



**AGENDA
OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY
REGULAR MEETING
FEBRUARY 26, 2013
2:00 P.M.
CITY COUNCIL CHAMBERS
1001 W. CENTER STREET**

The Oversight Board has been created pursuant to § 34161 through 34190 of the Health and Safety Code for the sole purpose of overseeing the actions of the Successor Agency to the Manteca Redevelopment Agency. In accordance with Health and Safety Code § 34179(h), all Oversight Board Actions shall not be effective for three business days, pending a request for review by the State Department of Finance (“Department”). In the event that the Department requests a review of a given Oversight Board action, it shall have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration, and such Oversight Board action shall not be effective until approved by the Department. In the event that the Department returns the Oversight Board action to the Oversight Board for reconsideration, the Oversight Board shall resubmit the modified action for Department approval, and the modified Oversight Board action shall not become effective until approved by the State.

Reports and documents relating to each of the following 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.

CALL TO ORDER/ROLL CALL: Chairman Quaresma

A. STAFF REPORTS

1. Approve Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Special Meeting minutes of December 11, 2012 and Special Meeting minutes of December 19, 2012.
2. Adopt a resolution approving a proposed administrative budget for the six-month fiscal period from July 1, 2013 through December 31, 2013 and taking certain related actions.
3. Adopt a resolution approving the Recognized Obligation Payment Schedule (ROPS 13-14A) for the six-month fiscal period from July 1, 2013 through December 31, 2013, and taking certain related actions.

B. ORAL COMMUNICATIONS

Persons who do not have items on the agenda may approach the Oversight Board of 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 Oversight Board of the Successor Agency to the Manteca Redevelopment Agency will adjourn to the next regular meeting of the Board to be held on Tuesday, **March 26, 2013, 2:00 p.m.**, in the City Council Chambers, 1001 W. Center Street, Manteca, California.

This notice of a regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency was posted on the Bulletin Board at City Hall, 1001 W. Center Street, Manteca, California and at the following website [http://www/successoragency/index.html](http://www.successoragency/index.html) on February 21, 2013.

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

**SPECIAL MEETING MINUTES OF THE OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE MANTECA
REDEVELOPMENT AGENCY HELD DECEMBER 11, 2012**

The Special Meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held December 11, 2012, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Daryll Quaresma at p.m.

Roll Call: Board Members Khan, Madison, Harris (Alternate), Shields, Puentes-Griffith, Thomas and Quaresma. Also present was Alternate Member Holbrook. Board Member Weatherford and Alternate Member Keokham were absent.

1. PUBLIC COMMENT ON ITEMS LISTED BELOW.

No one appeared to speak to the Oversight Board.

2. Receive and review the due diligence review for non-housing fund and account balances of the former Manteca Redevelopment Agency pursuant to Health and Safety Code Section 34179.5 and convene the Public Comment session.

The Executive Director introduced the report and outlined protocol for the Due Diligence Review for the non-housing fund and account balances of the former Manteca Redevelopment Agency as delineated in Health and Safety Code Section 34179.5.

The Executive Director, Finance Director and Economic Development Manager responded to questions of the Board.

WITHOUT OBJECTION THE OVERSIGHT BOARD REVIEWED AND RECEIVED THE DUE DILIGENCE REVIEW FOR THE LOW AND MODERATE INCOME HOUSING FUND PURSUANT TO HEALTH AND SAFETY CODE SECTION 34179.5 AND CONVENEED THE PUBLIC COMMENT SESSION.

3. Adjournment.

With nothing further to come before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, the meeting adjourned at 2:28 p.m., to a special meeting of the Oversight Board of the Successor Agency to the Manteca

Redevelopment Agency to be held on Tuesday, **December 19, 2012, at 2:00 p.m.**,
in the City Council Chambers, 1001 W. Center Street, Manteca, California.

**JOANN TILTON, MMC
AGENCY SECRETARY**

**DARYLL QUARESMA
CHAIRMAN**

**SPECIAL MEETING MINUTES OF THE OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE MANTECA
REDEVELOPMENT AGENCY HELD DECEMBER 19, 2012**

The Special Meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held December 19, 2012, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Daryll Quaresma at 2:00 p.m.

Roll Call: Board Members Khan, Madison, Harris (Alternate), Shields, Puentes-Griffith, Thomas and Quaresma. Also present was Alternate Member Holbrook. Alternate Member Keokham was absent.

1. PUBLIC COMMENT ON ITEMS LISTED BELOW.

No one appeared to speak to the Oversight Board.

