



**AGENDA  
SUCCESSOR AGENCY  
TO THE MANTECA REDEVELOPMENT AGENCY  
REGULAR MEETING  
SEPTEMBER 4, 2012  
7:00 P.M.  
CITY COUNCIL CHAMBERS  
1001 W. CENTER STREET**

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**CALL TO ORDER:** Chairman Weatherford

**ROLL CALL:** Board Members DeBrum, Harris, Hernandez, Moorhead and Weatherford

**A. CONSENT CALENDAR**

*It is recommended that the following items be considered simultaneously unless Board members or a member of the audience requests further discussion of an item.*

1. Approve the regular meeting minutes of the Successor Agency to the Manteca Redevelopment Agency of August 21, 2012.
2. Adopt a resolution approving a recognized obligation payment schedule (ROPS) for the six-month fiscal period from January 1, 2013 through June 30, 2013, and taking certain related actions.

**B. ORAL COMMUNICATIONS**

*Persons who do not have items on the agenda may approach the Successor Agency at this time. Please complete the Request to Speak form located next to the agendas in the back of the Council Chambers and give same to the Secretary/ City Clerk prior to the meeting. Those who wish to speak to items not placed on the agenda will be limited to three (3) minutes per speaker. Although the Board encourages the public to participate in the meeting, proper decorum must be assured at all times. Therefore, no personal attacks will be permitted.*

**C. ADJOURNMENT**

This meeting of the Successor Agency to the Manteca Redevelopment Agency will adjourn to the next regular meeting of the Board to be held on Tuesday, **September 18, 2012, 7:00 p.m.**, in the City Council Chambers, 1001 W. Center Street, Manteca, California.

**Reports and documents relating to each of the items listed on the agenda, including those received following posting/distribution, are on file in the Office of the Secretary to the Successor Agency to the Manteca Redevelopment Agency/City Clerk and are available for public inspection during normal**

**business hours, Monday – Friday, 7:30 a.m. – 5:30 p.m., closed alternating Fridays, 1001 W. Center Street, Manteca, CA 95337, telephone (209) 456-8017.**

**Please contact the Office of the Secretary of the Successor Agency to the Manteca Redevelopment Agency, 1001 W. Center Street, Manteca, CA, (209) 456-8017, for assistance with access to any of the agenda, materials, or participation at the meeting.**

**This notice of a regular meeting of the Successor Agency to the Manteca Redevelopment Agency was posted on the Bulletin Board at City Hall, 1001 W. Center Street, Manteca, California on August 30, 2012.**

**JOANN TILTON, MMC  
SECRETARY/CITY CLERK**

**MINUTES OF THE SUCCESSOR AGENCY  
TO THE MANTECA REDEVELOPMENT AGENCY  
REGULAR MEETING HELD AUGUST 21, 2012**

The regular meeting of the Successor Agency to the Manteca Redevelopment Agency held August 21, 2012, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Weatherford at 8:16 p.m.

Roll Call: Board Members DeBrum, Harris, Hernandez and Weatherford. Board Member Moorhead was absent (excused).

**A. CONSENT CALENDAR**

1. Approve the regular meeting minutes of the Successor Agency to the Manteca Redevelopment Agency of May 15, 2012.
2. Receive and file summary report on AB X1 26 and AB 1484 relating to the dissolution of redevelopment.
3. Receive and file the Housing Assets List.
4. Approve the concept of retaining legal counsel for the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency.
5. Adopt a resolution approving a proposed administrative budget for the six-month fiscal period from January 1, 2013 through June 30, 2013, and taking certain other related actions.

**ACTION: APPROVE CONSENT CALENDAR ITEMS 1-4.** (DeBrum/Hernandez) The motion carried unanimously.

Discussion of Item A.5

Bruce Lownsbery, Manteca resident, asked clarifying questions related to the proposed administrative budget and staff report. The Finance Director responded.

**ACTION: APPROVE CONSENT CALENDAR ITEM 5.** (DeBrum/Hernandez) The motion carried unanimously.

**B. ORAL COMMUNICATIONS**

Georgianna Reichelt, Manteca resident, wanted to thank the fire chief for his assistance with code enforcement issues.

Richard Hansen, area resident, thanked Bruce Lownsbery for his watchful eye on City business.

**C. ADJOURNMENT**

With nothing further to come before the Successor Agency to the Manteca Redevelopment Agency, the Chairman adjourned the meeting at 8:26 p.m.

