



City of Rohnert Park ♦ 130 Avram Avenue ♦ Rohnert Park, California 94928  
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**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
CITY OF ROHNERT PARK  
(Successor Agency of the Former Community Development Commission of the  
City of Rohnert Park)**

**MEETING AGENDA  
Friday, July 27, 2012, 9:00 a.m.**

**MEETING LOCATION: CITY HALL - COUNCIL CHAMBER  
130 Avram Avenue, Rohnert Park, California**

The Oversight Board welcomes your attendance, interest and participation at its regular meetings. Oversight Board agendas and minutes may be viewed at the City of Rohnert Park website at: [www.rpcity.org](http://www.rpcity.org).

**PUBLIC HEARINGS**

The Oversight Board may discuss and/or take action on any or all of the items listed on this agenda. If you challenge decisions of the Oversight Board or the Successor Agency City of Rohnert Park in court, you may be limited to raising only those issues you or someone else raised at public hearing(s) described in this agenda, or in written correspondence delivered to the Successor Agency City of Rohnert Park, at, or prior to the public hearing(s).

**PUBLIC COMMENTS**

For public comment on items listed or not listed on the agenda, or on agenda items if unable to speak at the scheduled time (limited to three minutes per appearance and a 30 minute total time limit, or allocation of time based on number of speaker cards submitted)

**PLEASE FILL OUT A SPEAKER CARD PRIOR TO SPEAKING  
\*SEE NOTE AT THE END OF THIS AGENDA**

Copies of all staff reports and documents subject to disclosure that relate to each item of business referred to on the agenda are available for public inspection before each regularly scheduled Board meeting at City Hall, located at 130 Avram Avenue. Any writings or documents subject to disclosure that are provided to all, or a majority of all, of the members of the Board regarding any item on this agenda after the agenda has been distributed will also be made available for inspection at City Hall during regular business hours.

**ANNOUNCEMENT:** Please turn off all pagers, cellular telephones and all other communication devices upon entering the Rohnert Park Council Chamber. Use of these devices causes electrical interference with the sound recording and TV broadcast systems.

9:00 AM

1. **CALL TO ORDER / ROLL CALL** (Zane\_\_ Mackenzie\_\_ Babonis\_\_ Calvert\_\_ Jenkins\_\_ Jolley \_\_ Thompson\_\_)

2. **PUBLIC COMMENTS**

Persons wishing to address the Board on any Consent Calendar item or on Successor Agency City of Rohnert Park business not listed on the Agenda may do so at this time. Each speaker will be allotted three minutes. Those wishing to address the Oversight Board on any report item listed on the Agenda should submit a "Speaker Card" to the Clerk of the Board before announcement of that agenda item.

3. **APPROVAL OF MINUTES**

A. Regular meeting of Oversight Board for Successor Agency City of Rohnert Park held on June 22, 2012

4. **REGULAR AGENDA**

A. Briefing on Assembly Bill 1484 by Betsy Strauss

B. Approving the Recognized Obligation Payment Schedule (ROPS) of the Successor Agency City of Rohnert Park for the Periods January 1– June 30, 2013

1. Staff Report

2. Resolution for adoption:

Resolution No. OSB 2012-08: Approving the Recognized Obligation Payment Schedule For January 1 – June 30, 2013, Pursuant To Section 34177 of the California Health And Safety Code

a. Board Motion/Discussion/Vote

5. **NEW MATTERS FOR FUTURE CONSIDERATION**

6. **PUBLIC COMMENT ON NON-AGENDA ITEMS**

Members of the public may address the Oversight Board on matters that are within the Oversight Board's jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Oversight Board adopts a shorter period. It is strongly recommended that members of the public who wish to address the Oversight Board should fill out a "Speaker Card" provided by the Clerk, and submit the completed card to the Clerk.

7. **ADJOURNMENT**

**DISABLED ACCOMMODATION**

If you have a disability which requires an interpreter or other person to assist you while attending this Board meeting, please contact the Secretary at (707) 588-2205 at least 72 hours prior to the meeting to ensure arrangements for accommodation by the City. Please notify the Clerk's Office as soon as possible if you have a visual impairment requiring meeting materials to be produced in another format (Braille, audio-tape, etc.)



**DRAFT MINUTES OF THE REGULAR MEETING  
OVERSIGHT BOARD  
TO THE SUCCESSOR AGENCY CITY OF ROHNERT PARK  
Friday, June 22, 2012  
Rohnert Park City Hall, Council Chambers  
130 Avram Avenue, Rohnert Park, California**

**1. CALL TO ORDER**

The regular meeting of the Oversight Board to the Successor Agency City of Rohnert Park was called to order by Vice Chair Jake Mackenzie at 9:04 a.m. on June 22, 2012 in the Council Chambers, Rohnert Park City Hall, 130 Avram Avenue, Rohnert Park, California.

Present: Jake Mackenzie, Vice Chair  
Linda Babonis, Board Member  
Darrin Jenkins, Board Member  
Kate Jolley, Board Member

Absent: Shirlee Zane, Chair  
Denise Calvert, Board Member  
Mike Thompson, Board Member

Staff present: City Manager Gabriel Gonzalez; Management Analyst Eydie Tacata

Also present: Attorney at Law Betsy Strauss

**2. PUBLIC COMMENTS**

There were no comments from the public.

**3. APPROVAL OF MINUTES**

**A. Approving minutes of May 7, 2012 regular meeting of Oversight Board**

Vice Chair Mackenzie announced the item.

**ACTION:** Moved/Seconded (Jenkins/Babonis) and carried (4-0 vote, 3 absent) to approve minutes of the regular meeting of the Oversight Board for Successor Agency City of Rohnert Park held on May 7, 2012

*Chair Zane arrived and was present at the meeting at 9:06 AM*

**B. Approving minutes of June 4, 2012 special meeting of Oversight Board**

Chair Zane announced the item.

**ACTION:** Moved/Seconded (Mackenzie/Babonis) and carried (5-0 vote, 2 absent) to approve minutes of the special meeting of the Oversight Board for Successor Agency City of Rohnert Park held on June 4, 2012

**4. MEETING ITEMS**

**A. Consideration of Bylaws**

Chair Zane announced the item. City Manager Gonzalez gave a staff report.

**ACTION:** Moved/Seconded (Mackenzie/Babonis) and carried (5-0 vote, 2 absent) to adopt Resolution No. OSB 2012-07: A Resolution of the Oversight Board for the Successor Agency City of

Rohnert Park Adopting Bylaws for the Oversight Board for the Successor Agency City of Rohnert Park and Naming Officers

**A. Consideration of Legal Services Agreement with Betsy Strauss**

Chair Zane announced the item. City Manager Gonzalez introduced Betsy Strauss. Betsy Strauss described her current and relevant experience serving Oversight Boards of several other successor agencies.