2. Adopt a resolution approving the Due Diligence Review for the fund and account balances for the former Manteca Redevelopment Agency Conducted Pursuant to Health and Safety Code Section 34179.5 and Taking Certain Other Actions in Connection Therewith.

The Executive Director introduced the report and proposed resolution for consideration and action by the Oversight Board.

The Executive Director, Finance Director and Economic Development Director responded to questions of the Board. It was reported no comment was received by the public during the public comment period.

ACTION: ADOPT THE RESOLUTION (i) APPROVING THE DUE DILIGENCE REVIEW FOR FUND AND ACCOUNT BALANCES OF THE FORMER MANTECA REDEVELOPMENT AGENCY (THE "OTHER FUNDS DDR") PURSUANT TO HEALTH AND SAFETY CODE SECTION 34179.5, (ii) AUTHORIZING THE SUCCESSOR AGENCY TO RETAIN THE ASSETS AND FUNDS, IF ANY, IDENTIFIED IN SUBPARAGRAPHS (B) TO (E), INCLUSIVE, OF PARAGRAPH (5) OF SUBDIVISION (C) OF SECTION 34179.5, AS DOCUMENTED IN THE OTHER FUNDS DDR (THE "RESTRICTED ASSETS"), AND (iii) ORDERING THE TRANSMITTAL OF THE OTHER FUNDS DDR TO THE DEPARTMENT OF FINANCE AND THE COUNTY AUDITOR-CONTROLLER. (Thomas/Harris) The motion carried unanimously.

3. Adjournment.

With nothing further to come before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, the meeting adjourned at 2:08 p.m., to the

next regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency to be held on Tuesday, **January 15, 2013, at 2:00 p.m.**, in the City Council Chambers, 1001 W. Center Street, Manteca, California.

**JOANN TILTON, MMC
AGENCY SECRETARY**

**DARYLL QUARESMA
CHAIRMAN**

Agenda Item No. A.02

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Suzanne Mallory, Finance Director

Date: February 26, 2013

Subject: Approval of Administrative Budget for July 1, 2013 through
December 31, 2013

Recommendation:

Staff recommends that the Oversight Board for the Successor Agency to the Manteca Redevelopment Agency adopt a Resolution, approving a proposed administrative budget for the six-month fiscal period from July 1, 2013 through December 31, 2013, and taking certain other related actions.

Background:

Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the "Redevelopment Dissolution Law"), the Successor Agency must prepare a proposed administrative budget and a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period, both of 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 or other entity.

The Redevelopment Dissolution Law is unclear regarding the required timing for the submission of the proposed administrative budget for the period from July 1, 2013 through December 31, 2013 (*i.e.*, the first half of fiscal year 2013-14) ("Administrative Budget 13-14A") to the Oversight Board. However, because the Successor's Agency's administrative expenditures also have to be reflected on the ROPS, Administrative

Budget 13-14A and the ROPS for the same period (“ROPS 13-14A”) should be consistent.

The Successor Agency is required to submit ROPS 13-14A to the Oversight Board for approval and then submit the Oversight Board-approved ROPS 13-14A to the State Department of Finance, State Controller and the County Auditor-Controller no later than March 1, 2013. Staff has prepared a ROPS 13-14A for the Oversight Board’s approval at this meeting as a separate agenda item. Staff recommends that the Board approve Administrative Budget 13-14A on the same date as the Board’s approval of ROPS 13-14A.

The Oversight Board must take action by resolution and must provide DOF, by electronic means, written notice and information about the Oversight Board’s action.

Fiscal Impact:

Under the Redevelopment Dissolution Law, an “Administrative Cost Allowance” is paid to the Successor Agency from property tax revenues allocated by the County Auditor-Controller. The Administrative Cost Allowance is defined as an amount, subject to the approval of the Oversight Board, which is up to 3% of the property tax allocated for enforceable obligations from the Redevelopment Property Tax Trust Fund by the County Auditor-Controller. The amount shall not be less than \$250,000 for any fiscal year unless the Oversight Board reduces this amount. The Administrative Cost Allowance is subject to reduction if there are insufficient funds to pay the enforceable obligations as listed on the ROPS.

