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

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IN THE MATTER OF APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY – JUNE 2013 AND AUTHORIZING THE SUCCESSOR AGENCY TO MAKE APPROPRIATE MODIFICATIONS TO THE FORMAT SUBMITTED TO THE DEPARTMENT OF FINANCE TO COMPLY WITH THEIR DIRECTIONS **RESOLUTION NO. OB-2012-007**

WHEREAS, the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency has been appointed pursuant to the provisions of Health and Safety Code Section 34179 and

WHEREAS, Health and Safety Code Sections 34177 (I) (2) (B) and 34180 (g) require the approval of the Recognized Obligation Payment Schedule by the Oversight Board; and

WHEREAS, a Recognized Obligation Payment Schedule for the period January – June 2013 has been prepared and approved by the Successor Agency to the Turlock Redevelopment Agency on August 14, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency does hereby approve the Recognized Obligation Payment Schedule for January – June 2013 as adopted by the Successor Agency to the Turlock Redevelopment Agency and authorize the Successor Agency to make appropriate modifications to the format submitted to the Department of Finance to comply with their directions.

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency at its special meeting held on August 15, 2012, by the following vote:

AYES: Agency Members Boyd, Chiesa, Da Marto, Lazar, Rojas, Wasden and Chairman Andre

NOES: None NOT PARTICIPATING: None ABSENT: None

ATTEST:

Kellje E. Weaver, Secretary

Successor Agency Contact Information

Name of Successor Agency: County:	Successor Agency to Turlock Redevelopment Agency Stanislaus						
Primary Contact Name:	Marie Lorenzi						
Primary Contact Title:	Senior Accountant						
Address	156 South Broadway, Suite 110, Turlock CA 95380						
Contact Phone Number:	209-668-5542 ext 1318						
Contact E-Mail Address:	mlorenzi@turlock.ca.us						
Secondary Contact Name:	Kellie Weaver						
Secondary Contact Title:	City Clerk						
Secondary Contact Phone Number:	209-668-5542 ext 1110						
Secondary Contact E-Mail Address:	<u>kweaver@turlock.ca.us</u>						

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

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

 Name of Successor Agency:
 Successor Agency to Turlock Redevelopment Agency

Outstanding Debt or Obligation

Current Period Outstanding Debt or Obligation

- A Available Revenues Other Than Anticipated RPTTF Funding
- B Anticipated Enforceable Obligations Funded with RPTTF
- C Anticipated Administrative Allowance Funded with RPTTF
- D Total RPTTF Requested (B + C = D)

Total Current Period Outstanding Debt or Obligation (A + B + C = E) Should be the same amount as ROPS form six-month total

- E Enter Total Six-Month Anticipated RPTTF Funding (Obtain from county auditor-controller)
- F Variance (E D = F) Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding

Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))

- G Enter Estimated Obligations Funded by RPTTF (Should be the lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)
- H Enter Actual Obligations Paid with RPTTF
- I Enter Actual Administrative Expenses Paid with RPTTF
- J Adjustment to Redevelopment Obligation Retirement Fund (G (H + I) = J)
- **K** Adjusted RPTTF (The total RPTTF requested shall be adjusted if actual obligations paid with RPTTF are less than the estimated obligation amount.)

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. Curt Andre Name

See Attached Resolution

Signature

Total Outstanding
Debt or Obligation
18,415,529.35
Six-Month Total
5,764,377.90 2,960,000.61
118,500.00
3,078,500.61
8,842,878.51
3,100,000.00 21,499.39
21,455.55
1,784,943.61
1,534,943.61
250,000.00
0.00
 3,078,500.61

