

BEFORE THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
FOR THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG

In the Matter of:

A Resolution to Adopt the Recognized)
Obligation Payment Schedule for)
January 1 - June 30, 2012)

RESOLUTION NO. 12-002 OSB

The Oversight Board for the Successor Agency for the Redevelopment Agency of the City of Pittsburgh DOES RESOLVE as follows:

WHEREAS, on June 29, 2011, California State's budget was signed and along with it, adopted California State Legislation ABx1 26 ("ABx1 26"); and

WHEREAS, on December 29, 2011 the California Supreme Court found ABx1 26 constitutional, thereby dissolving the Redevelopment Agency of the City of Pittsburgh ("Agency") effective February 1, 2012; and

WHEREAS, pursuant ABx1 26, the Agency is now administered by the City of Pittsburgh as Successor Agency ("Successor Agency") to the former Agency and is overseen by the Oversight Board for the Successor Agency for the Redevelopment Agency of the City of Pittsburgh ("Oversight Board"); and

WHEREAS, on February 21, 2012, by Resolution 12-001, the Successor Agency adopted the ROPS for January 1-June 30, 2012.

NOW, THEREFORE, the Oversight Board for the Successor Agency for the Redevelopment Agency of the City of Pittsburgh finds and determines as follows:

Section 1.

All the recitals above are true and correct and incorporated herein.

Section 2.

The Oversight Board hereby adopts the ROPS for January 1-June 30, 2012.

Section 3.

The Executive Director is hereby authorized to take such further actions as may be necessary or appropriate to carry out the Oversight Board's obligations pursuant to this Resolution.

Section 4.

The Oversight Board Clerk shall certify to the adoption of this Resolution.

Section 5.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Oversight Board for the Successor Agency for the Redevelopment Agency of the City of Pittsburg at a special meeting on the 26st day of April, 2012, by the following vote:

AYES: Calone, Erbez, Evans, Palacios, Parent, Diokno, Parent

NOES: None

ABSTAINED: None

ABSENT: Glover


Nancy Parent, Chair

ATTEST:


Alice E. Evenson, Clerk of the Board

ROPS Summary

Pass Through		\$ 3,589,139.95
Administration		\$ 738,627.00
Other:		
Bonds-Debt Service (items 1-42)	\$ 12,815,215.87	
Miscellaneous Expenses (items 43-54)	\$ 3,919,243.00	
RDA/CD Engineering (items 55-69)	\$ (164,993.00)	
Neighborhood Improvement Program (items 70-85)	\$ 188,187.00	
Building Code Enforcement (items 86-96)	\$ 54,233.00	
Code Enforcement (items 97-98)	\$ 99,526.00	
Rental/Vacant Building Inspection (item 99)	\$ 43,055.00	
RDA Property Maintenance (items 100-116)	\$ 79,954.00	
Graffiti Removal (items 117-131)	\$ 60,058.00	
Leases (items 132-133)	\$ 147,171.00	
Programs/Projects (items 134-139, 142-144, 146)	\$ 916,214.00	
Affordable Housing (items 140-141, 145)	\$ 1,838,213.14	
	subtotal	\$ 19,996,077.01
	TOTAL	<u>\$ 24,323,843.96</u>

Name of Redevelopment Agency: Pittsburg Redevelopment Successor Agency
 Project Area(s): Los Medanos Community Development Project Area

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						Total			
							Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012				
1						RPTTF								\$		
2						RPTTF								\$		
3						RPTTF								\$		
4						RPTTF								\$		
5						RPTTF								\$		
6						RPTTF								\$		
7						RPTTF								\$		
8						RPTTF								\$		
9						RPTTF								\$		
10						RPTTF								\$		
11						RPTTF								\$		
12														\$		
13														\$		
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21														\$		
22														\$		
23														\$		
24														\$		
25														\$		
26														\$		
27														\$		
28														\$		
Totals - This Page (RPTTF Funding)																
Totals - Page 2 (Other Funding)																\$0.00
Totals - Page 3 (Administrative Cost Allowance)																\$19,996,077.01
Totals - Page 4 (Pass Thru Payments)																\$798,627.00
Grand total - All Pages																\$3,569,139.95

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board and audited by the County.
 ** All totals due during fiscal year and payment amounts are projected.
 *** Funding sources from the successor agency. (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund
 LMHF - Low and Moderate Income Housing Fund
 Bonds - Bond proceeds
 Admin - Successor Agency Administrative Allowance
 Other - reserves, renis, interest earnings, etc