Exhibit A
Successor Agency to the Manteca Redevelopment Agency
Administrative Budget

July - December
2013

Estimated Expenditures ^{(1) (2)}

Professional Services	
Legal Services	30,000
Legal Services - LOC Renewal	-
Consulting Services	
Urban Futures	10,000
Property Dispositions	20,000
Audit	20,000
Disclosure Services	-
Banking/Investment Fees	1,000
Material and Supplies	
Supplies & Postage	1,500
Printing	2,500
Mileage	375
Meetings/Training	3,750
Legal Publication	250
Computer Lease	7,040
Insurance	2,240
Property Maintenance	3,096
Staffing	
City Management	36,102
Finance	40,281
City Clerk/Legislative	51,307
Economic Development	74,100
Human Resources & Risk Mgmt	7,905
Information Technology	11,165
Community Development	110,779
Building Safety	75,619
Engineering	9,579
Code Enforcement/Fire Inspection	78,971
Total Budget	\$ 597,558

Funding Source

Redevelopment Property Tax Trust Fund ⁽³⁾	259,282
City Funding	338,276
Total Funding	\$ 597,558

⁽¹⁾ Costs listed may be considered part of the Administrative Cost Allowance

⁽²⁾ The items listed above include amounts to be reimbursed by the Successor Agency to the Manteca Redevelopment Agency pursuant to a cooperative agreement for advance and reimbursement of administrative, overhead and other expenses to be entered into by the City of Manteca and the Successor Agency. Pursuant to the cooperative agreement, the Successor Agency will reimburse the City for costs advanced by the City for the administration and operation of the Successor Agency, including but not limited to the value of staff, consultants and legal counsel, office space, equipment, supplies, insurance and other services and facilities.

⁽³⁾ Amount based on 3% of RPTTF requested on ROPS 13-14A. If actual receipts are less, amount will be adjusted accordingly.

RESOLUTION NO. OB _____

A RESOLUTION OF THE OVERSIGHT BOARD OF DIRECTORS FOR THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING A PROPOSED ADMINISTRATIVE BUDGET FOR THE SIX-MONTH FISCAL PERIOD FROM JULY 1, 2013 THROUGH DECEMBER 31, 2013 AND TAKING CERTAIN RELATED ACTIONS

RECITALS:

A. Pursuant to Health and Safety Code Section 34177(j), the Successor Agency to the Manteca 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 for the Successor Agency (the "Oversight Board") for approval.

B. There has been presented to this Board for approval a proposed administrative budget for the Successor Agency for the six-month fiscal period from July 1, 2013 through December 31, 2013 ("Administrative Budget 13-14A").

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE MANTECA 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 Administrative Budget 13-14A substantially in the form attached hereto as Exhibit A.

Section 3. The staff of the Successor Agency is hereby directed to provide the State Department of Finance ("DOF") written notice and information regarding the action taken by the Oversight Board in Section 2 of this Resolution. Such notice and information shall be provided by electronic means and in a manner of DOF's choosing.

Section 4. The officers of the Oversight Board and staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

PASSED, APPROVED AND ADOPTED this ___ day of _____, 2013.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____, CHAIR

ATTEST:

_____, SECRETARY
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
MANTECA REDEVELOPMENT AGENCY

Agenda Item No. A.03

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Suzanne Mallory, Finance Director

Date: February 26, 2013

Subject: Approval of ROPS for July 1, 2013 through December 31, 2013 (ROPS 13-14A).

Recommendation:

Staff recommends that the Oversight Board for the Successor Agency to the Manteca Redevelopment Agency adopt a resolution approving the Recognized Obligation Payment Schedule for the six-month fiscal period from July 1, 2013 through December 31, 2013 and taking certain related actions.

Background:

Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the "Redevelopment Dissolution Law"), 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.

Deadlines for ROPS Submission and Review

The Redevelopment Dissolution Law does not specify a deadline for the Successor Agency to submit the ROPS for July 1, 2013 through December 1, 2013 ("ROPS 13-14A") to the Oversight Board for approval. However, the Successor Agency must submit an Oversight Board-approved ROPS 13-14A to the DOF, the Office of the State Controller and the County Auditor-Controller no later than **March 1, 2013**. 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 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 13-14A 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 April 2, 2013.

Penalties for Failure to Make Timely Submission

If the Successor Agency does not submit an Oversight Board-approved ROPS by March 1, 2013, 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 March 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 13-14A is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from July 1, 2013 to December 31, 2013.

