

Town of Windsor as Successor to the Town of Windsor Redevelopment Agency
RECOGNIZED OBLIGATION PAYMENT SCHEDULE

MAY 2012

Pursuant to the terms of ABx1 26:

- This Recognized Obligation Payment Schedule (ROPS) was prepared by the Successor Agency using as its basis the First Recognized Obligation Payment Schedule (ROPS) adopted by the Review Board and the Successor Agency to the Former Windsor Redevelopment Agency.
- The latest ROPS was submitted to the Review Board on 4/26/12 and the Governing Board of the Successor Agency for consideration of adoption at its meeting on 5/16/2012. The ROPS will be used as the basis of payments to be made by the Successor Agency for all enforceable obligations until such time as this ROPS is approved, certified, and submitted to the State as noted below. Four previous EOPS were submitted on 8/25/11, 9/21/11, 01/18/12 and 2/15/12 as amendments to previously submitted EOPS.
- This ROPS will be approved by the Successor Agency Board and submitted to the Sonoma County Auditor-Controller for certification.
- The approved ROPS will be submitted to the State Controller's Office and State Department of Finance, and will be posted on the Successor Agency's website.
- The approved ROPS will be used as the basis of payments to be made by the Successor Agency for all enforceable obligations for the six-month time period shown below.
- The monthly payments noted on this ROPS for the six-month period are estimates. The amount to be disbursed in any given month may be higher or lower than the amount shown, not to exceed the aggregate amount shown in the Total column.
- The payees noted on this ROPS are those that are under contract as of the date noted above. The vendors may change over time as necessary and appropriate to meet changes in circumstances related to service provided.
- A new ROPS will be adopted for each successive six-month period until the earlier of the time when all enforceable obligations are fully satisfied or an approved ROPS is no longer required by State law.
- Source of Funds: RPTTF = Redevelopment Property Tax Trust Fund

