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**AGENDA**  
**SPECIAL MEETING OF THE OVERSIGHT BOARD FOR THE**  
**REDEVELOPMENT AGENCY OF THE CITY OF CONCORD**  
**SUCCESSOR AGENCY**  
**Monday, January 25, 2016**  
**9:00a.m.**  
**Permit Center Conference Room**  
**1950 Parkside Drive, Concord**

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Oversight Board Members:

|  |                                     |
|--|-------------------------------------|
| Guy Bjerke, Contra Costa County        | Dick Allen, CCC Office of Education |
| Greg Sawyer, CCC Fire Protection Dist. | Karen Mitchoff, Contra Costa County |
| Peter Garcia, Diablo Valley College    | Supervisor, District IV             |
| Howard Jenkins, Concord Resident       | Joan Ryan, City of Concord          |

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**I. ROLL CALL**

**II. PUBLIC COMMENT PERIOD**

(This is the time set aside for comment on any matter not listed on the agenda. We request all speakers complete a blue speaker card.)

**III. APPROVAL OF NOVEMBER 19, 2016 MEETING MINUTES**

**IV. OVERSIGHT BOARD CONSIDERATION ITEM(S):**

**A. Adopt Resolution No. 16-033 approving the Recognized Obligation Payment Schedule (16-17) for the period of July 1, 2016 through June 30, 2017 of the Successor Agency to the Redevelopment Agency of the City of Concord.**

**V. LONG RANGE PROPERTY MANAGEMENT PLAN UPDATE**

**VI. ADJOURNMENT**

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## NOTICE TO PUBLIC

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### ADA ACCOMMODATION

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3025, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

### SPEAKER'S CARD

Members of the audience who wish to address the Oversight Board are requested to complete a speaker's card available in the Permit Center Conference Room. Submit the completed card to staff before the item is called, preferably before the meeting begins.

### PUBLIC COMMENT

This is the time set aside for public comment on any matter not listed on the agenda. A completed Speaker's Card inclusive of name and address is requested, and comments should be limited to three minutes.

### CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Board to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Board Member prior to the time Board votes on the motion to adopt.

### CORRESPONDENCE

Correspondence and writings received within 72 hours of the scheduled Oversight Board for the Successor Agency City of Concord meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at 1950 Parkside Drive, Concord. For additional information, contact John Montagh, Economic Development and Housing Manager, at (925) 671-3082.

### ROUTINE AGENDA ITEMS AND CONTINUED ITEMS

All routine and continued items will be considered by the Oversight Board at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Oversight Board considers the motions.

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**ANNOTATED AGENDA**  
**SPECIAL MEETING OF THE OVERSIGHT BOARD FOR THE**  
**REDEVELOPMENT AGENCY OF THE CITY OF CONCORD**  
**SUCCESSOR AGENCY**  
**Thursday, November 19, 2015**  
**9:00a.m.**  
**Permit Center Conference Room**  
**1950 Parkside Drive, Concord**

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Oversight Board Members:

|  |                                     |
|--|-------------------------------------|
| Guy Bjerke, Contra Costa County        | Dick Allen, CCC Office of Education |
| Greg Sawyer, CCC Fire Protection Dist. | Karen Mitchoff, Contra Costa County |
| Peter Garcia, Diablo Valley College    | Supervisor, District IV             |
| Howard Jenkins, Concord Resident       | Joan Ryan, City of Concord          |