**JOANN TILTON, MMC  
AGENCY SECRETARY**

**WILLIE W. WEATHERFORD  
CHAIRMAN**

Successor Agency Agenda  
September 4, 2012  
Consent Calendar  
Agenda Item No. A.02

Reviewed by  
City Mgr's office: /KLM

Memo to: Successor Agency to Manteca Redevelopment Agency

From: Suzanne Mallory, Finance Director

Date: August 29, 2012

Subject: Approval of ROPS No. 3

Recommendation:

Staff recommends that the Successor Agency to the Manteca Redevelopment Agency adopt a resolution approving the Recognized Obligation Payment Schedule for the six-month fiscal period from January 1, 2013 through June 30, 2013 and taking certain related actions.

Background:

Pursuant to AB X1 26, the Successor Agency must prepare a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period (commencing each January 1 and July 1), listing the payments to be made by the Successor Agency during such period. All ROPS must be approved by the Oversight Board. Furthermore, each Oversight Board-approved ROPS must be submitted to the State Department of Finance ("DOF") for review.

On June 27, 2012, the Governor signed the State budget trailer bill AB 1484, which became effective immediately. AB 1484 imposes new requirements and deadlines, beginning with the ROPS covering the period from January 1, 2013 through June 30, 2013 ("ROPS No. 3").

Deadlines for ROPS Submission and Review

AB 1484 does not specify a deadline for the Successor Agency to submit ROPS No. 3 to the Oversight Board for approval. However, the Successor Agency must submit an Oversight Board-approved ROPS No. 3 to the DOF, the Office of the State Controller and the County Auditor-Controller no later than September 1, 2012. The Successor Agency must submit the ROPS to the DOF electronically in the manner of DOF's choosing. A copy of the

Oversight Board-approved ROPS must be posted on the Successor Agency's website. The Oversight Board approved ROPS 3 on August 28, 2012.

The DOF may eliminate or modify any items on the ROPS before approving the ROPS. The DOF must make its determination regarding the enforceable obligations and the amount and funding source for each enforceable obligation listed on a ROPS no later than 45 days after the ROPS is submitted. Within five business days of the DOF's determination, the Successor Agency may request to "meet and confer" with the DOF on disputed items. The meet and confer period may vary, but an untimely submission of ROPS No. 3 may result in a meet and confer period of less than 30 days.

The County Auditor-Controller may object to the inclusion of any item on the ROPS that is not demonstrated to be an enforceable obligation and may object to the funding source proposed for any item. The County Auditor-Controller must provide notice of its objections to the DOF, the Successor Agency and the Oversight Board by October 1, 2012.

#### Penalties for Failure to Make Timely Submission

If the Successor Agency does not submit an Oversight Board-approved ROPS by September 1, 2012, the City of Manteca will be subject to a civil penalty of \$10,000 per day for every day that the ROPS is not submitted to the DOF. The penalty is to be paid to the County Auditor-Controller for distribution to the taxing entities. If the Successor Agency does not timely submit a ROPS, creditors of the successor agency, the DOF, and affected taxing entities may request a writ of mandate to require the Successor Agency to immediately perform this duty. Additionally, if the Successor Agency does not submit a ROPS within 10 days of September 1st, the Successor Agency's administrative cost allowance for that period will be reduced by 25 percent.

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

#### Fiscal Impact:

The preparation and submittal of ROPS No. 3 is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from January 1, 2013 to June 30, 2013.

**RESOLUTION NO. SA-RDA\_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2013 THROUGH JUNE 30, 2013, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 AND TAKING CERTAIN RELATED ACTIONS**

RECITALS:

A. Pursuant to Health and Safety Code Section 34177(l), the Successor Agency to the Manteca Redevelopment Agency (the "Successor Agency") must prepare a proposed Recognized Obligation Payment Schedule ("ROPS") before each six-month fiscal period (commencing each January 1 and July 1) and submit each proposed ROPS to the oversight board for the Successor Agency (the "Oversight Board") for approval.

B. Pursuant to Health and Safety Code Section 34177(l)(2)(B), at the same time that the Successor Agency submits a ROPS to the Oversight Board for approval, the Successor Agency must submit a copy of such ROPS to the State Department of Finance (the "DOF"), the County administrative officer, and the County Auditor-Controller.

C. Pursuant to Health and Safety Code Section 34177(l)(2)(C) and (m), the Successor Agency must (1) submit the Oversight Board-approved ROPS for the six-month fiscal period from January 1, 2013 through June 30, 2013 ("ROPS No. 3"), to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than September 1, 2012; and (2) post a copy of the Oversight Board-approved ROPS No. 3 on the Successor Agency's website.

