

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

JANUARY 25, 2017

1:00 p.m.

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

Chairman
Curt Andre

Board Members

Vito Chiesa
Gary Soiseth
Gary Hampton

Dana Trevethan
Abe Rojas
Steve Boyd
Vice-Chair

Board Secretary
Jennifer Land

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

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The Board is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the 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 Board on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Board's consideration of the item; however, no action may be taken on matters that are not part of the posted agenda.

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

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

1. **A. CALL TO ORDER**
 - B. SALUTE TO THE FLAG**
 - C. INTRODUCTION AND OATH OF OFFICE FOR NEW ALTERNATE BOARD MEMBER**
2. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**
3. **STAFF UPDATES:** None

4. CONSENT CALENDAR:

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

- A. Motion: Accepting Minutes of the September 14, 2016 Special Meeting of the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency

5. SCHEDULED MATTERS:

- A. Request to approve the Successor Agency's conveyance of a property (located at 301 Starr Avenue) to the City of Turlock, as the Housing Successor, pursuant to the Long Range Property Management Plan and taking related actions. (*Lorenzi*)

Recommended Action:

Resolution: Approving the Successor Agency's conveyance of a property (located at 301 Starr Avenue) to the City of Turlock, as the Housing Successor, pursuant to the Long Range Property Management Plan and taking related actions

- B. Request to approve proposed administrative budgets for the six-month fiscal periods from July 1, 2017 through December 31, 2017, and from January 1, 2018 through June 30, 2018, and taking certain related actions. (*Lorenzi*)

Recommended Action:

Resolution: Approving proposed administrative budgets for the six-month fiscal periods from July 1, 2017 through December 31, 2017, and from January 1, 2018 through June 30, 2018, and taking certain related actions

- C. Request to approve a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2017 through June 30, 2018, pursuant to Health and Safety Code Section 34177 and taking certain related actions. (*Lorenzi*)

Recommended Action:

Resolution: Approving a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2017 through June 30, 2018, pursuant to Health and Safety Code Section 34177 and taking certain related actions

6. PUBLIC PARTICIPATION:

This is the time set aside for citizens to address the Board concerning any item that has been described in the notice for the meeting, including Consent Calendar items, before or during consideration of that item. You will be allowed five (5) 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 Council addresses the matter.

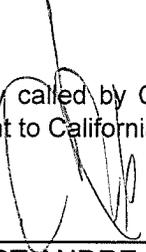
7. BOARD ITEMS FOR FUTURE CONSIDERATION

8. BOARD COMMENTS

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

9. ADJOURNMENT

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



CURT ANDRE, Chairman

SEPTEMBER 14, 2016
1:00 p.m.



DRAFT

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

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

- 1. A. **CALL TO ORDER** – Chairman Andre called the meeting to order at 1:02 p.m.
PRESENT: Board Members Vito Chiesa, Gary Hampton, Gary Soiseth, Alternate Board Member Roger Smith, and Chairman Curt Andre
ABSENT: Board Members Steve Boyd and Abe Rojas

B. SALUTE TO THE FLAG

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

3. STAFF UPDATES:

Assistant to the City Manager for Economic Development/Housing Program Services Maryn Pitt provided information about the refunding of the RDA bonds and moving forward with the tax credit application for the financing of Avena Bella Phase II.

4. CONSENT CALENDAR:

Action: Motion by Board Member Hampton, seconded by Board Member Soiseth, to adopt the Consent Calendar. Motion carried 5/2 by the following vote:

Board Member Boyd	Board Member Chiesa	Board Member Hampton	Alternate Board Member Smith	Board Member Soiseth	Board Member Rojas	Chairman Andre
Absent	Yes	Yes	Yes	Yes	Absent	Yes

- A. Motion: Accepting Minutes of the June 15, 2016 Special Meeting of the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency
- B. Motion: Ratifying the acceptance of the 2016 Local Agency Biennial Notice indicating no amendments are required to the Conflict of Interest Code for the Successor Agency to the Turlock Redevelopment Agency

- 5. **SCHEDULED MATTERS:** None

- 6. **CITIZEN PARTICIPATION:** None

- 7. **BOARD ITEMS FOR FUTURE CONSIDERATION:** None

8. BOARD COMMENTS:

Board Member and staff discussion included how RDA funds for affordable housing are no longer available, new affordable housing funds from the SB 375 cap and trade funds, the City of Turlock and EAH Housing applying for and receiving \$1.6 million to assist in funding of Avena Bella Phase II and the purchase of a new transit bus, and other sources of funds for mental health clients.



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9. ADJOURNMENT

Chairman Andre adjourned the meeting at 1:08 p.m.

RESPECTFULLY SUBMITTED

Jennifer Land
Deputy City Clerk/Board Secretary



DRAFT

OVERSIGHT BOARD

TO SUCCESSOR AGENCY TO THE
TURLOCK REDEVELOPMENT AGENCY

SYNOPSIS

January 25, 2017

TITLE: APPROVING SUCCESSOR AGENCY'S CONVEYANCE OF 301 STARR AVENUE TO CITY OF TURLOCK AS HOUSING SUCCESSOR

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

ACTION RECOMMENDED:

Resolution: Approving the Successor Agency's conveyance of a property (located at 301 Starr Avenue) to the City of Turlock, as the Housing Successor, pursuant to the Long Range Property Management Plan and taking related actions

EXECUTIVE SUMMARY:

In the California Department of Finance's (DOF) letter of determination approving the Successor Agency's (SA) Long Range Property Management Plan, DOF notes that the property at 301 Starr Avenue was originally purchased using Redevelopment Agency Low-Moderate Income Housing Funds and that the Agency should transfer ownership of this property to the City of Turlock acting as the Housing Successor to the former Redevelopment Agency.