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- I. ROLL CALL** – Dick Allen, Howard Jenkins, Peter Garcia, Guy Bjerke and Joan Ryan were present; Greg Sawyer and Karen Mitchoff absent.
- II. PUBLIC COMMENT PERIOD** - None from the Public  
(This is the time set aside for comment on any matter not listed on the agenda. We request all speakers complete a blue speaker card.)
- III. APPROVAL OF SEPTEMBER 30, 2015 MEETING MINUTES**
- IV. OVERSIGHT BOARD CONSIDERATION ITEM(S):**
- A. Adopt Resolution No. 15-032 approving the Long Range Property Management Plan of the Successor Agency to the City of Concord Redevelopment Agency regarding the Disposition and Use of the Property of the Former Concord Redevelopment Agency Pursuant to the Health and Safety Code Section 34191.5**
- RECOMMENDED ACTION:** Board recommends the approval and adoption of Resolution 15-032 approving the Long Range Property Management Plan of the successor Agency to the City of Concord Redevelopment Agency and any such modifications as may be agreed to by the Successor Agency’s City Manager necessary to obtain DOF’s approval, provided such modifications do not change the intended disposition and use of the properties therein or substantially increase the obligations of the Successor Agency thereunder. Adopted (5-0)
- V. ADJOURNMENT** - 9: 25 am

## **NOTICE TO PUBLIC**

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### **CORRESPONDENCE**

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### **ROUTINE AGENDA ITEMS AND CONTINUED ITEMS**

All routine and continued items will be considered by the Oversight Board at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Oversight Board considers the motions.

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**REPORT TO OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
CITY OF CONCORD**

DATE: January 25, 2016

**SUBJECT: Adopt Resolution No. 16-033 approving the Recognized Obligation Payment Schedule (16-17) for July 1, 2016 through June 30, 2017 of the Successor Agency to the Redevelopment Agency of the City of Concord.**

**Report in Brief**

The Oversight Board is required to review and take action on the Recognized Obligation Payment Schedule 16-17 of the Successor Agency to the Redevelopment Agency of the City of Concord for the July 1, 2016 through June 30, 2017 time period. This ROPS represents the change from a twice a year ROPS cycle to an annual (fiscal) ROPS cycle. The State made this change as part of new legislation passed in 2015 governing Successor Agencies. Staff is requesting the Board to approve ROPS 16-17 (Attachment 1). Once approved by the Oversight Board, Successor Agency staff will forward the approved ROPS to the Department of Finance (DOF), State Auditor Controller, County Administrator and County Auditor Controller for these agencies respective review by February 1, 2016. If approved by the DOF, ROPS 16-17 will be in place for the Successor Agency to make payments on agreements and other enforceable obligations of the former Redevelopment Agency for that period of time. Total amount of funds being requested for ROPS 16-17 is \$9,159,743.

Staff is recommending that the Oversight Board hear the report and adopt Resolution No. 16-033 (Attachment 2) approving ROPS 16-17 for the period from July 1, 2016 through June 30, 2017.

**Background**

On February 1, 2012, redevelopment agencies throughout the state were dissolved pursuant to Assembly Bill 1X 26. All of the non-housing assets and obligations of the former Redevelopment Agency of the City of Concord were transferred by operation of law to the Successor Agency of the City of Concord. Health and Safety Section 34179 provides for establishment of an Oversight Board to oversee the closeout and wind down of the former redevelopment agency.

On June 27, 2012, the Governor signed into law AB 1484 which modified the dissolution law affecting the winding down of redevelopment agencies throughout the State. As part of this law, successor agencies are required to submit an Oversight Board approved ROPS to the DOF essentially three months ahead of the each ROPS period for DOF's review. The DOF has 45 days to review the Oversight Board approved ROPS and make its determination of the enforceable obligations, obligation amounts and funding sources of the enforceable obligation no later than 45 days after the ROPS is submitted.

**Adopt Resolution No. 16-033 approving the Recognized Obligation Payment Schedule (16-17) for July 1, 2016 through June 30, 2017 of the Successor Agency to Redevelopment Agency of the City of Concord.**

January 25, 2016

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The Governor signed the 2015/16 Budget Trailer bill which now provides for annual ROPS, commencing with the ROPS covering the period from July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an oversight board approved annual ROPS to DOF and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter.

**Discussion**

The Successor Agency is responsible for administering the payments appearing on the proposed ROPS, subject to the approval of the Oversight Board, which is charged with reviewing and approving ROPS.