Project Name / Debt Obligation	Payee	Contract / Agreement Date	Description of Obligation	Source of Funds	Total Outstanding Payment Amount	Payments by Month This Period						Payments Next Period			
						Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Total 6 Months	Jan-13 through Jun-13	Total 12 months	
BONDS / NOTES / AGREEMENTS															
1) 1998 Tax Allocation Bonds	U.S. Bank	Sep-10	Bond issue to construct Town Green	RPTTF	\$1,344,308			\$191,619					\$191,619	\$22,906	\$214,525
2) 2004C Wastewater Refunding Bonds	Union Bank	Apr-05	Bond issue to fund public capital improvements	RPTTF	\$218,655				\$218,655				\$218,655	\$0	\$218,655
3) 2004 Tax Allocation Bonds	U.S. Bank	Mar-05	Bond issue to fund redevelopment activities	RPTTF	\$4,693,599			\$293,264					\$293,264	\$69,799	\$363,063
4) 2008 Fire Station Agreement	Town of Windsor	Aug-08	Base Rental Payments for Fire Station	RPTTF	\$8,667,799			\$825,811					\$825,811	\$142,411	\$968,222
5) Cal HFA Loan No. HELP-082506-07	Cal HFA	Mar-08	Residential Development Loan Program	Low/Mod Fund	\$1,300,000								\$0	\$0	\$0
6) Cal HFA Loan No. RDLP-091007-04	Cal HFA	Oct-08	Residential Development Loan Program	Low/Mod Fund	\$398,916	\$398,916							\$398,916	\$0	\$398,916
7) Windsor Redwoods Project	Burbank Housing	Apr-10	Return CalHFA Proceeds to Burbank Housing	Low/Mod Fund	Paid								\$0	\$0	\$0
8) Burbank Help Loan	Burbank Housing	Apr-10	Return CalHFA Proceeds to Burbank Housing	Low/Mod Fund	Paid								\$0	\$0	\$0
9) Windsor Redwoods Project	Burbank Housing	Oct-09	Permanent loan - Windsor Redwoods	Low/Mod Fund	\$900,000								\$0	\$0	\$0
10) Windsor Redwoods Project	Burbank Housing	Oct-08	Gap financing commitment	Low/Mod Fund	\$1,000,000		\$1,000,000						\$1,000,000	\$0	\$1,000,000
11) Manzanita Self Help Project	Burbank Housing	Jan-11	Funding commitment - Manzanita Self Help (0408)	Low/Mod Fund	Paid								\$0	\$0	\$0
12) Advance due to General Fund	Town of Windsor	Jul-01	Advance to General Fund (Jul 2001)	RPTTF	\$400,000			\$400,000					\$400,000	\$0	\$400,000
13) Advance due to Water Reclamation Fund	Town of Windsor	Jun-02	Advance to Water Reclamation Fund (Jun 2002)	RPTTF	\$913,000		\$913,000						\$913,000	\$0	\$913,000
14) Validated Court Judgement - Part 1	Town of Windsor	Jan-11	Public Infrastructure projects - Cooperative Agreement	RPTTF	\$8,950,000								\$0	\$0	\$0
15) - Part 2	Town of Windsor	Jan-11	Staffing & Admin Costs Associated with Capital Projects	RPTTF	\$2,879,000	\$57,333	\$57,333	\$57,334	\$57,333	\$57,333	\$57,334	\$344,000	\$344,000	\$688,000	\$0
16) - Part 3	Town of Windsor	Jan-11	Projects to be Funded by Low-Mod Housing Funds	Low/Mod Fund	\$4,975,000								\$0	\$0	\$0
17) - Part 4	Town of Windsor	Jan-11	Staffing & Admin Costs Associated with Low-Mod Housing	Low/Mod Fund	\$1,179,000								\$0	\$0	\$0
18) Fiscal Agent Fees	U.S. Bank & Willam Financial	Jun-11	Fiscal Agent Fees as required by bond covenants	RPTTF	\$9,850	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$141,000	\$141,000	\$282,000	\$0
19) Station Area Plan (RDA Share of Funding)	Transportation Grant Fund (Dyett & Bhatia)	Mar-10	Station Area Specific Plan (RDA Share of Funding)	RPTTF	Transferred	\$920	\$920	\$920	\$920	\$920	\$920	\$4,925	\$4,925	\$9,850	\$0
20) Annual Audit Fees	Odenberg Ullakko Muranishi & Co. LLP	Jun-11	Annual Audit Fees as required by bond covenants	RPTTF	\$7,267			\$2,422	\$2,422	\$2,422	\$84,076	\$7,267	\$0	\$7,267	\$0
21)			SUBTOTAL BONDS / NOTES / AGREEMENTS		\$37,836,394	\$480,569	\$2,394,653	\$1,394,770	\$302,730	\$84,076	\$81,659	\$4,738,457	\$725,041	\$5,463,498	
ACTIVE PURCHASE ORDERS															
22) Town Green Improvements - Lighting	Republic ITS	Apr-11	Town Green Improve - Lighting (0038) PO102276	RPTTF	Paid								\$0	\$0	\$0
23) Wayfinding Signage	Graphic Solutions	Jul-10	Wayfinding Signage (0377) PO102148	RPTTF	\$4,000	\$4,000							\$4,000	\$0	\$4,000
24) Wayfinding Signage	Republic ITS	Jun-11	Wayfinding Signage (0377) PO102310	RPTTF	Paid								\$0	\$0	\$0
25) Wayfinding Signage	Arrow Sign	Jun-11	Wayfinding Signage (0377) PO102319	RPTTF	\$5,932	\$5,932							\$5,932	\$0	\$5,932
26) ORH Utility Infrastructure Study	Winzler & Kelley	Sep-10	ORH Utility Infrastructure Study (0424) PO102182	RPTTF	Paid								\$0	\$0	\$0
27) Windsor River Road Develop	Breite & Race	Apr-11	Windsor River Road Development (0435) PO102267	RPTTF	\$1,568	\$1,568							\$1,568	\$0	\$1,568
28) Railroad Crossing Arm	Green Valley Consulting	Sep-10	Railroad Crossing Arm WRR/WR (0539) PO102178	RPTTF	Paid								\$0	\$0	\$0
29) Redevelopment Plan Amendment	Keyser Marston	Aug-09	Professional Services - Capital (PO 101996) 1d/2	RPTTF	\$28,952	\$28,952							\$28,952	\$0	\$28,952
30) Marketing Services / Visitor Center	Windsor Chamber of Comm	Jul-10	Professional Services - Capital (PO 102149)	RPTTF	\$10,394	\$10,394							\$10,394	\$0	\$10,394
31) Tourism Marketing Services	So County Tourism Bureau	Dec-10	Professional Services - Capital (PO 102212)	RPTTF	\$2,482	\$2,482							\$2,482	\$0	\$2,482
32) Windsor Redwoods Project	Keyser Marston	Oct-08	Professional Services - Low/Mod (PO 101866)	RPTTF	\$5,998	\$5,998							\$5,998	\$0	\$5,998
33) Shiloh Sustainable Village	Keyser Marston	May-09	Professional Services - Low/Mod (PO 101930)	RPTTF	\$7,730	\$7,730							\$7,730	\$0	\$7,730
34) Redevelopment Plan Amendment	Keyser Marston	Aug-09	Professional Services - Low/Mod (PO 101996) 2d/2	RPTTF	\$7,238	\$7,238							\$7,238	\$0	\$7,238
35) Town Presentation Folder	Okini Designs	Jun-11	Town Promotion - Capital (PO 102329)	RPTTF	Closed								\$0	\$0	\$0
36)													\$0	\$0	\$0
37)													\$0	\$0	\$0
38)													\$0	\$0	\$0
39)			SUBTOTAL ACTIVE PURCHASE ORDERS		\$74,294	\$74,294	\$0	\$0	\$0	\$0	\$0	\$0	\$74,294	\$0	\$74,294
ANNUAL ADMIN BUDGET															
40) Annual Admin Budget per Attached Detail	Town of Windsor		Annual Admin Budget per Attached Detail	RPTTF	\$250,000	\$20,833	\$20,833	\$20,834	\$20,833	\$20,833	\$20,834	\$125,000	\$125,000	\$250,000	\$0
41)												\$0	\$0	\$0	\$0
42)			SUBTOTAL ANNUAL ADMIN BUDGET		\$250,000	\$20,833	\$20,833	\$20,834	\$20,833	\$20,833	\$20,834	\$125,000	\$125,000	\$250,000	\$0

