

BEFORE THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
FOR THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG

In the Matter of:

A Resolution to Adopt the Recognized )  
Obligation Payment Schedule for July 1- )  
December 31, 2012 )

RESOLUTION NO. 12-003 OSB

The Oversight Board for the Successor Agency for the Redevelopment Agency of the City of Pittsburgh DOES RESOLVE as follows:

WHEREAS, on June 29, 2011, California State's budget was signed and along with it, adopted California State Legislation ABx1 26 ("ABx1 26"); and

WHEREAS, on December 29, 2011 the California Supreme Court found ABx1 26 constitutional, thereby dissolving the Redevelopment Agency of the City of Pittsburgh ("Agency") effective February 1, 2012; and

WHEREAS, pursuant ABx1 26, the Agency is now administered by the City of Pittsburgh as Successor Agency ("Successor Agency") to the former Agency and is overseen by the Oversight Board for the Successor Agency for the Redevelopment Agency of the City of Pittsburgh ("Oversight Board"); and

WHEREAS, pursuant to ABx1 26 and California Health and Safety Code 34177, the Successor Agency is required to prepare a Recognized Obligation Payment Schedule ("ROPS"), covering a six month period and identifying the Successor Agency's financial obligation; and

WHEREAS, the Successor Agency prepared its ROPS for July 1-December 31, 2012.

NOW, THEREFORE, the Oversight Board for the Successor Agency for the Redevelopment Agency of the City of Pittsburgh finds and determines as follows:

Section 1.

All the recitals above are true and correct and incorporated herein.

Section 2.

The Oversight Board hereby adopts the ROPS for July 1-December 31, 2012.

Section 3.

The Executive Director is hereby authorized to take such further actions as may be necessary or appropriate to carry out the Oversight Board's obligations pursuant to this Resolution.

Section 4.

The Oversight Board Clerk shall certify to the adoption of this Resolution.

Section 5.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Oversight Board for the Successor Agency for the Redevelopment Agency of the City of Pittsburg at a special meeting on the 26<sup>st</sup> day of April, 2012, by the following vote:

AYES: Calone, Erbez, Evans, Palacios, Diokno, Parent

NOES: None

ABSTAINED: None

ABSENT: Glover

  
Nancy Parent, Chair

ATTEST:

  
Alice E. Evenson, Clerk of the Board

### ROPS Summary

Pass Through		\$	-
Administration		\$	324,721.50
Other:			
Bonds-Debt Service (items 1-37, 56)	\$	37,978,195.00	
Miscellaneous Expenses (items 38-39)	\$	136,000.00	
Leases (items 40-41)	\$	245,436.50	
Programs/Projects (items 42, 46-55)	\$	155,128.00	
Affordable Housing (items 43-45)	\$	1,812,080.01	
	subtotal	\$	40,326,839.51
	TOTAL	\$	<u>40,651,561.01</u>

Name of Redevelopment Agency: Pittsburg Redevelopment Successor Agency  
 Project Area(s) Los Medanos Community Development Project Area

**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source ***	Payable from Other Revenue Sources							Total		
							Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012				
1						RPTTF										\$ -
2						RPTTF										\$ -
3						RPTTF										\$ -
4						RPTTF										\$ -
5						RPTTF										\$ -
6						RPTTF										\$ -
7						RPTTF										\$ -
8						RPTTF										\$ -
9						RPTTF										\$ -
10						RPTTF										\$ -
11						RPTTF										\$ -
12						RPTTF										\$ -
13						RPTTF										\$ -
14																\$ -
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23																\$ -
24																\$ -
25																\$ -
26																\$ -
27																\$ -
28																\$ -
Totals - This Page (RPTTF Funding)				\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 2 (Other Funding)				\$ 376,325,426.14	\$ 50,653,391.01	N/A	\$ 13,408,450.88	\$ 11,997,289.67	\$ 11,547,137.17	\$ 534,889.67	\$ 649,889.67	\$ 2,192,182.67	\$ 40,326,839.51	\$ -	\$ -	\$ -
Totals - Page 3 (Administrative Cost Allowance)				\$ -	\$ 619,443.00	N/A	\$ 49,953.58	\$ 49,953.58	\$ 62,453.58	\$ 49,953.58	\$ 49,953.58	\$ 62,453.58	\$ 324,721.50	\$ -	\$ -	\$ -
Totals - Page 4 (Pass Thru Payments)				\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages				\$ 376,325,426.14	\$ 51,502,834.01		\$ 13,458,404.26	\$ 12,044,243.25	\$ 11,609,590.75	\$ 584,843.25	\$ 699,843.25	\$ 2,254,636.25	\$ 40,651,561.01	\$ -	\$ -	\$ -

\* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board and audited by the County.