**ROPS Overview:**

ROPS 16-17 shows enforceable obligations on an annual basis for the specific reporting period of July 1, 2016 through June 30, 2017 and is attached to this report (Attachment 1). The following summarizes ROPS 16-17:

- Total amount of funds being requested is \$9,159,743
- Total Enforceable Obligations is \$9,172,124
- ROPS Reconciliation: With the new ROPS form, DOF is not requiring a reconciliation of prior period transactions. Staff understands that DOF is working on a new form for the next ROPS cycle to address reconciliation of prior ROPS funds.
- Costs associated with preparing the Long Range Property Management Plan are considered expenditures that can be claimed on ROPS as an enforceable item. Legal fees and consultant costs for preparing the report are approximately \$39,836
- Two installment payments totaling \$2,362,041 to the Concord Affordable Housing Fund which is a repayment of funds owned by the former Redevelopment Agency of the City of Concord to create and preserve affordable housing in the City of Concord. The repayment was approved by the Oversight Board and DOF. A copy of the repayment schedule is included as attachment 3.

With previous resolutions approving the ROPS, the proposed resolution directs staff to cooperate with DOF to the extent necessary to obtain DOF's acceptance of ROPS 16-17. This includes, if necessary, making modifications to ROPS 16-17 determined by the City Manager acting as the Successor Agency's Executive Director to be reasonable and financially feasible to meet its legally required financial obligations.

**Public Contact**

The agenda was posted. The report was sent to the Department of Finance, Contra Costa County Administrative Officer, and County Auditor-Controller.

**Adopt Resolution No. 16-033 approving the Recognized Obligation Payment Schedule (16-17) for July 1, 2016 through June 30, 2017 of the Successor Agency to Redevelopment Agency of the City of Concord.**  
January 25, 2016  
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**Recommendation for Action**

Staff recommends that the Oversight Board hear staff's presentation of ROPS 16-17, take public comments, make comments and adopt Resolution No. 16-033 approving ROPS 16-17 and direct staff to submit the ROPS to the Department of Finance and other agencies as required.

Prepared by: John Montagh  
Economic Development and Housing Manager  
john.montagh@cityofconcord.org

Reviewed by: Suzanne McDonald  
Financial Operations Manager  
suzanne.mcdonald@cityofconcord.org

- Attachment No. 1      ROPS 16-17
- Attachment No. 2      Resolution No. 16-033
- Attachment No. 3      Affordable Housing Fund Repayment Schedule

**Recognized Obligation Payment Schedule (ROPS 16-17) - Summary**

Filed for the July 1, 2016 through June 30, 2017 Period

**Successor Agency:** Concord  
**County:** Contra Costa

| <b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>                    |   | <b>16-17A Total</b> | <b>16-17B Total</b> | <b>ROPS 16-17 Total</b> |
|--|---|---------------------|---------------------|-------------------------|
| <b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding</b> |   |                     |                     |                         |
| <b>A</b>   | <b>Sources (B+C+D):</b>   | <b>\$ 12,381</b>    | <b>\$ -</b>         | <b>\$ 12,381</b>        |
| B  | Bond Proceeds Funding   | -                   | -                   | -                       |
| C  | Reserve Balance Funding   | -                   | -                   | -                       |
| D  | Other Funding   | 12,381              | -                   | 12,381                  |
| <b>E</b>   | <b>Enforceable Obligations Funded with RPTTF Funding (F+G):</b> | <b>\$ 2,702,793</b> | <b>\$ 6,456,950</b> | <b>\$ 9,159,743</b>     |
| F  | Non-Administrative Costs  | 2,568,888           | 6,324,066           | 8,892,954               |
| G  | Administrative Costs  | 133,905             | 132,884             | 266,789                 |
| <b>H</b>   | <b>Current Period Enforceable Obligations (A+E):</b>            | <b>\$ 2,715,174</b> | <b>\$ 6,456,950</b> | <b>\$ 9,172,124</b>     |

Certification of Oversight Board Chairman:  
Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title  
/s/ \_\_\_\_\_  
Signature Date