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						Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Total 6 Months	Jan-13 through Jun-13	Total 12 months
CAPITAL IMPROVEMENT PROJECTS														
43) Pueblo Vajo Park Improvements	Various Vendors		Removed - No Approved Contract									\$0	\$0	
44) Sutton Park Improvements	Various Vendors		Removed - No Approved Contract									\$0	\$0	
45) Streetscape Improvement Program	Various Vendors		Removed - No Approved Contract									\$0	\$0	
46) Town Green Loop Mixed Use Project	Various Vendors		Removed - No Approved Contract									\$0	\$0	
47) Wayfinding Signage	Various Vendors		Removed - No Approved Contract									\$0	\$0	
48) Windsor River Road Development Proj	Various Vendors		Removed - No Approved Contract									\$0	\$0	
49) ORH Improvement Project Bell Village	Various Vendors	Jun-11	Approved Budget Capital Improvement (0603)	RPTTF	\$465,000					\$232,500	\$232,500	\$465,000	\$0	\$465,000
50) ORH @ Lakewood Bicycle & Ped Imp	Various Vendors	Jun-11	Approved Budget Capital Improvement (0602)	RPTTF	\$151,600				\$34,533	\$34,533	\$34,534	\$103,600	\$48,000	\$151,600
51) North ORH Water Main Extension	Various Vendors		Removed - No Approved Contract									\$0	\$0	
52) New Library Project	Various Vendors		Removed - No Approved Contract									\$0	\$0	
53) New Police Department Building Project	Various Vendors		Removed - No Approved Contract									\$0	\$0	
54) East Shiloh Land Assembly Project	Various Vendors		Removed - No Approved Contract									\$0	\$0	
55) Tenant Improvement Loans	Various Vendors		Removed - No Approved Contract									\$0	\$0	
56) Wall Street Improvements (810-95-25-0370-4510-000) NEW	Fidelity National Title / Chase	Apr-11	Wall Street Frontage Improvements - Easements	RPTTF	\$17,030	\$8,515	\$8,515					\$17,030	\$0	\$17,030
57)												\$0	\$0	
58)												\$0	\$0	
59)			SUBTOTAL ANNUAL ADMIN BUDGET		\$633,630	\$8,515	\$8,515	\$0	\$34,533	\$267,033	\$267,034	\$585,630	\$48,000	\$633,630
ON-GOING PROJECTS / COMMITMENTS														
60) Wayfinding Signage Project Costs	Exchange Bank	Dec-11	Cost of Landscape Renovations (0377)	RPTTF	Paid							\$0	\$0	
61) Wayfinding Signage Project Costs	AT&T	Jan-12	Telephone Service to Sign (0377)	RPTTF	Paid							\$0	\$0	
62) Old Redwood Hwy Utility Infrastructure Study	Whitlock & Weinberger	Jan-12	Traffic Engineering (0424)	RPTTF	Paid							\$0	\$0	
63) RDA Related Legal Expenses	Meyers Nave	Standing	Projected Monthly Legal Expenses Successor Agency	RPTTF	\$60,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$30,000	\$30,000	\$60,000
64) HR Paperless Document Mgmt System	Pacific e-Document Solutions	Jun-11	HR Paperless Document Mgmt System (10% RDA)	RPTTF	\$1,228	\$1,228						\$1,228		\$1,228
65) Oversight Board Legal Expenses	Attorney to be Determined		Oversight Board Legal Expenses	RPTTF	\$25,000	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,085	\$12,500	\$12,500	\$25,000
66)												\$0	\$0	
67)												\$0	\$0	
68)			SUBTOTAL ON-GOING PROJECTS / COMMITMENTS		\$86,228	\$8,311	\$7,083	\$7,083	\$7,083	\$7,083	\$7,085	\$43,728	\$42,500	\$86,228
FUTURE PROJECT COMMITMENTS														
69) Workstation Image Library	Portola Systems	Jun-11	Workstation Image Library (10% RDA Share)	RPTTF	\$1,100	\$1,100						\$1,100		\$1,100
70) Server Virtualization VM Ware	Portola Systems	Jun-11	Server Virtualization VM Ware (10% RDA Share)	RPTTF	\$15,000	\$15,000						\$15,000		\$15,000
71) Fuel Force System Upgrade	Various Vendors	Jun-11	Fuel Force System Upgrade (10% RDA Share)	RPTTF	\$1,084	\$1,084						\$1,084		\$1,084
72) General Plan Update	Various Vendors	Jun-11	General Plan Update (9% RDA Share)	RPTTF	\$25,714		\$25,714					\$25,714		\$25,714
73)												\$0	\$0	
74)												\$0	\$0	
75)												\$0	\$0	
76)			SUBTOTAL FUTURE PROJECT COMMITMENTS		\$42,898	\$17,184	\$25,714	\$0	\$0	\$0	\$0	\$42,898	\$0	\$42,898
77)												\$0	\$0	
78)												\$0	\$0	
79)												\$0	\$0	
80)												\$0	\$0	
81)												\$0	\$0	
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92)												\$0	\$0	
93)												\$0	\$0	
94)												\$0	\$0	
95)												\$0	\$0	
96)												\$0	\$0	
TOTALS					\$38,923,444	\$609,706	\$2,456,798	\$1,422,687	\$365,179	\$379,025	\$376,612	\$5,610,007	\$940,541	\$6,550,548

