

Successor Agency to Contra Costa County Redevelopment Agency



Steven L. Goetz
Deputy Director – Conservation,
Transportation and Successor Agency

Department of Conservation and
Development

925-674-7830

Oversight Board

Wednesday, June 27, 2012 - 2:00 pm
Department of Conservation and Development
Zoning Administrator Meeting Room
30 Muir Road, Martinez, CA 94553

Bill Clark- CCC Superintendent of Schools
Garrett Evans, City of Pittsburg
Sheila Grilli - Contra Costa Community College District
Federal Glover, Contra Costa County
Kristen Lackey, Contra Costa County - Former RDA Employee
William Lau, Contra Costa County-Member of the Public
Karen Mitchoff, Contra Costa Fire Protection District

1. Call to Order/Roll Call/Pledge of Allegiance
2. Consent items
 - a. Accept the record of the Meeting of May 22, 2012 *

All matters listed under Consent Items are considered by the Oversight Board to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Oversight Board or a member of the public prior to the time the Oversight Board votes on the motion to approve the Consent Items.

3. Public Comment (3 Minutes/speaker) for any topic NOT on the agenda and within the purview of the Oversight Board.
Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the Oversight Board. Persons wishing to speak are requested to fill out a speaker card.

4. Staff Reports
 - a. Status of Department of Finance Review of ROPS*
 - b. Exit Memos *
 - c. Report Property holdings *
 - d. Review of Pass Through Payments *

5. Items for Discussion and/or Action
 - a. Adopt Conflict of interest Code *
 - b. Approval of the Amended First Draft Recognized Obligation Payment Schedule (ROPS) (January – June, 2012)*
 - c. Identify next meeting date (October 2012)

6. Future Agenda Items
 - a. Third ROPS (January – June 2013)
 - b. Consideration of an asset transfer plan

7. Adjourn to the October 2012 meeting

The Oversight Board will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Danielle Kelly at least 72 hours before the meeting, at (925) 674-7883.

Materials distributed for the meeting are available for viewing at:

- Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553
- Successor Agency to the Contra Costa County Redevelopment Agency Website (www.ccreach.org)

*indicates staff report attached

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Successor Agency to Contra Costa County Redevelopment Agency



Steven L. Goetz
Deputy Director – Conservation,
Transportation and Successor Agency

Department of Conservation and
Development

925-674-7830

Oversight Board

****Draft – Record of Meeting****

Tuesday, May 22, 2012 - 2:00 pm

Department of Conservation and Development

Zoning Administrator Meeting Room

30 Muir Road, Martinez, CA 94553

Bill Clark- CCC Superintendent of Schools

Garrett Evans, City of Pittsburg

Sheila Grilli - Contra Costa Community College District

Federal Glover, Contra Costa County

Kristen Lackey, Contra Costa County - Former RDA Employee

William Lau, Contra Costa County-Member of the Public

Karen Mitchoff, Contra Costa Fire Protection District

1. Call to Order/Roll Call/Pledge of Allegiance

Present: Sheila Grilli, Garrett Evans, William Lau, Kristen Lackey, Karen Mitchoff,
Federal Glover.

Absent: Bill Clark

Staff Attendees: Maureen Toms, Danielle Kelly, Polly Marshall (Goldfarb & Lipman)
Rafael Yaquian (Goldfarb & Lipman)

2. Consent items

- a. Accept the record of the Meeting of May 10, 2012 * **ACCEPTED the record of May 10, 2012.**

3. Public Comment (3 Minutes/speaker) for any topic NOT on the agenda and within the purview of the Oversight Board.

No Public Comment

4. Items for Discussion and/or Action

- a. Approval of reentry contracts between Contra Costa County and the Successor Agency to the County Redevelopment Agency: *
 1. North Richmond Truck Route-
 2. Ironhorse overcrossing
 3. Loan agreement for Montalvin Manor Project area

APPROVED the reentry contracts between Contra Costa County and the Successor Agency to the County Redevelopment Agency, subject to corrections to the resolution M/S: Glover/Lackey. 6-0

- b. Approval of the Amended First Draft Recognized Obligation Payment Schedule (ROPS) (January – June, 2012)*

APPROVED the Amended First Draft Recognized Obligation Payment Schedule (ROPS) (January – June 2012) subject to corrections to the resolution. M/S: Mitchoff/Evans. 6-0

- c. Approval of the Amended Second Draft Recognized Obligation Payment Schedule (ROPS) (July - December, 2012)*

APPROVED the Amended Second Draft Recognized Obligation Payment Schedule (ROPS) (July-December 2012) subject to corrections to the resolution. M/S: Glover/Evans. 6-0

5. Future Agenda Items

- a. Status of Department of Finance Review of ROPS
- b. Exit Memos
- c. Asset Transfers
- d. Status of Pass Through Payments

6. Adjourn to the June 20, 2012 meeting – *M/S: Glover/Mitchoff. 6-0*

Meeting adjourned in Memory of Supervisor Gayle B. Uilkema, District II

The Oversight Board will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Danielle Kelly at least 72 hours before the meeting, at (925) 674-7883.

Materials distributed for the meeting are available for viewing at:

- Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553
- Successor Agency to the Contra Costa County Redevelopment Agency Website (www.ccreach.org)

*indicates staff report attached

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CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7830

TO: Oversight Board

FROM: Maureen Toms, Redevelopment Program Manager

DATE: June 27, 2012

SUBJECT: June 27, 2012 Oversight Board Meeting – Agenda Item 4a, Department of Finance ROPS Review Status

Background

The Oversight Board approved revisions to the First (January – June 2012) and Second (July – December 2012) Recognized Obligation Payment Schedules (ROPSs) at the May 22, 2012 meeting. These revisions were transmitted to the State Department of Finance (DOF), State Controller, and to the County Auditor the following day.

On May 31, 2012, the Successor Agency received a letter from the DOF (Attachment 1). In the letter, the DOF rejected Items 8 (Contra Costa Centre Infrastructure), 12 (North Richmond Infrastructure), and 18 (Rodeo Infrastructure) on page 2 on both of the ROPSs submitted to the DOF on the basis that they are not enforceable obligations because Section 34171(d)(2), which became effective on February 1, 2012, deletes any agreements, contracts, or arrangements between the County and the former Redevelopment Agency from the definition of enforceable obligations. In previous correspondence to the DOF, it was pointed out that the contracts were included on the ROPS as contracts that were re-authorized by the Successor Agency and approved by the Oversight Board pursuant to Health and Safety Code Sections 34178(a) and 34180(h). The May 31 Notification does not address whether the DOF has considered this distinction in its review of the various ROPSs. The June 1, 2012 response to the DOF (Attachment 2) points this out and also requests confirmation that the DOF's Chief Counsel or other attorney in its legal department has reviewed this matter and considered the distinction that has to date not been recognized in the DOF's review of the ROPSs. The response also included a reminder that these disputed items on page 2 of the ROPSs are all to be funded from tax-exempt bond proceeds and not from the Successor Agency's Redevelopment Property Tax Trust Fund. The response to DOF was resent on June 19, 2012.

Staff will continue to address these issues with the DOF.

Attachment 1: May 31, 2012 letter from the DOF
Attachment 2: June 1, 2012 email response to DOF

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May 31, 2012

Maureen Toms, Redevelopment Program Manager
Contra Costa County
30 Muir Road
Martinez, CA 94553-0095

Dear Ms. Toms:

Subject: Revised Recognized Obligation Payment Schedule Approval Letter

Pursuant to Health and Safety Code (HSC) section 34177 (l) (2) (C), the Contra Costa County Successor Agency (Agency) submitted revised Recognized Obligation Payment Schedules (ROPS) to the California Department of Finance (Finance) on May 23, 2012 for the periods January to June 2012 and July to December 2012. Finance is assuming appropriate oversight board approval. Finance has completed its review of your ROPS, which may have included obtaining clarification for various items.

Based on review of additional information provided the Agency and the revised ROPS, Finance has accepted some items as enforceable obligations. Therefore, this letter supersedes Finance's approval letter dated May 25, 2012.

The following items below remain as not qualifying as enforceable obligations (EO) on the revised ROPS:

January to June 2012 ROPS

- Items 8, 12, and 18 on page 2 totaling \$3.4 million for contracts between the County and the Agency. Per HSC section 34171 (d) (2), enforceable obligations do not include contracts between the County and the former Redevelopment Agency (RDA). Payments made in January by the former RDA have been allowed per HSC section 34167.
- Item 6 on page 7 in the amount of \$263,700. This item is a loan between the County and the RDA; therefore, the item is not an EO.
- Item 7 on page 4 in the amount of \$100,000. No contract for this consultant has been awarded.

July to December 2012 ROPS

- Items 8, 12, and 18 on page 2 are contracts between the County and the RDA totaling \$2.8 million. HSC section 34171 (d) (2) states that agreements, contracts, or arrangements between the city, county, or city and county that created the RDA and the RDA are not enforceable obligations.
- Item 6 on page 7 is a loan between the County and the RDA in the amount of \$263,700.

- Item 7 on page 4 in the amount of \$80,000. No contract for this consultant has been awarded.

Except for items disallowed in whole or in part as EOs noted above, Finance is approving the remaining items listed in your revised ROPS. This is our determination with respect to any items funded from the Redevelopment Property Tax Trust Fund (RPTTF) for the June 1 property tax allocations. If your oversight board disagrees with our determination with respect to any items not funded with property tax, any future resolution of the disputed issue may be accommodated by amending the ROPS for the appropriate time period. Items not questioned during this review are subject to a subsequent review, if they are included on a future ROPS. If an item included on a future ROPS is not an enforceable obligation, Finance reserves the right to remove that item from the future ROPS, even if it was not removed from the preceding ROPS.

Please refer to Exhibit 12 at http://www.dof.ca.gov/assembly_bills_26-27/view.php for the amount of RPTTF that was approved by Finance based on the schedule submitted.

