

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG

RESOLUTION NO. OB5-2012

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF HEALDSBURG: (1) APPROVING THE SECOND AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD BEGINNING JANUARY 1, 2012 AND ENDING JUNE 30, 2012; (2) APPROVING THE AMENDED ADMINISTRATIVE BUDGET; AND (3) MAKING RELATED FINDINGS AND DECLARATIONS AND TAKING RELATED ACTIONS IN CONNECTION THEREWITH

WHEREAS, on June 28, 2011, the Governor of California signed into law ABx1 26 and ABx1 27 that purported to dissolve all redevelopment agencies in the State of California as of October 1, 2011; and

WHEREAS, the California Redevelopment Association and other interested parties filed a petition with the California Supreme Court requesting that said Court strike down ABx1 26 and ABx1 27 as being unconstitutional;

WHEREAS, on December 29, 2011, the California Supreme Court delivered its decision in *California Redevelopment Association v. Matosantos*, finding ABx1 26 (the "Dissolution Act") largely constitutional; and

WHEREAS, under the Dissolution Act and the California Supreme Court's decision, all California redevelopment agencies, including the Redevelopment Agency of the City of Healdsburg (the Dissolved RDA), were dissolved on February 1, 2012; and

WHEREAS, six months prior to the Governor signing the Dissolution Act into law, the City of Healdsburg ("City") and the Dissolved RDA entered into a Cooperative Agreement whereby the City agreed to carry out certain activities described in the Dissolved RDA's redevelopment plan and its Implementation Plan in exchange for a pledge of assets from the Dissolved RDA, which assets were designated for the completion of said activities; and

WHEREAS, on April 10, 2012, the Oversight Board (OB) adopted a ROPS for the five month period of February 1, 2012 through June 30, 2012; and

WHEREAS, the ROPS was prepared for that time period per information received from the League of California Cities dated March 23, 2012; and

WHEREAS, the Oversight Board resolution adopting the ROPS was emailed to the Department of Finance on April 15, 2012; and

WHEREAS, Successor Agency staff received a call from the Department of Finance informing staff that the ROPS was incomplete and requesting that the Oversight Board adopt and submit an amended ROPS for January 1, 2012 through June 30, 2012; and

WHEREAS, on May 1, 2012, the Oversight Board (OB) adopted an amended ROPS for the period of January 1, 2012 through June 30, 2012; and

WHEREAS, the Oversight Board resolution adopting the amended ROPS was emailed to the Department of Finance on May 2, 2012; and

WHEREAS, Successor Agency staff received a call from the Department of Finance informing staff that the amended ROPS was incomplete due to the fact there were multiple funding sources listed and the time period for the Administrative Budget was incorrect, and requesting that the Oversight Board adopt and submit a second amended ROPS for January 1, 2012 through June 30, 2012; and

WHEREAS, a Complaint in Validation was filed on March 4, 2011 in the Superior Court of California County of Sonoma by the City and Dissolved RDA approximately three and a half months prior to the Governor signing the Dissolution Act into law; and

WHEREAS, the City of Healdsburg and the Dissolved RDA obtained a Judgment of Validation; and

WHEREAS, the Judgment of Validation found “*The Cooperative Agreement and each and every provision therein constitutes a lawful, valid, and binding obligation under the law of California and the United States, subsisting in full force and effect and enforceable according to its terms*”; and

WHEREAS, the Judgment of Validation also acknowledges, “*Each and every recital, finding, determination or legal conclusion stated in City Resolution No. 14-2011 and Agency Resolution No. RDA1-2011 and the Cooperative Agreement is true and correct in all respects*”; and

WHEREAS, the projects referred in the Judgment of Validation are reflected in lines 1 – 43 on page two of the Second Amended ROPS; and

WHEREAS, on January 30, 2012, the City Council of the City of Healdsburg (“Council”) adopted a resolution designating the City as Successor Agency to the Dissolved RDA (“Successor Agency”); and

WHEREAS, under the Dissolution Act the City in its capacity as Successor Agency must prepare a Recognized Obligation Payment Schedule (“ROPS”) that enumerates the enforceable obligations and expenses of the Successor Agency for the six-month period ending June 30, 2012; and

WHEREAS, the City, acting in its capacity as the Successor Agency, prepared the ROPS for the six-month period ending June 30, 2012; and

WHEREAS, under the Dissolution Act, the initial ROPS must be certified by the County Auditor-Controller (or designee) and approved by the Oversight Board to enable the Successor Agency to continue to make payments on enforceable obligations; and