\*\* All totals due during fiscal year and payment amounts are projected.

\*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund

LMHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds

Admin - Successor Agency Administrative Allowance

Other - reserves, rents, interest earnings, etc



47	Program Mgmt Successor Agency	Program Mgmt Successor Agency	Los Medanos		10,000.00	T1	833.33	833.33	833.33	833.33	833.33	833.33	\$	5,000.00
48	Program Mgmt Successor Agency	Program Mgmt Successor Agency	Los Medanos		15,000.00	T1	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	\$	7,500.00
49	Program Mgmt Successor Agency	Program Mgmt Successor Agency	Los Medanos		2,000.00	T1	166.67	166.67	166.67	166.67	166.67	166.67	\$	1,000.00
50	Program Mgmt Successor Agency	Program Mgmt Successor Agency	Los Medanos		20,000.00	T1	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	\$	10,000.00
51	Program Mgmt Successor Agency	Program Mgmt Successor Agency	Los Medanos		50,000.00	T1	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	\$	25,000.00
52	Program Mgmt Successor Agency	Program Mgmt Successor Agency	Los Medanos		20,000.00	T1	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	\$	10,000.00
53	Program Mgmt Successor Agency	Program Mgmt Successor Agency	Los Medanos		30,950.00	T1	2,579.17	2,579.17	2,579.17	2,579.17	2,579.17	2,579.17	\$	15,475.00
54	Program Mgmt Successor Agency	Program Mgmt Successor Agency	Los Medanos		20,000.00	T1	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	\$	10,000.00
55	Program Mgmt Successor Agency	Program Mgmt Successor Agency	Los Medanos		25,000.00	T1	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	\$	12,500.00
56	Transfer-in Tax Increment Funding to cover negative fund balance caused by non-distribution of April and June 2012 Tax Increment from County		Los Medanos		12,661,481.00	T1	12,661,481.00	0.00	0.00	0.00	0.00	0.00	\$	12,661,481.00
	Tax Increment - TI													
	Housing Tax Increment - HTI													
	Interest Earnings - IE													
	Special Assessment Taxes - SAT													
	Grant Reimbursement - GR													
	ROA 2006 Env. Impact Bond													
	ROA 2006 Env. Ex. Bond													
	2004 Tax Exempt Bond - 2004													
	2004 Tax Exempt Bond - 2004													
	2004 Taxable Housing Start-Acille Bond - 2004													
	2006 Housing Start-Acille Bond													
	2006 HSA Bond													
	Totals - LMIHF				\$ 3,196,307.00		\$ 200,533.33	\$ 656,486.83	\$ 533.33	\$ 533.33	\$ 533.33	\$ 533.33	\$ 1,600,533.33	\$ 2,496,153.50
	Totals - LMIHF and Housing Bond				\$ 12,080.01		\$ 12,080.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,080.01
	Totals - Bonds				\$ 58,653.00		\$ 9,775.50	\$ 9,775.50	\$ 9,775.50	\$ 9,775.50	\$ 9,775.50	\$ 9,775.50	\$ 9,775.50	\$ 58,653.00
	Totals - Other				\$ 47,684,361.00		\$ 13,186,001.83	\$ 11,289,027.33	\$ 11,536,026.33	\$ 524,500.03	\$ 639,500.83	\$ 581,872.83	\$ 37,796,953.00	
	Grand Total - This Page				\$ 378,325,426.14		\$ 13,408,450.68	\$ 11,994,289.67	\$ 11,547,137.17	\$ 534,869.67	\$ 649,869.67	\$ 2,192,182.67	\$ 40,336,639.51	

\* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board and audited by the County.

\*\* All total due during fiscal year and payment amounts are projected. ( RDA Bond Debt: \$30,980,002 paid with Tax Increment, Balance paid with Debt Service Reserves)

\*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund  
 Bonds - Bond proceeds  
 Other - reserves, rents, interest earnings, etc.  
 Admin - Successor Agency Administrative Allowance

Name of Redevelopment Agency Pittsburg Redevelopment Successor Agency  
 Project Area(s) Los Medanos Community Development Project Area