Chairman

Title

August 15, 2012

Date

Stanislaus

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

				January 1, 2013 through	June 30, 2013		-								
				1	, I										
						Total			1	1	Funding Sour	ce			
	Contract/Agroomont	Contract/Agroomont				Outstanding	Total Due During		Bond	Deserve	Admin				
Itom # Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Bayoo	Description/Project Scope	Droject Area	Debt or	Fiscal Year	LMIHF	Proceeds	Reserve Balance	Allowance	RPTTF	Other	Six Month Total	
Item # Project Name / Debt Obligation	Execution Date	Termination Date	Payee	Description/Project Scope	Project Area	Obligation	2012-13						5,764,377.90	Six-Month Total	
Grand Total	M	0			1	18,415,529.35	13,526,224.35	0.00	0.00	0.00	118,500.00	2,960,000.61	5,764,377.90	8,842,878.51	
1 1999 Tax Increment Bonds	March 1999	September 2024	US Bank	proceeds used for non-housing projects								258,873.75		258,873.75	
2 2006 Tax Increment Bonds	August 2006	September 2036	US Bank	proceeds used for non-housing projects								988,308.13		988,308.13	
3 2011 Tax Increment Bonds	February 2011	September 2039	US Bank	proceeds used for non-housing projects								534,571.88		534,571.88	
4	E 1 1 1 1 1 1 1 1 1 1		5 50 "											0.00	
5 Public Safety Facility	February 2011	when project completed	Ross F Carroll, Inc	off-site improvements		127,949.60	127,949.60					0.00	0.00	0.00	
6 Public Safety Facility	February 2011	when project completed	Diede Construction, Inc	general & specialities		1,811,479.50	1,811,479.50					166,596.41	785,383.09	951,979.50	
7 Public Safety Facility	February 2011	when project completed	Diede Construction, Inc	doors, windows & hardware		950,330.70	950,330.70					100,157.87	472,172.83	572,330.70	
8 Public Safety Facility	February 2011	when project completed	Bank of Ag & Commerce	retention for Diede Construction, Inc		306,867.80	306,867.80					29,639.37	139,728.43	169,367.80	
9 Public Safety Facility	February 2011	when project completed	George Reed Inc	demo, grading and paving		726,256.56	726,256.56					118,344.90	557,911.66	676,256.56	
10 Public Safety Facility	February 2011	when project completed	Modern Building Co	building structural concrete		189,425.50	189,425.50					33,149.46	156,276.04	189,425.50	
11 Public Safety Facility	February 2011	when project completed	Duley's Landscaping, Inc	landscaping		177,181.82	177,181.82					3,006.82	14,175.00	17,181.82	
12 Public Safety Facility	February 2011	when project completed	Frazier Masonry	masonry		838,162.06	838,162.06					81,053.36	382,108.70	463,162.06	
13 Public Safety Facility	February 2011	when project completed	Golden State Steel	structural steel		164,504.74	164,504.74					25,638.33	120,866.41	146,504.74	
14 Public Safety Facility	February 2011	when project completed	Central Valley Comm Bank	retention for Golden State Steel		17,700.21	17,700.21				<u> </u>	2,747.54	12,952.67	15,700.21	
15 Public Safety Facility	February 2011	when project completed	Tarlton & Son	framing, drywall & plaster		1,353,397.70	1,353,397.70				<u> </u>	92,469.60	435,928.10	528,397.70	
16 Public Safety Facility	February 2011	when project completed	Graham/Prewett	roofing and waterproofing		353,851.90	353,851.90			+		57,549.08	271,302.82	328,851.90	
17 Public Safety Facility	February 2011	when project completed	LVI Faculity Services	fireproofing		170,410.00	170,410.00					21,421.75	100,988.25	122,410.00	
18 Public Safety Facility	February 2011	when project completed	DC Vient, Inc	painting & wall coverings		292,660.20	292,660.20					16,215.54	76,444.66	92,660.20	
19 Public Safety Facility	February 2011	when project completed	Bobo construction	mechanical & HVAC		1,122,179.70	1,122,179.70					91,381.45	430,798.25	522,179.70	
20 Public Safety Facility	February 2011	when project completed	Darrale Patrias Elec.	building and site electrical		2,436,225.02	2,436,225.02				ļ	201,464.38	949,760.64	1,151,225.02	