Vice Chair Mackenzie FOR THE RECORD: *“I have worked with Betsy Strauss in the past as a Council Member and Mayor of this City, as you all will have noticed from her resume. She served here for a number of years as our City Attorney, and it was with deep regret – from my point of view – that she departed from hence. She knows that – and we have discussed it – and so to have her potentially back working with us is a matter of great pleasure to me, Madam Chair. Not only is she competent; she is a woman of integrity, and I think she’ll serve us well.”*

**ACTION:** Moved/Seconded (Mackenzie/Babonis) and carried (5-0 vote, 2 absent) to direct staff as recommended to staff to present draft Legal Services Agreement between City of Rohnert Park, in its capacity as Successor Agency for the Rohnert Park Community Redevelopment Agency and Betsy Strauss (“Agreement”) to the City of Rohnert Park acting in its capacity as the Successor Agency for formal approval of the Agreement to retain Betsy Strauss as legal counsel for the Oversight Board.

**5. NEW MATTERS**

City Manager Gonzalez reported that staff was expecting to receive a letter of determination from the Department of Finance (DOF) regarding the submitted ROPS. Staff expects that, if the letter is received as expected in the next 2-3 weeks, an update will be provided to the Oversight Board at the next regular meeting. Staff is also waiting for notification from the County Auditor/Controller regarding the certification of submitted ROPS.

**6. CITY MANAGER’S REPORTY**

**A. Housing Consultant**

City Manager Gonzalez reported that the decision to retain a consultant to work on the housing asset component of the former Redevelopment Agency is on hold, pending the outcome of the State budget trailer bill (AB 1484) regarding housing set-aside monies.

**B. Proposed Financial Reports Format**

City Manager Gonzalez reported that staff has been working on this request by the Oversight Board.

**C. Department of Finance Comments regarding ROPS**

City Manager Gonzalez reported that as mentioned under “New Matters,” staff expects to receive DOF comments in the next few weeks.

**7. PUBLIC COMMENT ON NON-AGENDA ITEMS**

There were no comments from the public.

**8. ADJOURNMENT**

Chair Zane called for adjournment, and the Oversight Board concurred to adjourn the meeting at 9:28 AM until the next regular meeting scheduled for July 27, 2012 at 9:00 AM.

Respectfully submitted,

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Eydie Tacata, Clerk of the Board  
Successor Agency City of Rohnert Park

**Summary of AB 1484  
July 27, 2012**

- **Important Deadlines and Dates**

July 12, 2012:	“True-up amount” to auditor-controller
August 1, 2012:	List of Housing Assets to DOF
September 1, 2012:	ROPS 3 <sup>1</sup> to DOF after OB approval
October 1, 2012:	LMIHF DDR to DOF, OB, auditor-controller <sup>2</sup>
October 15, 2012:	OB approval of LMIHF review <sup>3</sup>
November 9, 2012:	DOF completes review of LMIHF DDR; S.A. transfers funds within 5 days <sup>4</sup>
December 15, 2012:	Other Funds DDR to DOF, OB, auditor-controller
January 15, 2013:	OB approval of Other Funds DDR
March 3, 2013:	ROPS 4 <sup>5</sup> to DOF after OB approval
April 1, 2013:	DOF completes review of Other Funds DDR; S.A. transfers funds within 5 days <sup>6</sup>

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<sup>1</sup> ROPS 3 covers January through June 2013

<sup>2</sup> Successor agency’s choice of licensed accountant to perform DDR requires approval by auditor-controller

<sup>3</sup> The oversight board is required to hold two meetings before approving the DDR.

<sup>4</sup> City sales tax/property tax may be offset for unfunded amounts.

<sup>5</sup> ROPS 4 covers July through December 2013

<sup>6</sup> City sales tax/property tax may be offset for unfunded amounts.

- **Finding of Completion**

DOF will issue a finding of completion to a successor agency that makes the following payments:

- The amount determined in the DDR of the LMIHF
- The amount determined in the DDR of the Other Funds
- The “true-up” amount

The following applies to a successor agency that is issued a finding of completion:

- *Loan agreements* between former redevelopment agency and the city are deemed “enforceable obligations” if OB makes finding that for “legitimate redevelopment purposes.” Significant limitations on amount and timing of repayments.
- *Bond proceeds* derived from bonds issued before January 1, 2011 may be used for purposes for which bonds were sold with OB approval.
- *Real property* assets anticipated to be used as part of redevelopment plan may be transferred to city upon approval of Long-Range Property Management Plan by DOF and OB. Other assets liquidated with proceeds of sale disbursed to taxing entities.
- The longer *statutes of limitations* (2 years) to challenge actions of the former redevelopment agencies added by AB 26 do not apply.

- **New Oversight Board Provisions**

- OB members protected by immunities applicable to public entities and public employees
- Meetings at which OB will consider disposal of S.A. assets or set-aside of reserves required by bond indentures requires 10 days’ public notice
- Written notice and information about all OB actions must be provided to DOF by electronic means. DOF has 40 days (instead of 10) to review, approve, reject, or modify.
- Section 1090 protection for redevelopment agency employee on OB



Mission Statement

*“We Care for Our Residents by Working Together to Build a Better Community for Today and Tomorrow.”*

**CITY OF ROHNERT PARK  
OVERSIGHT BOARD AGENDA**

Meeting Date: July 27, 2012  
Submitted By: Gabriel A. Gonzalez, City Manager  
Prepared By: Gabriel A. Gonzalez, City Manager  
Agenda Title: **Approving the January 1, 2013 through June 30, 2013 Draft Recognized Obligation Payment Schedule (ROPS) of the Successor Agency to the former Community Development Commission of the City of Rohnert Park**

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**RECOMMENDED ACTION:**

Consider and adopt the attached Resolution approving the January 1, 2013, to June 30, 2013, Draft Recognized Obligation Payment Schedule (ROPS) of the Successor Agency to the former Community Development Commission of the City of Rohnert Park.

**BACKGROUND:**

On June 27, 2012, as part of the FY 2012-13 State budget package, the Legislature passed and the Governor signed into law, AB 1484 (“Redevelopment Budget Trailer Bill”). The primary purpose of AB 1484 is to make technical and substantive amendments for more clarity to AB 26 concerning issues including but not limited to the ROPS, enforceable obligations and successor agency administrative costs.

Pursuant to AB 1484, the ROPS for the period of January 1, 2013, to June 30, 2013 shall be submitted to the county auditor-controller, State Controller’s Office and Department of Finance no later than September 1, 2012, after approval by the oversight board. To timely meet this deadline, staff is submitting the ROPS for consideration and approval at the July 27, 2012 meeting of the Oversight Board. Under AB 1484, failure to meet established deadlines can result in severe fiscal penalties including a civil penalty equal to ten thousand dollars (\$10,000) per day and a 25% reduction in the administrative cost allowance for that period.

