

March 31, 2016

Mr. Martin Tuttle, City Manager
City of West Sacramento
1110 West Capitol Avenue
West Sacramento, CA 95691

Dear Mr. Tuttle:

Subject: 2016-17 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of West Sacramento 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 January 29, 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. 34 – Weed Abatement property maintenance costs in the amount of \$13,300 is partially allowed in the amount of \$10,050. Although total Redevelopment Property Tax Trust Fund (RPTTF) requested is \$13,300, only \$10,050 has been allowed. The budget provided by the Agency displays weed abatement costs for four properties, three of which were listed by the Agency to sell on the Long-Range Property Management Plan (LRPMP).

The fourth property (Assessor's Parcel Number 067-330-017) was listed as a transfer to the City of West Sacramento (City) for future development. Finance approved the Agency's LRPMP on May 16, 2014. Therefore, the property should be transferred to the City in accordance with the approved LRPMP. The amount of \$3,250 associated with the property is no longer an Agency obligation. As such, property maintenance costs totaling \$10,050 (\$13,300 - \$3,250) is eligible for funding, and the remaining amount of \$3,250 is ineligible for RPTTF funding.

Except for the item denied in part, 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/

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 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 3 – 2004 (B) Revenue Bonds in the amount of \$866. The Agency requests \$5,487,647 of RPTTF; however, Finance is reclassifying \$866 to Other Funds. This item is an enforceable obligation for the ROPS 2016-17 period. However, the Agency has \$866 in available Other Funds. Therefore, Finance is approving RPTTF in the amount of \$5,486,781 and the use of Other Funds in the amount of \$866, totaling \$5,487,647 for the July 1, 2016 through December 31, 2016 period.

The Agency's maximum approved RPTTF distribution for the reporting period is \$8,275,144 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 B period 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 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>

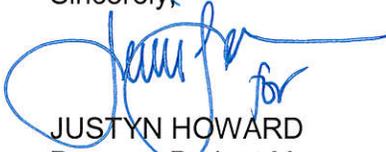
Absent a Meet and Confer, this is Finance's determination related to the enforceable obligations reported on your ROPS for the period July 1, 2016 through June 30, 2017. This determination only applies to items when funding was requested for the 12-month period. Finance's determination is effective for 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

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 Erika Santiago, Lead Analyst, at (916) 445-1546.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Justyn Howard', with a large circular flourish on the left side.

JUSTYN HOWARD
Program Budget Manager

cc: Mr. Paul Blumberg, Public Finance Manager, City of West Sacramento
Mr. Douglas Olander, Assistant Chief Financial Officer, Yolo 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)	\$ 5,487,647	\$ 2,541,613	\$ 8,029,260
Requested Administrative RPTTF	125,000	125,000	\$ 250,000
Total RPTTF requested for obligations on ROPS 16-17	\$ 5,612,647	\$ 2,666,613	\$ 8,279,260
Total RPTTF requested	5,487,647	2,541,613	8,029,260
<u>Denied Item</u>			
Item No. 34	0	(3,250)	(3,250)
<u>Reclassified Item</u>			
Item No. 3	(866)	0	(866)
Total RPTTF authorized	5,486,781	2,538,363	\$ 8,025,144
Total Administrative RPTTF requested	125,000	125,000	250,000
Total Administrative RPTTF authorized	125,000	125,000	\$ 250,000
Total RPTTF approved for distribution	5,611,781	2,663,363	\$ 8,275,144