



April 2, 2014

Ms. Ingrid Alverde, Economic Development and Redevelopment Manager
City of Petaluma
P.O. Box 61
Petaluma, CA 94953

Dear Ms. Alverde:

Subject: Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (m), the City of Petaluma Successor Agency (Agency) submitted a Recognized Obligation Payment Schedule (ROPS 14-15A) to the California Department of Finance (Finance) on February 25, 2014 for the period of July through December 2014. Finance has completed its review of your ROPS 14-15A, which may have included obtaining clarification for various items.

Based on our review, we are approving all of the items listed on your ROPS 14-15A at this time.

During our review, which may have included obtaining financial records, Finance determined the Agency possesses funds that should be used prior to requesting additional Redevelopment Property Tax Trust Fund (RPTTF). Pursuant to HSC section 34177 (l) (1) (E), RPTTF may be used as a funding source, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. The Agency provided financial records that displayed Reserve Balances totaling \$1,333,123.

Therefore, with the Agency's concurrence, the funding source for the following items has been reclassified to Reserve Balances and in the amounts specified below:

- Item No. 2 – 2003A Tax Allocation Bonds in the amount of \$477,115. The Agency requests \$477,115 of RPTTF; however, Finance is reclassifying \$477,115 to Reserve Balances. This item is an enforceable obligation for the ROPS 14-15A period. However, the obligation does not require payment from property tax revenues and the Agency has \$1,333,123 in available Reserve Balances. Therefore, Finance is approving the use of Reserve Balances in the amount of \$477,115.
- Item No. 3 – 2005A Tax Allocation Bonds in the amount of \$370,310. The Agency requests \$370,310 of RPTTF; however, Finance is reclassifying \$370,310 to Reserve Balances. This item is an enforceable obligation for the ROPS 14-15A period. However, the obligation does not require payment from property tax revenues and the Agency has \$856,008 (\$1,333,123 - \$477,115) in available Reserve Balances. Therefore, Finance is approving the use of Reserve Balances in the amount of \$370,310.

- Item No. 4 – 2007A Tax Allocation Bonds in the amount of \$485,698. The Agency requests \$669,106 of RPTTF; however Finance is reclassifying \$485,698 to Reserve Balances. This item is an enforceable obligation for the ROPS 14-15A period. However, the obligation does not require full payment from property tax revenues and the Agency has \$485,698 (\$1,333,123 - \$477,115 - \$370,310) in available Reserve Balances. Therefore, Finance is approving RPTTF in the amount of \$183,408 and the use of Reserve Balances in the amount of \$485,698, totaling \$669,106.

Pursuant to HSC section 34186 (a), successor agencies were required to report on the ROPS 14-15A form the estimated obligations and actual payments (prior period adjustments) associated with the July through December 2013 period. HSC section 34186 (a) also specifies prior period adjustments self-reported by successor agencies are subject to audit by the county auditor-controller (CAC) and the State Controller. The amount of RPTTF approved in the table below includes the prior period adjustment resulting from the CAC's audit of the Agency's self-reported prior period adjustment.

The amount of RPTTF approved in the table on the next page includes excess prior period adjustment (PPA) of \$568,858. The current approved RPTTF is insufficient to allow for the PPA of \$1,100,552 during this ROPS period. The Agency should apply the remaining funds prior to requesting RPTTF on future ROPS.

Except for the items that have been reclassified, Finance is not objecting to the remaining items listed on your ROPS 14-15A. If you disagree with the determination with respect to any items on your ROPS 14-15A, 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 maximum approved RPTTF distribution for the reporting period is zero as summarized below:

Approved RPTTF Distribution	
For the period of July through December 2014	
Total RPTTF requested for non-administrative obligations	1,739,817
Total RPTTF requested for administrative obligations	125,000
Total RPTTF requested for obligations	\$ 1,864,817
Total RPTTF requested for non-administrative obligations	1,739,817
<u>Cash Balances - Items reclassified to Reserve Balances</u>	
Item No. 2	(477,115)
Item No. 3	(370,310)
Item No. 4	(485,698)
	(1,333,123)
Total RPTTF authorized for non-administrative obligations	\$ 406,694
Total RPTTF requested for administrative obligations	125,000
Total RPTTF authorized for administrative obligations	\$ 125,000
Total RPTTF authorized for obligations	\$ 531,694
ROPS 13-14A PPA	(1,100,552)
Excess PPA	568,858
Total RPTTF approved for distribution	0

Please refer to the ROPS 14-15A schedule that was used to calculate the approved RPTTF amount:

<http://www.dof.ca.gov/redevelopment/ROPS>

Absent a Meet and Confer, this is Finance's final determination related to the enforceable obligations reported on your ROPS for July 1 through December 31, 2014. This determination only applies 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 section 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.

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Please direct inquiries to Wendy Griffe, Supervisor or Medy Lamorena, Lead Analyst at
(916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Ms. Sue Castellucci, Housing Coordinator, City of Petaluma
Mr. Randy Osborn, Property Tax Manager, Sonoma County
California State Controller's Office