**DISCUSSION:**

The Department of Finance has made its determination with respect to the first two ROPS submitted which cover the periods of January – June 2012 and July – December 2012. The following determinations were made;

January – June 2012

- All debt service was accepted with the exception of a portion of the February payment for the 2001 Tax Allocation Bonds. The loan from the City of Rohnert Park for the acquisition and construction of the Performing Arts Center was disallowed.

- The land lease payments to the City for the Community Center Complex were disallowed.
- The City Administration Fee and direct staff cost for the former Housing & Redevelopment Manager that was allocated in January was accepted and taken from reserves.
- Housing staff support and maintenance were reclassified from the Redevelopment Property Tax Trust Fund (“RPTTF”) to the Low and Moderate Income Housing Fund (“LMIHF”).
- Oversight board meeting costs, attorney fees, audit fees, bank fees, trustee fees, financial services fees and arbitrage refund were all put under the administrative allowance rather than being honored as separate and distinct enforceable obligations.
- The County property tax administration fee and pass-throughs were disallowed as they fall under the County Auditor-Controller and are not required to be listed on the ROPS.
- The fund contribution for the golf course was allowed.
- All projects were authorized for funding out of housing & bond proceeds.

The reclassification of the oversight board meeting costs, attorney fees, audit fees, bank fees, trustee fees, financial services fees and arbitrage refund resulted in a \$160,135 overage in allowed administrative charges for the fiscal year. The cap for the former redevelopment agency is \$250,000 per fiscal year.

The Oversight Board approved a total of \$3,185, 866 for the January – June 2012 ROPS. The Department of Finance (“DOF”) approved a Redevelopment Property Tax Fund distribution in the amount of \$1,646,407. The difference is \$1,539,459.

- \$812,234 in debt service was reallocated to the July – December 2012 ROPS.
- \$31,365 was reclassified to housing (i.e., LMIHF”).
- \$303,875 in debt obligations and land lease payments were disallowed.
- \$89,337 in City administrative charges and direct salary costs were reclassified to reserves.
- \$160,135 in administrative charges were disallowed. A total of \$238,450 was reclassified to the administrative allowance bringing the total amount requested for administrative costs to \$410,135. The cap for the former redevelopment agency is \$250,000 per fiscal year.
- \$118,086 was reclassified to bond proceeds.
- \$24,427 was reclassified to the County Auditor-Controller.

#### July – December 2012

The July – December 2012 ROPS contained similar items and those items were treated in a similar fashion. The Oversight Board approved a total of \$9,450,668. The DOF approved a total of \$2,809,737. The difference is \$6,640,931.

- \$5,326,264 was reclassified to the County Auditor-Controller.
- \$985,484 in certain debt service allocations were disallowed due to the fact that they had been accounted for in the prior ROPS.
- \$209,825 in debt obligations and land lease payments were disallowed.
- \$119,358 was reclassified to the Low Moderate Income Housing Fund

Staff has prepared the Draft ROPS for the period of January 1, 2013, to June 30, 2013, (Exhibit to attached OSB Resolution 2012-08) pursuant to AB 1484 and in response to the DOF findings regarding previously submitted ROPS (i.e., January – June 2012 and July – December 2012).

An administrative budget has been established that staff believes accurately reflects the costs to the Successor Agency for carrying out the dissolution of the former redevelopment agency. While staff estimates annual costs of \$416,268, the Successor Agency allocation is limited to \$250,000. Since these funds are allocated on a fiscal year basis and our July – December 2012 approved administrative cost allowance is \$249,874, staff has asked for the balance of \$126.

Staff recommends that the Oversight Board consider and adopt the attached Resolution approving the January 1, 2013, to June 30, 2013 ROPS. Should the ROPS be approved by the Oversight Board, the next step will be for staff to submit the approved ROPS to the County Auditor-Controller, State Controller's Office and the Department of Finance by September 1, 2012. In accordance with AB1484, staff will post the approved ROPS on the Successor Agency's website.

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**City Manager Approval Date:**

**City Attorney Approval Date:**

**Attachments:**

1. Resolution
2. Exhibit A to Resolution: January 1, 2013 – June 30 2013 ROPS
3. January 1, 2012 – June 20, 2012 ROPS
4. July 1, 2012 – December 31, 2012 ROPS

**RESOLUTION NO. OSB 2012-08****A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
CITY OF ROHNERT PARK APPROVING THE  
THIRD RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY 1 –  
JUNE 30, 2013, PURSUANT TO SECTION 34177 OF THE  
CALIFORNIA HEALTH AND SAFETY CODE**

**WHEREAS**, in accordance with Section 34171(j) of the California Community Redevelopment Law (Health & Safety Code § 33000 *et seq.*) (“**CRL**”), the City Council of the City of Rohnert Park (“**City**” or “**City Council**,” as applicable) is the successor agency to the former Community Development Commission of the City of Rohnert Park (“**Commission**”), and is responsible for, among other things, winding down the dissolved Commission’s affairs, continuing to meet the Commission’s enforceable obligations, overseeing completion of redevelopment projects and disposing of the assets and properties of the Commission, all as directed by the oversight board created pursuant to Section 34179 of the CRL (“**Oversight Board**”);

**WHEREAS**, Section 34177 (1)(2) of the Health and Safety Code requires the City of Rohnert Park as the successor agency to submit to the State Department of Finance (“**DOF**”), the State Controller, and the Sonoma County Auditor-Controller (“**County Auditor**”) for review, Recognized Obligation Payment Schedules (“**ROPS**”) which include enforceable obligations and successor agency administrative costs for six-month periods;

**WHEREAS**, on June 27, 2012, the Governor signed into law, AB 1484 (“**Redevelopment Budget Trailer Bill**”) to make technical and substantive amendments to AB 26 (“**Dissolution Act**”) concerning issues including but not limited to, enforceable obligations and successor agency administrative costs;

**WHEREAS**, pursuant to AB 1484, the ROPS for the period of January 1, 2013, to June 30, 2013 shall be submitted to the county auditor-controller, State Controller’s Office and Department of Finance no later than September 1, 2012, after approval by the oversight board.

**WHEREAS**, successor agency staff have prepared the attached ROPS and submitted it to the Oversight Board for review and approval, and at the same time have provided a copy of the attached ROPS to the County Administrative Officer, the County Auditor and DOF, all as required pursuant to Health and Safety Code Section 34177(1)(2)(B).

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR  
AGENCY CITY OF ROHNERT PARK DOES RESOLVE AS FOLLOWS:**

Section 1. The Third Recognized Obligation Payment Schedule for the period January 1 through June 30, 2013 in the form attached to this resolution and incorporated herein by reference, is hereby approved.

Section 2. The staff of the successor agency is hereby directed to submit the ROPS to DOF, the State Controller and the County Auditor and post the ROPS on the successor agency’s

website in accordance with Health and Safety Code Section 34177(1)(2)(C), and to cooperate with DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by the City Manager to be reasonable and financially feasible to meet its legally required financial obligations.

**DULY AND REGULARLY ADOPTED** by the Oversight Board for the Successor Agency City of Rohnert Park this 27<sup>th</sup> day of July, 2012.