As you are aware the amount of available RPTTF is the same as the property tax increment that was available prior to ABx1 26. This amount is not and never was an unlimited funding source. Therefore as a practical matter, the ability to fund the items on the ROPS with property tax is limited to the amount of funding available in the RPTTF.

Please direct inquiries to Chikako Takagi-Galamba, Supervisor or Cindie Lor, Lead Analyst at (916) 322-2985.

Sincerely,



MARK HILL
Program Budget Manager

cc: Mr. Steven Goetz, Deputy Director, Conservation, Transportation and Redevelopment Programs, Contra Costa County Department of Conservation and Development
Mr. Bob Campbell, Auditor-Controller, Contra Costa County Auditor – Controller's Office
Mr. Jay Wilverding, Chief Accountant, Contra Costa County Auditor – Controller's Office



Maureen Toms/DCD/CCC

06/01/2012 01:54 PM

To Alexander.Watt@dof.ca.gov

cc 'Bob Campbell' <Bob.Campbell@ac.cccounty.us>, "Jay.Wilverding@ac.cccounty.us"

<Jay.Wilverding@ac.cccounty.us>, bcc Maureen Toms/DCD/CCC

Subject Re: Contra Costa County ROPS Review 

Alex,

The County is in receipt of the letter dated May 31, 2012 (the "May 31 Notification") which contains the DOF's review of the Successor Agency's various recognized obligation payment schedules (ROPSs). In the letter, the DOF rejects Items 8, 12, and 18 on page 2 on both of the ROPSs submitted to the DOF on the basis that they are not enforceable obligations as defined in Section 34171(d)(2). In previous correspondence to the DOF, it was pointed out that the contracts were included on the ROPS, not as enforceable obligations under 34171(d)(2), but rather as contracts that were re-authorized by the Successor Agency and approved by the Oversight Board pursuant to Health and Safety Code Sections 34178(a) and 34180(h). The May 31 Notification does not address whether the DOF has considered this distinction in its review of the various ROPSs.

In light of the Hercules LLC case, the County would like confirmation from the DOF that the DOF's Chief Counsel or other attorney in its legal department has reviewed this matter and considered the distinction that has to date not been recognized in the DOF's review of the ROPSs. If that review has not occurred, the Successor Agency respectfully requests that such review be conducted. If in fact the arguments have been reviewed by the DOF's legal department, the County would respectfully request an explanation of the authority that the DOF has identified as the legal basis for rejecting contracts re-authorized or re-entered pursuant to Health and Safety Code Sections 34178(a) and 34180(h).

Again, we remind you that the expenditures under the disputed items are all to be funded from tax-exempt bond proceeds and not from the Successor Agency's Redevelopment Property Tax Trust Fund.

Thank you in advance for your assistance in this matter.

**New Address/Phone Number **

Maureen Toms, AICP
Department of Conservation and Development
30 Muir Road
Martinez CA 94553
(925) 674-7878
(925) 674-7251 (fax)
Website: www.ccreach.org

Bay Point Video: <http://video.google.com/videoplay?docid=7670010280117371908#>
"Stacy, Zachary" <Zachary.Stacy@dof.ca.gov>



"Stacy, Zachary"
<Zachary.Stacy@dof.ca.gov>

To "Maureen.Toms@dcd.cccounty.us"
<Maureen.Toms@dcd.cccounty.us>



05/31/2012 10:06 PM

cc "Steven.Goetz@dcd.cccounty.us"
<Steven.Goetz@dcd.cccounty.us>, 'Bob Campbell'
<Bob.Campbell@ac.cccounty.us>,
"Jay.Wilverding@ac.cccounty.us"
<Jay.Wilverding@ac.cccounty.us>
Subject Contra Costa County ROPS Review

Pursuant to Health and Safety Code (HSC) section 34177 (l) (2) (C), you submitted a Recognized Obligation Payment Schedule(s) (ROPS). See the attached letter for Finance's determination of your ROPS.

CA Department of Finance Redevelopment Administration
(916) 445-1546

[attachment "Contra_Costa_County_May31_ROPS_Approval_Letter.pdf" deleted by Maureen Toms/DCD/CCC]



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7830

TO: Oversight Board
FROM: Maureen Toms, Redevelopment Program Manager
DATE: June 27, 2012
SUBJECT: June 27, 2012 Oversight Board Meeting – Agenda Item 4b, Exit Memos

Recommendation:

RECEIVE copies of the Exit memorandums.

Background

Two exit memorandums, directed to the County as Successor Agency and County as Housing Functions Successor, have been prepared. These memorandums describe various funds, property, agreements (including rights and obligations under such agreements), and other assets and obligations that are transferred by operation of law pursuant to the Dissolution Act to the County as Successor Agency on the Dissolution Date. The memorandums are the record of the Redevelopment Agency close-out that have been provided to the outside auditor. Copies of these memos are attached.

Attachment 1: Memo to the County of Contra Costa, As Successor to the Redevelopment Agency regarding the Transfer of Funds, Assets and Obligations Under ABx1 26 (the "Dissolution Act")

Attachment 2: Memo to the County of Contra Costa, As Housing Functions Successor To the Redevelopment Agency regarding the Transfer of Housing Functions Under ABx1 26 (the "Dissolution Act")

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**CONTRA COSTA COUNTY
REDEVELOPMENT AGENCY
2530 Arnold Drive, Suite 190
Martinez, CA 94553
Telephone: 335-7230 Fax: 335-7201**

TO: County of Contra Costa, As Successor To the Redevelopment Agency

FROM: Contra Costa County Redevelopment Agency

DATE: January 31, 2012

RE: Transfer of Funds, Assets and Obligations Under ABx1 26 (the "Dissolution Act")

Background

As of February 1, 2012 (the "Dissolution Date"), the Contra Costa County Redevelopment Agency (the "Redevelopment Agency") will be dissolved pursuant to the terms of ABx1 26 (the "Dissolution Act") that added Parts 1.8 and 1.85 (Health and Safety Code Sections (34161-34191) to the California Community Redevelopment Law. All section references in this memorandum are to the sections of the Health and Safety Code added by the Dissolution Act.

The County of Contra Costa (the "County") has elected and has been designated pursuant to Section 34173 to serve as the "successor agency" to the Redevelopment Agency for purposes of the Dissolution Act, commencing on the Dissolution Date. In this expressly limited capacity, the County is referred to in this memorandum as "County as Successor Agency", a capacity that is separate and distinct from the County's other municipal responsibilities and operations, and for which its liabilities are expressly limited pursuant to Section 34173(e).

The County, acting in its general municipal capacity and separately from the County as Successor Agency, has also elected to retain and accept specified affordable housing assets, obligations, and housing functions (collectively, the "Housing Functions") of the Redevelopment Agency pursuant to Section 34176, commencing on the Dissolution Date.

This memorandum is directed to the County as Successor Agency to describe various funds, property, agreements (including rights and obligations under such agreements), and other assets and obligations that are transferred by operation of law pursuant to the Dissolution Act to the County as Successor Agency on the Dissolution Date.

By separate memorandum also dated as of January 31, 2012, the Redevelopment Agency has provided similar information to the County regarding the Housing Functions.

Funds

All monies in the funds and accounts of the Redevelopment Agency listed in the attached Exhibit A (the "Redevelopment Funds and Accounts") are transferred on the Dissolution Date to the County as Successor Agency. The Redevelopment Agency understands that the County as Successor Agency will establish comparable funds and accounts, separate and distinct from all other funds and accounts of the County, to hold, administer and spend the monies in the transferred Redevelopment Funds and Accounts consistent with the Dissolution Act.

Real Property

The real property owned by the Redevelopment Agency as listed in the attached Exhibit B (the "Redevelopment Non-Housing Real Property") is transferred on the Dissolution Date to the County as Successor Agency. The Redevelopment Agency understands that the Redevelopment Non-Housing Real Property will be held, administered and disposed of in the name of the County as Successor Agency consistent with the Dissolution Act, and that the County as Successor Agency will enjoy the limitations on liability set forth in the Dissolution Act. These properties were acquired solely with non-housing funds of the former RDA.

The Redevelopment Non-Housing Real Property listed in the attached Exhibit B does not include certain real property that is instead transferred to the County in connection with the County's continued performance of the Housing Functions of the dissolving Redevelopment Agency.

Bonded Indebtedness

The bonded indebtedness obligations of the Redevelopment Agency as listed in the attached Exhibit C (the "Redevelopment Bonded Indebtedness") are transferred on the Dissolution Date to the County as Successor Agency. The Redevelopment Agency understands that the Redevelopment Bonded Indebtedness will be administered, performed and paid by the County as Successor Agency consistent with the Dissolution Act and the terms of the Redevelopment Bonded Indebtedness, and that the County as Successor Agency will enjoy the limitations on liability set forth in the Dissolution Act.

Agreements

The agreements and related documentation, including the rights and obligations of the Redevelopment Agency specified therein (collectively, the "Redevelopment Non-Housing Agreements, Rights and Obligations"), are transferred on the Dissolution Date to the County as Successor Agency. The Redevelopment Agency understands that the Redevelopment Non-Housing Agreements, Rights and Obligations will be held, administered, performed, paid and disposed of in the name of the County as Successor Agency consistent with the Dissolution Act, and that the County as Successor Agency will enjoy the limitations on liability set forth in the Dissolution Act.

The Redevelopment Non-Housing Agreements, Rights and Obligations do not include certain agreements, documents, rights and obligations that are instead transferred to the County in connection with the County's continued performance of the Housing Functions of the dissolving Redevelopment Agency pursuant to Section 34176.

Other Assets

Except as provided in the following sentence, all other assets, properties, contracts, leases, books and records, buildings and equipment of the Redevelopment Agency not otherwise described in this memorandum and the exhibits hereto are also transferred on the Dissolution Date to the County as

Successor Agency, to hold, administer and dispose of consistent with the Dissolution Act, and with the limitations on liability set forth in the Dissolution Act. The assets, properties, contracts, leases, books and records, buildings and equipment referenced in the preceding sentence do not include those that are instead transferred to the County in connection with the County's continued performance of the Housing Functions of the dissolving Redevelopment Agency pursuant to Section 34176.

