



April 13, 2013

Mr. Kerry Breen, Assistant Finance Director  
City of Brentwood Successor Agency  
150 City Park Way  
Brentwood, CA 94513

Dear Mr. Breen:

Subject: Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (m), the City of Brentwood Successor Agency (Agency) submitted a Recognized Obligation Payment Schedule (ROPS 13-14A) to the California Department of Finance (Finance) on February 28, 2012 for the period of July through December 2013. Finance has completed its review of your ROPS 13-14A, which may have included obtaining clarification for various items.

HSC section 34171 (d) defines enforceable obligations. Based on a sample of line items reviewed and application of the law, the following do not qualify as enforceable obligations:

- Item No. 13 – City Park Project in the amount of \$899,826. HSC section 34171 (d) (2) states that agreements, contracts, or arrangements between the city, county or city and county that created the RDA and the former RDA are not enforceable, unless issued within two years of the RDA's creation date or for the issuance of indebtedness to third-party investors or bondholders.

The public improvement agreement was entered into after the first two years of the former RDA's creation and is not associated with the issuance of debt. Therefore, this line item is not an enforceable obligation. Upon receiving a Finding of Completion from Finance, and after the oversight board makes a finding the loan was for legitimate redevelopment purposes, HSC section 34191.4 (d) may cause this item to be enforceable in future ROPS periods.

- Item No. 14 – Community Center Project in the amount of \$1,562,530. HSC section 34171 (d) (2) states that agreements, contracts, or arrangements between the city, county or city and county that created the RDA and the former RDA are not enforceable, unless issued within two years of the RDA's creation date or for the issuance of indebtedness to third-party investors or bondholders.

The public improvement agreement was entered into after the first two years of the former RDA's creation and is not associated with the issuance of debt. Therefore, this line item is not an enforceable obligation. Upon receiving a Finding of Completion from Finance, and after the oversight board makes a finding the loan was for legitimate

redevelopment purposes, HSC section 34191.4 (d) may cause this item to be enforceable in future ROPS periods.

- Item Nos. 6, 24 and 25 – Various obligations totaling \$564,142 are considered general administrative costs and have been reclassified. Although the reclassification increased administrative costs to \$219,746, the administrative cost allowance has not been exceeded.

Except for items denied in whole or in part as enforceable obligations, Finance is not objecting to the remaining items listed on your ROPS 13-14A. This determination applies only to items where funding was requested for the six month period. If you disagree with the determination with respect to any items on your ROPS 13-14A, 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 maximum approved Redevelopment Property Tax Trust Fund (RPTTF) distribution for the reporting period is \$1,803,349 as summarized below:

<b>Approved RPTTF Distribution Amount</b>	
<b>For the period of July through December 2013</b>	
Total RPTTF funding requested for obligations	\$ 2,109,396
Minus: Six-month total for items denied or reclassified as administrative cost	
Item 6*	12,500
Item 13	321,651
Item 14	175,000
Item 24*	7,500
Item 25*	9,142
Total approved RPTTF for enforceable obligations	\$ 1,583,603
Plus: Allowable RPTTF distribution for ROPS 13-14A administrative cost	219,746
Minus: ROPS II prior period adjustment	-
<b>Total RPTTF approved for distribution:</b>	<b>\$ 1,803,349</b>

\*Reclassified as administrative cost

Pursuant to HSC Section 34186 (a), successor agencies were required to report on the ROPS 13-14A form the estimated obligations and actual payments (prior period adjustments) associated with the July through December 2012 period. The amount of RPTTF approved in the above table includes the prior period adjustment that was self-reported by the Agency. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by successor agencies are subject to audit by the county auditor-controller (CAC) and the State Controller. Any proposed CAC adjustments were not received in time for inclusion in this letter. Therefore, the amount of RPTTF approved in the above table includes only the prior period adjustment that was self-reported by the Agency.

Please refer to the ROPS 13-14A schedule that was used to calculate the approved RPTTF amount:

[http://www.dof.ca.gov/redevelopment/ROPS/ROPS 13-14A Forms by Successor Agency/](http://www.dof.ca.gov/redevelopment/ROPS/ROPS%2013-14A%20Forms%20by%20Successor%20Agency/).

This is Finance's final determination related to the enforceable obligations reported on your ROPS for July 1 through December 31, 2013. Finance's determination is effective for this time period only and should not be conclusively relied upon for future periods. All items listed on a future ROPS are subject to a subsequent review and may be denied even if it was or was not denied on this ROPS or a preceding ROPS. The only exception is for those items that have received a Final and Conclusive determination from Finance pursuant to HSC 34177.5 (i). Finance's review of items that have received a Final and Conclusive determination 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 that was available prior to enactment of ABx1 26 and AB 1484. This amount is not and never was an unlimited funding source. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax is limited to the amount of funding available to the successor agency in the RPTTF.

To the extent proceeds from bonds issued after December 31, 2010 exist and are not encumbered by an enforceable obligation pursuant to 34171 (d), HSC section 34191.4 (c)(2)(B) requires these proceeds be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation.

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

Sincerely,



STEVE SZALAY  
Local Government Consultant

cc: Ms. Michelle Hamblin, Business Services Manager  
Mr. Bob Campbell, Auditor-Controller, County of Contra Costa  
California State Controller's Office