**OVERSIGHT BOARD FOR THE SUCCESSOR  
AGENCY CITY OF ROHNERT PARK**

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Chair

**ATTEST:**

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Eydie Tacata, Clerk of the Board

EXHIBIT A TO RESOLUTION NO. OSB 2012-08

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED  
FILED FOR THE January 2013 to June 2013 PERIOD

Name of Successor Agency Redevelopment Successor Agency of the City of Rohnert Park

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 108,369,518.00	\$ 4,553,461.78
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 2,858,198.12	
Available Revenues other than anticipated funding from RPTTF	\$ 174,858.00	
Enforceable Obligations paid with RPTTF	\$ 2,475,206.14	
Administrative Cost paid with RPTTF	\$ 208,133.98	
Pass-through Payments paid with RPTTF	\$ -	
<b>Administrative Allowance</b> (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 123,760.31	

Certification of Oversight Board Chairman:  
Pursuant to Section 34177(l) of the Health and Safety code,  
I hereby certify that the above is a true and accurate Recognized  
Enforceable Payment Schedule for the above named agency.

\_\_\_\_\_  
Name Title

\_\_\_\_\_  
Signature Date

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

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
								Payments by month							Total
								Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013		
1) 1999 Tax Allocation Bonds	1/27/1999	Union Bank	Bonds issue to fund non-housing projects	Rohnert Park Redevelopment Project Area	15,936,297.00	395,000.00	RPPTF	395,000.00							\$ 395,000.00
2) 2001 Tax Allocation Bonds	9/25/2001	Union Bank	Bonds refunding issue	Rohnert Park Redevelopment Project Area	5,985,000.00	968,267.50	RPPTF	968,267.50							\$ 968,267.50
3) 2007R Tax Allocation Bonds	3/28/2007	Union Bank	Bonds issue for non-housing projects	Rohnert Park Redevelopment Project Area	20,396,000.00	973,918.76	RPPTF	486,959.38							\$ 486,959.38
4) 2007H Tax Allocation Bonds	3/28/2007	Union Bank	Bonds issue to fund housing projects	Rohnert Park Redevelopment Project Area	16,040,000.00	853,281.26	RPPTF	342,490.63							\$ 342,490.63
5) 2003 LRRB's 90% Paid by CDC	7/17/2003	Union Bank	Lease Revenue Refunding Bonds	Rohnert Park Redevelopment Project Area	4,465,000.00	444,161.26	RPPTF	96,080.63							\$ 96,080.63
6) Administrative Allowance	Pursuant to AB 1 x 26	City of Rohnert Park	Support costs (e.g., Executive Director, CFO, Legal, etc.) 2011-02)	Rohnert Park Redevelopment Project Area	6,500,000.00	250,000.00	RPPTF	126.00							\$ 126.00
7) Fund Contribution	5/29/2001	City of Rohnert Park	Golf course CIP Fund contribution per Lease Agmt w/CourseCo. (Term May 2021)	Rohnert Park Redevelopment Project Area	182,792.00	22,849.00	RPPTF	1,904.00	1,904.00	1,904.00	1,904.00	1,904.00	1,904.00	1,904.00	\$ 11,424.00
8) Affordable Housing Loan	12/1/1997	Sonoma County Community Development Commission	7982 Santa Barbara Drive. Payment of principal and simple Interest at rate of 3% per annum due on or before April 20, 2013.	Rohnert Park Redevelopment Project Area	120,000.00	120,000.00	LMIHF				120,000.00				\$ 120,000.00
9) Affordable Housing Loan	12/1/1997	Sonoma County Community Development Commission	746 Brett Avenue. Payment of principal and simple Interest at rate of 3% per annum due on or before September 1, 2013.	Rohnert Park Redevelopment Project Area	120,000.00	0.00	LMIHF								\$ -
10) Housing Staff Support		City of Rohnert Park	Monitoring requirements & other actions associated with housing function	Rohnert Park Redevelopment Project Area	873,600.00	33,600.00	LMIHF	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	\$ 16,800.00
11) Housing Maintenance		City of Rohnert Park	Maintenance costs associated with housing assets (i.e., properties )	Rohnert Park Redevelopment Project Area	1,433,016.00	55,116.00	LMIHF	4,593.00	4,593.00	4,593.00	4,593.00	4,593.00	4,593.00	4,593.00	\$ 27,558.00
12) Burke, Williams and Sorenson	Ongoing support for housing function. Agreement for Services dated August 30, 2010.	Burke, Williams and Sorenson	City Attorney (CDC Reso No 2010-20)	Rohnert Park Redevelopment Project Area	546,000.00	21,000.00	LMIHF	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	\$ 10,500.00
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Totals - This Page (RPTTF Funding)					\$ 72,597,705.00	\$ 4,137,193.78	N/A	\$ 2,299,971.14	\$ 11,047.00	\$ 11,047.00	\$ 131,047.00	\$ 11,047.00	\$ 11,047.00	\$ 11,047.00	\$ 2,475,206.14
Totals - Page 2 (Other Funding)					\$ 25,498,845.00	\$ -	N/A	\$ 9,143.00	\$ 9,143.00	\$ 9,143.00	\$ 129,143.00	\$ 9,143.00	\$ 9,143.00	\$ 9,143.00	\$ 174,858.00
Totals - Page 3 (Administrative Cost Allowance)					\$ 10,272,968.00	\$ 416,268.00	N/A	\$ 38,022.33	\$ 34,022.33	\$ 34,022.33	\$ 34,022.33	\$ 34,022.33	\$ 34,022.33	\$ 34,022.33	\$ 208,133.98
Totals - Page 4 (Pass Thru Payments)					\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages					\$ 108,369,518.00	\$ 4,553,461.78		\$ 2,347,136.47	\$ 54,212.33	\$ 54,212.33	\$ 294,212.33	\$ 54,212.33	\$ 54,212.33	\$ 54,212.33	\$ 2,858,198.12

\* 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 before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.  
 \*\* 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      Bonds - Bond proceeds      Other - reserves, rents, interest earnings, etc  
 LMIHF - Low and Moderate Income Housing Fund      Admin - Successor Agency Administrative Allowance