RESOLUTION NO. OB _____

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SIX-MONTH FISCAL PERIOD FROM JULY 1, 2013 THROUGH DECEMBER 31, 2013, 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)(C) and (m), the Successor Agency must (1) submit the Oversight Board-approved ROPS for the six-month fiscal period from July 1, 2013 through December 31, 2013 ("ROPS 13-14A"), to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than March 1, 2013; and (2) post a copy of the Oversight Board-approved ROPS 13-14A on the Successor Agency's website.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE MANTECA 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 proposed ROPS 13-14A, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to submit a copy of Oversight Board-approved ROPS 13-14A to the DOF, the Office of the State Controller, and the County Auditor-Controller and to post a copy of the Oversight Board-approved ROPS 13-14A on the Successor Agency's Internet website (being a page on the Internet website of the City of Manteca).

Section 3. The officers of the Oversight Board 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 _____, 2013.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____, CHAIR

_____, SECRETARY
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
MANTECA REDEVELOPMENT AGENCY

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: **MANTECA (SAN JOAQUIN)**

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$124,291,702

Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$65,711,868
B Enforceable Obligations Funded with RPTTF	\$8,902,009
C Administrative Allowance Funded with RPTTF	\$0
D Total RPTTF Funded (B + C = D)	\$8,902,009
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$74,613,877
F Enter Total Six-Month Anticipated RPTTF Funding	\$8,902,009
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$0

Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
H Enter Estimated Obligations Funded by RPTTF (<i>lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed</i>)	\$3,988,934
I Enter Actual Obligations Paid with RPTTF	\$3,988,934
J Enter Actual Administrative Expenses Paid with RPTTF	\$0
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$8,902,009

Certification of Oversight Board Chairman:

Pursuant to Section 34177(m) of the Health and Safety code,

I hereby certify that the above is a true and accurate Recognized

Obligation Payment Schedule for the above named agency.

_____ Name	_____ Title
/s/ _____ Signature	_____ Date

MANTECA (SAN JOAQUIN)
Pursuant to Health and Safety Code section 34186 (a)
PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)
July 1, 2012 through December 31, 2012

Item #	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
					\$0	\$0	\$0	\$0	\$0	\$1,900,614	\$0	\$0	\$7,651,634	\$3,988,934	\$0	\$107,812
1	2002 Tax Allocation Revenue Bonds	US Bank Trust	Bond issue to fund non-housing project. Interest due October & April. Principal due October.	1									1,308,820	1,250,328		58,491
2	2002 Trustee Fees	US Bank Trust	Trustee Fees	1									2,700	2,700		
3	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									238,587	231,515		7,071
4	2004 Housing Trustee Fees	US Bank Trust	Trustee Fees	Merged									2,700	0		
5	2004 Merged Area Tax Allocation Refund Bonds	US Bank Trust	Bond issue to fund non-housing project. Interest due October & April. Principal due October.	Merged									1,290,615	1,248,364		42,250
6	2004 Trustee Fees	US Bank Trust	Trustee Fees	Merged									1,500	0		
7a	2005 Amended Project Area Variable Rate Refunding Bonds	Piper Jaffray	SWAP Payment	Merged					306,318				810,000	503,807		
7b	2005 Amended Project Area Variable Rate Refunding Bonds	State Street Bank	Letter of Credit	Merged									60,000	60,000		
7c	2005 Amended Project Area Variable Rate Refunding Bonds	State Street Bank	Letter of Credit Commitment Fees	Merged									690,000	670,744		
7d	2005 Amended Project Area Variable Rate Refunding Bonds	Piper Jaffray	Remarketing Fee	Merged									75,000	0		
7e	2005 Amended Project Area Variable Rate Refunding Bonds	US Bank Trust	Annual Trustee Fees	Merged									0	0		
7f	2005 Amended Project Area Variable Rate Refunding Bonds	US Bank Trust	Principal	Merged					690,000				690,000			
8a	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	US Bank Trust	Bond issue to fund non-housing project. Interest due October & April. Principal due October.	Merged					904,296				2,282,392			
8b	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	US Bank Trust	Trustee Fees	Merged									0	0		
10	OPA	HOPE Ministries	HOPE Family Shelter Rehabilitation	Merged									157,469	0		
11	Pre-Development Loan	Hope Ministries for LDA Partners	HOPE Family Shelter Rehabilitation	Merged									5,427	0		
12	Lease	Sephos Trust	Lease property for 10 years	Merged									0	0		
13	Professional Service Agreement	Ron Palmquest	Appraiser	Merged									1,225	0		
14	Parking Lot Lease	Nadean Costa & Bonnie Galas	173 E. Yosemite Ave Lease	Merged									2,400	500		
15	Parking Lot Lease	MRPS	133 N. Grant Avenue Lease	Merged									2,016	0		
16	Parking Lot Lease	MRPS	114 N. Grant Avenue Lease	Merged									1,440	0		
17	Parking Lot Lease	FESM	230 & 252 N Main Street Lease	Merged									0	0		
18	Mosquito Abatement	San Joaquin County Mosquito & Vector Control District	Mosquito abatement of RDA properties	Merged									0	0		
19	Property tax on RDA properties	Shabbir Kahn	Annual RD 17 property tax on RDA properties	Merged									0	0		
20	PG&E	PG&E	PG&E bill for property owned by RDA	Merged									11,700	3,477		
21	Supplemental Retirement Benefits	PARS	Supplemental retirement for prior Executive Director	Merged									8,850	8,850		
22	Retiree Health Benefits	PERS	Retiree health benefits former employees	Merged									8,793	8,650		