SUCCESSOR AGENCY RECOMMENDATION

Staff is currently requesting the approval of the attached Resolution and quit claim deed to effectuate this transfer.

ANALYSIS

Prior to the dissolution of the former Turlock Redevelopment Agency (RDA), RDA low-moderate income housing funds were used to purchase a parcel located at 301 Starr Avenue. This property was titled to the RDA and not the City at the time of purchase. The SA included this property in its Long Range Property Management Plan (LRPMP) submitted to DOF. The creation of a LRPMP was a requirement of dissolution as a means to identify real property owned by the former RDA and transferred to the SA as part of the dissolution process. Since the Starr parcel was titled to the RDA when purchased, it was included in the LRPMP which was submitted to DOF for their review and approval.

In October 2015, the SA received DOF's letter of determination – a copy of which is attached to this report. The first bullet point in the letter refers to the Starr property and notes that the title to the property should be transferred to the City who, upon dissolution,

became the Successor for housing activities and assets of the former RDA. The Resolution currently before the Board authorizes and directs the Successor Agency to convey the Starr Avenue property to the City of Turlock.

FISCAL IMPACT

There is no fiscal impact to the Successor Agency of this action as the property has been managed by the City of Turlock since dissolution. The action formalizes the ownership of the parcel located at 301 Starr Avenue and allows the City's finance Staff to remove this parcel from the Successor Agency's financial statements and record it as an asset in the City's financial statements.

ENVIRONMENTAL IMPACT

N/A

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

**IN THE MATTER OF APPROVING THE }
SUCCESSOR AGENCY'S CONVEYANCE }
OF A PROPERTY (LOCATED AT 301 }
STARR AVENUE) TO THE CITY OF }
TURLOCK, AS THE HOUSING }
SUCCESSOR, PURSUANT TO THE }
LONG RANGE PROPERTY MANAGEMENT }
PLAN AND TAKING RELATED ACTIONS }
_____ }**

RESOLUTION NO. OB-2017-_____

WHEREAS, pursuant to AB X1 26 (enacted in June 2011), and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the Turlock Redevelopment Agency (the "Former Agency") was dissolved as of February 1, 2012, and the Successor Agency was established, and the Oversight Board to the Successor Agency (the "Oversight Board") was constituted; and

WHEREAS, AB X1 26 added Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) to Division 24 of the Health and Safety Code ("HSC"); and such Parts 1.8 and 1.85, together with any amendments and supplements thereto enacted from time to time, are collectively referred to herein as the "Dissolution Act"; and

WHEREAS, pursuant to the Dissolution Act, the Successor Agency is tasked with winding down the affairs of the Former Agency; and

WHEREAS, pursuant to HSC Section 34175(b), all real properties of the Former Agency transferred to the control of the Successor Agency by operation of law; and

WHEREAS, the Oversight Board adopted Resolution No. OB-2013-008, on November 13, 2013, approving a long-range property management plan (the "Submitted LRPMP") which addresses the disposition of the real properties owned by the Successor Agency; and

WHEREAS, the California State Department of Finance (the "DOF") issued an approval letter on October 20, 2015 (the "DOF Approval Letter"), indicating that the DOF has reviewed and approved the Submitted LRPMP, with certain DOF-directed modifications (the Submitted LRPMP, as modified per the DOF Approval Letter, being referred herein as the "LRPMP"); and

WHEREAS, pursuant to the Dissolution Act, the LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all real property assets of the Former Agency; and

WHEREAS, listed as Property No. 1 on the LRPMP is a property with the address of 301 Starr Avenue (the "Property"); and

WHEREAS, pursuant to the LRPMP (as modified by the DOF Approval Letter), the Successor Agency shall transfer the Property to the City of Turlock (the "City"), in the City's

capacity as the housing successor (the "Housing Successor") under HSC Section 34176 and Resolution No. 2012-009, adopted by the City Council of the City on January 10, 2012; and

WHEREAS, pursuant to HSC Section 34191.5(f), this Resolution implementing the disposition of the Property pursuant to the LRPMP shall become effective upon adoption, without any requirement for submission to the DOF for additional review.

NOW, THEREFORE, the Oversight Board for the Successor Agency to the Turlock Redevelopment Agency hereby finds, determines, resolves, and orders as follows:

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

Section 2. The Oversight Board hereby authorizes and directs the Successor Agency to complete the transfer of the Property to the City, as the Housing Successor, in accordance with the LRPMP and authorizes the Successor Agency to execute and deliver a quitclaim deed (the "Deed"), substantially in the form attached as Attachment A, for such transfer.

Section 3. The members of this Oversight Board and the Staff of the Successor Agency are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution.

Section 4. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency at its special meeting held on the 25th day of January, 2017, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Jennifer Land, Board Secretary

ATTACHMENT A
FORM OF QUITCLAIM DEED
(see attached)

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

City of Turlock
156 South Broadway, Suite 110
Turlock, CA 95380
Attention: City Clerk

APN: 042-022-083

[SPACE ABOVE FOR RECORDER'S USE ONLY]

This transfer is exempt from Documentary Transfer Tax pursuant to Revenue & Taxation Code Section 11922, and exempt from Recording Fees pursuant to California Government Code Section 6103.

QUITCLAIM DEED

The SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF TURLOCK ("Successor Agency") does hereby remise, release and forever quitclaim to the CITY OF TURLOCK, CALIFORNIA, in its capacity as the housing successor the former Turlock Redevelopment Agency pursuant to Health and Safety Code Section 34176 ("City"), the land and located in the County of Stanislaus, State of California, more particularly described on Exhibit A attached hereto and incorporated herein by reference and all improvements thereon (collectively, the "Property").

SUBJECT TO: general and special real property taxes and assessments and supplemental assessments for the current fiscal year;

FURTHER SUBJECT TO: all liens, encumbrances, easements, rights of way, covenants, conditions, restrictions, reservations and all other matters of record, and the following conditions, covenants and agreements.