Concord Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail

July 1, 2016 through June 30, 2017

(Report Amounts in Whole Dollars)

| A      | B   | C                                    | D                                 | E                                   | F                           | G   | H            | I                                    | J       | K                | 16-17A  |                 |              |           | 16-17B  |               |                 |                 | W           |           |           |              |              |      |
|--------|---|--------------------------------------|-----------------------------------|-------------------------------------|-----------------------------|---|--------------|--------------------------------------|---------|------------------|---|-----------------|--------------|-----------|---|---------------|-----------------|-----------------|-------------|-----------|-----------|--------------|--------------|------|
|        |   |                                      |                                   |                                     |                             |   |              |                                      |         |                  | Non-Redevelopment Property Tax Trust Fund (Non-RPTTF) |                 | RPTTF        |           | Non-Redevelopment Property Tax Trust Fund (Non-RPTTF) |               | RPTTF           |                 |             |           |           |              |              |      |
|        |   |                                      |                                   |                                     |                             |   |              |                                      |         |                  | Bond Proceeds   | Reserve Balance | Other Funds  | Non-Admin | Admin   | Bond Proceeds | Reserve Balance | Other Funds     |             | Non-Admin | Admin     |              |              |      |
|        |   |                                      |                                   |                                     |                             |   |              |                                      |         |                  | 16-17A Total  |                 | 16-17B Total |           | 16-17A Total  |               | 16-17B Total    |                 |             |           |           |              |              |      |
| Item # | Project Name/Debt Obligation                    | Obligation Type                      | Contract/Agreement Execution Date | Contract/Agreement Termination Date | Payee                       | Description/Project Scope   | Project Area | Total Outstanding Debt or Obligation | Retired | ROPS 16-17 Total | Bond Proceeds   | Reserve Balance | Other Funds  | Non-Admin | Admin   | 16-17A Total  | Bond Proceeds   | Reserve Balance | Other Funds | Non-Admin | Admin     | 16-17B Total |              |      |
|        |   |                                      |                                   |                                     |                             |   |              | \$ 47,427,925                        |         | \$ 9,172,124     |   |                 |              |           | \$ 133,905  | \$ 2,715,174  |                 |                 |             |           |           |              | \$ 6,456,950 |      |
| 4      | 2010 Refunding Lease                            | Revenue Bonds Issued On              | 7/2/2005                          | 9/1/2019                            | Bank of America             | Refinance part of 1993 Lease  | 1            | 2,280,245                            | N       | \$ 570,667       |   |                 |              |           |   | \$ 541,597    |                 |                 |             |           |           |              | \$ 29,070    |      |
| 6      | Disposition and Development Agreement           | OPA/DDA/Construction                 | 11/14/2000                        | 6/30/2027                           | EQR (2000) Concord, LLC     | Tax Increment Reimbursement   | 1            | 37,026                               | N       | \$ 37,026        |   |                 | 12,381       | 541,597   |   | \$ 37,026     |                 |                 |             |           |           |              |              | \$ - |
| 7      | Loan Agreement (1)                              | Business Incentive Agreements        | 7/23/2002                         | 7/11/2019                           | Fry's Electronics           | Loan Payment  |              |                                      | N       |                  |   |                 |              |           |   |               |                 |                 |             |           |           |              |              |      |
| 9      | Property Assessments (1)                        | Property Maintenance                 | 7/1/2013                          | 7/1/2025                            | Contra Costa County         | Annual Assessment District Taxes  | 1            |                                      | N       |                  |   |                 |              |           |   |               |                 |                 |             |           |           |              |              |      |
| 18     | Housing Set Aside Deficit Reduction Plan        | SERAF/ERAF                           | 7/1/2013                          | 7/1/2025                            | City of Concord             | housing set aside deficit pursuant to CRL Section 33334.6                               | 1            | 8,442,937                            | N       | \$ 2,362,041     |   |                 |              | 1,181,020 |   | \$ 1,181,020  |                 |                 |             |           | 1,181,021 |              | \$ 1,181,021 |      |
| 19     | Property Maintenance                            | Property Maintenance                 | 7/1/2016                          | 6/30/2017                           | Cagwin & Dorward            | Property maintenance funds for RDA owned property                                       | 1            |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 21     | Successor Agency Staffing                       | Admin Costs                          | 7/1/2016                          | 6/30/2017                           | City of Concord             | Reimburse Payroll Costs   | 1            | 245,739                              | N       | \$ 245,739       |   |                 |              |           | 122,855   | \$ 122,855    |                 |                 |             |           |           | 122,884      | \$ 122,884   |      |
| 22     | SA Support Services and Operations              | Admin Costs                          | 7/1/2016                          | 6/30/2017                           | Various                     | City Support Services   | 1            |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 23     | Other   | Admin Costs                          | 7/1/2016                          | 6/30/2017                           | Various                     | Legal and financial consultants, fiscal agent fees, arbitrage calculations, audit, etc. | 1            | 19,231                               | N       | \$ 21,050        |   |                 |              |           | 11,050  | \$ 11,050     |                 |                 |             |           |           | 10,000       | \$ 10,000    |      |