**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177 (\*)

Project Name / Dept Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source ***	Payable from Other Revenue Sources					Total	
							Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012		Dec 2012
1 salaries and wages		administration 801-41202-1101	Los Medanos		346,174.00	TI	28,847.83	28,847.83	28,847.83	28,847.83	28,847.83	28,847.83	\$ 173,087.00
2 salaries overtime		administration 801-41202-1141	Los Medanos		0.00	TI							\$ -
3 retirement miscellaneous		administration 801-41202-1201	Los Medanos		44,383.00	TI	3,698.58	3,698.58	3,698.58	3,698.58	3,698.58	3,698.58	\$ 22,191.50
4 health insurance employees		administration 801-41202-1211	Los Medanos		57,122.00	TI	4,760.17	4,760.17	4,760.17	4,760.17	4,760.17	4,760.17	\$ 28,961.00
5 life insurance		administration 801-41202-1231	Los Medanos		895.00	TI	74.58	74.58	74.58	74.58	74.58	74.58	\$ 447.50
6 dental insurance		administration 801-41202-1241	Los Medanos		7,291.00	TI	607.58	607.58	607.58	607.58	607.58	607.58	\$ 3,646.50
7 worker's compensation		administration 801-41202-1251	Los Medanos		14,002.00	TI	1,166.83	1,166.83	1,166.83	1,166.83	1,166.83	1,166.83	\$ 7,001.00
8 unemployment insurance		administration 801-41202-1252	Los Medanos		7,878.00	TI	656.50	656.50	656.50	656.50	656.50	656.50	\$ 3,939.00
9 disability insurance		administration 801-41202-1253	Los Medanos		956.00	TI	79.67	79.67	79.67	79.67	79.67	79.67	\$ 476.00
10 FICA & Medicare		administration 801-41202-1261	Los Medanos		25,319.00	TI	2,109.92	2,109.92	2,109.92	2,109.92	2,109.92	2,109.92	\$ 12,659.50
11 deferred compensation-employer		administration 801-41202-1271	Los Medanos		3,598.00	TI	299.83	299.83	299.83	299.83	299.83	299.83	\$ 1,799.00
12 term		administration 801-41202-1275	Los Medanos		28,639.00	TI	2,386.58	2,386.58	2,386.58	2,386.58	2,386.58	2,386.58	\$ 14,319.50
13 office supplies		administration 801-41202-1301	Los Medanos		3,500.00	TI	291.67	291.67	291.67	291.67	291.67	291.67	\$ 1,750.00
14 postage		administration 801-41202-1321	Los Medanos		1,700.00	TI	141.67	141.67	141.67	141.67	141.67	141.67	\$ 850.00
15 telephone		administration 801-41202-2001	Los Medanos		5,400.00	TI	450.00	450.00	450.00	450.00	450.00	450.00	\$ 2,700.00
16 travel, training and conference		administration 801-41202-2004	Los Medanos		5,000.00	TI	416.67	416.67	416.67	416.67	416.67	416.67	\$ 2,500.00
17 insurance		administration 801-41202-2025	Los Medanos		6,483.00	TI	540.25	540.25	540.25	540.25	540.25	540.25	\$ 3,241.50
18 legal		administration 801-41202-2101	Los Medanos		25,000.00	TI	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	\$ 12,500.00
19 auditing		administration 801-41202-2102	Los Medanos		50,000.00	TI			12,500.00			12,500.00	\$ 25,000.00
20 equipment rental		administration 801-41202-2231	Los Medanos		4,800.00	TI	400.00	400.00	400.00	400.00	400.00	400.00	\$ 2,000.00
21 building maintenance allocation		administration 801-41202-2242	Los Medanos		6,692.00	TI	549.33	549.33	549.33	549.33	549.33	549.33	\$ 3,296.00
22 information systems		administration 801-41202-2243	Los Medanos		4,771.00	TI	392.58	392.58	392.58	392.58	392.58	392.58	\$ 2,355.50
<b>Totals - This Page</b>				\$ -	\$ 649,443.00		\$ 49,953.58	\$ 49,953.58	\$ 62,453.58	\$ 49,953.58	\$ 49,953.58	\$ 62,453.58	\$ 324,721.50

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Name of Redevelopment Agency, Pittsburg Redevelopment Successor Agency  
 Project Area(s) Los Medanos Community Development Project Area

**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source ***	Payable from Other Revenue Sources						
							Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total
1 Antioch Unified School District	Antioch Unified School District 510 G Street Antioch, CA 94509	pass-thru obligation per agreement 801-41371-2502	Los Medanos			TI							\$
2 Pittsburg Unified School District	Pittsburg Unified School District 2000 Railroad Avenue Pittsburg, CA 94565	pass-thru obligation per agreement 801-41371-2503	Los Medanos			TI							\$
3 Contra Costa County	Contra Costa County 651 Pine St. Martinez, CA 94553	pass-thru obligation per agreement 801-41371-2504	Los Medanos			TI							\$
4 Community College District	Community College District 500 Court Street Martinez, CA 94563	pass-thru obligation per agreement 801-41371-2505	Los Medanos			TI							\$
5 East Bay Regional Parks District	East Bay Regional Parks District 2950 Perilla Oaks Ct Oakland, CA 94605	pass-thru obligation per agreement 801-41371-2506	Los Medanos			TI							\$
6 Office of Education	Office of Education 77 Santa Barbara Road Pleasant Hill, CA 94523	pass-thru obligation per agreement 801-41371-2507	Los Medanos			TI							\$
7 Mosquito Abatement	Mosquito & Vector Control District 155 Mason Cir. Concord, CA 94520. At: Manager	pass-thru obligation per agreement 801-41371-2508	Los Medanos			TI							\$
8 Contra Costa Fire District	Contra Costa Fire Protection District 2010 Geary Rd. Pleasant Hill, CA 94523	pass-thru obligation per agreement 801-41371-2509	Los Medanos			TI							\$
9 Flood Control District	Contra Costa County 651 Pine St. Martinez, CA 94553	pass-thru obligation per agreement 801-41371-2510	Los Medanos			TI							\$
10 Contra Costa Library	Contra Costa County 651 Pine St. Martinez, CA 94553	pass-thru obligation per agreement 801-41371-2512	Los Medanos			TI							\$