WHEREAS, pursuant to the Dissolution Act, the duly-constituted Oversight Board for the Successor Agency convened public meetings on April 10, 2012 and May 1, 2012 and considered specific obligations listed on the ROPS and approvals of the ROPS then before the Oversight Board; and

WHEREAS, the Oversight Board has reviewed the proposed Second Amended ROPS for the period January 1 through June 30, 2012 presented by Successor Agency staff at the Oversight Board meeting of May 15, 2012, and has reviewed and considered written and oral comments from the public relating thereto.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board for the Successor Agency to the former Redevelopment Agency of the City of Healdsburg hereby finds, resolves, and determines as follows:

1. The foregoing recitals are true and correct.
2. Under Health and Safety Code § 34180(g), establishment of a ROPS for the Successor Agency must be approved by the Oversight Board.
3. The Oversight Board hereby approves the Second Amended ROPS in the form presented to the Oversight Board and attached hereto as Exhibit A, including the agreements and obligations described in the Second Amended ROPS, and hereby determines that such agreements and obligations constitute “enforceable obligations” or “recognized obligations” for all purposes of the Dissolution Act. In connection with such approval, the Oversight Board makes the specific findings set forth below.
4. The Oversight Board has determined that none of the agreements or obligations of the Dissolved RDA with private parties (listed as Items 1 – 19 of page 1 the Second Amended ROPS) should be terminated or renegotiated to reduce liabilities and increase net revenues to the taxing entities. Pursuant to Health and Safety Code §34181(e), the Oversight Board hereby ratifies the determination of the Successor Agency, as the Oversight Board finds that there is insufficient evidence that amendments or early termination of such private agreements would be in the best interests of the taxing entities, and that the continuation of such agreements would further the fiduciary responsibilities of the Oversight Board to the holders of enforceable obligations. For the same reasons, the Oversight Board ratifies the

determination of the Successor Agency not to terminate those agreements with public agencies not falling within the scope of Health & Safety Code §34181(d), listed as page 2, items 1 - 43 on the ROPS.

5. Pursuant to Health & Safety Code §34181(d), the Oversight Board has considered whether to terminate agreements between the Dissolved RDA and any public entity located in the same county, obligating the Dissolved RDA to provide funding for any debt service obligations of the public entity or for the construction, or operation of facilities owned or operated by such public entity. These agreements are listed as Items 1 – 43 on page 2 on the Second Amended ROPS. Items 1 – 43 of page 2 are found to be enforceable obligations in that Complaint in Validation (referred to as “Superior Court Judgment” in the Second Amended ROPS) was filed on March 4, 2011 prior to the Governor signing AB 26 into law. The Judgment of Validation found “*The Cooperative Agreement and each and every provision therein constitutes a lawful, valid, and binding obligation under the law of California and the United States, subsisting in full force and effect and enforceable according to its terms;*” the Judgment also acknowledges, “*Each and every recital, finding, determination or legal conclusion stated in City Resolution No. 14-2011 and Agency Resolution No. RDA1-2011 and the Cooperative Agreement is true and correct in all respects.*”
6. The Oversight Board has examined the remaining items contained on the Second Amended ROPS and finds that each of them is necessary for the continued maintenance and preservation of property owned by the Successor Agency until disposition and liquidation, the continued administration of the ongoing agreements herein approved by the Oversight Board, or the expeditious wind-down of the affairs of the Dissolved RDA by the Successor Agency. The Oversight Board approves the Administrative Budget proposed by the Successor Agency listed as lines 1 – 16 on page 3 of the ROPS.
7. The Successor Agency is authorized and directed to enter into any agreements and amendments to agreements necessary to memorialize and implement the agreements and obligations in the Second Amended ROPS and herein approved by the Oversight Board.
8. The Oversight Board hereby approves the Administrative Budget, in substantially the form attached to the Resolution as Exhibit B, as required by Health & Safety Code §34171 (a), (b) and §34177 (j).
9. The Oversight Board authorizes and directs the Successor Agency staff to take all actions necessary under the Dissolution Act to post the Second Amended ROPS on the Successor Agency website, transmit the Second Amended ROPS to the Auditor-Controller of the County of Sonoma and to the State Controller and the State Department of Finance, and to take any other actions necessary to ensure the validity of the Second Amended ROPS or the validity of any enforceable obligation or other agreement approved by the Oversight Board in this Resolution.