Totals - LMIHF	\$ 28,055,324.05	\$ 4,007,675.00	\$ 533.33	\$ 705,436.33	\$ -134,696.63	\$ 145,602.98	\$ 533.33	\$ 2,069,696.63	\$ 3,354,399.05
Totals - LMIHF and Housing Bond	\$ 93,243,449	\$ 57,000.00	\$ 15,540.58	\$ 15,540.58	\$ 15,540.58	\$ 15,540.58	\$ 15,540.58	\$ 15,540.58	\$ 93,243.49
Totals - Bonds	\$ 384,147,356.00	\$ 37,887,915.04	\$ 121,863.29	\$ 3,419,388.38	\$ 153,088.29	\$ 121,863.29	\$ 121,863.29	\$ 147,638.29	\$ 798,179.75
Totals - Other	\$ 412,295,924.14	\$ 42,552,590.04	\$ 864,333.38	\$ 3,419,388.38	\$ 6,130,053.88	\$ 864,333.38	\$ 864,333.38	\$ 3,417,841.75	\$ 15,760,254.12
Grand total - This Page	\$ 1,002,270.58	\$ 4,260,198.58	\$ 6,533,379.58	\$ 1,147,240.23	\$ 1,002,270.58	\$ 5,650,717.45	\$ 19,956,077.01	\$	\$

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 ** All total due during fiscal year and payment amounts are projected. (RDA Bond Debt: \$30,980,002 paid with Tax Increment, Balance paid with Debt Service Reserves)
 *** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund
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\$

Name of Redevelopment Agency: Pittsburg Redevelopment Successor Agency
 Project Area(s): Los Medanos Community Development Project Area

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source**	Payable from the Administrative Allowance Allocation						Total
							Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	
1 legal		administration 801-41202-2101	Los Medanos		204,006.00	T1	30,742.17	30,742.17	30,742.17	30,742.17	30,742.17	30,742.17	\$ 184,453.00
2 auditing		administration 801-41202-2102	Los Medanos		55,000.00	T1							\$ 27,236.00
3 contractual and professional service		administration 801-41202-2199	Los Medanos		85,747.00	T1	7,285.33	7,285.33	7,285.33	7,285.33	7,285.33	7,285.33	\$ 43,712.00
4 office supplies		administration 801-41202-1301	Los Medanos		7,000.00	T1	297.50	297.50	297.50	297.50	297.50	297.50	\$ 8,875.00
5 postage		administration 801-41202-1321	Los Medanos		2,000.00	T1	58.17	58.17	58.17	58.17	58.17	58.17	\$ 1,795.00
6 electric		administration 801-41202-1392	Los Medanos		500.00	T1	58.17	58.17	58.17	58.17	58.17	58.17	\$ 349.00
7 water		administration 801-41202-1394	Los Medanos		500.00	T1	58.17	58.17	58.17	58.17	58.17	58.17	\$ 349.00
8 telephone		administration 801-41202-2001	Los Medanos		7,500.00	T1	875.00	875.00	875.00	875.00	875.00	875.00	\$ 5,250.00
9 membership and subscription		administration 801-41202-2003	Los Medanos		20,595.00	T1	3,372.50	3,372.50	3,372.50	3,372.50	3,372.50	3,372.50	\$ 20,235.00
10 travel, training and conference		administration 801-41202-2004	Los Medanos		5,000.00	T1	2,474.00	2,474.00	2,474.00	2,474.00	2,474.00	2,474.00	\$ 4,918.00
11 insurance		administration 801-41202-2025	Los Medanos		7,855.00	T1	654.17	654.17	654.17	654.17	654.17	654.17	\$ 3,925.00
12 maintenance agreements		administration 801-41202-2218	Los Medanos		800.00	T1	396.00	396.00	396.00	396.00	396.00	396.00	\$ 792.00
13 maintenance and repairs		administration 801-41202-2219	Los Medanos		2,500.00	T1	1,242.00	1,242.00	1,242.00	1,242.00	1,242.00	1,242.00	\$ 2,484.00
14 equipment rental		administration 801-41202-2231	Los Medanos		1,912.00	T1	214.83	214.83	214.83	214.83	214.83	214.83	\$ 1,289.00
15 fleet maintenance		administration 801-41202-2241	Los Medanos		26.00	T1	2.33	2.33	2.33	2.33	2.33	2.33	\$ 14.00
16 information systems		administration 801-41202-2243	Los Medanos		13,484.00	T1	1,123.33	1,123.33	1,123.33	1,123.33	1,123.33	1,123.33	\$ 6,740.00
17 bank analysis		administration 801-41202-2232	Los Medanos		3,100.00	T1							\$ 584.00
18 transfer out to GF-general admin		administration 801-41202-2202	Los Medanos		1,422,400.00	T1							\$ 329,500.00
19 legal-housing		administration 852-41292-2101	Los Medanos		50,000.00	HTI	7,037.50	7,037.50	7,037.50	7,037.50	7,037.50	7,037.50	\$ 27,896.00
20 salaries and wages		administration 801-41202-1101	Los Medanos		248,437.00	T1	4,647.67	4,647.67	4,647.67	4,647.67	4,647.67	4,647.67	\$ -
21 salaries overtime		administration 801-41202-1141	Los Medanos		0.00	T1							\$ -
22 retirement miscellaneous		administration 801-41202-1201	Los Medanos		77,800.00	T1	2,317.33	2,317.33	2,317.33	2,317.33	2,317.33	2,317.33	\$ 13,904.00
23 health insurance employees		administration 801-41202-1211	Los Medanos		76,400.00	T1	945.67	945.67	945.67	945.67	945.67	945.67	\$ 5,674.00
24 life insurance		administration 801-41202-1231	Los Medanos		1,800.00	T1	79.67	79.67	79.67	79.67	79.67	79.67	\$ 478.00
25 dental insurance		administration 801-41202-1241	Los Medanos		11,144.00	T1	179.67	179.67	179.67	179.67	179.67	179.67	\$ 1,078.00
26 worker's compensation		administration 801-41202-1251	Los Medanos		5,200.00	T1	(2.33)	(2.33)	(2.33)	(2.33)	(2.33)	(2.33)	\$ (14.00)
27 unemployment insurance		administration 801-41202-1252	Los Medanos		11,500.00	T1	27.00	27.00	27.00	27.00	27.00	27.00	\$ 162.00
28 disability insurance		administration 801-41202-1253	Los Medanos		1,600.00	T1	42.00	42.00	42.00	42.00	42.00	42.00	\$ 252.00
29 FICA & Medicare		administration 801-41202-1281	Los Medanos		37,200.00	T1	1,735.00	1,735.00	1,735.00	1,735.00	1,735.00	1,735.00	\$ 10,410.00
30 deferred compensation-employer		administration 801-41202-1271	Los Medanos		2,100.00	T1	(510.33)	(510.33)	(510.33)	(510.33)	(510.33)	(510.33)	\$ (3,062.00)
31 term		administration 801-41202-1275	Los Medanos		31,600.00	T1	0.67	0.67	0.67	0.67	0.67	0.67	\$ 4.00
Source of Fund Key													
Tax increment - T1													
Housing Tax increment - HTI													
Totals - This Page				\$ -	\$ 2,394,706.00		\$ 61,183.00	\$ 61,183.00	\$ 68,232.50	\$ 61,183.00	\$ 61,183.00	\$ 425,662.50	\$ 738,627.00