Other

Attached as Exhibit D is the latest approved Enforceable Obligation Payment Schedule of the Redevelopment Agency, which becomes the initial Enforceable Obligation Payment Schedule of the County as Successor Agency pursuant to Section 34177(a)(1).

The Redevelopment Agency's website may be found at the link set forth in the attached Exhibit E. The Redevelopment Agency understands that the County as Successor Agency will incorporate relevant portions of the Redevelopment Agency's website in the County as Successor Agency's website (whether a separate website or a separate page of the County's website).

EXHIBIT A

REDEVELOPMENT CASH ONLY FUNDS AND ACCOUNTS
Non-Housing

Account Number/Identifying Information	Fund number	Cash Transferred
1. RORF - Contra Costa Centre Project Area	879100	\$ 5,919,737
2. RORF - Bay Point Project Area	879200	\$ (528,941)
3. RORF - North Richmond Project Area	879300	\$ 929,161
4. RORF - Rodeo Project Area	879600	\$ 670,128
5. RORF - Montalvin Manor Project Area	879700	\$ (413,809)

EXHIBIT B

REDEVELOPMENT NON-HOUSING REAL PROPERTY

[List each non-housing real property by assessor's parcel number, street address, and/or other identifying information in this exhibit]

Project Area	Property Address	Assessor's Parcel Number(s)	Acquisition Year	Purpose	Status
Contra Costa Centre					
	Iron Horse Corridor	147-050-043	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	147-050-044	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	147-050-047	1986	Trail	Restricted-Transportation
	Buskirk Avenue	148-100-056	1986	Road right-of-way	Restricted-Transportation
	Iron Horse Corridor	148-120-012	1984	Trail	Restricted-Transportation
	Iron Horse Corridor	148-180-047	1985	Trail	Restricted-Transportation
	Iron Horse Corridor	148-180-048	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	148-180-049	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	148-221-016	1984	Trail	Restricted-Transportation
	Iron Horse Corridor	148-221-030	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	148-360-014	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	148-360-024	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	148-360-031	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	172-100-038	1984	Trail	Restricted-Transportation
Bay Point					
	Canal Rd	@ 097-270-078	1998	Commercial	Land held for resale
	Canal Rd	@ 097-270-080	2001	Commercial	Land held for resale

EXHIBIT C

REDEVELOPMENT BONDED INDEBTEDNESS

[List each series of bonded indebtedness by name, series, indenture title and date, and/or other identifying information in this exhibit]

	Bond/Series	Payee	Outstanding Debt/Obligations
1.	1999 Tax Allocation Bonds (Non-Housing)	US Bank, NA	\$23,639,945
2.	1999 Tax Allocation Bonds (Housing)	US Bank, NA	\$4,696,495
3.	2003A/AT/B Tax Allocation Bonds	US Bank, NA	\$12,036,673
4.	2007A/AT/B Tax Allocation Bonds (Non-Housing)	US Bank, NA	\$155,590,706
5.	2007A/AT/B Tax Allocation Bonds (Housing)	US Bank, NA	\$27,662,953

EXHIBIT D

CURRENT APPROVED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

EXHIBIT E

REDEVELOPMENT AGENCY WEBSITE LINK

<http://www.ccreach.org/>

EXHIBIT F

REDEVELOPMENT AGENCY WEBSITE LINK

<http://www.ccreach.org/>

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**CONTRA COSTA COUNTY
REDEVELOPMENT AGENCY**

2530 Arnold Drive, Suite 190

Martinez, CA 94553

Telephone: 335-7230 Fax: 335-7201

Attachment 2

TO: County of Contra Costa, As Housing Functions Successor To the Redevelopment Agency

FROM: Contra Costa County Redevelopment Agency

DATE: January 31, 2012

RE: Transfer of Housing Functions Under ABx1 26 (the "Dissolution Act")

Background

As of February 1, 2012 (the "Dissolution Date"), the Contra Costa County Redevelopment Agency (the "Redevelopment Agency") will be dissolved pursuant to the terms of ABx1 26 (the "Dissolution Act") that added Parts 1.8 and 1.85 (Health and Safety Code Sections (34161-34191) to the California Community Redevelopment Law. All section references in this memorandum are to the sections of the Health and Safety Code added by the Dissolution Act.

The County of Contra Costa (the "County") has elected and has been designated pursuant to Section 34173 to serve as the "successor agency" to the Redevelopment Agency for purposes of the Dissolution Act, commencing on the Dissolution Date. In this expressly limited capacity, the County is referred to in this memorandum as "County as Successor Agency", a capacity that is separate and distinct from the County's other municipal responsibilities and operations, and for which its liabilities are expressly limited pursuant to Section 34173(e).

The County, acting in its general municipal capacity and separately from the County as Successor Agency, has also elected to retain and accept specified affordable housing assets, obligations, and housing functions (collectively, the "Housing Functions") of the Redevelopment Agency pursuant to Section 34176, commencing on the Dissolution Date. In this capacity, the County is referred to in this memorandum as the "Housing Functions Successor".

This memorandum is directed to the County as Housing Functions Successor to describe various property, agreements (including rights and obligations under such agreements), and other assets and obligations that are transferred by operation of law pursuant to the Dissolution Act to the County as Housing Functions Successor on the Dissolution Date.

By separate memorandum also dated as of January 31, 2012, the Redevelopment Agency has provided similar information to the County as Successor Agency under the Dissolution Act.

Real Property

The real property owned by the Redevelopment Agency as listed in the attached Exhibit A (the "Housing Real Property") is transferred on the Dissolution Date to the County as Housing Functions Successor. The Redevelopment Agency understands that the Housing Real Property will be held, and administered of in the name of the County as Housing Functions Successor to perform Housing Functions consistent with California Community Redevelopment Law.

Agreements

The agreements and related documentation listed in the attached Exhibit B, including the rights and obligations of the Redevelopment Agency specified therein (collectively, the "Housing Agreements, Rights and Obligations"), are transferred on the Dissolution Date to the County as Housing Functions Successor. The Redevelopment Agency understands that the Redevelopment Housing Agreements, Rights and Obligations will be held, administered, and performed in the name of the County as Housing Functions Successor Agency consistent with the California Community Redevelopment Law, including the rights, power and duty of the County as Housing Functions Successor to receive any funds and income of any type (collectively, "Housing Program Income") which the dissolving Redevelopment Agency would have been entitled to receive under such Housing Agreements, Rights and Obligations and to use such Housing Program Income to perform Housing Functions consistent with the Dissolution Act.

Other Assets

All other assets, properties, contracts, leases, books and records, buildings and equipment of the Redevelopment Agency not otherwise described in this memorandum and the exhibits hereto that are subject to transfer to the County as Housing Functions Successor pursuant to Section 34176(a) are also transferred on the Dissolution Date to the County as Housing Functions Successor to hold, administer and dispose of consistent with Section 34176.

Other

The Redevelopment Agency's website may be found at the link set forth in the attached Exhibit C. The Redevelopment Agency understands that the County as Housing Functions Successor will incorporate relevant portions of the Redevelopment Agency's website in the County as Housing Functions Successor's website (whether a separate website or a separate page of the County's website).

EXHIBIT A

HOUSING REAL PROPERTY

[List all Redevelopment Agency held real property acquired with monies from the Housing Fund or other affordable housing funding sources; list each property by assessor's parcel number, street address, and/or other indentifying information in this exhibit.]

Project Area	Property Address	Assessor's Parcel Number(s)	Acquisition Year	Purpose	Status
Contra Costa Centre					
	1250 Las Juntas Way	148-180-050	2003	Housing	Land held for resale
	1250 Las Juntas Way	148-180-051	2003	Housing	Land held for resale
	1250 Las Juntas Way	148-180-052	2003	Housing	Land held for resale
North Richmond					
	1820 6th St	409-132-015	2004	Housing	Land held for resale
	1711 4th St.	409-261-015	2004	Housing	Land held for resale
	305 Chesley	* 409-080-013	2009	Housing	Land held for resale
	1534 3rd St	* 409-080-014	2009	Housing	Land held for resale
	1546 3rd St	* 408-080-020	2009	Housing	Land held for resale
	304 Grove	* 409-080-001	2010	Housing	Land held for resale
	1542 3rd St	* 409-080-016	2010	Housing	Land held for resale
	* Heritage Point land assemblage				
Bay Point					
	187 N Broadway	096-041-026	2003	Housing	Land held for resale
	195 N Broadway	096-041-001	2003	Housing	Land held for resale
	199 N Broadway	096-041-013	2003	Housing	Land held for resale
	96 Enes Ave	# 097-037-007	2007	Housing	Deed restricted held for resale
	231 Amerson Ave	# 097-270-021	1995	Housing	Land held for resale
	235 Amerson Ave	# 097-270-022	1995	Housing	Land held for resale
	Amerson Ave	# 097-270-018	1995	Housing	Land held for resale
	235 Amerson Ave	# 097-270-076	1998	Housing	Land held for resale
	Mims Ave	# 097-270-074	2001	Housing	Land held for resale
	Bel Air Lane	097-270-056	1993	Housing	Land held for resale
	610 S Broadway	^ 094-013-001	2006	Housing	Land held for resale
	585 S Broadway	^ 094-015-010	2005	Housing	Land held for resale
	581 Bailey Rd	^ 094-012-035	2006	Housing	Land held for resale
	690 S Broadway	^ 094-026-002	2007	Housing	Land held for resale
	51 Maylard St	^ 094-014-011	2007	Housing	Land held for resale
	668 S Broadway	^ 094-013-005	2007	Housing	Land held for resale
	560 S Broadway	^ 094-012-024	2007	Housing	Land held for resale
	590 S Broadway	^ 094-012-027	2007	Housing	Land held for resale