The above and foregoing Resolution was duly and regularly passed and adopted at a meeting by the Oversight Board for the Successor Agency to the former Redevelopment Agency of the City of Healdsburg on the 15th day of May, 2012 by the following vote:

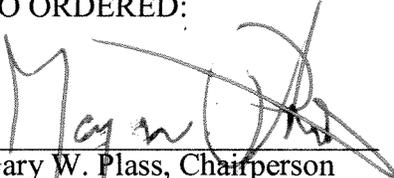
AYES: Board Members: (6) Liles, Navarrette, Schaffner, Ward, Ziedrich and Chairperson Plass

NOES: Board Members: (0) None

ABSENT: Board Members: (1) Herrington

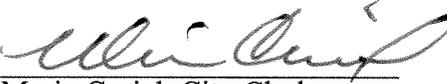
ABSTAINING: Board Members: (0) None

SO ORDERED:



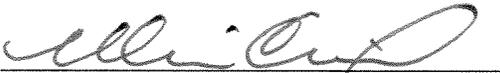
Gary W. Plass, Chairperson

ATTEST:



Maria Curiel, City Clerk

I, MARIA CURIEL, Secretary to the Oversight Board for the Successor Agency to the former Redevelopment Agency of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. OB5-2012 duly adopted by the Oversight Board at a special meeting held on the 15th day of May 2012.



Maria Curiel, Board Secretary

Resolution No. OB5-2012
 Exhibit A

PRELIMINARY RECOGNIZED OBLIGATION PAYMENT SCHEDULE (NOT CERTIFIED BY COUNTY AUDITORS)
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						
						Payments by month						
						Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total 6 Months
DEBT ADMINISTRATION												
1) 2002 Tax Allocation Bonds Series A	The Bank of New York Mellon	Bonds issued to fund non-housing projects	18,968,024	908,638	Reserves		283,469					283,469
2) 2002 Tax Allocation Bonds Series B	USDA	Bonds issued to fund non-housing projects	2,465,587	118,031	Reserves		35,981					35,981
3) 2002 Tax Allocation Bonds Series C	The Bank of New York Mellon	Bonds issued to fund housing projects	7,472,694	361,012	Reserves		111,656					111,656
4) 2003 Tax Allocation Bonds Series A	The Bank of New York Mellon	Bonds issued to fund non-housing projects	19,069,073	928,022	Reserves		307,630					307,630
5) 2003 Tax Allocation Bonds Series B	The Bank of New York Mellon	Bonds issued to fund housing projects	9,246,648	456,155	Reserves		153,489					153,489
6) 2010 Tax Allocation Bonds	The Bank of New York Mellon	Bonds issued to fund non-housing projects	40,172,644	1,191,750	Reserves		520,125					520,125
7) Disclosure	Willdan Financial Services	Fiscal Agent Fees	7,850	7,850	Reserves	500						500
8) Trustee Agreement	The Bank of New York Mellon	Fiscal Agent Fees	242,310	1,500	Reserves							-
9) Trustee Agreement	Jart-Computer & Mailing Service, US Postmaster	Fiscal Agent Fees	45,177	1,480	Reserves							-
10) Property Tax Administration Fee	County of Sonoma	Per SB2557	3,145,124	168,146	Reserves				25,000			25,000
OTHER ENFORCEABLE OBLIGATIONS - COMPLETED												
11) Directional sign program	Healdsburg Signs	Directional sign program	20,792	20,792	Reserves							-
12) Neighborhood Improvement program	The Center for Social & Environmental Stewardship	Neighborhood Improvement program	17,707	17,707	Reserves							-
13) Central Healdsburg Ave Special Study	Community Design & Architecture Inc.	Special study area plan	446,147	446,147	Reserves	36,736		13,994				50,730
14) Foss Creek Pathway	City labor costs related to project	Maintain irrigation and landscape	879	879	Reserves							-
15) Central Healdsburg Ave Special Study	City labor costs related to project	Project management	1,779	1,779	Reserves	334						334
16) Water Services Replacement	City labor costs related to project	Utility maintenance	18,230	18,230	Reserves							-
17) Loan agreement	City of Healdsburg - Community Services	Facility lease	800,000	800,000	Reserves	400,000						400,000
18) 1201 Grove Street	West Environmental	soil investigation	13,741	13,741	Reserves							-
OTHER ENFORCEABLE OBLIGATIONS - EST. EXPIRATION 6/30/13												
19) Economic development	Healdsburg Chamber of Commerce	Economic development	500,000	300,000	Reserves		75,000				75,000	150,000
Totals - This Page			102,654,407	5,761,859	N/A	437,570	1,487,351	13,994	25,000	-	75,000	2,038,914
Totals - Page 2 (Superior Court Judgement)			28,790,534	9,669,456	N/A	1,443,178	8,158	62,226	8,158	8,158	7,220,237	8,750,115
Totals - Page 3 (Administrative Cost Allowance)			5,063,435	1,081,422	N/A	84,839	77,048	77,078	77,083	92,088	101,141	509,277
Totals - Page 4 (Pass Thru Payments)			74,675,757	2,879,981	N/A	-	-	-	-	-	-	-
			211,184,133	19,392,718	-	1,965,587	1,572,557	153,298	110,241	100,246	7,396,378	11,298,306