EXHIBIT A TO RESOLUTION NO. OSB 2012-08

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

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source ***	Payable from Other Revenue Sources						Total	
								Payments by month							
								Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013		
1) Affordable Housing Loan	12/1/1997	Sonoma County Community Development Commission	7982 Santa Barbara Drive. Payment of principal and simple interest at rate of 3% per annum due on or before April 20, 2013.	Rohnert Park Redevelopment Project Area	120,000.00	120,000.00	LMIHF				120,000.00				\$ 120,000.00
2) Affordable Housing Loan	12/1/1997	Sonoma County Community Development Commission	746 Brett Avenue. Payment of principal and simple interest at rate of 3% per annum due on or before September 1, 2013.	Rohnert Park Redevelopment Project Area	120,000.00	0.00	LMIHF								\$ -
3) Housing Staff Support		City of Rohnert Park	Monitoring requirements & other actions associated with housing function	Rohnert Park Redevelopment Project Area	873,600.00	33,600.00	LMIHF	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	\$ 16,800.00
4) Housing Maintenance		City of Rohnert Park	Maintenance costs associated with housing assets (i.e., properties)	Rohnert Park Redevelopment Project Area	1,433,016.00	55,116.00	LMIHF	4,593.00	4,593.00	4,593.00	4,593.00	4,593.00	4,593.00	4,593.00	\$ 27,558.00
5) Burke, Williams and Sorenson	Ongoing support for housing function. Agreement for Services dated August 30, 2010.	Burke, Williams and Sorenson	City Attorney (CDC Reso No 2010-20)	Rohnert Park Redevelopment Project Area	546,000.00	21,000.00	LMIHF	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	\$ 10,500.00
6) Rohnert Park Community Center Improvements	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Various improvements to Community Center Campus as recommended by the Feasibility Study (see item #21 - page 1) including energy savings improvements, redesign of the center plaza area, development of adjacent vacant lot and other phased projects.	Rohnert Park Redevelopment Project Area	2,433,673.00	0.00	Bond Proceeds								\$ -
7) Recreational and Community Facilities Improvements	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Improve recreational and community facilities serving the Project Area. Several projects have been identified including an aquatics facility, water/spray parks and all-weather sports fields. Feasibility studies are underway (see item #22 - page 1).	Rohnert Park Redevelopment Project Area	3,140,935.00	0.00	Bond Proceeds								\$ -
8) Commercial Building Improvement Program	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Program will provide low interest loans for facade improvements and commercial rehabilitation of commercial properties within the Project Area.	Rohnert Park Redevelopment Project Area	1,605,000.00	0.00	Bond Proceeds								\$ -
9) Temporary Fire Station Facility	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Modification of an existing City-owned building to utilize it as a temporary fire station to service portions of the Project Area. Facility will provide service until such time as funding is available for a permanent facility.	Rohnert Park Redevelopment Project Area	267,500.00	0.00	Bond Proceeds								\$ -
10) Community Sign Program	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Based on Corridor Plan, develop functional signage for major streets and major attractions.	Rohnert Park Redevelopment Project Area	377,571.00	0.00	Bond Proceeds								\$ -
11) Neighborhood Beautification Program	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Program provides assistance to residential property owners for improvements such as painting, landscaping and other improvements.	Rohnert Park Redevelopment Project Area	30,000.00	0.00	LMIHF								\$ -
12) Avram Development/Former City Hall Reuse	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Redevelop former City Hall site and two contiguous parcels (6230 Commerce Blvd., 100 and 120 Avram Avenue) based on findings made in feasibility study related to affordable housing obligations.	Rohnert Park Redevelopment Project Area	4,731,540.00	0.00	Housing Bond Proceeds								\$ -
13) Southwest Fire Station Reuse	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Redevelop property with 17 very-low income housing units or an alternative use focused on creating a public assistance site.	Rohnert Park Redevelopment Project Area	2,140,000.00	0.00	Housing Bond Proceeds								\$ -
14) Rohnert Park Housing Rehabilitation Loan Program	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Provide rehabilitation loans to low and very-low income households.	Rohnert Park Redevelopment Project Area	535,000.00	0.00	LMIHF								\$ -
15) Assistance to Community Based	Affordable Housing	Successor Agency	safety repairs to homes occupied by low-	Redevelopment	843,000.00	0.00	LMIHF								\$ -
16) Southwest Boulevard Shopping Center Site	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Housing Element identifies this site for redevelopment of mixed-use housing with 12 affordable housing units; 4 very-low income and 8 low-income units.	Rohnert Park Redevelopment Project Area	1,840,400.00	0.00	Housing Bond Proceeds								\$ -
17) Acquisition of Affordability Covenants	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Purchase affordability covenants to restrict occupancy of Rohnert Park rental units for 55 years to low and very-low income households.	Rohnert Park Redevelopment Project Area	1,161,610.00	0.00	Housing Bond Proceeds								\$ -
18) Subsidies for Non-Profit Development	Public Improvements and Affordable Housing Reimbursement Agreement. Executed January 25, 2011.	Successor Agency	Provide subsidies to non-profit developers to increase affordable housing opportunities within the Project Area and City.	Rohnert Park Redevelopment Project Area	3,300,000.00	0.00	Housing Bond Proceeds								\$ -
19)															\$ -
20)															\$ -
21)															\$ -
22)															\$ -
23)															\$ -
24)															\$ -
25)															\$ -
26)															\$ -
27)															\$ -
28)															\$ -
29)															\$ -
30)															\$ -
31)															\$ -
32)															\$ -
33)															\$ -
Totals - LMIHF					\$ 4,500,616.00			\$ 9,143.00	\$ 9,143.00	\$ 9,143.00	\$ 129,143.00	\$ 9,143.00	\$ 9,143.00	\$ 9,143.00	\$174,858.00
Totals - Bond Proceeds					\$ 20,998,229.00										\$0.00
Totals - Other					\$ -										\$0.00
Grand total - This Page					\$ 25,498,845.00	\$ -		\$ 9,143.00	\$ 9,143.00	\$ 9,143.00	\$ 129,143.00	\$ 9,143.00	\$ 9,143.00	\$ 9,143.00	\$ 174,858.00

\* 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 before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.  
 \*\* All total 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  
 LMIHF - Low and Moderate Income Housing Fund  
 Bonds - Bond proceeds  
 Other - reserves, rents, interest earnings, etc  
 Admin - Successor Agency Administrative Allowance