21 Public Safety Facility	February 2011	when project completed	Mark III Construction	building and site plumbing		268,767.00	268,767.00				ļ	8,534.23	40,232.77	48,767.00	
22 Public Safety Facility	February 2011	when project completed	Kone Elevators	elevators		197,316.00	197,316.00					17,905.30	84,410.70	102,316.00	
23 Public Safety Facility	February 2011	when project completed	Cen-Cal Fire Systems	fire protection		113,938.58	113,938.58					5,239.25	24,699.33	29,938.58	
24 Public Safety Facility	April 2008	when project completed	WLC	architect and construction management		1,080,751.86	1,080,751.86					54,381.58	256,370.28	310,751.86	
25 Public Safety Facility	May 2011	when project completed	Koehn Engineering & Design	parcel map/lot line adjustment		1,950.00	1,950.00					0.00	0.00	0.00	
26 Public Safety Facility	April 2011	when project completed	Kleinfelder West, Inc	testing		34,643.50	34,643.50					5,187.61	24,455.89	29,643.50	
27 Public Safety Facility	March 2011	when project completed	Neil O Anderson & Assoc	testing		14,734.00	14,734.00					2,578.45	12,155.55	14,734.00	
28 Public Safety Facility	on-going	when project completed	City of Turlock	contract mgmt & inspection								0.00	0.00	0.00	
29 Public Safety Facility	Sept 2011	when project completed	Forward Inc/Republic Svcs	soils disposal		3,340.40	3,340.40					584.57	2,755.83	3,340.40	
30 Public Safety Facility	February 2011	when project completed	Subject to bid	Furnishings for new public safety facility		412,500.00	412,500.00						412,500.00	412,500.00	
31														0.00	
32 mobile home rental subsidy	April 2007	when eligible	JCS Properties Inc	mobile home rental subsidy		24,000.00	24,000.00					10,000.00		10,000.00	
33 mobile home rental subsidy	May 2007	participants cease	Magic Sands Mobile Home	mobile home rental subsidy		3,300.00	3,300.00					1,375.00		1,375.00	
34 mobile home rental subsidy	April 2007	living at mobile	Mulberry Mobile Park	mobile home rental subsidy		1,500.00	1,500.00					625.00		625.00	
35 mobile home rental subsidy	April 2007	home park	Western View Mobile Ranch	mobile home rental subsidy		36,000.00	36,000.00					15,000.00		15,000.00	
36 mobile home rental subsidy	April 2007		Westfork Estates	mobile home rental subsidy		8,400.00	8,400.00					3,500.00		3,500.00	
37														0.00	
38 Contract for admin of MHRS program	on-going	until program ceases	Successor Agency Staff	annual verifications		12,000.00	12,000.00				3,000.00			3,000.00	
39											ļ			0.00	
40 DDA	Apr 2011	until funded	Avena Bella - Phase II	low- & mod-income housing project		4,000,000.00					ļ			0.00	
41 Econ Dev Proj Funding Agmt	Jan 2008	until repaid	Development Land Bank	loan repayment		889,305.00								0.00	
42 Contract admin - Avena Bella	on-going	when project completed	Successor Agency Staff	Staff time for contract and construction admin of Phase I		24,000.00	24,000.00				ļ	10,000.00		10,000.00	
43 Trustee Services	annual work	until bonds repaid	U.S. Bank	trustee services for outstanding bond issuances		12,000.00	12,000.00				ļ			0.00	
44 Arbitrage Rebate Services	annual work	until bonds repaid	BLX Group Inc	issuance		7,500.00	7,500.00					2,500.00		2,500.00	
45						231,000.00	231,000.00				115,500.00			115,500.00	
46 Annual Administration														0.00	
47 includes successor agency staff (other		supplies, meetings, utilities,	vehicle, IT,			ļ								0.00	
48 advertising and non-project specific leg	gal services.													0.00	
49														0.00	
50														0.00	
51														0.00	
52														0.00	
53														0.00	
54														0.00	
55														0.00	
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57														0.00	
58														0.00	
59														0.00	
60														0.00	
61														0.00	
62														0.00	