**Town of Windsor RDA Successor Agency
Admin Budget
FY 2012/13**

	Budgeted Salary & <u>Benefits</u>	RDA Essential %	RDA Essential <u>Salary & Bene</u>
<u>Personnel</u>			
Jim Bergman	159,203	2.5000%	3,980
Kevin Thompson	133,812	25.0000%	33,453
Steve Allen	19,548	6.2500%	1,222
Debora Fudge	11,591	6.2500%	724
Robin Goble	11,608	6.2500%	726
Sam Salmon	11,608	6.2500%	726
Cheryl Scholar	11,608	6.2500%	726
Michele Andersen	81,196	1.5625%	1,269
Jim Arend	131,730	31.2500%	41,166
Theresa Hardeman	98,908	1.5625%	1,545
Jim McAdler	189,822	3.1250%	5,932
Karen Ramirez	87,499	1.5625%	1,367
Amy Reeve	124,023	1.5625%	1,938
Maria De la O	135,192	6.2500%	8,450
Diane Johnson	79,147	6.2500%	4,947
David Kelley	198,068	31.2500%	61,896
Matt Mullan	245,610	12.5000%	<u>30,701</u>
Total Salary & Benefits			200,768
<u>Maintenance & Operations</u>			
Legal Expense (Oversight Board)			25,000
Remaining Available for Overhead			<u>24,232</u>
<i>(Note: Overhead Estimate includes the Following:)</i>			
<i>Meetings, Conf, Travel & Training</i>			
<i>Subscriptions & Memberships</i>			
<i>Legal Notices</i>			
<i>Office Supplies</i>			
<i>Postage</i>			
<i>Computer Expense</i>			
<i>Operational Expense</i>			
<i>Professional Services</i>			
<i>Communications</i>			
Total Maintenance & Operations			<u>49,232</u>
Total Administrative Budget			<u>\$250,000</u>

Activities may be added, revised, or deleted from this listing as necessary and appropriate during the course of the RDA dissolution process.

Costs shown for each activity are estimates only. Actual costs required for each activity may be higher or lower than the amount shown, not to exceed the aggregate amount shown in the Total line.

The following information is provided for purposes of Health and Safety Code Section 34177(j)(3). The Successor Agency has arranged with the Town of Windsor ("Town") to provide the staff services and office materials and equipment to administer the responsibilities of the Successor Agency. The Town will draw upon services of outside legal and financial consultants to provide special services for the dissolution of the RDA to the extent Town staff lack the necessary expertise or capacity. The Successor Agency and the Town will enter into an administrative services agreement under which the Town will perform such work, and the Town will use administrative cost allowance to pay for a portion of this work.

The Successor Agency has also designated the Town to serve as the Housing Successor to the former RDA and will provide the necessary staff services and support for the ongoing housing functions of the former RDA.