Name of Successor Agency:		City of Rohnert Park												
Former Redevelopment Agency		Community Development Commission of the City of Rohnert Park												
<b>AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE</b>														
Per AB 26 - Section 34167 and 34169 (*)														
Project Name / Debt Obligation	Payee	Description	Payment Source	Total Outstanding Debt or Obligation as of June 30, 2011	Total Due During Fiscal Year	Payments by Month (January 1, 2012 through June 30, 2012)						Total		
						January	February	March	April	May	June			
1	1991 Tax Allocation Bonds		Bonds issue to fund non-housing projects & 20% set-aside	Redevelopment Property Tax Fund	580,000	580,000								0
2	1999 Tax Allocation Bonds		Bonds issue to fund non-housing projects	Redevelopment Property Tax Fund	31,880,000	790,000		395,000						395,000
3	2001 Tax Allocation Bonds		Bonds refunding issue	Redevelopment Property Tax Fund	8,506,306	1,198,102		969,468						969,468
4	2007R Tax Allocation Bonds		Bonds issue for non-housing projects	Redevelopment Property Tax Fund	38,086,897	1,460,878		486,959						486,959
5	2007H Tax Allocation Bonds		Bonds issue to fund housing projects	Redevelopment Property Tax Fund	25,586,091	1,365,572		345,790						345,790
6	2003 LRRB's 90% Paid by CDC		Lease Revenue Refunding Bonds	Redevelopment Property Tax Fund	5,015,000	488,233								0
7	Performing Arts Center Project	City of Rohnert Park	Loan from City for acquisition and construction of Performing Arts Center (CDC Reso No. 2000-05)	Redevelopment Property Tax Fund	3,602,300	276,750	183,375							183,375
8	Community Center Complex	City of Rohnert Park	Ground Lease (CDC Reso No. 2003-08)	Redevelopment Property Tax Fund	2,699,000	241,000	120,500							120,500
9	City Administration Fee	City of Rohnert Park	Budgeted (Pre-Feb 1, 2012)	Jan chrg. only - tax increment & set-aside	960,700	960,700	80,058							80,058
10	Direct Staff Cost	Housing & Redevelopment Manager	Administration of Housing & Redevelopment	Tax Increment and Housing Set-Aside	3,006,504	111,352	9,279							9,279
11	Housing Staff Support	Housing Technician	Monitoring requirements & other actions associated with housing function	Redevelopment Property Tax Fund	882,000	8,400			2,800	2,800	2,800			8,400
12	Housing Maintenance	City of Rohnert Park	Maintenance costs associated with housing assets (i.e., properties )	Redevelopment Property Tax Fund	1,456,085	55,120		4,593	4,593	4,593	4,593	4,593	4,593	22,965
13	Oversight Board Meeting Costs	City of Rohnert Park	Under ABx1 26, the costs of the Oversight Board meetings are required to be paid by the Successor Agency. No other costs are required or directed to be paid by the Successor Agency. However, if such costs are necessary, they are included as an enforceable obligation.	Redevelopment Property Tax Fund	715,290	8,475				3,390	3,390	3,390		10,170
14	Administrative Budget (Successory Agency )	City of Rohnert Park	Support costs (e.g., Executive Director, CFO, Legal, etc.) 2011-02)	Administrative Cost Allowance	0	412,044		34,337	34,337	34,337	34,337	34,337	34,337	171,685
15	Burke, Williams & Sorensen, LLP	Same	City Attorney (CDC Reso No 2010-20)	Redevelopment Property Tax Fund	546,000	21,000		1,750	1,750	1,750	1,750	1,750	1,750	8,750
16	County Property Tax Admin Fee	County of Sonoma	December property tax increment, estimated fee	Redevelopment Property Tax Fund	4,716,117	174,671				4,000				4,000
17	County Property Tax Admin Fee amendment	County of Sonoma	Estimated distributions for June 1, 2012, including revised administrative fee to County Auditor-Controller	Redevelopment Property Tax Fund	12,927	12,927							12,927	12,927
18	Bank Fees	Union Bank	Bond Issues	Redevelopment Property Tax Fund	216,000	8,000	817	817	817	817	817	817	817	4,902
19	Trustee Fees	Union Bank	Bond Issues	Redevelopment Property Tax Fund	474,660	17,580				8,790	8,790			17,580
20	Auditing Fees (Financials)	Vavrinek, Trine, Day & Co LLP	Commission share of auditing costs (City Reso No. 2011-28)	Redevelopment Property Tax Fund	216,000	8,000		1,865						1,865
21	Auditing Fees (Dissolution)	County of Sonoma	County provided estimate for average cost of AB26 procedures audit	Redevelopment Property Tax Fund	0	7,500					3,750	3,750		7,500
22	Willdan Financial Services	Same	Annual continuing disclosure fee TAB	Redevelopment Property Tax Fund	81,000	3,000		3,000						3,000

Name of Successor Agency:		City of Rohnert Park											
Former Redevelopment Agency		Community Development Commission of the City of Rohnert Park											
<b>AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE</b>													
Per AB 26 - Section 34167 and 34169 (*)													
					Total Outstanding Debt or Obligation as of June 30, 2011	Total Due During Fiscal Year	Payments by Month (January 1, 2012 through June 30, 2012)						
	Project Name / Debt Obligation	Payee	Description	Payment Source			January	February	March	April	May	June	Total
23	Arbitrage Refund on Bond Issuance	Internal Revenue Service	Arbitrage rebate liability	Redevelopment Property Tax Fund	192,183	192,183						192,183	192,183
24	Pass-through Obligation	County of Sonoma	Estimated pass through payments for 11/12 tax year - Health & Safety 33401	Redevelopment Property Tax Fund	98,799,534	3,612,949							0
25	Pass-through Obligation	County of Sonoma	Estimated pass through payments for 11/12 - Health & Safety 33676	Redevelopment Property Tax Fund	40,778,640	1,542,644							0
26	Fund Contribution	CourseCo.	Golf course CIP Fund contribution per Lease Agmt w/CourseCo. (Term May 2021)	Redevelopment Property Tax Fund	228,490	22,849	1,904	1,904	1,904	1,904	1,904	1,904	11,424
27	Vida Neuva	Committee on the Shelterless (COTS)	Supportive services to residents of the Vida Neuva project (term 5 yrs - reso #2006-09)	Redevelopment Property Tax Fund	75,000	75,000							0
28	Affordable Housing Loan	Sonoma County Community Development Commission	7982 Santa Barbara Dr	Redevelopment Property Tax Fund	117,563								0
29	Affordable Housing Loan	Sonoma County Community Development Commission	746 Brett Avenue	Redevelopment Property Tax Fund	116,438								0
30	Feasibility Study related to affordable housing obligations	Seifel Consulting (Bond proceeds - reimbursement)	Development Feasibility Study of (2) sites (CDC Reso No. 2010-17)	Housing Bond Proceeds	39,717	39,717	5,324	4,610	4,610	4,610	4,610	4,610	23,764
31	Community Center Fountain (Project # 2010-10)	Various consultant payees/Bonds proceeds - reimbursement	Demolition the Community Center Fountain	Bond Proceeds	47,403	1,112		1,112					1,112
32	Southwest Station (Projection No. 2010-13)	DAMA Construction and Winzler and Kelly (Bond Proceeds - Reimbursement)	Demolition, expenses for consultant & staff time. Done under Public Improvement & Affordable Housing Reimbursement Agreement (CDC Reso No. 2011-02)	Bond Proceeds	14,175	14,175		14,175					14,175
33	PAC, Sports & Community Ctr (Project # 2010-14)	Johnny Chung - Consultant Svcs	Retrofit Studies. Expenses for staff time. Done under Public Improvement & Affordable Housing Reimbursement Agreement (CDC Reso No. 2011-02)	Bond Proceeds	30,151	30,151		9,145					9,145
34	Recreational & Community Facility Improvements (Project # 2011-01)	Applied Development Economics, SSA Landscape Architect, Bowman & Williams, Johnnie Chung and staff time through January	Feasibility Studies. Expenses for consultants and staff time. Done under Public Improvement & Affordable Housing Reimbursement Agreement (CDC Reso No. 2011-02)	Bond Proceeds	69,065	69,065		39,766	23,145	6,979			69,890
Totals - This Page					269,747,236	13,809,149	401,257	2,314,291	71,156	73,970	66,741	258,451	3,185,866
Totals - Other Obligations					22,406,229	0	0	0	0	0	0	0	0
Totals - All Pages					292,153,465	13,809,149	401,257	2,314,291	71,156	73,970	66,741	258,451	3,185,866