| 24     | 0   | Admin Costs                          | 7/1/2016                          | 6/30/2017                           | NONE                        | Adjust to meet 3% threshold   | 1            |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 27     | Annual OPEB Unfunded Liability                  | Unfunded Liabilities                 | 7/1/2016                          | 6/30/2017                           | CERBT                       | Former RDA's prorated share of Annual Unfunded Liability                                | 1            | 653,601                              | N       | \$ 43,805        |   |                 |              | 43,805    |   | \$ 43,805     |                 |                 |             |           |           |              | \$ -         |      |
| 30     | Property Maintenance                            | Property Maintenance                 | 7/1/2016                          | 6/30/2017                           | Long & Taylor Landscaping   | Landscaping Maintenance   | 1            | 3,300                                | N       | \$ 3,300         |   |                 |              | 1,650     |   | \$ 1,650      |                 |                 |             |           | 1,650     |              | \$ 1,650     |      |
| 31     | 2014 Tax Allocation Refunding Bonds             | Refunding Bonds Issued After 6/27/12 | 10/1/2014                         | 3/1/2025                            | Bank of New York            | Refunding 2004 TAB and 2011 Lease Revenue Bonds   | 1            | 35,703,800                           | N       | \$ 5,846,450     |   |                 |              | 735,325   |   | \$ 735,325    |                 |                 |             |           | 5,111,125 |              | \$ 5,111,125 |      |
| 32     | Housing Payroll and Support Services/Operations | Housing Entity Admin Cost            | 7/1/2015                          | 6/30/2016                           | City of Concord             | Reimburse Payroll Costs and Support Services  |              |                                      | N       |                  |   |                 |              |           |   |               |                 |                 |             |           |           |              |              |      |
| 33     | Property Maintenance - Utilities                | Property Maintenance                 | 7/1/2016                          | 6/30/2017                           | Contra Costa Water District | Water Utilities for SA Owned Properties   | 1            | 2,210                                | N       | \$ 2,210         |   |                 |              | 1,010     |   | \$ 1,010      |                 |                 |             |           | 1,200     |              | \$ 1,200     |      |
| 34     | Long Range Property Management                  | Property Dispositions                | 7/1/2016                          | 6/30/2017                           | Burke Williams & Sorenson   | Legal services for property disposition   | 1            | 20,916                               | N       | \$ 20,916        |   |                 |              | 20,916    |   | \$ 20,916     |                 |                 |             |           |           |              | \$ -         |      |
| 35     | Long Range Property Management                  | Property Dispositions                | 7/1/2016                          | 6/30/2017                           | Seifel Consulting           | Legal services for property disposition   | 1            | 18,920                               | N       | \$ 18,920        |   |                 |              | 18,920    |   | \$ 18,920     |                 |                 |             |           |           |              | \$ -         |      |
| 36     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 37     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 38     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 39     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 40     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 41     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 42     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 43     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 44     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 45     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 46     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 47     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 48     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 49     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 50     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 51     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 52     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 53     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 54     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 55     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 56     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 57     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 58     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 59     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 60     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 61     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 62     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 63     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 64     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 65     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 66     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 67     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 68     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 69     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 70     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 71     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 72     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 73     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 74     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 75     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 76     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 77     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 78     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 79     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 80     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 81     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 82     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 83     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 84     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 85     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 86     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 87     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 88     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 89     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 90     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 91     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 92     |   |                                      |                                   |                                     |                             |   |              |                                      | N       | \$ -             |   |                 |              |           |   | \$ -          |                 |                 |             |           |           |              | \$ -         |      |
| 93     |   |                                      |                                   |                                     |                             |   |              |                                      |         |                  |   |                 |              |           |   |               |                 |                 |             |           |           |              |              |      |

