



Transmitted via e-mail

April 15, 2020

Jeff Crechriou, Airport Services Manager
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

2020-21 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Marina Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period of July 1, 2020 through June 30, 2021 (ROPS 20-21) to the California Department of Finance (Finance) on January 30, 2020. Finance has completed its review of the ROPS 20-21.

Based on a sample of line items reviewed and application of the law, Finance made the following determination:

Item No. 7 – Dunes Disposition and Development Agreement in the amount of \$30,000,000 in bond proceeds, \$34,830 in Other Funds and \$2,795,170 in Redevelopment Property Tax Trust Fund (RPTTF), for a total of \$32,830,000 is partially allowed. It is our understanding the Agency entered into a Disposition and Development Agreement (DDA) with Marina Community Partners (Developer) on May 31, 2005 for the development of approximately 290 acres of the former Fort Ord Army Base. The DDA was amended by an Implementation Agreement on September 6, 2006 and by a Second Implementation Agreement on August 5, 2008. The Agency also entered into a Tax Increment Financing Plan and Agreement (Financing Plan) on August 5, 2008. These agreements allow the Developer to request the Agency to issue bonds, from time to time, if feasible under the circumstance. An issuance request has been made by the Developer and the Oversight Board has authorized issuance of \$18,000,000 in tax allocation bonds via OB Resolution No. 2020-10. Pursuant to Finance's review of the OB Resolution 2020-10, Finance approved the issuance of bonds based on the Financing Plan in the amount of \$18,000,000 in our determination letter dated April 15, 2020. Therefore, of the requested \$30,000,000, \$12,000,000 is not eligible for bond proceeds funding.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2017 through June 30, 2018 (ROPS 17-18) period. Reported differences in RPTTF are used to offset current RPTTF distributions. The amount of RPTTF authorized includes the prior period adjustment (PPA) resulting from the County Auditor-Controller's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$3,168,817, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2020 through December 31, 2020 period (ROPS A period), and one distribution for the January 1, 2021 through June 30, 2021 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 20-21 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Except for the item adjusted, Finance is not objecting to the remaining items listed on the ROPS 20-21. If the Agency disagrees with our determination with respect to any items on the ROPS 20-21, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days of the date of this letter. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

The Agency must use the RAD App to complete and submit its Meet and Confer request form.

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 20-21. This determination only applies to items when funding was requested for the 12-month period. If a denial by Finance in a previous ROPS is currently the subject of litigation, the item will continue to be deemed denied until the matter is resolved.

The ROPS 20-21 form submitted by the Agency and this determination letter will be posted on our website:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 20-21 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to review and may be denied even if not denied on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Jeff Crechriou
April 15, 2020
Page 3

Please direct inquiries to Kylie Oltmann, Supervisor, or Nicole Prisakar, Staff, at (916) 322-2985.

Sincerely,

Original signed by Cheryl L. McCormick for:

JENNIFER WHITAKER
Program Budget Manager

cc: Layne Long, City Manager, City of Marina
Jennifer Forsyth, Auditor Controller Analyst, Monterey County

Approved RPTTF Distribution July 2020 through June 2021			
	ROPS A	ROPS B	ROPS 20-21 Total
RPTTF Requested	\$ 1,361,983	\$ 2,611,500	\$ 3,973,483
Administrative RPTTF Requested	185,000	0	185,000
Total RPTTF Requested	1,546,983	2,611,500	4,158,483
RPTTF Authorized	1,361,983	2,611,500	3,973,483
Administrative RPTTF Authorized	185,000	0	185,000
ROPS 17-18 prior period adjustment (PPA)	(989,666)	0	(989,666)
Total RPTTF Approved for Distribution	\$ 557,317	\$ 2,611,500	\$ 3,168,817