Section 34186 (a), successor agencies were required to report on the ROPS 13-14A form the estimated obligations and actual payments (prior period adjustments) associated with the July through December 2012 period. The amount of RPTTF approved in the above table includes the prior period adjustment that was self-reported by the Agency. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by successor agencies are subject to audit by the county auditor-controller (CAC) and the State Controller. Any proposed CAC adjustments were not received in time for inclusion in this letter. Therefore, the amount of RPTTF approved in the above table includes only the prior period adjustment that was self-reported by the Agency.

Please refer to the ROPS 13-14A schedule that was used to calculate the approved RPTTF amount:

[http://www.dof.ca.gov/redevelopment/ROPS/ROPS 13-14A Forms by Successor Agency/](http://www.dof.ca.gov/redevelopment/ROPS/ROPS%2013-14A%20Forms%20by%20Successor%20Agency/).

This is Finance's final determination related to the enforceable obligations reported on your ROPS for July 1 through December 31, 2013. Finance's determination is effective for this time period only and should not be conclusively relied upon for future periods. All items listed on a future ROPS are subject to a subsequent review and may be denied even if it was or was not denied on this ROPS or a preceding ROPS. The only exception is for those items that have received a Final and Conclusive determination from Finance pursuant to HSC 34177.5 (i). Finance's review of items that have received a Final and Conclusive determination is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment that was available prior to enactment of ABx1 26 and AB 1484. This amount is not and never was an unlimited funding source. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax is limited to the amount of funding available to the successor agency in the RPTTF.

Mr. Lynch  
April 14, 2013  
Page 3

To the extent proceeds from bonds issued after December 31, 2010 exist and are not encumbered by an enforceable obligation pursuant to 34171 (d), HSC section 34191.4 (c)(2)(B) requires these proceeds be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation.

Please direct inquiries to Nichelle Thomas, Supervisor or Alex Watt, Lead Analyst at (916) 445-1546.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Szalay', with a stylized flourish extending to the left.

STEVE SZALAY  
Local Government Consultant

cc: Mr. Ted Ferrer, Senior Accountant  
Mr. Bob Campbell, Auditor-Controller, County of Contra Costa  
California State Controller's Office



EDMUND G. BROWN JR. ■ GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

May 17, 2013

Mr. Patrick Lynch, Director  
City of Richmond Successor Agency  
440 Civic Center Plaza  
Richmond, CA 94804

Dear Mr. Lynch:

Subject: Recognized Obligation Payment Schedule

This letter supersedes the California Department of Finance's (Finance) Recognized Obligation Payment Schedule (ROPS 13-14A) letter dated April 14, 2013. Pursuant to Health and Safety Code (HSC) section 34177 (m), the City of Richmond Successor Agency (Agency) submitted a ROPS 13-14A to Finance on February 28, 2013 for the period of July through December 2013. Subsequently, the Agency requested a Meet and Confer session on one or more of the items denied by Finance. The Meet and Confer session was held on May 1, 2013.

Based on a review of additional information and documentation provided to Finance during the Meet and Confer process, Finance has completed its review of the specific item being disputed.

- Item No. 16 – Employee Costs in the amount of \$871,195 funded by Redevelopment Property Tax Trust Fund (RPTTF). Finance originally reclassified this item as administrative cost. The Agency contends that this item is an enforceable obligation because these are expenses that are related to specific projects and not general employee cost. The following categories are specifically excluded from the administrative cap as defined by HSC section 34171 (b):
  - Any litigation expenses related to assets or obligations.
  - Settlements and judgments.
  - The costs of maintaining assets prior to disposition.
  - Employee costs associated with work on specific project implementation activities, including, but not limited to, construction inspection, project management, or actual construction, shall be considered project-specific costs.

Finance no longer reclassifies this item as an administrative cost. During the Meet and Confer process, Agency was able to provide a breakdown of employee cost by project area. This is an allowable expense under HSC section 34171 (b) as these are employee costs associated with work on specific projects. Therefore, this item is an enforceable obligation.

