



November 21, 2013

Mr. David Loya, Community Development Deputy Director  
City of Arcata  
736 F Street  
Arcata, CA 95221

Dear Mr. Loya:

Subject: Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (m), the City of Arcata Successor Agency (Agency) submitted a Recognized Obligation Payment Schedule (ROPS 13-14B) to the California Department of Finance (Finance) on October 07, 2013 for the period of January through June 2014. Finance has completed its review of your ROPS 13-14B, 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 for the reasons specified:

- Item Nos. 1 and 2 – 1994 and 2003 Tax Allocation Bond (TAB) payments totaling \$495,562. The Agency requested \$350,750 for the 1994 TAB debt service and \$265,750 for the 2003 TAB debt service payments. However pursuant to the debt service schedules provided by the Agency, the payments due during the ROPS 13-14B period are \$42,750 and \$187,562 respectively. Therefore, the requested debt service payments have been reduced by \$308,000 (\$350,750 - \$42,750) and \$78,188 (\$265,750 - \$187,562) to match the supported debt service schedules.
- Items Nos. 7 and 8 – Plaza Point Apartments and Mad River Parkway Business Center projects in the amount of \$196,000. The Agency previously transferred \$100,000 and \$96,000 for these projects to the City of Arcata (City). These transfers were allowed with the Finance's Other Funds and Accounts Due Diligence Review Meet and Confer determination letter dated June 6, 2013. Since the funds have already been received and expended by the City, the items are not enforceable obligations and are not eligible for reserve balance funding on this ROPS.

Finance further notes that Item No. 7 was Item No. 10 on previous Recognized Obligation Payment Schedules (ROPS). For consistency purposes, Finance changed the item number from 7 to 10. Additionally, the obligation listed as Item No. 8 had not been reported on previous ROPS; therefore, the Agency should have created a new Item No. 14 to follow the sequential order from prior ROPS. Finance changed it as Item No. 14 on the ROPS.

- Item No. 6 – Arcata Children’s Center commercial coach demolition in the amount of \$15,000. The Agency was not able to demonstrate that contracts for this line item have been awarded; therefore, this item is not an enforceable obligation or eligible for Redevelopment Property Tax Trust Fund (RPTTF) funding on this ROPS.

Finance further notes this obligation was previously listed as Item No. 11 and should be listed as Item No. 11 on subsequent ROPS if funding will be requested once the contracts are executed.

Pursuant to HSC Section 34186 (a), successor agencies were required to report the estimated obligations and actual payments (prior period adjustments) associated with the January through June 2013 period. The amount of RPTTF approved in the table below 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 table below includes only the prior period adjustment that was self-reported by the Agency.

Except for the items denied in whole or in part as enforceable obligations, Finance is not objecting to the remaining items listed on your ROPS 13-14B. If you disagree with the determination with respect to any items on your ROPS 13-14B, 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 RPTTF distribution for the reporting period is \$2,113,312 as summarized below:

<b>Approved RPTTF Distribution Amount For the period of January through June 2014</b>	
Total RPTTF requested for non-administrative obligations	2,389,500
Total RPTTF requested for administrative obligations	125,000
<b>Total RPTTF requested for obligations</b>	<b>\$ 2,514,500</b>
<b>Total RPTTF requested for non-administrative obligations</b>	<b>2,389,500</b>
<u>Denied Items</u>	
Item No. 1	(308,000)
Item No. 2	(78,188)
Item No. 11	(15,000)
	<u>(401,188)</u>
<b>Total RPTTF approved for non-administrative obligations</b>	<b>1,988,312</b>
<b>Total RPTTF approved for administrative obligations</b>	<b>125,000</b>
<b>Total RPTTF approved for obligations</b>	<b>2,113,312</b>
ROPS III prior period adjustment	-
<b>Total RPTTF approved for distribution</b>	<b>\$ 2,113,312</b>

Pursuant to HSC section 34177 (l) (1) (E), agencies are required to use all available funding sources prior to RPTTF for payment of enforceable obligations. Beginning with the

ROPS 13-14B period, Finance required successor agencies to identify fund balances for various types of funds in its possession. During our ROPS 13-14B review, Finance requested financial records to support the fund balances reported by the Agency; however, Finance was unable to reconcile the financial records to the amounts reported. As a result, Finance will continue to work with the Agency after the ROPS 13-14B review period to properly identify the Agency's fund balances. If it is determined the Agency possesses fund balances that are available to pay approved obligations, the Agency should request the use of these fund balances prior to requesting RPTTF in ROPS 14-15A.

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

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

Absent a Meet and Confer, this is Finance's final determination related to the enforceable obligations reported on your ROPS for January 1 through June 30, 2014. This determination applies only to items where funding was requested for the six month period. 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 HSC section 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 Beliz Chappuie, Supervisor or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD  
Assistant Program Budget Manager

cc: Ms. Janet Luzzi, Finance Director, City of Arcata  
Mr. Joe Mellett, Auditor-Controller, Humboldt County  
California State Controller's Office