1. The City covenants by and for itself or its successor, heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy,

tenure or enjoyment of the premises herein conveyed, nor shall the City, or any person claiming under or through it, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph.

2. All deeds, leases or contracts entered into with respect to the Property shall contain or be subject to substantially the following nondiscrimination/ nonsegregation clauses:

(a) In deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself, or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph."

(b) In leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or

group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the leasing, subleasing, transferring, use or occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein leased.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph.”

(c) In contracts: “The contracting party or parties hereby covenant by and for himself or herself and their respective successors and assigns, that there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the contracting party or parties, any subcontracting party or parties, or their respective assigns or transferees, establish or permit any such practice or practices of discrimination or segregation.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph.”

3. All covenants and agreements contained in this Quitclaim Deed shall run with the land and shall be binding for the benefit of the Successor Agency and its successors and assigns and such covenants shall run in favor of the Successor Agency and for the entire period during which the covenants shall be in force and effect as provided in the Agreement, without regard to whether the Successor Agency is or remains an owner of any land or interest therein to which such covenants relate. The Successor

Agency, in the event of any breach of any such covenants, shall have the right to exercise all of the rights and remedies provided herein or otherwise available, and to maintain any actions at law or suits in equity or other property proceedings to enforce the curing of such breach. The covenants contained in this Quitclaim Deed shall be for the benefit of and shall be enforceable only by the Successor Agency and its successors and assigns.

4. The covenants contained in Paragraphs 1 and 2 of this Quitclaim Deed shall remain in effect in perpetuity except as otherwise expressly set forth therein.

5. This Quitclaim Deed may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Successor Agency has executed this Quitclaim Deed as of the date set forth below.

Dated: _____, 201__

**SUCCESSOR AGENCY OF THE TURLOCK
REDEVELOPMENT AGENCY**

By: _____
Print Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibit A

(to Quitclaim Deed)

LEGAL DESCRIPTION

The land referred to in this Quitclaim Deed is situated in the State of California, County of Stanislaus, and is described as follows:

All of Parcel 3 as per map filed February 26, 1969 in Volume 6 of Parcel Maps, at page 80, Stanislaus County Records, M.D.B.& M., a portion of Lot 16 and all of lot 17 of Block 615 of Bel-Air Manor No. 2 as per map filed November 20, 1958 in Volume 19 of Maps at page 10, Stanislaus County Records, State of California more particularly described as follows:

Beginning at the South East Corner of Lot 17 of said Bel-Air Manor No. 2 and being the TRUE POINT OF BEGINNING, Thence North 89° 32' 30" West, 170.02 feet, parallel with the centerline of Starr Avenue, Thence North 0°27' 30" East, 150.00 feet, Thence South 89°32' 30" East. 170.84 feet, parallel with the centerline of Starr Avenue, Thence South 0° 39' 00" West, 150.00 feet, to the TRUE POINT OF BEGINNING.

Pursuant to Lot Line Adjustment No. 96-10 recorded October 11, 1996, as Instrument 96-0086451 of Official Records.

APN: 042-022-083

(End of Legal Description)

CERTIFICATE OF ACCEPTANCE

(California Government Code Section 27281)

This is to certify that the interest in real property conveyed to the City of Turlock (the "City"), in its capacity as the housing successor to the Former Turlock Redevelopment Agency pursuant to Health and Safety Code Section 34176 (the "Housing Successor"), by that certain Quitclaim Deed, dated _____, 201__, executed by the Successor Agency of the Turlock Redevelopment Agency, is hereby accepted by the undersigned officer on behalf of the City pursuant to the authority conferred by Resolution No. _____ of the City Council of the City, adopted on _____, 2016, and the City consents to the recordation thereof by its duly authorized officer.

Dated: _____, 201__

**CITY OF TURLOCK,
as the Housing Successor**

By: _____

Print Name: _____

Title: _____



October 20, 2015

Ms. Marie Lorenzi, Senior Accountant
City of Turlock
156 South Broadway, Suite 110
Turlock, CA 95380

Dear Ms. Lorenzi:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the Turlock Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on July 17, 2015. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on April 26, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

Finance notes the following, which does not require a submittal of a revised LRPMP.

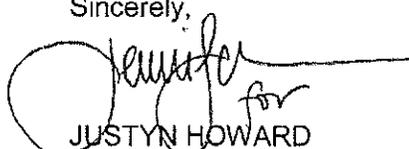
- Property No. 1 – This property is located at 301 Starr Avenue. Since the Agency purchased this property with Low-Moderate Income Housing Funds, the Agency should transfer this property to the Housing Successor pursuant to an Oversight Board action.
- Properties Nos. 2 through 5 – Title for these properties are held by the City of Turlock, not the Agency. Therefore, it was not necessary for the Agency to list these properties on the LRPMP.

In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Ms. Marie Lorenzi
October 20, 2015
Page 2

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

Sincerely,



JUSTYN HOWARD
Program Budget Manager

cc: Ms. Kellie Weaver, City Clerk, City of Turlock
Ms. Lauren Klein, Auditor-Controller, Stanislaus County

OVERSIGHT BOARD
TO SUCCESSOR AGENCY TO THE
TURLOCK REDEVELOPMENT AGENCY

SYNOPSIS

January 25, 2017

TITLE: APPROVAL OF SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGETS FOR JULY – DECEMBER 2017 AND JANUARY – JUNE 2018, AND TAKING CERTAIN RELATED ACTIONS

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

ACTION RECOMMENDED:

Resolution: Approving proposed administrative budgets for the six-month fiscal periods from July 1, 2017 through December 31, 2017, and from January 1, 2018 through June 30, 2018, and taking certain related actions

EXECUTIVE SUMMARY:

Pursuant to Section 34177(j) of the California Health and Safety Code ("HSC"), the Successor Agency is required to prepare a proposed administrative budget for each six-month fiscal period, which must be submitted to the Oversight Board for approval.