ITEM NO. 4B: STAFF REPORT ATTACHMENT #3

<b>Name of Successor Agency:</b>	City of Rohnert Park											
<b>Former Redevelopment Agency</b>	Community Development Commission of the City of Rohnert Park											
<b>AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE - OTHER OBLIGATIONS</b>												
Per AB 26 - Section 34167 and 34169 (*)												
Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Payment Source	Total Due During Fiscal Year	Payments by month						Total
						January	February	March	April	May	June	
1) Rohnert Park Community Center Improvements	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Various improvements to Community Center Campus as recommended by the Feasibility Study (see item #21- page 1) including energy savings improvements, redesign of the center plaza area, development of adjacent vacant lot and other phased projects.	2,433,673.00	Bond Proceeds	0.00							\$ -
2) Recreational and Community Facilities Improvements	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Improve recreational and community facilities serving the Project Area. Several projects have been identified including an aquatic facility, water/spray parks and all-weather sports fields. Feasibility studies are underway (see item #22 - page 1).	3,140,935.00	Bond Proceeds	0.00							\$ -
3) Commercial Building Improvement Program	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Program will provide low interest loans for facade improvements and commercial rehabilitation of commercial properties within the Project Area.	1,605,000.00	Bond Proceeds	0.00							\$ -
4) Temporary Fire Station Facility	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Modification of an existing City-owned building to utilize it as a temporary fire station to service portions of the Project Area. Facility will provide service until such time as funding is available for a permanent facility.	267,500.00	Bond Proceeds	0.00							\$ -
5) Community Sign Program	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Based on Corridor Plan, develop functional signage for major streets and major attractions.	377,571.00	Bond Proceeds	0.00							\$ -
6) Neighborhood Beautification Program	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Program provides assistance to residential property owners for improvements such as painting, landscaping and other improvements.	30,000.00	LMIHF	0.00							\$ -
7) Avram Development/Former City Hall	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Redevelop former City Hall site and two contiguous parcels (6230 Commerce Blvd., 100 and 120 Avram Avenue) based on findings made in feasibility study related to affordable housing obligations.	4,731,540.00	Housing Bond Proceeds	0.00							\$ -
8) Southwest Fire Station Reuse	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Redevelop property with 17 very-low income housing units or an alternative use focused on creating a public assistance site.	2,140,000.00	Housing Bond Proceeds	0.00							\$ -
9) Rohnert Park Housing Rehabilitation	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Provide rehabilitation loans to low and very-low income households.	535,000.00	LMIHF	0.00							\$ -



Name of Successor Agency:		City of Rohnert Park													
Former Redevelopment Agency		Community Development Commission of the City of Rohnert Park													
<b>SECOND DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE</b>															
<b>Per AB 26 - Section 34167 and 34169 (*)</b>															
Project Name / Debt Obligation	Payee	Description	Payment Source	Total Outstanding Debt or Obligation as of June 30, 2012	Total Due During Fiscal Year	Payments by Month (July 1, 2012 through December 31, 2012)						Total			
						July	August	September	October	November	December				
1	1991 Tax Allocation Bonds		Bonds issue to fund non-housing projects & 20% set-aside	Redevelopment Property Tax Fund	Paid off										0
2	1999 Tax Allocation Bonds		Bonds issue to fund non-housing projects	Redevelopment Property Tax Fund	31,880,000	790,000		395,000							395,000
3	2001 Tax Allocation Bonds		Bonds refunding issue	Redevelopment Property Tax Fund	8,506,306	1,198,102	968,268								968,268
4	2007R Tax Allocation Bonds		Bonds issue for non-housing projects	Redevelopment Property Tax Fund	38,086,897	1,460,878	973,919								973,919
5	2007H Tax Allocation Bonds		Bonds issue to fund housing projects	Redevelopment Property Tax Fund	25,586,091	1,365,572	853,281								853,281
6	2003 LRRB's 90% Paid by CDC		Lease Revenue Refunding Bonds	Redevelopment Property Tax Fund	5,015,000	488,233	343,455								343,455
7	Performing Arts Center Project	City of Rohnert Park	Loan from City for acquisition and construction of Performing Arts Center (CDC Reso No. 2000-05)	Redevelopment Property Tax Fund	3,602,300	276,750							89,325		89,325
8	Community Center Complex	City of Rohnert Park	Ground Lease (CDC Reso No. 2003-08)	Redevelopment Property Tax Fund	2,458,000	241,000							120,500		120,500
9	City Administration Fee	City of Rohnert Park	Budgeted (Pre-Feb 1, 2012)	Jan chrg. only - tax increment & set-aside	0	Pd /NA	0								0
10	Direct Staff Cost	Housing & Redevelopment Manager	Administration of Housing & Redevelopment	Tax Increment and Housing Set-Aside	0	0	0								0
11	Housing Staff Support	Housing Technician	Monitoring requirements & other actions associated with housing function	Redevelopment Property Tax Fund	873,600	33,600	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	16,800
12	Housing Maintenance	City of Rohnert Park	Maintenance costs associated with housing assets (i.e., properties )	Redevelopment Property Tax Fund	1,433,120	55,120	4,593	4,593	4,593	4,593	4,593	4,593	4,593	4,593	27,558
13	Oversight Board Meeting Costs	City of Rohnert Park	Under ABx1 26, the costs of the Oversight Board meetings are required to be paid by the Successor Agency. No other costs are required or directed to be paid by the Successor Agency. However, if such costs are necessary, they are included as an enforceable obligation.	Redevelopment Property Tax Fund	705,120	27,120	1,695	1,695	1,695	1,695	1,695	1,695	3,390	3,390	13,560
14	Administrative Budget (Successor Agency)	City of Rohnert Park	Support costs (e.g., Executive Director, CFO, Legal, etc.) 2011-02)	Administrative Cost Allowance	10,713,144	412,044	34,337	34,337	34,337	34,337	34,337	34,337	34,337	34,337	206,022
15	Burke, Williams & Sorensen, LLP	Same	City Attorney (CDC Reso No 2010-20)	Redevelopment Property Tax Fund	546,000	21,000	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	10,500
16	County Property Tax Admin Fee	County of Sonoma	December property tax increment, estimated fee	Redevelopment Property Tax Fund	4,541,446	174,671								170,671	170,671
17	Bank Fees	Union Bank	Bond Issues	Redevelopment Property Tax Fund	208,000	8,000	667	667	667	667	667	667	667	667	4,002
18	Trustee Fees	Union Bank	Bond Issues	Redevelopment Property Tax Fund	457,080	17,580	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	8,790
19	Auditing Fees (Financials)	Vavrinek, Trine, Day & Co LLP	Commission share of auditing costs (City Reso No. 2011-28)	Redevelopment Property Tax Fund	208,000	8,000								4,000	4,000
20	Auditing Fees (Dissolution)	County of Sonoma	County provided estimate for average cost of audit	Redevelopment Property Tax Fund	0	7,500									0
21	Willdan Financial Services	Same	Annual continuing disclosure fee TAB	Redevelopment Property Tax Fund	78,000	3,000		3,000							3,000
22	Pass-through Obligation	County of Sonoma	Estimated pass through payments for tax year - Health & Safety 33401	Redevelopment Property Tax Fund	95,186,585	3,612,949								3,612,949	3,612,949
23	Pass-through Obligation	County of Sonoma	Estimated pass through payments for - Health & Safety 33676	Redevelopment Property Tax Fund	39,235,996	1,542,644								1,542,644	1,542,644