MANTECA (SAN JOAQUIN)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
 July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
1	2002 Tax Allocation Revenue Bonds	Other funding source - GIC interest on debt service reserve fund. Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
2	2004 Merged Area Tax Housing Set Aside Allocation Refund Bonds	Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
3	2004 Housing Trustee Fees	
4	2004 Merged Area Tax Allocation Refund Bonds	Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
5	2004 Trustee Fees	
6	2005 Amended Project Area Variable Rate Refunding Bonds	Estimated swap payment due on variable rate bond issue. Actual amount of interest due is calculated monthly based on LIBOR. Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
7	2005 Amended Project Area Variable Rate Refunding Bonds	Estimated letter of credit fees assuming non-renewal of LOC which is due to expire May 13, 2013. Actual fees may vary if LOC is renewed prior to May 1, 2013. Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
8	2005 Amended Project Area Variable Rate Refunding Bonds	Estimated letter of credit fees assuming non-renewal of LOC which is due to expire May 13, 2013. Actual fees may vary if LOC is renewed prior to May 1, 2013. Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
9	2005 Amended Project Area Variable Rate Refunding Bonds	Estimated letter of credit fees assuming non-renewal of LOC which is due to expire May 13, 2013. Actual fees may vary if LOC is renewed prior to May 1, 2013. Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
10	2005 Amended Project Area Variable Rate Refunding Bonds	Estimated letter of credit fees assuming non-renewal of LOC which is due to expire May 13, 2013. Actual fees may vary if LOC is renewed prior to May 1, 2013. Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
11	2005 Amended Project Area Variable Rate Refunding Bonds	Estimated letter of credit fees assuming non-renewal of LOC which is due to expire May 13, 2013. Actual fees may vary if LOC is renewed prior to May 1, 2013. Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
12	2005 Amended Project Area Variable Rate Refunding Bonds	Estimated letter of credit fees assuming non-renewal of LOC which is due to expire May 13, 2013. Actual fees may vary if LOC is renewed prior to May 1, 2013. Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
13	2005 Amended Project Area Variable Rate Refunding Bonds	Estimated letter of credit fees assuming non-renewal of LOC which is due to expire May 13, 2013. Actual fees may vary if LOC is renewed prior to May 1, 2013. Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
14	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
15	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	Reserve balance includes debt service requirements through June 30, 2014. Per H&S Code Section 34171(d)(1)(A)-A a reserve may be held when required by the bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond for the next payment due in the following half of the calendar year.
16	Lease	
17	Parking Lot Lease	Payment due in second half of fiscal year. Will be requested on ROPS 13-14B
18	Mosquito Abatement Assessment	Estimated annual payment. Actual amount due is not levied until after July 1 of each year.
19	Property tax on RDA properties	Estimated amount due is not levied until after July 1 of each year and is due in two installments.
20	Utilities	Estimated amount due based on current actual charges.
21	Supplemental Retirement Benefits	
22	Retiree Health Benefits	Due to MOU change, retiree health benefits are now paid to PERS for the MEC portion and to MidAmerica Trust for remaining retiree obligation. Total retiree obligation remains unchanged.
23	Legal Costs	
24	Professional Service Agreement	Contract has expired as of 01/31/2012.
25	Professional Service Agreement	Contract is project specific and has been delayed pending FOC regarding use of unspent bond proceeds. Contract originally funded from RPTTF. Reserves represent remaining amount from original funding.
26	Professional Service Agreement	
27	Administrative Allowance	Requested amount is based on estimated RPTTF required to meet projected enforceable obligations for this period. Enforceable obligations are based on non-renewal of LOC set to expire May 13, 2013.
28	Low/Mod Affordable Housing Development	See below line 43
29	Low/Mod Downpayment Assistance Grants	See below line 44
30	Courts Project	See below line 45
31	South Area Regional Infrastructure	See below line 46
32	McKinley/120 Interchange	See below line 47