SUCCESSOR AGENCY RECOMMENDATION

Staff recommends that the Oversight Board for the Successor Agency to the Turlock Redevelopment Agency adopt the attached Resolution approving the Successor Agency's administrative budgets for July – December 2017 and January – June 2018.

ANALYSIS

The Successor Agency is required to prepare a proposed administrative budget for each six-month fiscal period, which must be submitted to the Oversight Board for approval. Each proposed administrative budget must include all of the following: (1) estimated amounts for Successor Agency administrative costs for the applicable six-month fiscal period; (2) proposed sources of payment for the administrative costs; and (3) proposals for arrangements for administrative and operations services provided by the City of Turlock (the "City") or other entity.

HSC Section 34177 is unclear regarding the required timing for the submission of the proposed administrative budgets to the Oversight Board. However, because the Successor's Agency's administrative expenditures also have to be reflected on the

Successor Agency's Recognized Obligation Payment Schedules ("ROPS"), it makes sense that the administrative budget(s) is(are) presented to the Oversight Board at the same time the related ROPS is presented.

Previously, the Successor Agency was required to prepare a ROPS for each six-month fiscal period (from July 1 through December 31, and from January 1 through June 30, respectively). SB 107, which was enacted in September 2015, amended HSC Section 34177, to provide that, beginning with fiscal year 2016-17, the Successor Agency must prepare a ROPS annually (instead of twice a year). HSC Section 34177(o) provides that the Successor Agency must submit an Oversight Board-approved ROPS for fiscal year 2017-18 ("ROPS 17-18") to the State Department of Finance ("DOF") and the County Auditor-Controller no later February 1, 2017. The proposed ROPS 17-18 is being presented to the Oversight Board for consideration and approval pursuant to a separate resolution. Staff recommends that the Oversight Board approve Administrative Budget 17-18A and Administrative Budget 17-18B on the same date as the Oversight Board's approval of ROPS 17-18.

Pursuant to HSC Section 34179(h)(1), which was added by SB 107, Oversight Board resolutions approving the Successor Agency's administrative budgets are no longer required to be submitted to the DOF for approval. Therefore, attached Resolution will become effective immediately upon adoption by the Oversight Board.

FISCAL IMPACT

Under HSC Section 34171(b), the "Administrative Cost Allowance" is the maximum amount of administrative costs that may be paid by the Successor Agency from property tax revenues allocated by the County Auditor-Controller (i.e., disbursements from Redevelopment Property Tax Trust Fund ("RPTTF")). The Successor Agency's annual administrative costs (except for administrative costs paid from bond proceeds or grant funds) must not exceed 50 percent of the total RPTTF moneys distributed to pay enforceable obligations in the preceding fiscal year (which latter amount to be reduced by the Successor Agency's Administrative Cost Allowance and loan repayments, if any, made to the City for loans re-established pursuant to HSC Section 34191.4 (the "City Loans") during the preceding fiscal year).

Based on the limitations noted above, commencing July 1, 2016, and for each fiscal year thereafter, the Administrative Cost Allowance is the greater of: (i) \$250,000 fiscal year, or (ii) 3 percent of the actual property tax distributed to the Successor Agency by the County auditor-controller in the preceding fiscal year for payment of approved enforceable obligations, reduced by the Successor Agency's administrative cost allowance and repayments made to the City Loans (if any) during the preceding fiscal year. For the Successor Agency to the former Turlock Redevelopment Agency, the above limitations result in a cap of \$250,000 for administrative costs.

ENVIRONMENTAL IMPACT

N/A

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

**IN THE MATTER OF APPROVING }
PROPOSED ADMINISTRATIVE BUDGETS }
FOR THE SIX-MONTH FISCAL PERIODS }
FROM JULY 1, 2017 THROUGH }
DECEMBER 31, 2017, AND FROM }
JANUARY 1, 2018 THROUGH JUNE }
30, 2018, AND TAKING CERTAIN }
RELATED ACTIONS }
_____ }**

RESOLUTION NO. OB-2017-_____

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

WHEREAS, the Successor Agency's proposed administrative budgets for the six-month fiscal periods from July 1, 2017 through December 31, 2017 ("Administrative Budget 17-18A") and from January 1, 2018 through June 30, 2018 ("Administrative Budget 17-18B," together with Administrative Budget 17-18A, the "Administrative Budgets") have been presented to this Oversight Board for approval;

NOW, THEREFORE, THE OVERSIGHT BOARD 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. The Oversight Board hereby approves Administrative Budget 17-18A, substantially in the form attached hereto as Exhibit A.

Section 3. The Oversight Board hereby approves Administrative Budget 17-18B, substantially in the form attached hereto as Exhibit B.

Section 4. The Staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and the Administrative Budgets, including making any adjustment to the proposed Administrative Budgets to make them consistent with the Successor Agency's Recognized Obligation Payment Schedule for fiscal year 2017-18 (as such Recognized Obligation Payment Schedule is approved by the State Department of Finance).

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this Resolution are severable. The Oversight Board hereby declares that it would have adopted this Resolution regardless that one or more portion may be determined to be invalid.