* The Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/15/2012 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

Bonds - Bond proceeds

PRELIMINARY RECOGNIZED OBLIGATION PAYMENT SCHEDULE (NOT CERTIFIED BY COUNTY AUDITORS)
Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source ***	Payable from Other Revenue Sources						
						Payments by month						
						Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total 6 Months
COMPLETED PROJECTS												
1) Railroad Depot Project	Bay Pacific Pipeliners	per Superior Court Judgment	550,000	550,000	Bond Proceeds	550,000						550,000
2) Badger Substation Fence Replacement	Structure Cast	per Superior Court Judgment	553,636	553,636	Bond Proceeds	334,784						334,784
3) Badger Substation Fence Replacement	City labor costs related to project	per Superior Court Judgment	6,784	6,784	Bond Proceeds	6,784						6,784
4) Badger Substation Fence Replacement	Various suppliers	per Superior Court Judgment	8,322	8,322	Bond Proceeds	8,322						8,322
5) Recreation Park Improvements	Fedco Construction	per Superior Court Judgment	397,476	397,476	Bond Proceeds	3,679						3,679
6) Recreation Park Improvements	Various suppliers	per Superior Court Judgment	928	928	Bond Proceeds	928						928
7) North Street Utility Underground Project	City labor costs related to project	per Superior Court Judgment	22,026	22,026	Bond Proceeds	7,998						7,998
8) North Street Utility Underground Project	Various suppliers	per Superior Court Judgment	41,499	41,499	Bond Proceeds	41,499						41,499
9) North Street Utility Underground Project	Old Castle Precast	per Superior Court Judgment	1,323	1,323	Bond Proceeds							-
10) North Street Utility Underground Project	Engelke Construction	per Superior Court Judgment	35,153	35,153	Bond Proceeds	504						504
STREETSCAPE IMPROVEMENTS												
11) Streetscape Improvements	City of Healdsburg	per Superior Court Judgment	967,992	-	Bond Proceeds							-
12) Streetscape Improvements	Sonoma West Publications	per Superior Court Judgment	325	325	Bond Proceeds							-
13) Streetscape Improvements	City labor costs related to project	per Superior Court Judgment	29,706	29,706	Bond Proceeds	5,820						5,820
14) Streetscape Improvements	BKF Engineers	per Superior Court Judgment	271,000	271,000	Bond Proceeds	24,234		54,068			35,579	113,881
15) Streetscape Improvements	BKF Engineers	per Superior Court Judgment	18,758	18,758	Bond Proceeds							-
16) Streetscape Improvements	Oliver & Company	per Superior Court Judgment	100,551	100,551	Bond Proceeds	100,551						100,551
17) Streetscape Improvements	Engelke Construction	per Superior Court Judgment	14,981	14,981	Bond Proceeds	14,981						14,981
18) Streetscape Improvements	Dama Construction	per Superior Court Judgment	80,239	80,239	Bond Proceeds	80,239						80,239
HEALDSBURG AVENUE BRIDGE												
19) Healdsburg Avenue Bridge	City labor costs related to project	per Superior Court Judgment	28,935	28,935	Bond Proceeds	28,935						28,935
20) Healdsburg Avenue Bridge	Omni-Means	per Superior Court Judgment	98,022	98,022	Bond Proceeds	98,022						98,022
21) Healdsburg Avenue Bridge	Meyers Nave	per Superior Court Judgment	974	974	Bond Proceeds	974						974
22) Healdsburg Avenue Bridge	to be determined	per Superior Court Judgment	1,937,499	-	Bond Proceeds							-
23) Healdsburg Avenue Bridge	City of Healdsburg	per Superior Court Judgment	434,571	-	Bond Proceeds							-