670 S Broadway	^	094-013-006	2007	Housing	Land held for resale
641 S Broadway	^	094-014-012	2007	Housing	Land held for resale
551 S Broadway	^	094-015-013	2007	Housing	Land held for resale
541 S Broadway	^	094-015-014	2007	Housing	Land held for resale
591 S Broadway	^	094-015-027	2007	Housing	Land held for resale
650 S Broadway	^	094-013-003	2007	Housing	Land held for resale
660 S Broadway	^	094-013-004	2007	Housing	Land held for resale
651 S Broadway	^	094-014-013	2007	Housing	Land held for resale
570 S Broadway	^	094-012-025	2008	Housing	Land held for resale
540 S Broadway	^	094-012-022	2008	Housing	Land held for resale
631 Bailey Rd	^	094-013-007	2008	Housing	Land held for resale
680 S Broadway	^	094-026-001	2008	Housing	Land held for resale
550 S Broadway	^	094-012-023	2008	Housing	Land held for resale
495 Wollam	^	094-015-006	2008	Housing	Land held for resale
661 S Broadway	^	094-014-014	2008	Housing	Land held for resale
498 Wollam	^	094-016-002	2008	Housing	Land held for resale
681 Bailey Rd	^	094-026-005	2008	Housing	Land held for resale
580 S Broadway	^	094-012-026	2008	Housing	Land held for resale
671 S Broadway	^	094-014-001	2009	Housing	Land held for resale
571 S Broadway	^	094-014-010	2009	Housing	Land held for resale
611 Bailey Rd	^	094-013-010	2009	Housing	Land held for resale
605 Bailey Rd	^	094-013-011	2009	Housing	Land held for resale
620 S Broadway	^	094-013-002	2009	Housing	Land held for resale
581 S Broadway	^	094-015-011	2009	Housing	Land held for resale
571 S Broadway	^	094-015-012	2010	Housing	Land held for resale
591 Bailey Rd	^	094-015-036	2010	Housing	Land held for resale
530 S Broadway	^	094-012-021	2001	Housing	Land held for resale
531 Bailey Rd	^	094-012-030	2001	Housing	Land held for resale
541 Bailey Rd	^	094-012-031	2001	Housing	Land held for resale
551 Bailey Rd	^	094-012-032	2001	Housing	Land held for resale
561 Bailey Rd	^	094-012-033	2001	Housing	Land held for resale
571 Bailey Rd	^	094-012-034	2001	Housing	Land held for resale
Memorial Way	^	094-015-028	2001	Housing	Land held for resale
621 Bailey Rd	^	094-013-008	2008	Housing	Land held for resale
615 Bailey Rd	^	094-013-009	2010	Housing	Land held for resale
671 Bailey Rd	^	094-026-006	2010	Housing	Land held for resale

Amerson/Mims Ave. land assemblage

@ Canal Road land assemblage

^ Orbisonia Heights land assemblage

Rodeo

Railroad Ave	>	357-161-001	2005	Housing	Land held for resale
Railroad Ave	>	357-161-002	2005	Housing	Land held for resale
223 Parker Ave	>	357-161-013	2006	Housing	Land held for resale
710 Willow Ave		357-120-074	1998	Housing	Land held for resale

> Town Plaza land assemblage

EXHIBIT B

HOUSING AGREEMENTS, RIGHTS AND OBLIGATIONS

[List agreements by name, date, counter-party, and/or other identifying information; do not include contract pass-through agreements]

Agreements associated with the following rentals:

Project Name	Address	City	APN	Year Completed	Total Units	Unit Sizes	Agreement Date	Document Number	Agreement Expiration
Bella Monte Apartments	2420 Willow Pass	Bay Point	096-020-175	2004	52	1BR = 12 2BR = 9 3BR = 31	12/9/2003	2003-0594592	12/9/2058
Coggins Square Apartments - Contra Costa Centre	1316 Las Juntas Wy.	Walnut Creek	148-500-056	1999	87		11/1/1998	89-261855	11/1/2053
Community Heritage Senior Apartments	1555 3rd St.	Richmond	409-070-027	2000	52		12/24/1998	98-0324358	12/24/2058
De Anza Gardens	205 Pueblo Ave.	Bay Point	097-100-006	2005	180	1BR = 16 2BR = 72 3BR = 76 4BR = 16	8/2005	CA-2003-011	+30 years
Park Regency	3128 Oak Rd.	Walnut Creek	148-202-063	1991 & 1992	892		6/1/1989	89-101921	2044
Rodeo Gateway Apartments	710 Willow Ave.	Rodeo	357-120-073	2001	50	1 Bedroom			2056
Transit Village/Avalon Bay	1001 Harvey Dr., Suite 156	Walnut Creek	148-221-044, 040, 041, 042	2010	550	1BR 2BR 3BR	7/31/2008	2008-0169915	7/31/2106
Willowbrook	Bailey Road	Bay Point		2002	72		2002		2057
Elaine Null	112 Alves Lane	Bay Point	097-041-009	1994	15	2BR = 4 3BR = 10	1996		2049

Agreements associated with the following (ownership) homes:

Bay Point						
Address	APN	No. of Bedrooms	Year Constructed	Agreement Date	Document Number	Agreement Expiration
127 Harris Circle Bay Point, CA 94565	095-420-016	3	1992	05/27/05	2005-0192002	5/27/2050
96 Water St. Bay Point	097-021-039	3	1950	12/09/97	97-0239726	12/9/2042
3818 Camino Andres Bay Point, CA 94565	098-560-025	4	1955	04/04/96	96-61020	4/4/2041
6 Lancaster Circle, #214 Bay Point, CA 94565	097-440-019	2	1989	05/17/94	94-135223	5/17/2039
174 Anchor Dr. Bay Point, CA 94572	098-560-018	3	1993	02/08/94	94-036113	2/5/2039
96 Enes Ave. Bay Point, CA 94565	097-037-007	2	1932	05/15/07	Agency Owns	N/A
81 Shelter Ct. Bay Point, CA 94564	098-560-008	3	1992	06/19/95	95-095530	6/19/2040
100 Harris Circle, Bay Point, CA 94565	095-420-001	3	1991	06/30/94	94-171083	6/30/2039
185 Anchor Drive Bay Point, CA 94565	098-560-021	4	1995	06/30/94	94-171069	6/30/2039
191 Anchor Drive Bay Point, CA 94565	098-560-022	4	1995	11/08/94	94-272742	11/8/2039
3806 Camino Andres Bay Point, CA 94565	098-560-027	3	1995	12/29/94	94-303340	12/29/2039
3824 Camino Andres Bay Point, CA 94565	098-560-024	4	1995	06/16/95	95-095329	6/16/2040
98 Pacifica Ave Bay Point, CA 94565	098-052-001	2	1951	06/04/99	99-0149689	12/31/2027
269 Franklin Ave Bay Point, CA 94565	095-041-028	3	1941	10/20/05	2005-414257	10/26/2050
34 Lakeview Dr. Bay Point, CA 94565	095-281-001	3	1964	12/31/97	97-0255682	12/31/2027

North Richmond (5th & Giaramita)						
Address	APN	No. of Bedrooms	Year Constructed	Agreement Date	Document Number	Agreement Expiration
1731 Giaramita St. Richmond, CA 94801	409-152-025	3	1992	04/27/93	93-107294	4/21/2003
1726 5th St. Richmond, CA 94801	409-152-027	4	1992	10/30/92	92-288943	10/30/2002
1736 5th St. Richmond, CA 94801	409-152-028	4	1992	11/13/92	92-300634	11/13/2002
1741 Giaramita St. Richmond, CA 94801	409-152-024	3	1992	08/10/93	93-212876	8/10/2003
1751 Giaramita St. Richmond, CA 94801	409-152-019	3	1992	08/26/93	93-228909	8/26/2003
1740 5th St. Richmond, CA 94801	409-152-023	4	1992	04/23/93	93-105533	4/23/2003
1727 Giaramita St. Richmond, CA 94801	409-152-031	3	1991	03/31/93	93-79567	3/26/2003
1621 6th St. Richmond, CA 94801	409-141-008	3	1999	08/31/00	2000-0187722	8/31/2030

North Richmond (Bella Flora)						
Address	APN	No. of Bedrooms	Year Constructed	Agreement Date	Document Number	Agreement Expiration
151 Ellison Lane Richmond, CA	408-240-004	3	2006	02/27/07	2007-0057877	2/27/2052
133 Ellison Lane Richmond, CA	408-240-007	3	2006	02/21/07	2007-0051391	2/21/2052
121 Ellison Lane Richmond, CA	408-240-009	3	2006	02/28/07	2007-0060296	2/28/2052
124 Reid Lane Richmond, CA	408-240-016	3	2006	01/05/07	2007-0004511	1/5/2052
130 Reid Lane Richmond, CA	408-240-017	4	2006	11/29/06	2006-0380548	11/29/2051
154 Reid Lane Richmond, CA	408-240-021	3	2006	12/07/06	2006-0390611	12/7/2051
159 Reid Lane Richmond, CA	408-240-030	4	2006	11/29/06	2006-0380533	11/29/2051
129 Reid Lane Richmond, CA	408-240-035	4	2006	12/27/06	2006-0411941	12/27/2051
128 Henry Clark Lane Richmond, CA	408-240-071	4	2007	04/17/08	2008-0036021	4/17/2053