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency at its special meeting held on January 25th, 2017, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Jennifer Land, Board Secretary

EXHIBIT A

SUCCESSOR AGENCY TO THE TURLOCK REDEVELOPMENT AGENCY

**ADMINISTRATIVE BUDGET 17-18A
(July 1, 2017 through December 31, 2017)**

and

**ADMINISTRATIVE BUDGET 17-18B
(January 1, 2018 through June 30, 2018)**

EXHIBIT A

Successor Agency to the former Turlock Redevelopment Agency Administrative Budget for Fiscal Year 2017-18

	2017-18 A	2017-18 B	Total
Administrative Allowance			
Successor Agency Staff	\$ 105,000	\$ 108,000	\$ 213,000
Audit Services	5,000	2,000	7,000
Supplies, meetings, training, advertising, IT, etc	2,500	2,500	5,000
Other Contractual Services (including legal)	12,500	12,500	25,000
Total Administrative Allowance	\$ 125,000	\$ 125,000	\$ 250,000

City of Turlock employees provide administrative support for the Successor Agency and the Oversight Board for the former Turlock Redevelopment Agency.

This support includes processing all financial transactions; preparing required reports for various entities including ROPS submission and Continuing Disclosure documents related to outstanding debt issuances; administration of mobile home subsidy program; support to EAH and Avena Bella; and responding to questions regarding any Successor Agency activities.

Administrative support also includes preparing and presenting Staff reports for the Successor Agency and/or the Oversight Board so that they can fulfill their administrative requirements related to the wind down of the former Turlock Redevelopment Agency. City Staff also supports the Successor Agency and Oversight Board members as they carry out their duties and responsibilities to their respective entity.

On the related ROPS for these time periods, Staff is proposing the use of RPTTF funds for the administrative costs of the Successor Agency.

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

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OVERSIGHT BOARD
TO SUCCESSOR AGENCY TO THE
TURLOCK REDEVELOPMENT AGENCY

SYNOPSIS

January 25, 2017

TITLE: APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 2017 – JUNE 2018 (ROPS 17-18) AND RELATED MATTERS

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

ACTION RECOMMENDED:

Resolution: Approving a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2017 through June 30, 2018, pursuant to Health and Safety Code Section 34177 and taking certain related actions

EXECUTIVE SUMMARY:

Pursuant to Section 34177 of the Health and Safety Code (“HSC”), in order to make payments on enforceable obligations, the Successor Agency must prepare a Recognized Obligation Payment Schedule (“ROPS”) for specified fiscal periods. Previously, the Successor Agency was required to prepare a ROPS for each six-month fiscal period (from July 1 through December 31, and from January 1 through June 30, respectively). Due to a change in law in 2015, the Successor Agency is now required to prepare only one ROPS per fiscal year. All ROPS must be approved by the Oversight Board and submitted to the State Department of Finance (“DOF”) for review.

The ROPS currently before the Oversight Board for consideration and approval is for the period July 1, 2017 through June 30, 2018 (ROPS 17-18).

SUCCESSOR AGENCY RECOMMENDATION

Staff recommends that the Oversight Board for the Successor Agency to the Turlock Redevelopment Agency adopt the attached Resolution, approving the Recognized Obligation Payment Schedule for the twelve-month fiscal period from July 1, 2017 through June 30, 2018 and taking certain related actions.

ANALYSIS

The July 1, 2017 through June 30, 2018 Recognized Obligation Payment Schedule (ROPS 16-17) is the eleventh installment before the Oversight Board for approval.

The ROPS 17-18 reflects two major changes from what has been presented to date. First, in November 2016 the Successor Agency issued Tax Allocation Refunding Bonds

to fully refund (refinance) the outstanding 1999, 2006 and 2011 Bonds. The Agency took advantage of lower interest rates to lower the ultimate debt service obligations of the Successor Agency. The 2016 Bonds will mature (final payoff) in September 2039. Total semi-annual debt service over that time period will be \$54.4 million. While the length of final payoff has not changed, the old bonds had \$69.3 million of remaining debt service prior to refunding. The semi-annual debt service for the 2016 Bonds is included in the ROPS 17-18 both for actual payments to be made during the ROPS period as well as for debt service due in September 2018 in accordance with the Indenture Agreement that was part of the bond issuance documents.

The second major change is there is no funding for Avena Bella included for RPTTF funding in the ROPS 17-18. The 2016 Bond Indenture contained a provision providing for the establishment and funding of a third-party trustee account into which funding for the Disposition and Development Agreement (DDA) obligation related to the second phase of the Avena Bella affordable housing project would be placed. Based on funds on-hand and/or received during fiscal 2016-17, the Successor Agency will be able to place sufficient funds in the trustee account by June 30, 2017 to fully fund the Avena Bella DDA obligation when the project is ready to break ground. As noted in the Staff report to the Oversight Board in June 2016, by funding the DDA obligation as provided for in the Indenture, the Successor Agency was able to accommodate the expectation of potential investors in the 2016 Bonds that 100% of the Successor Agency revenue (RPTTF less county admin expenses and unsubordinated pass-through payments) would be available for debt service.

Also included in the ROPS 17-18 is funding for Enforceable Obligations (EO) for the following: (1) the mobile home subsidy program, (2) various costs associated with the administration of the Agency's outstanding debt (third-party trustee fees and arbitrage rebate calculations), and (3) administrative costs. These EOs are similar to what has been presented in the past.

AB X1 26 provides for an administrative allowance equal to 3% of revenue received 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). By a separate agenda item, the Successor Agency will be requested to approve the administrative budget for the period July 1, 2017 – June 30, 2018.

Deadlines for ROPS Submission and Review Process

Pursuant to HSC Section 34177, the Successor Agency must prepare a ROPS listing the anticipated payments for enforceable obligations to be made during each specified fiscal period. Previously, each ROPS covered a six-month period (commencing January 1 and July 1, respectively). SB 107, which was enacted in September 2015, amended HSC Section 34177, to provide that, beginning with fiscal year 2016-17, the Successor Agency must prepare a ROPS annually (instead of twice a year).

All ROPS must be approved by the Oversight Board. Furthermore, each Oversight Board-approved ROPS must be submitted to the DOF for review. HSC Section 34177 also requires the Successor Agency to submit an Oversight Board-approved ROPS to the DOF and to the County Auditor-Controller no later than February 1, 2017. A copy of the Oversight Board-approved ROPS must be posted on the Successor Agency's website.

