



April 10, 2016

Ms. Heather Ippoliti, Assistant City Manager
City of Healdsburg
401 Grove Street
Healdsburg, CA 95448

Dear Ms. Ippoliti:

Subject: 2016-17 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Healdsburg Successor Agency (Agency) submitted a Recognized Obligation Payment Schedule for the period July 1, 2016 through June 30, 2017 (ROPS 16-17) to the California Department of Finance (Finance) on February 1, 2016. Finance has completed its review of the ROPS 16-17.

Based on a sample of line items reviewed and application of the law, Finance made the following determinations:

- Item No. 2 – 2002 Tax Allocation Bonds Series B (Series B Bonds) is reclassified from Redevelopment Property Tax Trust Fund (RPTTF) to Other Funds in the total amount of \$116,156. Pursuant to HSC section 34177 (l) (1) (E), the Agency should request RPTTF only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A May 22, 2002 Lease Agreement between the former City of Healdsburg Redevelopment Agency and Alliance Medical Center requires Alliance Medical Center to make rent payments to the Agency in amounts equal to the debt service for the 2002 Series B Bonds. The Lease Agreement goes on to stipulate the Agency use the rental revenue to pay the debt service for the 2002 Series B Bonds. Consequently, Item No. 2 should always be funded with Other Funds on ROPS. Therefore, Item No. 2 is reclassified from RPTTF to Other Funds in the total amount of \$116,156.

- On the ROPS 16-17 form, the Agency reported cash balances and activity for the period of July 1, 2015 through June 30, 2016. 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. During our review, which may have included obtaining financial records, Finance determined the Agency possesses Other Funds that should be used prior to requesting RPTTF. Therefore, with the Agency's concurrence the funding source for the following item has been reclassified to Other Funds in the amount specified below:

- Item No. 6 – 2010 Tax Allocation Bonds in the amount of \$230,696. The Agency requests \$1,345,950 of RPTTF for ROPS 16-17 period; however, Finance is reclassifying \$230,696 to Other Funds. This item is an enforceable obligation for the ROPS 16-17 period. Therefore, Finance is approving RPTTF in the amount of \$1,115,254 and the use of Other Funds in the amount of \$230,696, totaling \$1,345,950.

Except for the items that have been adjusted, Finance is not objecting to the remaining items listed on your ROPS 16-17. If you disagree with Finance's determination with respect to any items on your ROPS 16-17, except for those items which are the subject of litigation disputing Finance's previous or related determinations, 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 \$3,677,653 as summarized in the Approved RPTTF Distribution Table on Page 4 (see Attachment).

ROPS distributions will occur twice annually, one distribution for the July 1, 2016 through December 31, 2016 (ROPS A period), and one distribution for the January 1, 2017 through June 30, 2017 (ROPS B period) based on Finance's approved amounts. Since Finance's determination is for the entire ROPS 16-17 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and period B distributions.

On the ROPS 16-17 form, the Agency was not required to report the estimated obligations versus actual payments (prior period adjustment) associated with the July 1, 2015 through December 31, 2015 period (ROPS 15-16A). The Agency will report actual payments for ROPS 15-16A and ROPS 15-16B on the ROPS 18-19 form, pursuant to HSC section 34186 (a) (1). A prior period adjustment will be applied to the Agency's ROPS 18-19 RPTTF distribution. Therefore, the Agency should retain any unexpended ROPS 15-16A and ROPS 15-16B RPTTF.

Please refer to the ROPS 16-17 schedule used to calculate the total RPTTF approved for distribution:

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

Absent a Meet and Confer, this is Finance's determination related to the enforceable obligations reported on your ROPS for the period July 1, 2016 through June 30, 2017. This determination only applies to items when funding was requested for the 12-month period. Finance's determination is effective for this time period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to review and may be denied even if it was not denied on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items 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 available prior to the enactment of the redevelopment dissolution statutes. Therefore, as a

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practical matter, the ability to fund the items on the ROPS with property tax is limited to the amount of funding available to the Agency in the RPTTF.

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

Sincerely,



JUSTYN HOWARD
Program Budget Manager

cc: Mr. David Mickaelian, City Manager, City of Healdsburg
Ms. Brooke Koop, Property Tax Manager, Sonoma County

Attachment

Approved RPTTF Distribution			
For the period of July 2016 through June 2017			
	ROPS A Period	ROPS B Period	Total
Requested RPTTF (excluding administrative obligations)	\$ 2,733,817	\$ 1,040,688	\$ 3,774,505
Requested Administrative RPTTF	125,000	125,000	250,000
Total RPTTF requested for obligations on ROPS 16-17	\$ 2,858,817	\$ 1,165,688	\$ 4,024,505
Total RPTTF requested	2,733,817	1,040,688	3,774,505
<u>Reclassified Items</u>			
Item No. 2	(86,231)	(29,925)	(116,156)
Item No. 6	(230,696)	0	(230,696)
	(316,927)	(29,925)	(346,852)
Total RPTTF authorized	2,416,890	1,010,763	\$ 3,427,653
Total Administrative RPTTF authorized	125,000	125,000	\$ 250,000
Total RPTTF approved for distribution	2,541,890	1,135,763	\$ 3,677,653