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY (THE "BOARD"), HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:**

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

Section 2. This Resolution is adopted pursuant to the provisions of Health and Safety Code Section 34177.

Section 3. The Board hereby approves proposed ROPS No. 3, substantially in the form attached hereto as Exhibit A. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify ROPS No. 3 as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 4. Staff is hereby authorized and directed to submit a copy of ROPS No. 3 to the Oversight Board for approval and, at the same time, transmit a copy of ROPS No. 3 to the DOF, the County Auditor-Controller and the County administrative officer as designated by the County.

Section 5. Staff is hereby authorized and directed to submit a copy of Oversight Board-approved ROPS No. 3 to the DOF, the Office of the State Controller, and the County Auditor-Controller. If the Oversight Board has not approved ROPS No. 3 by September 1, 2012, Staff is hereby authorized and directed to transmit ROPS No. 3 to the DOF, the Office of the State Controller, and the County Auditor-Controller by September 1, 2012, with a written notification regarding the status of the Oversight Board's review. Written notice and information regarding the action of the Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing.

Section 6. Staff is hereby authorized and directed to post a copy of the Oversight Board-approved ROPS No. 3 on the Successor Agency's Internet website (being a page on the Internet website of the City of Manteca).

Section 7. The officers and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2012.

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
\_\_\_\_\_, CHAIR

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, SECRETARY  
SUCCESSOR AGENCY TO THE  
\_\_\_\_\_ REDEVELOPMENT AGENCY

**EXHIBIT A**

**SUCCESSOR AGENCY TO THE \_\_\_\_\_ REDEVELOPMENT  
AGENCY  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
(January 1, 2013 through June 30, 2013)**

## Successor Agency Contact Information

Name of Successor Agency: Successor Agency to the Manteca  
Redevelopment Agency  
County: San Joaquin County

Primary Contact Name: Suzanne Mallory  
Primary Contact Title: Finance Director  
1001 W. Center Street, Manteca 95337

Address  
Contact Phone Number: 209-456-8765  
Contact E-Mail Address: [smallory@ci.manteca.ca.us](mailto:smallory@ci.manteca.ca.us)

Secondary Contact Name: Donald Smail  
Secondary Contact Title: Economic Development Manager  
Secondary Contact Phone Number: 209-456-8015  
Secondary Contact E-Mail Address: [dsmail@ci.manteca.ca.us](mailto:dsmail@ci.manteca.ca.us)

**SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: Successor Agency to the Manteca Redevelopment Agency

	Total Outstanding Debt or Obligation
<b>Outstanding Debt or Obligation</b>	<b>\$ 220,516,651</b>
<b>Current Period Outstanding Debt or Obligation</b>	<b>Six-Month Total</b>
A Available Revenues Other Than Anticipated RPTTF Funding	67,652,975
B Anticipated Enforceable Obligations Funded with RPTTF	5,687,450
C Anticipated Administrative Allowance Funded with RPTTF	412,550
D Total RPTTF Requested (B + C = D)	6,100,000
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be the same amount as ROPS form six-month total</i>	<b>\$ 73,752,975</b>
E Enter Total Six-Month Anticipated RPTTF Funding <i>(Obtain from county auditor-controller)</i>	6,100,000
F Variance (E - D = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	<b>\$ -</b>
<b>Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments</b> (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed) *</i>	5,891,943
H Enter Actual Obligations Paid with RPTTF**	5,179,003
I Enter Actual Administrative Expenses Paid with RPTTF	712,940
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	-
<b>K Adjusted RPTTF</b> <i>(The total RPTTF requested shall be adjusted if actual obligations paid with RPTTF are less than the estimated obligation amount.)</i>	<b>\$ 6,100,000</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
_____	_____
Signature	Date

\* San Joaquin County did not make any disbursements from the RPTTF during the ROPS I period. The number entered represents an allocable amount from FY 2011-12 tax increment received by the Manteca Redevelopment Agency, exclusive of pass-through payments.

\*\* See footnote above. The number entered equals the amount paid with FY 2011-12 tax increment received by the Manteca Redevelopment Agency, exclusive of pass-through payments.

The Successor Agency is completing and submitting the enclosed information under protest. The Successor Agency's completion and submission of ROPS III in the format mandated by the DOF does not and shall not constitute as a waiver by the Successor Agency of its right to challenge administrative, judicial or other proceeding, the validity of the DOF's template, its inconsistency with the governing statutes, or the legality or accuracy of any of the underlying assumptions on which the template is premised.