The DOF may eliminate or modify any item on the ROPS before approving the ROPS. The DOF must make its determination regarding the enforceable obligations and the amount and funding source for each enforceable obligation listed on ROPS 16-17 no later than April 15, 2017. Within five business days of the DOF's determination, the Successor Agency may request to "meet and confer" with the DOF on disputed items. The meet and confer period may vary, but an untimely submission of ROPS 17-18 may result in a meet and confer period of less than 30 days.

The County Auditor-Controller may object to the inclusion of any item on the ROPS that is not demonstrated to be an enforceable obligation and may object to the funding source proposed for any item. The County Auditor-Controller must provide notice of its objections to the DOF, the Successor Agency and the Oversight Board at least 60 days before disbursements from the Redevelopment Property Tax Trust Fund ("RPTTF") are required to be made.

The County Auditor-Controller is required to make RPTTF disbursements to the Successor Agency pursuant to the DOF-approved ROPS 17-18 on June 1, 2017 (to fund enforceable obligation payments from July 1, 2017 through December 31, 2017) and January 2, 2018 (to fund enforceable obligation payments from January 1, 2018 through June 30, 2018).

Penalties for Failure to Make Timely Submission

If the Successor Agency does not submit an Oversight Board-approved ROPS 17-18 by February 1, 2017, the City of Turlock will be subject to a civil penalty of \$10,000 per day for every day that ROPS 17-18 is not submitted to the DOF. The penalty will be paid to the County Auditor-Controller for distribution to the taxing entities. If the Successor Agency does not timely submit ROPS 17-18, creditors of the Successor Agency, the DOF, and affected taxing entities may request a writ of mandate to require the Successor Agency to immediately perform this duty. Additionally, if the Successor Agency does not submit ROPS 17-18 within 10 days of the February 1, 2017 deadline, the Successor Agency's maximum administrative cost for that period will be reduced by 25 percent.

If the Successor Agency fails to submit an Oversight Board-approved ROPS to the DOF within five business days of "the date upon which the ROPS is to be used to determine the amount of property tax allocations," the DOF may order the County Auditor-Controller to withhold a scheduled RPTTF disbursement to the Successor Agency pending the DOF's review of the related ROPS. (It is not clear what is "the date upon which the ROPS is to be used to determine the amount of property tax allocations." Possibly, it is referring to October 1 and April 1, the dates by which the County Auditor-Controller must prepare estimates for the upcoming RPTTF disbursements on January 2 and June 1, respectively,

and provide the estimates to the DOF, the Successor Agency and the taxing entities.) In conjunction with such a withholding, the DOF may order the County Auditor-Controller to disburse to the taxing entities money from the RPTTF that the DOF determines to be in excess of the amount needed for enforceable obligations.

FISCAL IMPACT

The preparation and submittal of ROPS 17-18 is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from July 1, 2017 through June 30, 2018.

ENVIRONMENTAL IMPACT

N/A

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

IN THE MATTER OF APPROVING	}	RESOLUTION NO. OB-2017-_____
A RECOGNIZED OBLIGATION PAYMENT	}	
SCHEDULE FOR THE FISCAL PERIOD	}	
FROM JULY 1, 2017 THROUGH JUNE	}	
30, 2018, PURSUANT TO HEALTH AND	}	
SAFETY CODE SECTION 34177 AND	}	
TAKING CERTAIN RELATED ACTIONS	}	
<hr/>		

WHEREAS, pursuant to Health and Safety Code Section 34177(o), the Successor Agency to the Turlock Redevelopment Agency (the "Successor Agency") must prepare a Recognized Obligation Payment Schedule listing the anticipated payments for enforceable obligations to be made by the Successor Agency during the fiscal period from July 1, 2017 through June 30, 2018 ("ROPS 17-18") and submit ROPS 17-18 to the oversight board of the Successor Agency (the "Oversight Board") for approval; and

WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(C) and Section 34177(o)(1), the Successor Agency must: (i) submit the Oversight Board-approved ROPS 17-18 to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than February 1, 2017, and (ii) post a copy of the Oversight Board-approved ROPS 17-18 on the Successor Agency's website;

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCESSOR AGENCY TO THE TURLOCK REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

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

Section 2. The Oversight Board hereby approves the proposed ROPS 17-18, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to: (i) submit a copy of Oversight Board-approved ROPS 17-18 to the DOF, the Office of the State Controller, and the County Auditor-Controller and (ii) post a copy of the Oversight Board-approved ROPS 17-18 on the Successor Agency's Internet website (being a page on the Internet website of the City of Turlock).

Section 3. The Staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including but not limited to requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and making adjustments to ROPS 17-18 pursuant to the DOF's instructions, and any such actions previously taken are hereby ratified and confirmed.

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency at its special meeting held on January 25th, 2017, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Jennifer Land, Board Secretary

EXHIBIT A

**SUCCESSOR AGENCY TO THE TURLOCK REDEVELOPMENT AGENCY
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
(July 1, 2017 - June 30, 2018)**

Recognized Obligation Payment Schedule (ROPS 17-18) - Summary

Filed for the July 1, 2017 through June 30, 2018 Period

Successor Agency: Turlock
 County: Stanislaus

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	17-18A Total (July - December)	17-18B Total (January - June)	ROPS 17-18 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 1,087,603	\$ 734,103	\$ 1,821,706
B Bond Proceeds	-	-	-
C Reserve Balance	1,087,603	734,103	1,821,706
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 325,445	\$ 2,658,381	\$ 2,983,826
F RPTTF	200,445	2,533,381	2,733,826
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E):	\$ 1,413,048	\$ 3,392,484	\$ 4,805,532

Certification of Oversight Board Chairman:
 Pursuant to Section 34177 (o) 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 successor agency.