Name of Successor Agency: County: Successor Agency to Turlock Redevelopment Agency

Stanislaus

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III) -- Notes (Optional) January 1, 2013 through June 30, 2013

Item #	Notes/Comments
1, 2 & 3	This note relates to the prior period reconciliation - Total debt service payments for Jan - June 2012 totaled \$1,185,441.26. The balance of the funds reflected on the Jan - June 2012 are for the debt service payments due Sept 2012 and have been put in reserve fo that purpose in accordance with bond convenants.
5 thru 30	The City has interim cash flow funding available for costs in excess of available cash. When the contracts for this project were approved, RDA tax increment and bond proceeds were identified as the funding source. Therefore, the Successor Agency intends to execute reimbursement agreements as allowed under AB 1484 to reimburse the City for interim cash flow assistance.
30	This expenditure is part of the approved project costs for the public safety facility. AS noted above, RDA tax increment and bond proceeds were the approved funding source for this project.

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

				.		January I,	2012 through J	une 30, 2012								
					LMIHF Bond Proceeds		Reserve	Balance	Admin A	llowance	RPTTF		Other			
Page/Form	Line Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
r age/r onn	Grand Total			110/00074000	0.00	4,095,887.93	8,186,777.73	6,966,528.33	6,885,094.51	304,563.32	250,000.00	250,000.00	2,950,882.52	1,534,943.61	0.00	0.00
1.00	1.00 1999 Tax Increment Bonds	US Bank	proceeds used for non-housing projects			.,		-,,	-,,				336,672.50	133,488.93		
1.00	2.00 2006 Tax Increment Bonds	US Bank	proceeds used for non-housing projects										1,545,066.26	761,054.23		
1.00	3.00 2011 Tax Increment Bonds	US Bank	proceeds used for non-housing projects										1,069,143.76	640,400.45		
			,										,,	,		
1.00	5.00 Public Safety Facility	Ross F Carroll, Inc	off-site improvements				236,664.25		77,869.97	267,458.12						
1.00	6.00 Public Safety Facility	Diede Construction, Inc	general & specialities				451,456.62	222,840.00	148,543.38							
1.00	7.00 Public Safety Facility	Bank of Ag & Commerce	retention for Diede Construction, Inc				50,161.85	24,760.00	16,504.82							
1.00	8.00 Public Safety Facility	George Reed Inc	demo, grading and paving				451,456.62		148,543.38							
1.00	9.00 Public Safety Facility	Modern Building Co	building structural concrete				752,427.70	939,567.90	247,572.30							
1.00	10.00 Public Safety Facility	Duley's Landscaping, Inc	landscaping				105,339.88	47,111.09	34,660.12							
1.00	11.00 Public Safety Facility	Frazier Masonry	masonry				477,791.59	295,869.14	157,208.41							
1.00	12.00 Public Safety Facility	Golden State Steel	structural steel				428,883.79	631,923.53	141,116.21							
1.00	13.00 Public Safety Facility	Central Valley Comm Bank	retention for Golden State Steel				47,653.76	70,213.72	15,679.58							
1.00	14.00 Public Safety Facility	Tarlton & Son	framing, drywall & plaster				1,226,457.15	1,084,419.00	403,542.85							
1.00	15.00 Public Safety Facility	Graham/Prewett	roofing and waterproofing				425,121.65	232,865.10	139,878.35							
1.00	16.00 Public Safety Facility	Diede Construction, Inc	doors, windows & hardware				474,029.45	99,252.00	155,970.55							
1.00	17.00 Public Safety Facility	Bank of Ag & Commerce	retention for Diede Construction, Inc				52,669.95	11,028.00	17,330.06							
1.00	18.00 Public Safety Facility	LVI Faculity Services	fireproofing				115,121.44		37,878.56							
1.00	19.00 Public Safety Facility	DC Vient, Inc	painting & wall coverings				150,485.54		49,514.46							
1.00	20.00 Public Safety Facility	Bobo construction	mechanical & HVAC				752,427.70	579,731.66	247,572.30							
1.00	21.00 Public Safety Facility	Darrale Patrias Elec.	building and site electrical				884,102.55	1,381,547.80	290,897.45							
1.00	22.00 Public Safety Facility	Mark III Construction	building and site plumbing				124,150.57	339,534.00	40,849.43							
1.00	23.00 Public Safety Facility	Kone Elevators	elevators				112,864.15		37,135.85							
1.00	24.00 Public Safety Facility	Cen-Cal Fire Systems	fire protection				158,009.82	113,596.42	51,990.18							
1.00	25.00 Public Safety Facility	WLC	architect and construction management				519,175.11	667,502.27	170,824.89							
1.00	26.00 Public Safety Facility	° °	gparcel map/lot line adjustment				1,467.23		482.77							
1.00	27.00 Public Safety Facility	Kleinfelder West, Inc	testing				26,334.97	1,040.00	8,665.03							
1.00	28.00 Public Safety Facility	Neil O Anderson & Assoc					56,432.08	130,105.00	18,567.92							
1.00	29.00 Public Safety Facility	City of Turlock	contract mgmt & inspection				106,092.31	93,621.70	34,907.69							<u> </u>
																<u> </u>
2.00	1.00 mobile home rental subsidy	JCS Properties Inc	mobile home rental subsidy						10,200.00	10,288.98						
2.00	2.00 mobile home rental subsidy		mobile home rental subsidy						3,000.00	1,579.08						
2.00	3.00 mobile home rental subsidy	Mulberry Mobile Park	mobile home rental subsidy						1,200.00	1,068.58						
2.00	4.00 mobile home rental subsidy		mobile home rental subsidy						18,000.00	17,809.21						
2.00	5.00 mobile home rental subsidy	Westfork Estates	mobile home rental subsidy						4,200.00	4,170.14						
0.55		0% (T) ;														
	8.00 Downtown Housing Plan	City of Turlock	downtown housing plan						58,900.00	2,189.21	45 000 65					
	9.00 RDA Special Legal Counsel	Richards, Watson & Gersh									15,600.00	8,899.10				<u> </u>
2.00	10.00 Annual Audit	Caporicci & Larson	audit services			4 005 007 00			4 005 000 00		5,550.00	2,774.00				
	11.00 DDA	Avena Bella - Phase I	low- & mod-income housing project			4,095,887.93			4,095,888.00							<u> </u>
2.00	12.00 DDA	Avena Bella - Phase II	low- & mod-income housing project						0.00 0.00							<u> </u>
2.00	13.00 Econ Dev Proj Funding Agmt	Stan Cty Econ Dev Land B	aioan repayment						0.00							<u> </u>
		· · · ·				<u> </u>										<u> </u>
2.00	Personnel Costs and other Agency 15.00 administrative costs	various employees and benefit providers	salary and benefit costs for RDA paid employees								228,850.00	238,326.90				1
2.00			employees								220,000.00	230,320.90				<u> </u>
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