



April 22, 2013

Ms. Jenny Haruyama, Administrative Services Director  
City of Tracy  
333 Civic Center Plaza  
Tracy, CA 95316

Dear Ms. Haruyama:

Subject: Other Funds and Accounts Due Diligence Review

The City of Tracy 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 February 14, 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:

- Assets transferred to the City of Tracy (City) in the period from January 2011 to June 2012 in the amount of \$4,462,995. We identified cash totaling \$6,306,309 that was transferred to the City. However, cash in the amount of \$1,843,395 was subsequently returned to the Agency. Assets that have not been returned to the Agency equal to \$4,462,995 and still remain in the possession of the City. These transfers were not supported by enforceable obligations and should be returned to the Agency. Therefore, the OFA balances available for distribution to the taxing entities will be adjusted by \$4,462,995.
- Balances legally restricted in the amount of \$251 should be adjusted to \$0. The Agency's requested to retain \$251 in current unencumbered OFA balances to cover future obligations is not allowed. The Agency has not adequately proven there will be insufficient property tax revenues to pay for these obligations. 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 city pursuant to HSC section 34173 (h), requesting the accumulation of reserves on the Recognized Obligation Payment Schedule (ROPS) when a future balloon or uneven payment is expected, 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.

Since the Agency has not met the requirements detailed in HSC section 34179.5 (c) (5) (D) and possesses alternatives to address short term cash flow shortages, Finance deems it is not necessary for the Agency to retain \$251 in OFA unencumbered balances.

- Balances requested to be retained in the amount of \$1,766,087 for fiscal year 2012-13 obligations are partially denied. Although the Agency wishes to retain \$1,766,087, the County Auditor-Controller (CAC) only distributed \$1,143,471 on June 1, 2012. The Agency is limited to retaining the amount distributed by the CAC. However, Finance will allow the agency to retain sufficient OFA balances to make the approved bond payments totaling \$497,616. Therefore, in addition to RPTTF distributed for ROPS II obligations in the amount of \$1,143,471, the Agency may retain additional OFA balances totaling \$497,616. There OFA balances available for distribution to the taxing entities will be adjusted by \$125,000.

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/](http://www.dof.ca.gov/redevelopment/meet_and_confer/)

The Agency’s OFA balance available for distribution to the affected taxing entities is \$6,869,713 (see table below).

<b>OFA Balances Available For Distribution To Taxing Entities</b>	
Available Balance per DDR:	\$ 2,281,467
Finance Adjustments	
Add:	
Disallowed transfers to the City:	\$ 4,462,995
Request to retain legally restricted balance not supported:	251
Request to retain balance not supported:	125,000
<b>Total OFA available to be distributed:</b>	<b>\$ 6,869,713</b>

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 Wendy Griffe, Supervisor or Derk Symons, Lead Analyst at (916) 445-1546.

Sincerely,



STEVE SZALAY  
Local Government Consultant

cc: Mr. Robert Harmon, Senior Accountant, City of Tracy  
Ms. Sandra Chan, Chief Deputy Auditor-Controller, County of San Joaquin  
California State Controller's Office