**Concord Recognized Obligation Payment Schedule (ROPS 16-17) - Report of Cash Balances  
(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [CASH BALANCE TIPS SHEET](#)

| A   | B   | C                                  | D                                 | E  | F  | G                            | H                   | I               |  |
|---|---|------------------------------------|-----------------------------------|--|--|------------------------------|---------------------|-----------------|--|
|   |   | <b>Fund Sources</b>                |                                   |  |  |                              |                     |                 |  |
|   |   | <b>Bond Proceeds</b>               |                                   | <b>Reserve Balance</b>                                     |  | <b>Other</b>                 | <b>RPTTF</b>        |                 |  |
|   | <b>Cash Balance Information by ROPS Period</b>  | Bonds issued on or before 12/31/10 | Bonds issued on or after 01/01/11 | Prior ROPS period balances and DDR RPTTF balances retained | Prior ROPS RPTTF distributed as reserve for future period(s) | Rent, grants, interest, etc. | Non-Admin and Admin | <b>Comments</b> |  |
| <b>ROPS 15-16A Actuals (07/01/15 - 12/31/15)</b>  |   |                                    |                                   |  |  |                              |                     |                 |  |
| 1   | <b>Beginning Available Cash Balance (Actual 07/01/15)</b>   |                                    |                                   |  | 815,225  | 566,638                      | 341,696             |                 |  |
| 2   | <b>Revenue/Income (Actual 12/31/15)</b><br>RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015             |                                    |                                   |  |  | 12,381                       | 450,454             |                 |  |
| 3   | <b>Expenditures for ROPS 15-16A Enforceable Obligations (Actual 12/31/15)</b>   |                                    |                                   |  | 815,225  | 277,070                      | 461,314             |                 |  |
| 4   | <b>Retention of Available Cash Balance (Actual 12/31/15)</b><br>RPTTF amount retained should only include the amounts distributed as reserve for future period(s)   |                                    |                                   |  |  |                              |                     |                 |  |
| 5   | <b>ROPS 15-16A RPTTF Balances Remaining</b>   | No entry required                  |                                   |  |  |                              |                     | 2,666           |  |
| 6   | <b>Ending Actual Available Cash Balance</b><br>C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)  | \$ -                               | \$ -                              | \$ -   | \$ -   | \$ 301,949                   | \$ 328,170          |                 |  |
| <b>ROPS 15-16B Estimate (01/01/16 - 06/30/16)</b> |   |                                    |                                   |  |  |                              |                     |                 |  |
| 7   | <b>Beginning Available Cash Balance (Actual 01/01/16)</b><br>(C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)  | \$ -                               | \$ -                              | \$ -   | \$ -   | \$ 301,949                   | \$ 330,836          |                 |  |
| 8   | <b>Revenue/Income (Estimate 06/30/16)</b><br>RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016        |                                    |                                   |  |  |                              | 6,120,471           |                 |  |
| 9   | <b>Expenditures for ROPS 15-16B Enforceable Obligations (Estimate 06/30/16)</b>   |                                    |                                   |  |  | 289,568                      | 6,448,641           |                 |  |
| 10  | <b>Retention of Available Cash Balance (Estimate 06/30/16)</b><br>RPTTF amount retained should only include the amounts distributed as reserve for future period(s) |                                    |                                   |  |  |                              |                     |                 |  |
| 11  | <b>Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)</b>   | \$ -                               | \$ -                              | \$ -   | \$ -   | \$ 12,381                    | \$ 2,666            |                 |  |