 Name Title
 /s/ _____
 Signature Date

Turlock Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail

July 1, 2017 through June 30, 2018

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	17-18A (July - December)				
											Fund Sources				
											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	ROPS 17-18 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF
								\$ 109,282,827		\$ 4,805,532	\$ -	\$ 1,087,603	\$ -	\$ 200,445	\$ 125,000
1	1999 Tax Increment Bonds	Bonds Issued On or Before	3/1/1999	9/15/2024	US Bank	proceeds used for non-housing			Y	\$ -					
2	2006 Tax Increment Bonds	Bonds Issued On or Before	8/23/2006	9/15/2036	US Bank	proceeds used for non-housing projects			Y	\$ -					
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			Y	\$ -					
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 & specialties			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						
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	12/31/2020	JCS Properties Inc	mobile home rental subsidy - termination date is an estimate		46,000	N	\$ 46,000				23,000	
33	mobile home rental subsidy	Business Incentive Agreements	5/16/2007	12/31/2020	Magic Sands Mobile Home	mobile home rental subsidy - termination date is an estimate		4,800	N	\$ 4,800				2,400	
34	mobile home rental subsidy	Business Incentive Agreements	4/1/2007	12/31/2020	Mulberry Mobile Park	mobile home rental subsidy - termination date is an estimate		4,000	N	\$ 4,000				2,000	
35	mobile home rental subsidy	Business Incentive Agreements	4/3/2007	12/31/2020	Western View Mobile Ranch	mobile home rental subsidy - termination date is an estimate		46,000	N	\$ 46,000				23,000	
36	mobile home rental subsidy	Business Incentive Agreements	4/19/2007	12/31/2020	Westfork Estates	mobile home rental subsidy - termination date is an estimate		10,000	N	\$ 10,000				5,000	
38	Contract for admin of MHRS program	Project Management Costs	7/1/2013	12/31/2020	Successor Agency Staff	Staff time to collect monthly supporting documents and annual verifications - termination date is an estimate		10,000	N	\$ 10,000				5,000	
40	DDA	OPA/DDA/Construction	4/12/2011	12/31/2020	Avena Bella - Phase II (EAH)	low- & mod-income housing project - termination date is an estimate			N	\$ -					
41	Econ Dev Proj Funding Agmt	Improvement/Infrastructure	1/9/2008	1/1/2020	Stan Cty Economic Development Land Bank	loan repayment		127,045	N	\$ 127,045				127,045	
42	Contract admin - Avena Bella	Project Management Costs	7/1/2013	12/31/2020	Successor Agency Staff	Staff time for contract and construction admin of Phase II		10,000	N	\$ 10,000				5,000	
43	Trustee Services	Fees	3/1/1999	12/31/2039	U.S. Bank	trustee services for outstanding bond issuances		5,000	N	\$ 5,000				5,000	
44	Arbitrage Rebate Services	Fees	3/1/1933	12/31/2039	BLX Group Inc	annual arbitrage rebate report for each outstanding bond issuance		3,000	N	\$ 3,000				3,000	

A	B	C	D	E	F	Q	R	S	T	U	V	W
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	17-18A Total	17-18B (January - June)					17-18B Total
							Fund Sources					
							Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						\$ 1,413,048	\$ -	\$ 734,103	\$ -	\$ 2,533,381	\$ 125,000	\$ 3,392,484
1	1999 Tax Increment Bonds	Bonds Issued On or Before	3/1/1999	9/15/2024	US Bank	\$ -						\$ -
2	2006 Tax Increment Bonds	Bonds Issued On or Before 12/31/10	8/23/2006	9/15/2036	US Bank	\$ -						\$ -
3	2011 Tax Increment Bonds	Bonds Issued After 12/31/10	2/8/2011	9/15/2039	US Bank	\$ -						\$ -
5	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Ross F Carroll, Inc	\$ -						\$ -
6	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Diede Construction, Inc							
7	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Diede Construction, Inc							
8	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Bank of Ag & Commerce	\$ -						\$ -
9	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	George Reed Inc	\$ -						\$ -
10	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Modern Building Co	\$ -						\$ -
11	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Duley's Landscaping, Inc							
12	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Frazier Masonry	\$ -						\$ -
13	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Golden State Steel	\$ -						\$ -
14	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Central Valley Comm Bank	\$ -						\$ -
15	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Tarlton & Son	\$ -						\$ -
16	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Graham/Prewett	\$ -						\$ -
17	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	LVI Faculty Services	\$ -						\$ -
18	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	DC Vient, Inc	\$ -						\$ -
19	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Bobo construction	\$ -						\$ -
20	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Darrale Patrias Elec.	\$ -						\$ -
21	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Mark III Construction	\$ -						\$ -
22	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Kone Elevators	\$ -						\$ -
23	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Cen-Cal Fire Systems	\$ -						\$ -
24	Public Safety Facility	OPA/DDA/Construction	4/22/2008	12/31/2015	WLC							
25	Public Safety Facility	OPA/DDA/Construction	5/10/2011	12/31/2015	Koehn Engineering & Design	\$ -						\$ -
26	Public Safety Facility	OPA/DDA/Construction	4/4/2011	12/31/2015	Kleinfelder West, Inc	\$ -						\$ -
27	Public Safety Facility	OPA/DDA/Construction	3/8/2011	12/31/2015	Neil O Anderson & Assoc	\$ -						\$ -
28	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	City of Turlock							
29	Public Safety Facility	OPA/DDA/Construction	9/1/2011	12/31/2015	Forward Inc/Republic Svcs							
30	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Subject to bid	\$ -						\$ -
32	mobile home rental subsidy	Business Incentive Agreements	4/1/2007	12/31/2020	JCS Properties Inc	\$ 23,000				23,000		\$ 23,000
33	mobile home rental subsidy	Business Incentive Agreements	5/16/2007	12/31/2020	Magic Sands Mobile Home	\$ 2,400				2,400		\$ 2,400
34	mobile home rental subsidy	Business Incentive Agreements	4/1/2007	12/31/2020	Mulberry Mobile Park	\$ 2,000				2,000		\$ 2,000
35	mobile home rental subsidy	Business Incentive Agreements	4/3/2007	12/31/2020	Western View Mobile Ranch	\$ 23,000				23,000		\$ 23,000
36	mobile home rental subsidy	Business Incentive Agreements	4/19/2007	12/31/2020	Westfork Estates	\$ 5,000				5,000		\$ 5,000
38	Contract for admin of MHRS program	Project Management Costs	7/1/2013	12/31/2020	Successor Agency Staff	\$ 5,000				5,000		\$ 5,000
40	DDA	OPA/DDA/Construction	4/12/2011	12/31/2020	Avena Bella - Phase II (EAH)	\$ -						\$ -
41	Econ Dev Proj Funding Agmt	Improvement/Infrastructure	1/9/2008	1/1/2020	Stan Cty Economic Development Land Bank	\$ 127,045						\$ -
42	Contract admin - Avena Bella	Project Management Costs	7/1/2013	12/31/2020	Successor Agency Staff	\$ 5,000				5,000		\$ 5,000
43	Trustee Services	Fees	3/1/1999	12/31/2039	U.S. Bank	\$ 5,000						\$ -
44	Arbitrage Rebate Services	Fees	3/1/1933	12/31/2039	BLX Group Inc	\$ 3,000						\$ -