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 RPTIF - Redevelopment Property Tax Trust Fund
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 Bonds - Bond proceeds
 Other - reserves, rents, interest earnings, etc

Name of Redevelopment Agency, Pittsburg Redevelopment Successor Agency
 Project Area(s) Los Medanos Community Development Project Area

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Source of Fund***	Pass Through and Other Payments					
							Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012
1 Antioch Unified School District	Antioch Unified School District 510 G Street Antioch, CA 94509	pass-thru obligation per agreement 801-413714-2502	Los Medanos		179,773.00	TI					98,875.15	\$ 98,875.15
2 Pittsburg Unified School District	Pittsburg Unified School District 2000 Railroad Avenue Pittsburg, CA 94565	pass-thru obligation per agreement 801-413714-2503	Los Medanos		2,043,311.00	TI					1,123,821.05	\$ 1,123,821.05
3 Contra Costa County	Contra Costa County 651 Pine St. Martinez, CA 94553	pass-thru obligation per agreement 801-41371-2504	Los Medanos		1,117,835.00	TI					614,809.25	\$ 614,809.25
4 Community College District	Community College District 500 Court Street Martinez, CA 94553	pass-thru obligation per agreement 801-41371-2505	Los Medanos		525,773.00	TI					289,175.15	\$ 289,175.15
5 East Bay Regional Parks District	East Bay Regional Parks District 2950 Peralta Oaks Ct. Oakland, CA 94605	pass-thru obligation per agreement 801-41371-2506	Los Medanos		473,080.00	TI					260,194.00	\$ 260,194.00
6 Office of Education	Office of Education 71 Santa Barbara Road Pleasant Hill, CA 94523	pass-thru obligation per agreement 801-41371-2507	Los Medanos		114,443.00	TI					62,943.65	\$ 62,943.65
7 Mosquito Abatement Control District	Mosquito & Vector Control District 155 Mason Cir Concord, CA 94520 Alt. Manager	pass-thru obligation per agreement 801-41371-2508	Los Medanos		32,524.00	TI					17,888.20	\$ 17,888.20
8 Contra Costa Fire District	Contra Costa Fire Protection District 2010 Geary Rd. Pleasant Hill, CA 94523	pass-thru obligation per agreement 801-41371-2509	Los Medanos		1,538,270.00	TI					846,048.50	\$ 846,048.50
9 Flood Control District	Contra Costa County 851 Pine St. Martinez, CA 94553	pass-thru obligation per agreement 801-41371-2510	Los Medanos		15,113.00	TI					8,312.15	\$ 8,312.15
10 Contra Costa Library	Contra Costa County 651 Pine St. Martinez, CA 94553	pass-thru obligation per agreement 801-41371-2512	Los Medanos		78,187.00	TI					43,002.85	\$ 43,002.85