- Item Nos. 89 and 92 – Project Areas Streetscapes totaling \$116,000 funded by RPTTF. Finance continues to deny these items. HSC section 34163 (c) prohibits a redevelopment agency from amending or modifying existing agreements, obligations, or commitments with any entity for any purpose after June 27, 2011. It is our understanding that the original contracts for these line items have expired and subsequent amendments were entered into after June 27, 2011. Therefore, these contracts, as amended, are not enforceable, and these line items are not eligible for funding on the ROPS.
- Item 90 – Project Area Streetscape Contract with AN West Inc. in the amount of \$5,300 funded by RPTTF. Finance continues to deny this item. The original contract was entered into on April 13, 2009 for engineering services. The contract term was from March 1, 2009 through December 31, 2009. Amendments 1, 2, and 3 extended the contract term through December 31, 2012. Subsequent Amendments were entered into after June 27, 2011, therefore not valid amendments. HSC section 34163 (c) prohibits a redevelopment agency from amending or modifying existing agreements, obligations, or commitments with any entity for any purpose after June 27, 2011. Agency stated that this item has been awarded a federal grant and obligated to continue with the project. However, after further review, it was determined that no tax increment was pledged in the grant agreement. In addition, the grant funds issued by The Bay Area Quality Management District were required to be spent within two years of the effective date of the grant agreement. Therefore, the grant agreement is expired. This item is not an enforceable obligation and not eligible for RPTTF funding.
- Item 93 – Project Area Streetscapes totaling \$152,000, funded by RPTTF. Finance continues to deny this item. Finance originally denied this item due to contracts amended after June 27, 2011. The Agency contends that these are enforceable obligations because it is legal cost related to three project areas: Transit Village, Mira Flores, and the Underpass project. However, no documentation was provided to support the amounts claimed. Therefore, this item is not an enforceable obligation and not eligible for RPTTF funding.
- Claimed administrative costs exceed the allowance by \$8,199. HSC section 34171 (b) limits the fiscal year 2013-2014 administrative expenses to three percent of property tax allocated to the Agency or \$250,000, whichever is greater. As a result, the Agency is eligible for \$387,437 in administrative expenses. Although \$395,636 is claimed for administrative cost, only \$387,437 is available pursuant to the cap. Therefore, \$8,199 of excess administrative cost is not allowed.

Except for items denied in whole or in part as enforceable obligations, Finance is not objecting to the remaining items listed on your ROPS 13-14A. Obligations deemed not to be enforceable shall be removed from your ROPS. This is Finance's final determination related to the enforceable obligations reported on your ROPS for July through December 2013. Finance's determination is effective for this time period only and should not be conclusively relied on for future periods. All items listed on a future ROPS are subject to a subsequent review and may be denied even if it was or was not denied on this ROPS or a preceding ROPS.

The Agency's maximum approved RPTTF distribution for the reporting period is \$13,302,013 as summarized below:

<b>Approved RPTTF Distribution Amount For the period of July through December 2013</b>	
Total RPTTF funding requested for obligations	\$ 13,187,876
Minus: Six-month total for items denied	
Item 89	25,000
Item 90	5,300
Item 92	91,000
Item 93	152,000
Total approved RPTTF for enforceable obligations	\$ 12,914,576
Plus: Allowable RPTTF distribution for ROPS 13-14A administrative cost	387,437
Minus: ROPS II prior period adjustment	-
<b>Total RPTTF approved for distribution:</b>	<b>\$ 13,302,013</b>

Pursuant to HSC Section 34186 (a), successor agencies were required to report on the ROPS 13-14A form the estimated obligations and actual payments (prior period adjustments) associated with the July through December 2012 period. The amount of RPTTF approved in the above table includes the prior period adjustment that was self-reported by the Agency. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by successor agencies are subject to audit by the county auditor-controller (CAC) and the State Controller. Any proposed CAC adjustments were not received in time for inclusion in this letter. Therefore, the amount of RPTTF approved in the above table includes only the prior period adjustment that was self-reported by the Agency.

Please refer to the ROPS 13-14A schedule that was used to calculate the approved RPTTF amount:

[http://www.dof.ca.gov/redevelopment/ROPS/ROPS 13-14A Forms by Successor Agency/](http://www.dof.ca.gov/redevelopment/ROPS/ROPS_13-14A_Forms_by_Successor_Agency/).

This is Finance's final determination related to the enforceable obligations reported on your ROPS for July 1 through December 31, 2013. Finance's determination is effective for this time period only and should not be conclusively relied upon for future periods. All items listed on a future ROPS are subject to a subsequent review and may be denied even if it was or was not denied on this ROPS or a preceding ROPS. The only exception is for those items that have received a Final and Conclusive determination from Finance pursuant to HSC 34177.5 (i). Finance's review of items that have received a Final and Conclusive determination is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment that was available prior to enactment of ABx1 26 and AB 1484. This amount is not and never was an unlimited funding source. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax is limited to the amount of funding available to the successor agency in the RPTTF.

To the extent proceeds from bonds issued after December 31, 2010 exist and are not encumbered by an enforceable obligation pursuant to 34171 (d), HSC section 34191.4 (c)(2)(B) requires these proceeds be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation.

Mr. Patrick Lynch  
May 17, 2013  
Page 4

Please direct inquiries to Wendy Griffe, Supervisor or Jenny DeAngelis, Lead Analyst at (916) 445-1546.

Sincerely,



STEVE SZALAY  
Local Government Consultant

cc: Mr. Ted Ferrer, Senior Accountant, City of Marina  
Mr. Bob Campbell, Auditor-Controller, County of Contra Costa  
California State Controller's Office