Name of Successor Agency:

Successor Agency to the Manteca Redevelopment Agency

County:

San Joaquin County

Oversight Board Approval Date: \_\_\_\_\_

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)**  
**January 1, 2013 through June 30, 2013**

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source						
									LMHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
	<b>Grand Total</b>						\$ 220,516,651	\$ 14,613,809	\$ -	\$ 52,229,231	\$ 15,287,444	\$ 412,550	\$ 5,687,450	\$ 136,300	\$ 73,752,975
1	2002 Tax Allocation Revenue Bonds	9/12/2002		US Bank Trust	Bond issue to fund non-housing projects. Interest due October & April. Principal due October	Merged - Area 1&2	42,394,231	1,934,238					1,884,737.50	58,800	1,943,538
2	2004 Merged Area Tax Housing Set Aside Allocation Refund Bonds	11/30/2004		US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October	Merged - Area 1&2	8,017,792	349,829			241,245		111,242		352,487
3	2004 Housing Trustee Fees	11/30/2004		US Bank Trust	Trustee Fees	Merged - Area 1&2		2,700.00					2,700		2,700
4	2004 Merged Area Tax Allocation Refund Bonds	11/30/2004		US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October	Merged - Area 1&2	42,942,352	1,832,447			1,301,835		499,335	42,500	1,843,670
5	2004 Trustee Fees	11/30/2004		US Bank Trust	Trustee Fees	Merged - Area 1&2		1,500.00					1,500		1,500
6	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005		US Bank Trust	Bond issue to fund non-housing projects. Variable rate debt with monthly swap payments. Principal due October.	Merged - Area 1&2	88,196,700				725,000				725,000
7	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005		Piper Jaffray	SWAP Payment	Merged - Area 1&2		1,620,000			810,000		810,000		1,620,000
8	2005 Amended Project Area Variable Rate Refunding Bonds	5/13/2008		State Street Bank	Letter of Credit	Merged - Area 1&2		120,000			-		44,100		44,100
9	2005 Amended Project Area Variable Rate Refunding Bonds	5/13/2008		State Street Bank	Letter of Credit Bank	Merged - Area 1&2		900,000			2,550,000		856,000		3,406,000
10	2005 Amended Project Area Variable Rate Refunding Bonds	5/13/2008		State Street Bank	Letter of Credit Commitment Fees	Merged - Area 1&2		1,480,000			560,000		1,020,000		1,580,000
11	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005		Piper Jaffray	Remarketing Fee	Merged - Area 1&2		150,000			75,000				75,000
12	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005		US Bank Trust	Principal	Merged - Area 1&2		4,690,000			8,000,000		-		8,000,000
13	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005		US Bank Trust	Annual Trustee Fees	Merged - Area 1&2		5,500			5,500				5,500
14	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	12/14/2006		US Bank Trust	Bonds issue to fund non-housing projects	Merged - Area 1&2	38,815,240	1,378,100			918,800		438,795	35,000	1,392,595
15	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	12/14/2006		US Bank Trust	Annual Trustee Fees	Merged - Area 1&2		1,500					1,500		1,500
16	Lease	3/1/2011		Sephos Trust	Lease property for 10 years	Merged - Area 1&2	135,000	15,000			15,000				15,000
17	Parking Lot Lease	10/16/2006		FESM	230 & 252 N. Main Street Lease	Merged - Area 1&2	15,336	5,112					5,112		5,112
18	Mosquito Abatement Assessment	annual assessment		San Joaquin County Mosquito & Vector Control District	Mosquito abatement assessment for RDA Properties	Merged - Area 1&2		39.86					25		25
19	Property tax on RDA properties	annual assessment		Shabbir Kahn	Annual RD 17 property tax on RDA Properties	Merged - Area 1&2		1,955.00					1,010		1,010
20	Utilities	monthly		PG&E	PG&E bill for Property owned by RDA	Merged - Area 1&2		23,400.00			10,982		718		11,700
21	Supplemental Retirement Benefits	per MOU		PARS	Supplemental retirement for prior Executive Director	Merged - Area 1&2		17,700.00					8,850		8,850
22	Retiree Health Benefits	monthly per MOU		PERS	Retiree Health Benefits former employees	Merged - Area 1&2		17,586.00			8,795				8,795
23	Legal Costs	10/6/2003		Richard Watson Gershon	Legal services as previously contracted	Merged - Area 1&2		8,357			8,357				8,357
24	Professional Service Agreement	2/1/2011		Keyser Marston	Financial Services - General Contract	Merged - Area 1&2		27,540			27,450				27,450
25	Professional Service Agreement	10/6/2003		RWG/Keyser Marston	Financial Services - Project Specific Contract	Merged - Area 1&2		29,480			29,480				29,480
26	Professional Service Agreement	1/3/2011		Ron Palmquist	Appraisal services for property dispoitoin	Merged - Area 1&2		1,825					1,825		1,825
27	Administrative Allowance			City of Manteca	SA Administrative Expenses as approved by OB	Merged - Area 1&2						412,550			412,550
28	Low/Mod Affordable Housing Developmment			TBD	Anticipated use of housing bond proceeds for development of affordable housing projects. Implementing contracts to be awarded.	Merged - Area 1&2					2,129,231				2,129,231
29	Low/Mod Downpayment Assistance Grants			TBD	Anticipated use of housing bond proceeds to provided downpayment assistance to qualified buyers. Recipients to be identified as they qualify and secure housing.	Merged - Area 1&2					500,000				500,000
30	Courts Project	12/31/2005		City of Manteca	Defined project per 2005/06 Bond Tax Certificates	1&2					5,000,000				5,000,000
31	South Area Regional Infrastructure	12/31/2005 & 12/14/2006		City of Manteca	Defined project per 2005/06 Bond Tax Certificates	1&2					15,000,000				15,000,000
32	McKinley/120 Interchange	12/31/2005 & 12/14/2006		City of Manteca	Defined project per 2005/06 Bond Tax Certificates	1&2					4,000,000				4,000,000
33	Union Road Bridge Widening	12/31/2005		City of Manteca	Defined project per 2005/06 Bond Tax Certificates	1&2					15,500,000				15,500,000
34	Access Rd Milo Candini	12/14/2006		City of Manteca	Defined project per 2005/06 Bond Tax Certificates	1&2					1,225,000				1,225,000