**BEFORE THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
CITY OF CONCORD  
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA**

**A Resolution Approving the Recognized  
Obligation Payment Schedules 16-17 for the  
Successor Agency to the Redevelopment Agency of  
the City of Concord for the Period July 1, 2016 – June  
30, 2017**

**Resolution No. 16-033**

**WHEREAS**, Pursuant to State Health and Safety Code section 34177(o), commencing with the Recognized Obligation Payment Schedule (ROPS) covering the period from July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an oversight board approved annual ROPS to Department of Finance (DOF) and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter; and

**WHEREAS**, Successor Agency staff prepared a ROPS for this period and submitted it to the Board for review and approval, and at the same time provided a copy of the ROPS to the County Administrative Officer, the County Auditor and DOF, all as required pursuant to Health and Safety Code Section 34177(l)(2)(B); and

**WHEREAS**, on January 25, 2016, the Oversight Board approved the ROPS and directed Successor Agency staff to submit the ROPS to DOF, the State Controller and the County Auditor and post the ROPS on the Successor Agency’s website in accordance with Health and Safety Code Section 34177(l)(2)(C).

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF CONCORD DOES RESOLVE AS FOLLOWS:**

**Section 1.** The Recognized Obligation Payment Schedule for the period July 1, 2016 – June 30, 2017, in the form attached to this resolution and incorporated herein by reference, is hereby approved.

**Section 2.** The staff of the Successor Agency is hereby directed to submit the ROPS to DOF, the State Controller and the County Auditor, and post the ROPS on the Successor Agency’s website in accordance with Health and Safety Code Section 34177(l)(2)(C), and to cooperate with DOF to the

1 extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making  
2 modifications to the ROPS determined by the Successor Agency's Executive Director to be  
3 reasonable and financially feasible to meet its legally required financial obligations.

4 **Section 3.** This resolution shall become effective immediately upon its passage and adoption.

5 **PASSED AND ADOPTED** by the Oversight Board for the Successor Agency City of  
6 Concord on January 25, 2016, by the following vote:

7 **AYES:** Board Members –

8 **NOES:** Board Members -

9 **ABSTAIN:** Board Members –

10 **ABSENT:** Board Members –

11 **I HEREBY CERTIFY** that the foregoing Resolution No. 16-033 was duly and regularly  
12 adopted at a meeting of the Oversight Board for the Successor Agency City of Concord on  
13 January 25, 2016.

14  
15  
16 

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Joelle Fockler, CMC  
**City Clerk**

17 **APPROVED AS TO FORM:**

18 

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Brian Libow  
19 Interim City Attorney

20 Attachment: ROPS 16-17 July 1, 2016 through June 30, 2017  
21  
22  
23  
24  
25  
26  
27  
28

**Concord Successor Agency**  
**Repayment Schedule for Deferred 20% Housing Set-Aside Payments**  
**Oversight Approval Date: January 25, 2016**