115 Henry Clark Lane Richmond, CA	408-250-013	3	2007	09/19/07	2007-0263931	9/19/2052
1717 Martin Drive Richmond, CA	408-250-017	3	2007	09/26/07	2007-0270607	9/26/2052
1729 Martin Drive Richmond, CA	408-250-019	4	2007	11/30/07	2007-0327034	11/30/2052
1741 Martin Drive Richmond, CA	408-250-021	3	2007	10/15/07	2007-0286207	10/15/2052
440 Malcolm Drive Richmond, CA	408-250-062	4	2007	03/11/09	2009-0050317	3/11/2054
115 Spears Circle Richmond, CA	408-250-049	4	2007	12/21/07	2007-0344103	12/21/2052
180 Lucy Lane Richmond, CA	408-240-052	4	2006	04/27/07	2007-0124308	4/27/2052
168 Lucy Lane Richmond, CA	408-240-050	4	2006	04/25/07	2007-0121138	4/25/2052
167 Lucy Lane Richmond, CA	408-240-057	4	2006	04/30/07	2007-0126053	4/30/2052
144 Lucy Lane Richmond, CA	408-240-046	4	2006	5/7/2007	2007-0134276	5/7/2052
137 Lucy Lane Richmond, CA	408-240-062	4	2006	6/29/2007	2007-0189434	6/29/2052
114 Lucy Lane Richmond, CA	408-240-041	4	2006	6/8/2007	2007-0167160	6/8/2052
113 Lucy Lane Richmond, CA	408-240-066	3	2006	5/31/2007	2007-0158443	5/31/2052
182 Henry Clark Lane Richmond, CA	408-240-080	4	2007	6/21/2007	2007-0180031	6/21/2052
175 Henry Clark Lane Richmond, CA	408-240-003	4	2007	7/3/2007	2007-0191782	7/3/2052
163 Henry Clark Lane Richmond, CA	408-250-005	4	2007	7/19/2007	2007-0208302	7/19/2052
152 Henry Clark Lane Richmond, CA	408-240-075	4	2007	8/1/2007	2007-0221429	8/1/2052
145 Henry Clark Lane Richmond, CA	408-250-008	4	2007	8/30/2007	2007-0247534	8/30/2052
152 Spears Circle Richmond, CA	408-250-038	4	2007	08/29/08	2008-0193385	8/29/2053
413 Malcolm Drive Richmond, CA	408-250-053	4	2007	10/07/08	2008-0219674	10/7/2053
410 Malcolm Drive Richmond, CA	408-250-067	4	2007	03/18/09	2009-0056604	3/18/2054
356 Malcolm Drive Richmond, CA	408-250-076	4	2007	10/24/08	2008-0236044	10/24/2053
338 Malcolm Drive Richmond, CA	408-250-079	3	2007	03/31/09	2009-0067348	3/31/2054

308 Malcolm Drive Richmond, CA	408-240-086	3	2007	12/08/09	Pending	N/A
296 Malcolm Drive Richmond, CA	408-240-088	3	2007	07/28/09	2009-0181062	7/28/2054
260 Malcolm Drive Richmond, CA	408-240-094	3	2007	11/25/08	2008-0255987	11/25/2053

North Richmond (Parkway Estates)						
Address	APN	No. of Bedrooms	Year Constructed	Agreement Date	Document Number	Agreement Expiration
104 Malcolm St. Richmond, CA 94801	408-230-025	3	2000	12/13/2001	2001-0385012	12/31/2029
110 Malcolm St. Richmond, CA 94801	408-230-024	4	2000	7/27/2001	2001-0217942	12/31/2029
116 Malcolm St. Richmond, CA 94801	408-230-023	3	2000	2/8/2002	2002-044934	12/31/2029
140 Malcolm St. Richmond, CA 94801	408-230-019	4	1999	2/19/2008	2008-033260	2/19/2026
146 Malcolm Drive Richmond, CA 94801	408-230-018	3	1999	5/10/2000	2000-0095501	12/31/2029
159 Malcolm Drive Richmond, CA 94801	408-230-034	3	1999	6/29/2000	2000-0137646	12/29/2029
248 Malcolm St. Richmond, CA 94801	408-230-002	3	1999	8/1/2000	2000-0162831	12/31/2029
254 Malcolm St. Richmond, CA 94801	408-230-001	3	1999	8/3/2001	2001-0228508	12/31/2029
126 Marcus St. Richmond, CA 94801	408-230-044	3	1999	2/9/2001	2001-0311780	12/31/2029
144 Marcus St. Richmond, CA 94801	408-230-041	3	1999	7/19/2000	2000-0151803	12/31/2029
149 Marcus St. Richmond, CA 94801	408-230-053	4	1999	8/31/2000	2000-0187867	12/31/2029
167 Marcus St. Richmond, CA 94801	408-230-050	4	1999	7/10/2000	2000-0144239	12/31/2029
168 Marcus St. Richmond, CA 94801	408-230-038	3	1999	3/30/2001	2001-07924202	12/31/2029
179 Marcus St. Richmond, CA 94801	408-230-048	5	1999	1/28/2003	2003-0040664	1/28/2048
180 Marcus St. Richmond, CA 94801	408-230-036	3	1999	8/24/2000	2000-0181913	12/31/2029
1532 Martin St. Richmond, CA 94801	408-230-067	3	2000	12/21/2001	2001-0397472	12/31/2029
1550 Martin St. Richmond, CA 94801	408-230-070	4	2000	5/8/2003	2001-0122150	12/31/2029

1556 Martin St. Richmond, CA 94801	408-230-071	3	2000	6/20/2001	2001-0173403	12/31/2029
201 Ruby St. Richmond, CA 94801	408-230-075	5	2000	5/2/2001	2001-0113484	12/31/2029
215 Ruby St. Richmond, CA 94801	408-230-077	4	2000	5/21/2001	2001-0135438	12/31/2029
231 Ruby St. Richmond, CA 94801	408-230-079	5	2000	10/3/2001	2001-0297914	12/31/2029
239 Ruby St. Richmond, CA 94801	408-230-020	4	2000	9/17/2001	2001-0277118	12/31/2029
255 Ruby St. Richmond, CA 94801	408-230-082	3	2001	10/31/2001	2001-0335200	12/31/2029
279 Ruby St. Richmond, CA 94801	408-230-085	4	2001	5/24/2001	2001-0140534	12/31/2029

Rodeo						
Address	APN	No. of Bedrooms	Year Constructed	Agreement Date	Document Number	Agreement Expiration
724 Edward Werth Dr. Rodeo, CA 94572	357-120-019	4	2000	03/05/01	2000-0050713	2020
812 Edward Werth Dr. Rodeo, CA 94572	357-120-044	4	2000	08/11/00	2000-0171563	2020
744 Edward Werth Dr. Rodeo	357-120-026	4	2000	12/08/00	2000-0282989	2020
780 Edward Werth Dr. Rodeo, CA 94572	357-120-036	4	2000	09/29/00	2000-0212417	2020
35 Cool Creek Ct. Rodeo	357-120-027	4	2000	02/15/01	2000-0035175	2020
711 Edward Werth Dr. Rodeo, CA 94572	357-120-070	4	2000	04/22/01	2001-0040359	2020
12 Fallen Leaf Ct. Rodeo, CA 94572	357-120-018	4	200	04/27/01	2001-0108026	2020
788 Edward Werth Dr. Rodeo, CA 94572	357-120-038	4	2000	09/25/00	2000-0206814	2020
719 Edward Werth Dr. Rodeo, CA 94572	357-120-068	4	2000	04/20/01	2001-0037663	2020

EXHIBIT C

REDEVELOPMENT AGENCY WEBSITE LINK

<http://ccreach.org/>

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CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7830

TO: Oversight Board
FROM: Maureen Toms, Redevelopment Program Manager
DATE: June 27, 2012
SUBJECT: June 27, 2012 Oversight Board Meeting – Agenda Item 4c, Property Holdings

Background

Sixteen non-housing properties remain under the ownership of the Successor Agency to the Contra Costa County Redevelopment Agency. The majority of these properties include portions of the Iron Horse Corridor in the Contra Costa Centre and the vicinity. There are also two commercial properties in Bay Point Specific Plan Area. Two additional non-housing properties used for public purposes were conveyed to Contra Costa County in 2011. These include the site where the Center for Health is located in North Richmond and the Rodeo Senior Center.

Section 34181(a) of the Dissolution Act states that the oversight board shall direct the successor agency to do all of the following:

(a) Dispose of all assets and properties of the former redevelopment agency that were funded by tax increment revenues of the dissolved redevelopment agency; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, and fire stations, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset. Any compensation to be provided to the successor agency for the transfer of the asset shall be governed by the agreements relating to the construction or use of that asset. Disposal shall be done expeditiously and in a manner aimed at maximizing value.

Staff expects to bring a recommendation forward to the Oversight Board regarding the disposition of non-housing property at the October 2012 meeting. Since the majority of these assets were used for public purposes, including roads/trails and public buildings, the Successor Agency expects to seek authorization to transfer these properties to the County. Ratification of the previous transfer of two properties (Rodeo Senior Center and North Richmond Center for Health) will also likely be requested of the Oversight Board. Staff is seeking legal advice regarding the transfer of assets that contain liabilities (i.e. soil contamination). County Counsel will also need to weigh-in on issues related to these properties.

Staff will also present a recommendation for the disposition of the two commercial properties in Bay Point, within the Pittsburg/Bay Point BART Station Specific Plan Area. These properties are designated for Commercial development and are located north of State Route 4, west of Bailey Road. Staff will evaluate the most expeditious way to dispose of the property that includes maximizing the value to the other taxing entities, as well as the Bay Point community. The recommendation may include issuance of a request for proposals, rather than listing the property or offering it in a public auction. A request for proposal process will allow for more community input on the future use of the property.