33	Union Road Bridge Widening	See below line 48
34	Access Rd Milo Candini	See below line 49
35	Property Acquisition	See below line 50
36	Community Park Improvements	See below line 51
37	Community Center	See below line 52
38	2002 Trustee Fees	Annual fees due per bond requirements. This item was not listed on ROPS III since payment is due in the first half of fiscal year.
39	Parking Lot Lease	Estimated amounts needed for final maintenance and repairs required per contract upon completion of lease.
40	Parking Lot Lease	Estimated amounts needed for final maintenance and repairs required per contract upon completion of lease.
41	Parking Lot Lease	Estimated amounts needed for final maintenance and repairs required per contract upon completion of lease.
42	OPA	Funds retained to meet enforceable obligation per Meet and Confer finding letter dated 12/15/2012.
43	Low/Mod Affordable Housing Development	Payment will be pursuant to a Housing Bond Proceeds Funding Agreement, by and between the City, as the housing successor, and the Successor Agency, to be approved by the Oversight Board.
44	Low/Mod Downpayment Assistance Grants	Payment will be pursuant to a Housing Bond Proceeds Funding Agreement, by and between the City, as the housing successor, and the Successor Agency, to be approved by the Oversight Board.
45	Courts Project	Payment will be contingent on DOF's issuance of Finding of Completion pursuant to HSC 34179.7 and the Oversight Board's approval of a Bond Proceeds Funding Agreement to be entered into between the City and the Successor Agency.
46	South Area Regional Infrastructure	Payment will be contingent on DOF's issuance of Finding of Completion pursuant to HSC 34179.7 and the Oversight Board's approval of a Bond Proceeds Funding Agreement to be entered into between the City and the Successor Agency.
47	McKinley/120 Interchange	Payment will be contingent on DOF's issuance of Finding of Completion pursuant to HSC 34179.7 and the Oversight Board's approval of a Bond Proceeds Funding Agreement to be entered into between the City and the Successor Agency.
48	Union Road Bridge Widening	Payment will be contingent on DOF's issuance of Finding of Completion pursuant to HSC 34179.7 and the Oversight Board's approval of a Bond Proceeds Funding Agreement to be entered into between the City and the Successor Agency.
49	Access Rd Milo Candini	Payment will be contingent on DOF's issuance of Finding of Completion pursuant to HSC 34179.7 and the Oversight Board's approval of a Bond Proceeds Funding Agreement to be entered into between the City and the Successor Agency.
50	Property Acquisition	Payment will be contingent on DOF's issuance of Finding of Completion pursuant to HSC 34179.7 and the Oversight Board's approval of a Bond Proceeds Funding Agreement to be entered into between the City and the Successor Agency.
51	Community Park Improvements	Payment will be contingent on DOF's issuance of Finding of Completion pursuant to HSC 34179.7 and the Oversight Board's approval of a Bond Proceeds Funding Agreement to be entered into between the City and the Successor Agency.
52	Community Center	Payment will be contingent on DOF's issuance of Finding of Completion pursuant to HSC 34179.7 and the Oversight Board's approval of a Bond Proceeds Funding Agreement to be entered into between the City and the Successor Agency.
Ending Source	RPTTF	Actual RPTTF available for the period of July 1 - December 31, 2013 will not be finalized by County Assessor's Office until after July 1. Amount requested on ROPS is based on actual requirements of enforceable obligations required for this time period. If insufficient funds are available in RPTTF, Agency requests the use of cash reserves on hand to meet current debt service requirements and other enforceable obligations. If LOC is renewed, Agency will revise estimates based on terms of renewal as approved by OB, SA, and DOF.

MANTECA (SAN JOAQUIN)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
 July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
Funding Source	Reserves	Available reserves are based on estimated cash on hand. Actual amounts on hand will depend on funds required to meet 2005/06 bond requirements should the associated LOC set to expire on May 13, 2012 not be renewed. If insufficient funds are available in RPTTF, Agency requests the use of cash reserves on hand to meet current debt service requirements and other enforceable obligations. If LOC is renewed, Agency will revised estimates based on terms of renewal as approved by OB, SA, and DOF.