Name of Successor Agency:		City of Rohnert Park											
Former Redevelopment Agency		Community Development Commission of the City of Rohnert Park											
<b>SECOND DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE</b>													
Per AB 26 - Section 34167 and 34169 (*)													
					Total Outstanding Debt or Obligation as of June 30, 2012	Total Due During Fiscal Year	Payments by Month (July 1, 2012 through December 31, 2012)						
	Project Name / Debt Obligation	Payee	Description	Payment Source			July	August	September	October	November	December	Total
24	Fund Contribution	CourseCo.	Golf course CIP Fund contribution per Lease Agmt w/CourseCo. (Term May 2021)	Redevelopment Property Tax Fund	205,641	22,849	1,904	1,904	1,904	1,904	1,904	1,904	11,424
25	Vida Neuva	Committee on the Shelterless (COTS)	Supportive services to residents of the Vida Neuva project (term 5 yrs - reso #2006-09)	Redevelopment Property Tax Fund	75,000	75,000	75,000						75,000
26	Affordable Housing Loan	Sonoma County Community Development Commission	7982 Santa Barbara Dr	Redevelopment Property Tax Fund	117,563	117,563							0
27	Affordable Housing Loan	Sonoma County Community Development Commission	746 Brett Avenue	Redevelopment Property Tax Fund	116,438	116,438							0
28	Feasibility Study related to affordable housing obligations	Seifel Consulting (Housing Bond proceeds - reimbursement)	Development Feasibility Study of (2) sites (CDC Reso No. 2010-17)	Housing Bond Proceeds	Projects closed	0	0	0	0	0	0	0	0
29	Community Center Fountain (Project # 2010-10)	Various consultant payees/Bonds proceeds - reimbursement	Demolition the Community Center Fountain	Bond Proceeds	Projects closed	0	0	0	0	0	0	0	0
30	Southwest Station (Project No. 2010-13)	DAMA Construction and Winzler and Kelly (Bond Proceeds - Reimbursement)	Demolition, expenses for consultant & staff time. Done under Public Improvement & Affordable Housing Reimbursement Agreement (CDC Reso No. 2011-02)	Bond Proceeds	Projects closed	0	0	0	0	0	0	0	0
31	PAC, Sports & Community Ctr (Project # 2010-14)	Johnny Chung - Consultant Svcs	Retrofit Studies. Expenses for staff time. Done under Public Improvement & Affordable Housing Reimbursement Agreement (CDC Reso No. 2011-02)	Bond Proceeds	Projects closed	0	0	0	0	0	0	0	0
32	Recreational & Community Facility Improvements (Project # 2011-01)	Applied Development Economics, SSA Landscape Architect, Bowman & Williams, Johnnie Chung and staff time through January	Feasibility Studies. Expenses for consultants and staff time. Done under Public Improvement & Affordable Housing Reimbursement Agreement (CDC Reso No. 2011-02)	Bond Proceeds	Projects closed	0	0	0	0	0	0	0	0
Totals - This Page					269,835,327	12,075,613	3,263,134	447,211	49,211	49,211	50,906	5,590,995	9,450,668
Totals - Other Obligations					22,406,229	0	0	0	0	0	0	0	0
Totals - All Pages					292,241,556	12,075,613	3,263,134	447,211	49,211	49,211	50,906	5,590,995	9,450,668

<b>Name of Successor Agency:</b>	<b>City of Rohnert Park</b>
<b>Former Redevelopment Agency</b>	<b>Community Development Commission of the City of Rohnert Park</b>

**SECOND DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE - OTHER OBLIGATIONS**

Per AB 26 - Section 34167 and 34169 (\*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Payment Source	Total Due During Fiscal Year	Payments by Month (July 1, 2012 through December 31, 2012)						Total
						July	August	September	October	November	December	
1) Rohnert Park Community Center Improvements	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Various improvements to Community Center Campus as recommended by the Feasibility Study (see item #21- page 1) including energy savings improvements, redesign of the center plaza area, development of adjacent vacant lot and other phased projects.	2,433,673.00	Bond Proceeds	0.00							\$ -
2) Recreational and Community Facilities Improvements	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Improve recreational and community facilities serving the Project Area. Several projects have been identified including an aquatics facility, water/spray parks and all-weather sports fields. Feasibility studies are underway (see item #22 - page 1).	3,140,935.00	Bond Proceeds	0.00							\$ -
3) Commercial Building Improvement Program	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Program will provide low interest loans for façade improvements and commercial rehabilitation of commercial properties within the Project Area.	1,605,000.00	Bond Proceeds	0.00							\$ -
4) Temporary Fire Station Facility	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Modification of an existing City-owned building to utilize it as a temporary fire station to service portions of the Project Area. Facility will provide service until such time as funding is available for a permanent facility.	267,500.00	Bond Proceeds	0.00							\$ -
5) Community Sign Program	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Based on Corridor Plan, develop functional signage for major streets and major attractions.	377,571.00	Bond Proceeds	0.00							\$ -
6) Neighborhood Beautification Program	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Program provides assistance to residential property owners for improvements such as painting, landscaping and other improvements.	30,000.00	LMIHF	0.00							\$ -
7) Avram Development/Former City Hall Reuse	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Redevelop former City Hall site and two contiguous parcels (6230 Commerce Blvd., 100 and 120 Avram Avenue) based on findings made in feasibility study related to affordable housing obligations.	4,731,540.00	Housing Bond Proceeds	0.00							\$ -
8) Southwest Fire Station Reuse	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Redevelop property with 17 very-low income housing units or an alternative use focused on creating a public assistance site.	2,140,000.00	Housing Bond Proceeds	0.00							\$ -
9) Rohnert Park Housing Rehabilitation Loan Program	Consultants & City of Rohnert Park Reimbursement for Staff Time Chargeable to Projects	Provide rehabilitation loans to low and very-low income households.	535,000.00	LMIHF	0.00							\$ -