Property Listing

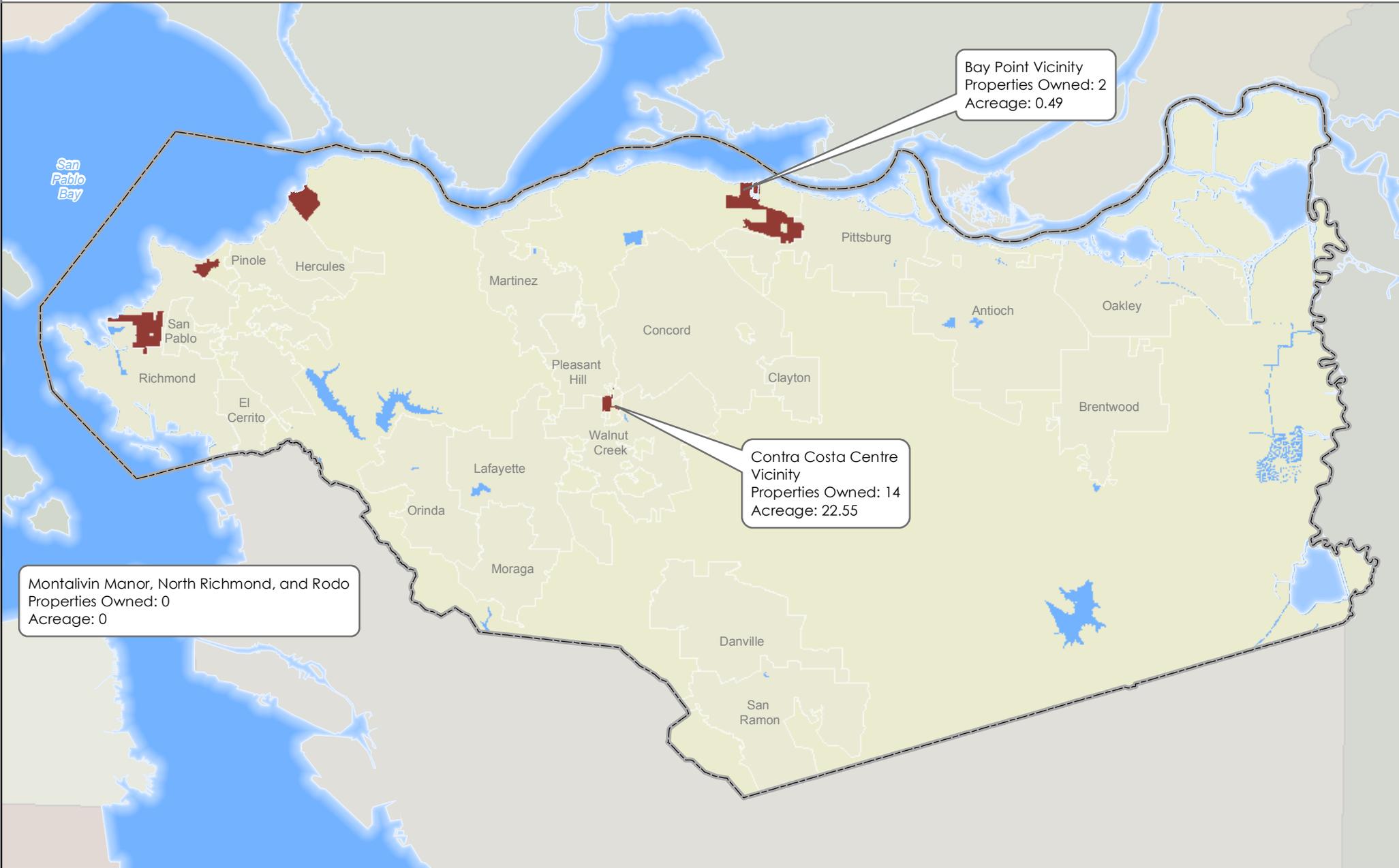
Project Area	Property Location	City	Assessor's Parcel Number(s)	Acquisition Year	Purpose	Status
Contra Costa Centre						
	Iron Horse Corridor	Concord	147-050-043	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	Concord	147-050-044	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	Concord	147-050-047	1986	Trail	Restricted-Transportation
	Buskirk Avenue	Pleasant Hill	148-100-056	1986	Road right-of-way	Restricted-Transportation
	Iron Horse Corridor	Walnut Creek	148-120-012	1984	Trail	Restricted-Transportation
	Iron Horse Corridor	Walnut Creek	148-180-047	1985	Trail	Restricted-Transportation
	Iron Horse Corridor	Walnut Creek	148-180-048	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	Walnut Creek	148-180-049	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	Walnut Creek	148-221-016	1984	Trail	Restricted-Transportation
	Iron Horse Corridor	Walnut Creek	148-221-030	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	Pleasant Hill	148-360-014	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	Pleasant Hill	148-360-024	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	Pleasant Hill	148-360-031	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	Walnut Creek	172-100-038	1984	Trail	Restricted-Transportation
Bay Point						
	Canal Rd	Bay Point	097-270-078	1998	Vacant-Commercial	Land held for resale
	Canal Rd	Bay Point	097-270-080	2001	Vacant-Commercial	Land held for resale
North Richmond						
*	1501 3 rd Street	North Richmond	409-070-029		Center For Health	Public Use
Rodeo						
*	199 Parker Avenue	Rodeo	357-171-006		Rodeo Senior Center	Public Use

*Transferred from the Redevelopment Agency to the County in June 2011

Attachments: Maps of the subject non-housing properties

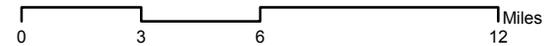


Capital Properties in CCC Former Redevelopment Project Areas



Legend

Former Redevelopment Project Areas



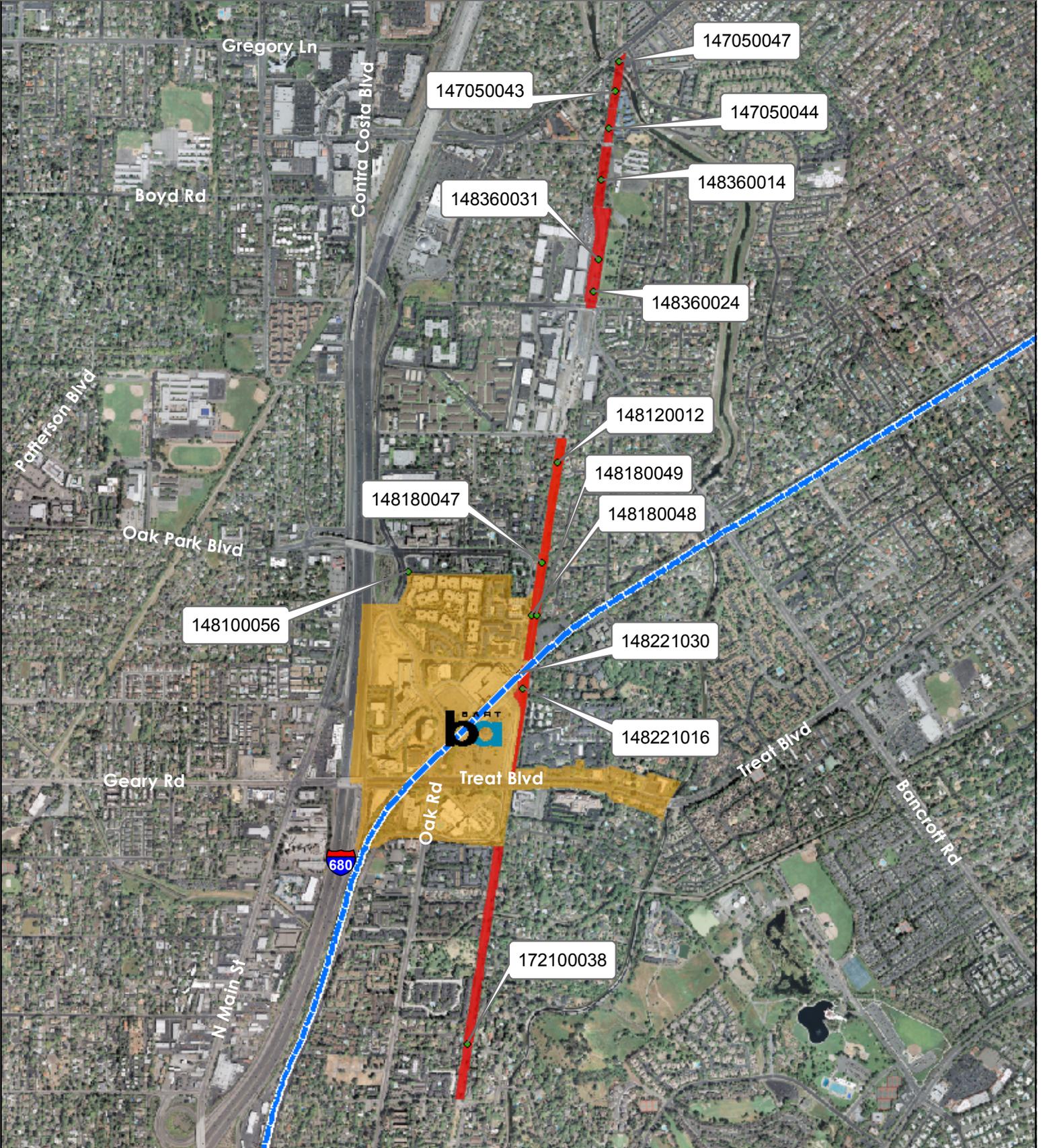
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Maps created 05/17/2010 by Contra Costa County DCD, GIS Group
651 Pine Street, 4th Floor - North Wing, Martinez, CA 94553-0095
37:59:48.455N 122:06:35.384W

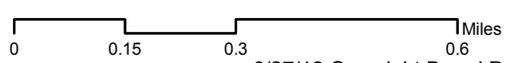




Capital Properties in Contra Costa Centre Area



- RDA Owned Capital Properties
- Former Redevelopment Project Area
- BART Lines



Maps created 05/17/2010 by Contra Costa County DCD, GIS Group
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Capital Properties in Bay Point



-  BART Lines
-  RDA Owned Capital Properties
-  Former Redevelopment Project Area

0 0.015 0.03 0.06 Miles
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Maps created 05/17/2010 by Contra Costa County DCD, GIS Group
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CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7830

TO: Oversight Board
FROM: Maureen Toms, Redevelopment Program Manager
DATE: June 27, 2012
SUBJECT: June 27, 2012 Oversight Board Meeting – Agenda Item 4d, Status of Pass Through Payments

Recommendation:

RECEIVE Report on Pass Through Payments.