January-June 2012

Sources of Funding

Tax Increment (Fund 801)	\$	33,432,500
Housing Tax Increment	\$	3,259,000
Misc Revenues	\$	7,004,774
Bond Proceeds	\$	3,813,043
Grants	\$	2,376,588
Interest Fiscal Agent	\$	1,587,100
	\$	51,473,005



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

DATE: 4/20/2012
TO: Chair and Agency Members
FROM: Joe Sbranti, Executive Director
SUBJECT: Adoption of the Recognized Obligation Payment Schedule for January 1- June 30, 2012
MEETING DATE: 4/26/2012

EXECUTIVE SUMMARY

The City of Pittsburg as Successor Agency to the former Redevelopment Agency of the City of Pittsburg ("Successor Agency") has prepared its Recognized Obligation Payment Schedule ("ROPS") for January 1- June 30, 2012, pursuant to California State Legislation ABx1 26 ("ABx1 26").

FISCAL IMPACT

There is no fiscal impact to adopting the ROPS. Rather the ROPS identifies the Successor Agency's anticipated financial obligations for January 1-June 30, 2012.

RECOMMENDATION

Adopt the Resolution approving the ROPS, pursuant to Part (I) Subpart (B) of Section 34177 of the Health & Safety Code, for the time period January 1- June 30, 2012.

BACKGROUND

On June 29, 2011, the Governor signed into law ABx1 26, also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and subsequently dissolved all redevelopment agencies effective October 1, 2011. The Governor also signed ABx1 27, also referred to as the "Alternative Redevelopment Program Act", which provided an opportunity to continue a redevelopment program if a jurisdiction made voluntary payments.

On December 29, 2011, the California State Supreme Court ("Court") upheld the provisions of ABx1 26 and found ABx1 27 unconstitutional. The Court deferred the dissolution date until February 1, 2012 and moved other deadlines back four months. Since June 28, 2011

(the implementation date of the new law) effectively all of the traditional activities of redevelopment agencies have been suspended. Under Part 1.8 of the new legislation redevelopment agencies have not been able to:

- Incur new debt,
- Enter into or amend contracts,
- Adopt or amend redevelopment plans,
- Nor act on real estate transactions.

While redevelopment successor agencies may not initiate any new activities nor incur new indebtedness, they are nevertheless required under legislative statute and court order to continue making those payments necessary for day to day operations pursuant to contractual commitments (enforceable obligations), regulatory authorities, and indebtedness entered into prior to the enactment of ABx1 26. The legislation requires that agency assets are to be preserved following enactment of the dissolution legislation and that only payments listed on either an Enforceable Obligations Payment Schedule (“EOPS”) for July 1-December 31, 2011 or its successor listing ROPS for January 1-June 30, 2012) may be processed.

SUBCOMMITTEE FINDINGS

Not applicable.

STAFF ANALYSIS

The new law provides for revisions/amendment of the initial “draft” EOPS as may be necessary to close-out the business affairs of the former redevelopment agencies. The Redevelopment Agency of the City of Pittsburg approved an EOPS on August 15, 2011 by Resolution 11-1466 and submitted it to the California State Department of Finance (“DOF”), the California State Controller’s Office (“SCO”), and the Contra Costa County Auditor-Controller (“CCC A-C”) prior to a statutory due date of September 30. The initial draft EOPS was a listing of the minimum amounts that may be required to be paid by the Successor Agency during the five month period of August 1- December 31, 2011.

On February 21, 2012, by Resolution 12-001, the Successor Agency adopted the ROPS for January 1-June 30, 2012. The items scheduled for payment in the six months (January – June 2012) total the sum of \$24,323,843.96, as listed on the ROPS (attached), and described in brief on the ROPS Summary.

Similar listings will be submitted for review and approval semi-annually, for the next four years. The ROPS will also be subject to an external audit through the CCC A-C’s Office. Payments for January 1-June 30, 2012 constitute the first payment authorization period. Although the ROPS were not yet approved the by Oversight Board, the Successor Agency provided the ROPS to the DOF, the SCO, and the CCC A-C prior to April 15, 2012 as required by ABx1 26.

All appointments to the Oversight Board were completed on April 17, 2012. Approved copies of the ROPS by the Oversight Board will be forwarded to the DOF, SCO, and the CCC A-C.

ATTACHMENTS: ROPS
 ROPS Summary

Resolution

Report Prepared By: Maria M. Aliotti, Redevelopment Manager