Name of Successor Agency:  
County:

Successor Agency to the Manteca Redevelopment Agency  
San Joaquin County

Pursuant to Health and Safety Code section 34186 (a)  
PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS I)  
January 1, 2012 through June 30, 2012

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate*	Actual	Estimate	Actual
<b>Grand Total</b>						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712,940	\$ 712,940	\$ 14,259,055	\$ 5,179,003	\$ -	\$ 175,946
1/RPTTF	1	2002 Tax Allocation Revenue Bonds	US Bank Trust	Bond issue to fund non-housing projects. Interest due October & April. Principal due October	1									2,573,057	\$ 579,670.39		59,148.36
1/RPTTF	2	2004 Merged Area Tax Housing Set Aside Allocation Refund Bonds	US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October	Merged 1&2									463,416	\$ 109,135.72		7,151.00
1/RPTTF	3	2004 Merged Area Tax Allocation Refund Bonds	US Bank Trust	Bond issue to fund non-housing projects. Interest due October & April. Principal due October	Merged 1&2									2,388,064	\$ 514,388.93		42,724.82
1/RPTTF	4	2005 Amended Project Area Variable Rate Refunding Bonds	Various	Bond issue to fund non-housing projects. Variable rate debt with monthly swap payments. Principal due October.	Merged 1&2									4,830,550	\$ 1,494,655.00		
1/RPTTF	5	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	US Bank Trust	Bond issue to fund non-housing projects. Interest due October & April. Principal due October	Merged 1&2									1,863,888	\$ 418,875.15		66,921.48
1/RPTTF	8	Legal Costs	Richards Watson Gershon	Legal Costs	Merged 1&2									\$ 39,999.96	\$ 31,643.06		
1/RPTTF	9	RDA Fiscal Consultant	Urban Futures, Inc.	Financial Services	Merged 1&2									\$ 5,242.50	\$ 5,242.50		
1/RPTTF	10	OPA	HOPE Ministries	HOPE Family Shelter Rehabilitation	Merged 1&2									\$ 165,702.93	\$ 165,702.93		
1/RPTTF	11	Pre-Development Loan	Partners	HOPE Family Shelter Rehabilitation	Merged 1&2									\$ -	\$ -		
1/RPTTF	12	Professional Service Agreement	Keyser Marston	Financial Services - General Contract	Merged 1&2									\$ 27,540.00	\$ -		
1/RPTTF	13	Professional Service Agreement	RWG/Keyser Marston	Financial Services - Project Specific Contract	Merged 1&2									\$ 42,817.51	\$ 13,337.50		
1/RPTTF	14	Contract Employee	Avilla, Lane	Code Enforcement Professional Services Contract	Merged 1&2									\$ 16,530.00	\$ 16,530.00		
1/RPTTF	15	Professional Service Agreement	Van Scoyoc Associates	Retainer	Merged 1&2									\$ 9,643.00	\$ 8,701.98		
1/RPTTF	16	Professional Service Agreement	Market Feasibility Advisors	FEZ Feasibility Study	Merged 1&2									\$ 5,700.00	\$ 5,700.00		
1/RPTTF	17	Lease	Sephos Trust	Lease property for 10 years	Merged 1&2									\$ 15,000.00	\$ 15,000.00		