Background

On August 30, 2011, the Finance Committee received a report regarding participation in the Alternative Voluntary Redevelopment Program. The report included financial models for different scenarios, including opt-in and opt-out scenarios, using two different methodologies for each scenario. Due to conflicting provisions in AB26 x1, there are two possible methodologies that can be used to calculate the amount of revenue retained by the various tax-sharing entities under an Opt-Out decision. One provision (Section 34183) indicates that all pass-through must be made before the balance is distributed to the relevant taxing entities, whereas another provision (Section 34188) indicates pass-through should be ignored when calculating the balance available for distribution. These differing methodologies create a significant difference in the distribution of tax increment funds that flow back to the tax-sharing entities and therefore Opt-Out scenarios are run according to both methodologies. The County Auditor –Controller is using Section 34183 to calculate the pass-through payments.

An excerpt from the financial model report, assuming the opt-out scenario using the methodology used by the Auditor Controller, is included with this staff report. The full report is available at:

http://64.166.146.155/docs/2011/BOS/20110920_162/8939_finance%20report%20updated%209_6.pdf

Attachment: Excerpts from the August 30, 2011 report to the Finance Committee (pages 24, 44, 45, and 46)

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Contra Costa County RDA Financial Model - Attachment A
Distribution of Pass-Through Payments to Tax-Sharing Entities

	Contra Costa Centre	North Richmond	Bay Point	Rodeo	Montalvin Manor
County General Fund	16.41%	14.83%	14.26%	17.35%	14.11%
County Library District	1.61%	1.52%	1.46%	1.78%	1.45%
County Fire Protection District S/A L100	13.60%	21.02%	15.13%	0.00%	21.59%
CSA M 17	0.04%	0.43%	1.45%	2.64%	1.85%
County Flood Control	0.00%	0.00%	0.00%	0.00%	3.01%
County Flood Control Z3B	0.19%	0.18%	0.17%	0.21%	0.17%
County Flood Control Z8A	0.76%	0.60%	0.00%	0.24%	0.00%
S/A P6	0.00%	0.00%	0.00%	0.38%	0.00%
Rodeo Hercules fire	1.20%	1.20%	1.21%	1.20%	1.21%
County Water Agency	0.00%	0.00%	0.00%	12.55%	0.00%
County Resource Conservation	0.04%	0.04%	0.03%	0.04%	0.03%
Mosquito Abatement	0.02%	0.01%	0.02%	0.00%	0.00%
Rodeo Sanitation	0.17%	0.16%	0.15%	0.19%	0.15%
Central Sanitation	0.00%	0.00%	0.00%	5.73%	0.00%
West Sanitation	2.09%	0.00%	0.00%	0.00%	0.00%
Delta Diablo Z1 Z2	0.00%	1.43%	0.00%	0.00%	1.93%
Los Medanos Hospital	0.00%	0.00%	6.85%	0.00%	0.00%
Mount Diablo Hospital	0.00%	0.00%	1.83%	0.00%	0.00%
West County Hospital	0.10%	0.00%	0.00%	0.00%	0.00%
Alamo Cemetery	0.00%	1.55%	0.00%	1.82%	1.48%
Ambrose Rec	0.02%	0.00%	0.00%	0.00%	0.00%
Pleasant Hill Recreation	0.00%	0.00%	5.69%	0.00%	0.00%
County Water	3.28%	0.00%	0.00%	0.00%	0.00%
EBMUD	0.51%	0.00%	0.46%	0.00%	0.00%
AC Transit	0.00%	1.52%	0.00%	1.79%	1.46%
BART	0.00%	5.62%	0.00%	0.00%	0.00%
Bay Area Air Mgmt	0.68%	0.64%	0.62%	0.75%	0.61%
E Bay Regional Park	0.20%	0.19%	0.18%	0.22%	0.18%
Walnut Creek Service Area	3.24%	3.05%	2.95%	3.58%	2.92%
Acalanes Union High	0.13%	0.00%	0.00%	0.00%	0.00%
Canyon Elementary	6.54%	0.00%	0.00%	0.00%	0.00%
Lafayette Elementary	0.01%	0.00%	0.00%	0.00%	0.00%
Moraga Elementary	1.01%	0.00%	0.00%	0.00%	0.00%
Orinda Elementary	0.63%	0.00%	0.00%	0.00%	0.00%
WC Elementary	0.77%	0.00%	0.00%	0.00%	0.00%
County Superintendent	5.34%	0.00%	0.00%	0.00%	0.00%
K-12 ERAF	1.47%	1.34%	0.98%	2.25%	1.28%
J Swett General	15.17%	5.59%	10.52%	18.80%	8.79%
West Contra Costa Unified	0.00%	0.00%	0.00%	20.18%	0.00%
Mt Diablo	0.00%	33.55%	0.00%	0.00%	32.00%
Pitt Unified	17.51%	0.00%	28.63%	0.00%	0.00%
Comm College	0.00%	0.00%	1.33%	0.00%	0.00%
Comm College ERAF	5.01%	4.68%	4.51%	5.49%	4.47%
	2.26%	0.83%	1.57%	2.80%	1.31%
Summary of Pass-Through Allocation:					
County	16.41%	14.83%	14.26%	17.35%	14.11%
Special Districts	27.87%	39.17%	38.20%	33.14%	38.04%
Schools	55.72%	46.00%	47.55%	49.52%	47.85%

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CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7830

TO: Oversight Board
FROM: Maureen Toms, Redevelopment Program Manager
DATE: June 27, 2012
SUBJECT: June 27, 2012 Oversight Board Meeting – Agenda Item 5a, Conflict of Interest Code

Recommendation:

ADOPT Resolution #2012-9, approving the Conflict of Interest Code for the Oversight Board for the County of Contra Costa, in its capacity as Successor Agency for the Contra Costa County Redevelopment Agency.

Background

Staff and Successor Agency Counsel recommend the Oversight Board adopt a conflict of interest code to ensure that the oversight Board complies with the Political Reform Act and related regulations promulgated by the Fair Political Practices Commission. The proposed conflict of interest code is included in Exhibit A.

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RESOLUTION #12-9 OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER CONTRA COSTA COUNTY REDEVELOPMENT AGENCY, ADOPTING A CONFLICT OF INTEREST CODE FOR THE OVERSIGHT BOARD AND MAKING RELATED FINDINGS AND DECLARATIONS AND TAKING RELATED ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

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

WHEREAS, under the Dissolution Act and the California Supreme Court's decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Contra Costa County Redevelopment Agency (the "Former RDA"), were dissolved on February 1, 2012; and

WHEREAS, on January 17, 2012 and pursuant to Health and Safety Code Section 34173, the Contra Costa County Board of Supervisors ("County Board") adopted a resolution declaring that the County of Contra Costa, a political subdivision of the State of California, (the "County") would act as the successor agency (the "Successor Agency") for the Former RDA; and

WHEREAS, the oversight board to the Successor Agency, formed pursuant to the requirements set forth in Health and Safety Code Section 34179 (the "Oversight Board") desires to adopt a conflict of interest code (the "Conflict Code") to ensure that the Oversight Board complies with the Political Reform Act and related regulations promulgated by the Fair Political Practices Commission; and

WHEREAS, the Conflict Code is attached to this Resolution as Exhibit A and incorporated herein by this reference.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Oversight Board hereby finds, resolves, and determines as follows:

1. That the Oversight Board hereby adopts the Conflict Code attached to this Resolution as Exhibit A in order to ensure compliance with the Political Reform Act and related regulations promulgated by the Fair Political Practices Commission.

2. That the Oversight Board authorizes and directs the Successor Agency staff to take all actions necessary under the Dissolution Act to notify the State Department of Finance of the actions taken pursuant to this Resolution, including providing the information set forth in Health and Safety Code Section 34179(h), and to take any other actions necessary to ensure the validity of the actions taken hereunder.

3. That this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

ADOPTED June 27, 2012 by the Members of the Oversight Board of the Successor Agency to the Contra Costa County Redevelopment Agency, by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair

Exhibit A

CONFLICT OF INTEREST CODE FOR THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER
CONTRA COSTA COUNTY REDEVELOPMENT AGENCY

PART I

This document constitutes the Conflict of Interest Code of the Oversight Board of the Successor Agency to the former Contra Costa County Redevelopment Agency (the "Oversight Board").

The Political Reform Act, Government Code Sections 81000, et seq., requires state and local government agencies to adopt and promulgate Conflict of Interest Codes. The Fair Political Practices Commission has adopted a regulation, 2 Cal. Code of Regulations Section 18730, which contains the terms of a standard Conflict of Interest Code (the "Standard Code"), which can be incorporated by reference, and which may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act after public notice and hearings. Therefore, the terms of 2 Cal. Code of Regulations Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference in this Conflict of Interest Code.

PART II below sets forth the Designated Positions and disclosure categories for which the designated representatives of the Oversight Board must file conflict of interest statements; PART III outlines the Disclosure Categories to be complied with for each Designated Position; and PART IV states in full applicable Health and Safety Code Sections.

Pursuant to Sections 4-7 of the Standard Code, designated representatives shall file statements of economic interest with the County Clerk, acting in the capacity as Secretary to the Oversight Board and as Clerk for the code reviewing body, the Board of Supervisors of the County of Contra Costa. The County Clerk shall retain such statements in the Oversight Board files. To the extent the representatives listed in Part II below file the required statements of economic interest in their capacities as officers or employees of the County of Contra Costa, or the taxing entity that they represent, such statements shall be obtained and duplicated by the County Clerk, retained in the Oversight Board's files, and such filing with the County of Contra Costa or the taxing entity that the Oversight Board member represent shall thereupon constitute compliance with the requirement for filing as an Oversight Board representative set forth above.

PART II

Designated Position

Category

Oversight Board Members	Disclose in accordance with Government Code §87200 <u>et seq.</u>
Oversight Board Counsel	Disclose in accordance with Government Code §87200 <u>et seq.</u>
Consultants ¹	Disclose in accordance with Government Code §87200 <u>et seq.</u>

PART III

A. General Provisions

An investment, interest in real property, income, or "position of management" is reportable if the business entity in which the investment is held, the interest in real property, the income or source of income, or position of management foreseeably may be affected materially by any decision made or participated in by the designated representative by virtue of the representative's position.