INFRASTRUCTURE IMPROVEMENTS												
24) Infrastructure Improvements	Bay Pacific Pipeliners	per Superior Court Judgment	81,914	81,914	Bond Proceeds	81,914						81,914
25) Infrastructure Improvements	City of Healdsburg	per Superior Court Judgment	1,918,086	-	Bond Proceeds							-
RECYCLED SYSTEM UPGRADE												
26) Recycled Water System Upgrade	Agency Counsel	per Superior Court Judgment	8,657	8,657	Bond Proceeds	1,617						1,617
27) Recycled Water System Upgrade	City labor costs related to project	per Superior Court Judgment	20,226	20,226	Bond Proceeds	8,545					11,500	20,045
28) Recycled Water System Upgrade	Winzler & Kelly	per Superior Court Judgment	31,818	31,818	Bond Proceeds	31,818						31,818
29) Recycled Water System Upgrade	to be determined	per Superior Court Judgment	40,000	40,000	Bond Proceeds						40,000	40,000
30) Recycled Water System Upgrade	Various suppliers	per Superior Court Judgment	3,051	3,051	Bond Proceeds	3,051						3,051
31) Recycled Water System Upgrade	City of Healdsburg	per Superior Court Judgment	1,462,582	-	Bond Proceeds							-
OTHER NON-HOUSING PROJECTS INCLUDED IN SUPERIOR COURT JUDGMENT												
32) Healdsburg Ave 5-way Intersection Improvements	City of Healdsburg	per Superior Court Judgment	2,400,000	-	Reserves							-
33) Foss Creek School Acquisition	Healdsburg Unified School District	per Superior Court Judgment	6,000,000	6,000,000	Bond Proceeds						6,000,000	6,000,000
34) Water /Sewer Capital Purchase Program	City of Healdsburg	per Superior Court Judgment	750,000	75,000	Reserves						75,000	75,000
35) Water Distribution System Upgrade	City of Healdsburg	per Superior Court Judgment	450,000	-	Bond Proceeds							-
36) Purity Property Improvements	City of Healdsburg	per Superior Court Judgment	1,197,500	-	Bond Proceeds							-
37) Extend Water/Sewer Services to South of City	City of Healdsburg	per Superior Court Judgment	6,000,000	-	Reserves							-
38) Façade Program	City of Healdsburg	per Superior Court Judgment	250,000	10,000	Reserves						10,000	10,000
39) Grease Interceptor Rebate Program	City of Healdsburg	per Superior Court Judgment	250,000	40,000	Reserves						40,000	40,000
40) Utility Underground Rebate Program	City of Healdsburg	per Superior Court Judgment	350,000	-	Reserves							-
LOW AND MODERATE INCOME HOUSING PROJECTS NCLUDED IN SUPERIOR COURT JUDGMENT												
41) Low and Moderate Income Housing Program	City of Healdsburg	per Superior Court Judgment	1,720,000	1,000,000	Bond Proceeds						1,000,000	1,000,000
42) Neighborhood Revitalization Program	City labor costs related to project	per Superior Court Judgment	98,154	98,152	Reserves	7,979	8,158	8,158	8,158	8,158	8,158	48,769
43) Neighborhood Revitalization Program	City of Healdsburg	per Superior Court Judgment	157,846	-	Bond Proceeds							-
Totals - Bond Proceeds			18,692,380	9,446,304	N/A	1,435,199	-	54,068	-	-	7,087,079	8,576,346
Totals - Reserves			10,098,154	223,152	N/A	7,979	8,158	8,158	8,158	8,158	133,158	173,769
Totals -			-	-	N/A	-	-	-	-	-	-	-
Totals -			-	-	N/A	-	-	-	-	-	-	-
Grand total - This Page			28,790,534	9,669,456	N/A	1,443,178	8,158	62,226	8,158	8,158	7,220,237	8,750,115

* The Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/15/2012 by the successor agency, and subsequently be approved by the oversight board and audited by the County.