1/RPTTF	18	Contract	Rodgers Construction	HOPE frontage Improvements	Merged 1&2									\$ 74,759.64	\$ 71,310.35		
1/RPTTF	19	Professional Service Agreement	Ron Palmquist	Appraiser	Merged 1&2									\$ 1,950.00	\$ 125.00		
1/RPTTF	20	Contract	Quincy Engineering Inc	South Union/ 120 Interchange	Merged 1&2									\$ 81,659.30	\$ 81,569.30		
1/RPTTF	21	Contract	Suarez & Munoz Constr., Inc	Library Park Expansion	Merged 1&2									\$ 50,275.00	\$ 50,275.00		
1/RPTTF	23	Parking Lot Lease	Galas	173 E. Yosemite Ave Lease	Merged 1&2									-	-		
1/RPTTF	24	Parking Lot Lease	MRPS	133 N. Grant Avenue Lease	Merged 1&2									-	-		
1/RPTTF	25	Parking Lot Lease	MRPS	114 N. Grant Avenue Lease	Merged 1&2									-	-		
1/RPTTF	26	Parking Lot Lease	FESM	230 & 252 N. Main Street Lease	Merged 1&2									5,112	\$ 5,112.00		
2/RPTTF	30	Legal Description	MCR Engineering	FEZ Legal Description	Merged 1&2									1,275	\$ 1,275.00		
2/RPTTF	31	Annual EZ Operating Costs	Enterprise Zone	Annual EZ Operating Costs	Merged 1&2									\$ 21,965.09	\$ 21,965.09		
2/RPTTF	32	Mosquito Abatement	Mosquito & Vector Control	Mosquito Abatement of RDA Properties	Merged 1&2									\$ 39.86	\$ 39.86		
2/RPTTF	33	Property tax on RDA properties	Shabbir Kahn	Properties	Merged 1&2									\$ 1,953.32	\$ 1,953.32		
2/RPTTF	35	Architectual Plans	City of Manteca	Reimbursement for Architectual Plans by MWM	Merged 1&2									\$ 1,540,857.34	\$ 1,540,857.34		
2/RPTTF	36	Concrete and Soil Testing	City of Manteca	Testing by Kleinfelder	Merged 1&2									\$ 1,719.70	\$ 1,719.70		
2/RPTTF	37	Improvements	Kleinfelder	HOPE Family Shelter	Merged 1&2									\$ 694.80	\$ 694.80		
2/RPTTF	38	Supplemental Retirement Benefits	PARS	Director	Merged 1&2									\$ 8,850.00	\$ 8,850.00		
2/RPTTF	39	Retiree Health Benefits	PERS	Retiree Health Benefits former employees	Merged 1&2									\$ 8,793.00	\$ 5,969.52		
2/RPTTF	40	PG&E	PG&E	PG&E bill for Property owned by RDA	Merged 1&2									\$ 11,700.00	\$ 8,488.30		
1/Other	9	San Joaquin County Recorder	Recorder	(reconveyances, etc)	Merged 1&2									\$ 300.00	\$ 215.00		
1/Admin Allow	1				Merged 1&2							712,940	712,940	\$ -			
<p>* The principal of these outstanding Bonds are payable on each October 1<sup>st</sup>. To avoid any potential bond default, the Successor Agency took the reasonable step of listing the full amount of the debt service payment for the Bond Year (from October 2 to October 1) on ROPS I. As events unfolded, the County never made a property tax disbursement in May 2012. In light of the overall availability of funds, the Successor Agency used fiscal year 2011-12 tax increment on hand to make the debt service payment due on April 1st and did not transfer any additional moneys to the bond trustee during the ROPS 1 period. Subsequently the October 1st debt service payment was included again on ROPS II.</p>																	