Sources of Funding

Tax Increment (RDA Obligation Retirement Fund)	\$	30,659,000
Property Sales Proceeds	\$	3,627,743
Misc Revenues	\$	351,576
Admin Funds with BNY	\$	700,000
Interest - Trustee	\$	1,489,196
Items in Prior Year ROPS - Not Yet Paid	\$	1,364,395
Tsfr In Funding Needed to Cover Neg Fund Bal	\$	12,661,481
	\$	<u>50,853,391</u>



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR  
65 Civic Avenue  
Pittsburg, CA 94565**

**DATE:** 4/20/2012  
**TO:** Chair and Agency Members  
**FROM:** Joe Sbranti, Executive Director  
**SUBJECT:** Adoption of the Recognized Obligation Payment Schedule for July 1-  
December 31, 2012  
**MEETING DATE:** 4/26/2012

**EXECUTIVE SUMMARY**

The City of Pittsburg as Successor Agency to the former Redevelopment Agency of the City of Pittsburg ("Successor Agency") has prepared its Recognized Obligation Payment Schedule ("ROPS") for July 1- December 31, 2012, pursuant to California State Legislation ABx1 26 ("ABx1 26").

**FISCAL IMPACT**

There is no fiscal impact to adopting the ROPS. Rather the ROPS identifies the Successor Agency's anticipated financial obligations for July 1- December 31, 2012.

**RECOMMENDATION**

Adopt the Resolution approving the ROPS, pursuant to Part (l) Subpart (B) of Section 34177 of the Health & Safety Code, for the time period of July 1- December 31, 2012.

**BACKGROUND**

On June 29, 2011, the Governor signed into law ABx1 26, also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and subsequently dissolved all redevelopment agencies effective October 1, 2011. The Governor also signed ABx1 27, also referred to as the "Alternative Redevelopment Program Act", which provided an opportunity to continue a redevelopment program if a jurisdiction made voluntary payments.

On December 29, 2011, the California State Supreme ("Court") upheld the provisions of ABx1 26 and found ABx1 27 unconstitutional. The Court deferred the dissolution date until February 1, 2012 and moved other deadlines back four months. Since June 28, 2011 (the

implementation date of the new law) effectively all of the traditional activities of redevelopment agencies have been suspended. Under Part 1.8 of the new legislation redevelopment agencies have not been able to:

- Incur new debt,
- Enter into or amend contracts,
- Adopt or amend redevelopment plans,
- Nor act on real estate transactions.

While redevelopment successor agencies may not initiate any new activities nor incur new indebtedness, they are nevertheless required under legislative statute and court order to continue making those payments necessary for day to day operations pursuant to contractual commitments (enforceable obligations), regulatory authorities, and indebtedness entered into prior to the enactment of ABx1 26. The legislation requires that agency assets are to be preserved following enactment of the dissolution legislation, and that only payments listed on the ROPS for July 1- December 31, 2012 may be processed.

### **SUBCOMMITTEE FINDINGS**

Not applicable.

### **STAFF ANALYSIS**

On April 26, 2012, the Oversight Board considered the ROPS for January 1-June 30, 2012. The ROPS for July 1- December 31, 2012 is attached for review. The items scheduled for payment in the six months (January – June 2012) total the sum of \$40,651.01.

Similar listings will be submitted for review and approval semi-annually, for the next four years. The ROPS will also be subject to an external audit through the Contra Costa County Auditor-Controller (“CCC A-C”). Payments for July 1- December 31, 2012 constitute the second payment authorization period. The ROPS once approved by Oversight Board, will be provided to the California State Department of Finance (“DOF”), the California State Controller’s Office (“SCO”), and CCC A-C) prior to May 11, 2012 as required by the DOF.

ATTACHMENTS:    ROPS  
ROPS Summary  
Resolution

Report Prepared By: Maria M. Aliotti, Redevelopment Manager