Turlock Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail

July 1, 2017 through June 30, 2018

(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 ROPS 17-18 Total	L, M, N, O 17-18A (July - December)				P Admin RPTTF	
											Fund Sources					
											L Bond Proceeds	M Reserve Balance	N Other Funds	O RPTTF		
45	Annual Administration	Admin Costs	7/1/2013	6/30/2018	City of Turlock	Includes successor agency staff (other than specific project time), supplies, meetings, utilities, vehicles, IT, advertising and non-project specific legal services.		250,000	N	\$ 250,000					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			Y	\$ -						
48	Reserve for 2006 Bond Sept principal payment	Reserves	8/23/2006	9/15/2036	US Bank	proceeds used for non-housing projects			Y	\$ -						
49	Reserve for 2011 Bond Sept principal payment	Reserves	2/8/2011	9/15/2039	US Bank	proceeds used for non-housing projects			Y	\$ -						
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			N	\$ -						
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			N	\$ -						
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			N	\$ -						
53	2016 Tax Increment Refunding Bonds - interest	Refunding Bonds Issued After 6/27/12	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		18,643,491	N	\$ 1,471,706		737,603				
54	2016 Tax Increment Refunding Bonds - principal	Refunding Bonds Issued After 6/27/12	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		35,740,000	N	\$ 350,000		350,000				
55	Reserve for 2016 Bond principal payment	reserves	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		35,740,000	N	\$ 1,015,000						
56	Reserve for 2016 Bond interest payment	Reserves	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	Proceeds used to 100% refund outstanding 1999, 2006 and 2011 bonds		18,643,491	N	\$ 1,452,981						
57									N	\$ -						
58									N	\$ -						
59									N	\$ -						
60									N	\$ -						

A	B	C	D	E	F	Q	R	S	T	U	V	W
							17-18B (January - June)					
							Fund Sources					
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	17-18A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18B Total
45	Annual Administration	Admin Costs	7/1/2013	6/30/2018	City of Turlock	\$ 125,000					125,000	\$ 125,000
46	Public Safety Facility	OPA/DDA/Construction	2/1/2011	12/31/2015	Subject to bid	\$ -						\$ -
47	Reserve for 1999 Bond Sept principal payment	Reserves	3/1/1999	9/15/2024	US Bank	\$ -						\$ -
48	Reserve for 2006 Bond Sept principal payment	Reserves	8/23/2006	9/15/2036	US Bank	\$ -						\$ -
49	Reserve for 2011 Bond Sept principal payment	Reserves	2/8/2011	9/15/2039	US Bank	\$ -						\$ -
50	Loan Agreement for Public Safety Facility Contracts	City/County Loans After 6/27/11	2/24/2015	12/31/2018	City of Turlock	\$ -						\$ -
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	\$ -						\$ -
52	Administrative Allowance for which there has been insufficient RPTTF to fund	Admin Costs	7/1/2012	12/31/2018	City of Turlock	\$ -						\$ -
53	2016 Tax Increment Refunding Bonds - interest	Refunding Bonds Issued After 6/27/12	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	\$ 737,603		734,103				\$ 734,103
54	2016 Tax Increment Refunding Bonds - principal	Refunding Bonds Issued After 6/27/12	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	\$ 350,000						\$ -
55	Reserve for 2016 Bond principal payment	reserves	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	\$ -				1,015,000		\$ 1,015,000
56	Reserve for 2016 Bond interest payment	Reserves	11/16/2016	9/1/2039	US Bank as third party trustee for bond holders	\$ -				1,452,981		\$ 1,452,981
57						\$ -						\$ -
58						\$ -						\$ -
59						\$ -						\$ -
60						\$ -						\$ -

**Turlock Recognized Obligation Payment Schedule (ROPS 17-18) - 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 15-16B Actuals (01/01/16 - 06/30/16)									
1	Beginning Available Cash Balance (Actual 01/01/16)	2,231,934	1,329,254		1,005,606		-		
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016	17,498	701		980,000		2,057,880		
3	Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)	8,925	134		980,000		1,304,324		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				1,005,606		753,556	to be applied to Avena Bella DDA	
5	ROPS 15-16B RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 2,240,507	\$ 1,329,821	\$ -	\$ -	\$ -	\$ -		

