



June 4, 2013

Ms. Maureen Toms, Redevelopment Program Manager
Contra Costa County
30 Muir Road
Martinez, CA 94553-0095

Dear Ms. Toms:

Subject: Other Funds and Accounts Due Diligence Review

The Contra Costa County Successor Agency (Agency) submitted an oversight board approved Other Funds and Accounts (OFA) Due Diligence Review (DDR) to the California Department of Finance (Finance) on March 20, 2013. The purpose of the review was to determine the amount of cash and cash equivalents available for distribution to the affected taxing entities. Since the Agency did not meet the January 15, 2013 submittal deadline pursuant to HSC section 34179.6 (c), Finance is not bound to completing its review and making a determination by the April 1, 2013 deadline pursuant to HSC section 34179.6 (d). However, Finance has completed its review of your DDR, which may have included obtaining clarification for various items.

HSC section 34179.6 (d) authorizes Finance to adjust the DDR's stated balance of OFA available for distribution to the taxing entities. Based on our review of your DDR, the following adjustments were made:

- Our review indicates the total amount of assets held as of June 30, 2012 should be adjusted by \$957,947, to \$23,875,479. Finance reviewed the ledgers provided by the Agency, as well as the reconciliation prepared by the CPA firm for DDR purposes.
- The request to restrict assets totaling \$12,813 is not allowed. The Façade Loan Agreement between the Agency and William Rapp and Marcia Keefe was due in 2009; therefore, the request to restrict the outstanding loan balance of \$12,463, and accrued interest in the amount of \$350, has been adjusted.
- The request to retain \$10,019,110 to satisfy Recognized Obligation Payment Schedule items (ROPS) for the 2012-13 fiscal year has been adjusted by \$4,087,793. Our review indicates that the Agency only spent \$179,790 of the \$4,267,583 in Reserves requested during the ROPS for the period July through December 2012. The Agency received \$5,648,583 in Redevelopment Property Tax Trust Fund funding to satisfy enforceable obligations for the period July through December 2012. Finally, during the ROPS for the period January through June 2013, the Agency only requested \$102,944 in Reserves. Therefore, the Agency is allowed to retain \$5,931,317 ($\$5,931,317 = \$5,648,583 + 179,790 + 102,944$).

However, the Agency has not adequately proven there will be insufficient property tax revenues to pay the remaining obligations, and therefore an adjustment of \$4,087,793 is made (\$4,087,793 = \$10,019,110 - \$5,931,317). HSC section 34179.5 (c) (5) (D) requires an extensive analysis before retention of current unencumbered balances can be contemplated. This includes but is not limited to, providing a detail of the projected property tax revenues and other general purpose revenues to be received by the Agency, together with both the amount and timing of the bond debt service payments, for the period in which the oversight board anticipates the Agency will have insufficient property tax revenue to pay the specified obligations. It is not evident the thorough analysis required by HSC section 34179.5 (c) (5) (D) was conducted. Further, it is not evident that future property tax revenue will be insufficient or that there is an immediate need to retain these balances.

Should a deficit occur in the future, HSC provides successor agencies with various methods to address short term cash flow issues. These may include requesting a loan from the County pursuant to HSC section 34173 (h), or subordinating pass-through payments pursuant to HSC section 34183 (b). The Agency should seek counsel from their oversight board to determine the solution most appropriate for their situation if a deficiency were to occur.

- Finance also noted property transfers totaling \$209,421. The Agency transferred properties to Contra Costa County (County) in March 2011, which were not required by an enforceable obligation or other legal requirement. These improper transfers should be reversed, and the Agency should recover the properties from the County. For DDR purposes, however, these disallowed transfers will not affect the balance available for distribution to the affected taxing entities.

If you disagree with Finance's adjusted amount of OFA balances available for distribution to the taxing entities, you 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 at Finance's website below:

http://www.dof.ca.gov/redevelopment/meet_and_confer/

The Agency's OFA balance available for distribution to the affected taxing entities is \$4,877,719 (see table below).

OFA Balances Available For Distribution To Taxing Entities	
Available Balance per DDR:	\$ (180,834)
Finance Adjustments	
Add:	
Adjustment to the June 30, 2012 balance	957,947
Requested restricted balances not supported	12,813
Requested retained balance not supported	\$ 4,087,793
Total OFA available to be distributed:	\$ 4,877,719

Absent a Meet and Confer request, HSC section 34179.6 (f) requires successor agencies to transmit to the county auditor-controller the amount of funds identified in the above table within five working days, plus any interest those sums accumulated while in the possession of the recipient. Upon submission of payment, it is requested you provide proof of payment to Finance within five business days.

If funds identified for transmission are in the possession of the successor agency, and if the successor agency is operated by the city or county that created the former redevelopment agency, then failure to transmit the identified funds may result in offsets to the city's or the county's sales and use tax allocation, as well as its property tax allocation. If funds identified for transmission are in the possession of another taxing entity, the successor agency is required to take diligent efforts to recover such funds. A failure to recover and remit those funds may result in offsets to the other taxing entity's sales and use tax allocation or to its property tax allocation. If funds identified for transmission are in the possession of a private entity, HSC 34179.6 (h) (1) (B) states that any remittance related to unallowable transfers to a private party may also be subject to a 10 percent penalty if not remitted within 60 days.

Failure to transmit the identified funds will also prevent the Agency from being able to receive a finding of completion from Finance. Without a finding of completion, the Agency will be unable to take advantage of the provisions detailed in HSC section 34191.4. Specifically, these provisions allow certain loan agreements between the former redevelopment agency (RDA) and the city, county, or city and county that created the RDA to be considered enforceable obligations. These provisions also allow certain bond proceeds to be used for the purposes in which they were sold and allows for the transfer of real property and interests into the Community Redevelopment Property Trust Fund once Finance approves the Agency's long-range property management plan.

In addition to the consequences above, willful failure to return assets that were deemed an unallowable transfer or failure to remit the funds identified above could expose certain individuals to criminal penalties under existing law.

Pursuant to HSC section 34167.5 and 34178.8, the California State Controller's Office (Controller) has the authority to claw back assets that were inappropriately transferred to the city, county, or any other public agency. Determinations outlined in this letter do not in any way eliminate the Controller's authority.

Please direct inquiries to Nichelle Thomas, Supervisor or Susana Medina Jackson, Lead Analyst at (916) 445-1546.

Sincerely,



STEVE SZALAY
Local Government Consultant

cc: Mr. Steven Goetz, Deputy Director, Conservation, Transportation and Redevelopment Programs, Contra Costa County Department of Conservation and Development
Mr. Bob Campbell, Auditor-Controller, Contra Costa County
Mr. Steven Mar, Bureau Chief, Local Government Audit Bureau, California State Controller's Office