** 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

Bonds - Bond proceeds

LMIHF - Low and Moderate Income Housing Fund

Admin - Successor Agency Administrative Allowance

**PRELIMINARY RECOGNIZED OBLIGATION PAYMENT SCHEDULE (NOT CERTIFIED BY COUNTY AUDITORS)
 Per AB 26 - Section 34177 (*)**

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source **	Payable from the Administrative Allowance Allocation						
						Payments by month						
						Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total 6 Months
ADMIN PERSONNEL & OVERHEAD												
1) Successor Agency Administrative Cost - Personnel	Employees, etc.	Administrative personnel cost required to comply with ABx1 26.	3,149,755	749,755	Admin Allowance	71,393	50,000	50,000	50,000	50,000	50,000	\$ 321,393
OTHER ADMIN NON-PERSONNEL												
2) Communications and Copiers/Fax Services	City Information Systems	Phones, data lines, voicemail, copiers	10	10	Admin Allowance							\$ -
3) Technical Consultant	Keyser Marston Assoc Inc.	Consultant services for Successor Agency	16,984	16,984	Admin Allowance							\$ -
4) Technical Consultant	Carmen Group	Consultant services for Successor Agency	9,750	9,750	Admin Allowance							\$ -
5) Audit Services	Moss Levy & Hartzheim, CPAs	Annual Audits	170,000	17,653	Admin Allowance						9,043	\$ 9,043
6) Legal Services	Meyers Nave	Legal services for Successor Agency	720,000	75,000	Admin Allowance		15,000	15,000	15,000	15,000	15,000	\$ 75,000
7) Legal Services	Contractor(s) to be determined	Legal services for Oversight Board, if deemed necessary and appropriate.	720,000	30,000	Admin Allowance					15,000	15,000	\$ 30,000
8) Legal Notices	MYHBG.TV, Press Democrat, Healdsburg Tribune	Post notices of general distribution	1,000	1,000	Admin Allowance							\$ -
9) Postage	Jar-Computer & Mailing Service, US Postmaster	Mailing expenses and Courier Services	5,000	5,000	Admin Allowance							\$ -
PROPERTY MGMT & MAINT - NON-HOUSING												
10) Area Property Management	Becoming Independent	Maintain irrigation and landscape	2,989	2,989	Admin Allowance							\$ -
11) Area Property Management	Golden Gate Landscaping	Maintain irrigation and landscape	10,944	10,944	Admin Allowance	822	822	822	822	822	822	\$ 4,933
12) Area Property Management	Tri-City Fence Company	Fence rental	480	480	Admin Allowance							\$ -
13) Area Property Management	Various suppliers	Maintain irrigation and landscape	11,761	11,761	Admin Allowance							\$ -
14) Area Property Management	PGE and other utilities	utilities	10,060	10,059	Admin Allowance	568	437	467	472	477	487	\$ 2,908
15) Area Property Management	Plaza East Partners	sewer line settlement	1,700	1,700	Admin Allowance							\$ -
16) Area Property Management	City of Healdsburg	property maintenance	233,001	138,337	Admin Allowance	12,056	10,789	10,789	10,789	10,789	10,789	\$ 66,001
17)												\$ -
18)												\$ -
19)												\$ -
												\$ -
												\$ -
Totals - This Page			\$ 5,063,435	\$ 1,081,422	N/A	\$ 84,839	\$ 77,048	\$ 77,078	\$ 77,083	\$ 92,088	\$ 101,141	\$ 509,278

* The Decognized Obligation Payment Schedule (ROPS) is to be completed by 3/15/2012 by the successor agency, and subsequently be approved by the oversight board and audited by the County.

** 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

ADMINISTRATIVE BUDGET
1/1/2012 - 6/30/2012

	<u>Personnel</u>	<u>Non-Personnel Operations Costs</u>	<u>Total</u>
<u>Ongoing Administrative Activities</u>	150,000.00	37,500.00	187,500.00
County correspondence/coordination			
State correspondence/coordination			
Prepare ROPS/obtain certification & approval			
Prepare admin budget			
Oversight Board staff support (includes education, research, reporting, Brown Act requirements, meeting costs)			
Management of dissolution activities			
Management of consultants/experts			
Creation/management of new contracts as approved			
Management of grants/other revenues			
Annual reporting			
Bill payment/reserves management			
Manage/monitor financial reserves			
<u>Dissolution Activities</u>	\$ 40,000	\$ 10,000	\$ 50,000
Communication/negotiation with taxing entities			
Transfer housing assets			
Oversight of asset liquidation			
<u>Operations and Overhead</u>	\$ 10,000	\$ 2,500	\$ 12,500
Travel expenses			
Supplies and small office equipment			
Publications			
Communications and IT support			
TOTAL	\$ 200,000	\$ 50,000	\$ 250,000

Notes:

Personnel cost includes salary, fringe, and benefits for staffing

Non-personnel cost includes approximately 20% of non-personnel operating costs listed on ROPS

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

Actual costs required for all activities will not to exceed the aggregate amount shown in the Grand Total line.