**Enforceable Obligation Repayment Schedule\***

| <b>ROPS</b> | <b>Payment Due Dates</b>                | <b>Principal</b>      | <b>Interest</b> | <b>Total Payments</b> | <b>Outstanding Deficit</b> |
|-------------|---|-----------------------|-----------------|-----------------------|----------------------------|
|             |   |                       |                 |                       | \$9,495,937.00             |
|             | <i>Deficit Reduction Payment Amount</i> |                       |                 |                       |                            |
| ROPS 15-16B | March 1, 2016                           | \$1,053,000.00        | \$0.00          | \$1,053,000.00        | \$8,442,937.00             |
| ROPS 16-17A | September 1, 2016                       | \$1,181,020.50        | \$0.00          | \$1,181,020.50        | \$7,261,916.50             |
| ROPS 16-17B | March 1, 2017                           | \$1,181,020.50        | \$0.00          | \$1,181,020.50        | \$6,080,896.00             |
| ROPS 17-18A | September 1, 2017                       | \$526,500.00          | \$0.00          | \$526,500.00          | \$5,554,396.00             |
| ROPS 17-18B | March 1, 2018                           | \$526,500.00          | \$0.00          | \$526,500.00          | \$5,027,896.00             |
| ROPS 18-19A | September 1, 2018                       | \$526,500.00          | \$0.00          | \$526,500.00          | \$4,501,396.00             |
| ROPS 18-19B | March 1, 2019                           | \$526,500.00          | \$0.00          | \$526,500.00          | \$3,974,896.00             |
| ROPS 19-20A | September 1, 2019                       | \$526,500.00          | \$0.00          | \$526,500.00          | \$3,448,396.00             |
| ROPS 19-20B | March 1, 2020                           | \$526,500.00          | \$0.00          | \$526,500.00          | \$2,921,896.00             |
| ROPS 20-21A | September 1, 2020                       | \$526,500.00          | \$0.00          | \$526,500.00          | \$2,395,396.00             |
| ROPS 20-21B | March 1, 2021                           | \$526,500.00          | \$0.00          | \$526,500.00          | \$1,868,896.00             |
| ROPS 21-22A | September 1, 2021                       | \$526,500.00          | \$0.00          | \$526,500.00          | \$1,342,396.00             |
| ROPS 21-22B | March 1, 2022                           | \$526,500.00          | \$0.00          | \$526,500.00          | \$815,896.00               |
| ROPS 22-23A | September 1, 2022                       | \$526,500.00          | \$0.00          | \$526,500.00          | \$289,396.00               |
| ROPS 22-23B | March 1, 2023                           | \$278,824.00          | \$0.00          | \$278,824.00          | \$10,572.00                |
|             |   | <u>\$9,485,365.00</u> | <u>\$0.00</u>   | <u>\$9,485,365.00</u> |                            |

\*Please note the amount allowed for repayment varies each year as it cannot exceed 50% of the current year residual distributions to the taxing entities less the residual amount from the 2012-13 Base Year. The amount calculated for September 1, 2016 is based on ROPS 15-16A & ROPS 15-16B actual distributions (see Exhibit A for calculation). The annual repayment amount may change depending on this calculation. In the future, the actual repayment calculation will be provided to the Oversight Board as part of the ROPS approval process.

### Sponsoring Entity Loan Repayment Calculator

| Base Year:                    | ROPS II<br>July thru<br>December<br>2012 | ROPS III<br>January thru<br>June<br>2013 | Total For Base Year |
|-------------------------------|--|--|---------------------|
| <b>Total Residual Balance</b> | 3,209,235                                | 808,957                                  | 4,018,192           |

| Comparison Year:              | ROPS 15-16A<br>July thru<br>December<br>2014 | ROPS 15-16B<br>January thru<br>June<br>2015 | Total For Comparison Year |
|-------------------------------|--|---|---------------------------|
| <b>Total Residual Balance</b> | 7,292,959                                    | 1,449,315                                   | 8,742,274                 |

|  |                  |
|--|------------------|
| A Total Residual Balance for Comparison Year                   | 8,742,274        |
| B Total Residual Balance for Base Year                         | 4,018,192        |
| A-B Difference of Residual Balance                             | 4,724,082        |
| Divide Difference by two                                       | ÷2               |
| <b>Maximum Repayment Amount Authorized<br/>Per Fiscal Year</b> | <b>2,362,041</b> |

**Note: This is a tool provided by Finance to assist successor agencies in determining the maximum repayment amount per authorized fiscal year. Placing this amount on the ROPS does not automatically guarantee approval of the repayment amount.**

Input fields (amounts from County Auditor-Controller RPTTF Distribution Report)

Formula fields, no input required.