Designated representatives shall disclose their financial interests pursuant to the appropriate disclosure category as indicated in PART II above.

B. Disclosure Categories

All designated representatives must report:

1. All interests in real property with the territorial limits of the County of Contra Costa. Representatives who hold a 10% or greater interest in any business entity or trust which owns real

¹ *Disclosure by Consultants shall be subject to the following limitation:*

The Executive Director of the Successor Agency to the former Contra Costa County Redevelopment Agency may determine in writing that a particular Consultant, although a "designated position," is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements in this section. Such written determination shall include a description of the Consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The Executive Director's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

property within the territorial limits of the County of Contra Costa must report such real property interests, provided his/her pro rata share of such interests exceeds \$2,000. This requirement applies regardless of where the business entity is located or doing business. It is not required to disclose property used as the representative's principal residence except as otherwise provided in PART IV.

2. Investments valued at more than \$2,000 in business entities and income of more than \$500 from sources which:
 - (i) Engage in land development, construction, maintenance, or the acquisition, sale or leasing of real property, or which
 - (ii) Are located in or own property within the territorial limits of the County of Contra Costa.
3. Investments in business entities and income from sources which, within the past two years, has contracted, or in the future foreseeably may contract with the Oversight Board or with the County of Contra Costa to provide services, supplies, materials, machinery or equipment to the Oversight Board or the County of Contra Costa.
4. His or her status as a director, officer, partner, trustee, employee or holder of any position of management in any business entity described in paragraphs 2 and 3 above.

PART IV

Health and Safety Code Section 34179(e).

The oversight board shall be deemed to be a local entity for purposes of the Ralph M. Brown Act, the California Public Records Act, and the Political Reform Act of 1974.



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7830

TO: Oversight Board

FROM: Maureen Toms, Redevelopment Program Manager

DATE: June 27, 2012

SUBJECT: June 27, 2012 Oversight Committee Meeting – Agenda Item 4b, Amendment to the First ROPS (January – June 2012)

Recommendation:

ADOPT Resolution No. 2012-10 amending the First Recognized Obligation Payment Schedule (ROPS)

Background

On May 22, 2012, the Successor Agency to the Contra Costa County Redevelopment Agency and the Oversight Board, approved and amended Recognized Obligation Payment Schedule for the period between January 1, 2012 to June 30, 2012 (the “Approved Amended First ROPS”), which was subsequently transmitted to the County Auditor-Controller, the State Controller and the State Department of Finance (DOF) in accordance with the terms of the Dissolution Act. On May 31, 2012, the DOF approved the Approved Amended First ROPS requesting reconsideration of listed exceptions as further described therein.

The Successor Agency finds it necessary to modify the Approved Amended First ROPS to accurately reflect the amount of bonded debt obligations of the Former RDA which will be defeased pursuant to the Debt Reduction and Defeasance Program recently implemented by the Successor Agency and the Contra Costa County Public Finance Authority. Specifically, the Successor Agency desires to modify Line 1 of Page 2 on the Approved Amended First ROPS to increase the amount of bonded debt being defeased by an additional \$1,400,888 or a total of \$23,130,248.

Staff contacted the DOF to discuss the increase in Debt Reduction and Defeasance Program. The DOF concurred that amending the First ROPS would be the appropriate action to take to reflect this change.

Attached to this Board Order as Exhibit A, incorporated herein by this reference, is a copy of the Approved Amended First ROPS with only the amendment to Line 1 of Page 2 (the “Proposed

Modification to the Approved Amended First ROPS”), the remainder of the enforceable obligations and recognized obligations listed on the Proposed Modification to the Approved Amended First ROPS not challenged by the DOF in the May 31, 2012 approval letter each continue to constitute the “Accepted Enforceable Obligations” and each and every of the Accepted Enforceable Obligations remain in full force and effect and unchanged by the adoption of the accompanying resolution.

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RESOLUTION 12-10 OF THE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA AMENDING SPECIFIED ITEMS ON THE APPROVED RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD ENDING JUNE 30, 2012 ("FIRST ROPS").

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, on January 17, 2012 and pursuant to Health and Safety Code Section 34173, the Board of Supervisors of the County of Contra Costa (the "Board of Supervisors") declared that the County of Contra Costa, a political subdivision of the State of California (the "County"), would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the County of Contra Costa (the "Former RDA") effective February 1, 2012; and

WHEREAS, under the Dissolution Act, the County, 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 specified six-month periods; and

WHEREAS, the Successor Agency staff prepared, and on February 28, 2012 the Board of Supervisors, acting as the Governing Board of the Successor Agency, approved the initial recognized obligation payment schedule for the period January through June 2012 (the "Proposed First ROPS"), which was subsequently amended on April 17, 2012 and May 22, 2012, by the Board of Supervisors (the "Proposed Amended First ROPS"); and

WHEREAS, pursuant to the Dissolution Act, the duly-constituted Oversight Board for the Successor Agency met at duly-noticed public meeting on April 18, 2012 to review and consider the Proposed First ROPS and by adoption of Oversight Board Resolution No. 12-01, approved the Proposed First ROPS (the "Approved First ROPS"); and

WHEREAS, pursuant to the Dissolution Act, the duly-constituted Oversight Board for the Successor Agency met at duly-noticed public meeting on May 22, 2012, to review and consider the Proposed Amended First ROPS and by adoption of Oversight Board Resolution No. 12-07, approved the Proposed Amended First ROPS (the "Approved Amended First ROPS"); and

WHEREAS, staff posted the Approved First ROPS and the Approved Amended First ROPS on the Successor Agency's website, and transmitted the Approved First ROPS and the Approved Amended First ROPS to the Auditor-Controller of the County of Contra Costa (the "County-Auditor"), to the California State Controller (the "State Controller"), and to the California Department of Finance (the "DOF") by notices dated April 18, 2012 and May 23, 2012 respectively; and

WHEREAS, on by letter dated May 31, 2012, the DOF approved the Approved Amended First ROPS, requesting reconsideration of listed exceptions as further described therein; and

WHEREAS, staff proposes to further amend the Approved Amended First ROPS, to increase the amount of the Bond Purchase and Defeasance Program (listed on Line 1, Page 2 of the Approved Amended First ROPS) from \$21,559,120 to \$23,130,248 to be consistent with the final amount of the Bond Purchase and Defeasance Program, thereby reducing the Former RDA's bonded debt; and

WHEREAS, on June 26, 2012, the Board of Supervisors, acting as the Governing Board of the

Successor Agency, approved a modification of Line 1 of Page 2 of the Approved Amended First ROPS to increase the Bond Defeasance and Redemption Program from \$21,559,120 to \$23,130,248 thereby reducing the Former RDA's bonded debt (the "Proposed Modification to the Approved Amended First ROPS")

WHEREAS, other than the amendment to Line 1 of Page 2 of the Approved Amended First ROPS, the remainder of the enforceable obligations and recognized obligations listed on the Approved Amended First ROPS not challenged by the DOF in the May 31, 2012 approval letter each constitute the "Accepted Enforceable Obligations" and each and every of the Accepted Enforceable Obligations remain in full force and effect and unchanged by the adoption of this Resolution; and

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board for the County of Contra Costa, hereby finds and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, and determinations set forth below.

BE IT FURTHER RESOLVED that no further action of the Oversight Board is required in connection with the Accepted Enforceable Obligations contained on the Approved Amended First ROPS.

BE IT FURTHER RESOLVED that the Oversight Board hereby approves the Proposed Modification to the Approved Amended First ROPS in the form attached to the Board Order as Exhibit A (the "Approved Modification to the Approved Amended First ROPS"). The Oversight Board hereby declares its intent that the Approved Modification to the Approved Amended First ROPS shall amend, replace, and supersede the Approved Amended First ROPS (dated May 22, 2012) only with respect to Line 1 of Page 2 of the Approved Amended First ROPS.

BE IT FURTHER RESOLVED that the Oversight Board authorizes and directs the Successor Agency staff to take all actions necessary under the Dissolution Act to post the Approved Modification to the Approved Amended First ROPS on the Successor Agency website, to transmit the Approved Modification to the Approved Amended First ROPS to the Auditor-Controller and to the State Controller and the DOF, and to take any other actions necessary to ensure the validity of the Approved Modification to the Approved Amended First ROPS.

BE IT FURTHER RESOLVED that nothing in this Resolution shall abrogate, waive, impair or in any other manner affect the right or ability of the County, as a political subdivision of the State of California, to initiate and prosecute any litigation with respect to any agreement or other arrangement of the Former RDA, including, without limitation, any litigation contesting the purported invalidity of such agreement or arrangement pursuant to the Dissolution Act.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

ADOPTED June 27, 2012 by the Members of the Oversight Board of the Successor Agency for the Redevelopment Agency of the Contra Costa, by the following vote, to wit:

AYES:

NOES

AYES:

ABSENT:

Steven L. Goetz, AICP
Secretary, Oversight Board

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Name of Redevelopment Agency: Contra Costa County as Successor Agency to the Contra Costa County Redevelopment Agency
 Project Area(s) All - January 1, 2012 through June 30, 2012
 Prepared for approval by the Governing Board on June 26, 2012
 06/19/2012: Revised January 1, 2012 through June 30, 2012
 05/16/2012: Revised January 1, 2012 through June 30, 2012

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177

Need to update below. **BOLD** to replace preceding red copy. If no BOLD copy follows, preceding red copy to be deleted ?????

Pursuant to the terms of ABx1 26:

This Amended Draft Recognized Obligation Payment Schedule (ROPS) was prepared by the Successor Agency using as its basis the initial Draft Recognized Obligation Schedule and Amended **Fourth** Enforceable Obligation Payment Schedule (EOPS) **both of** which were adopted by the Contra Costa County Board of Supervisors, in the capacity of Governing Board to the Successor Agency on **May 22, 2012**.

This Amended **Draft** ROPS will be submitted to the Governing Board of the Successor Agency for consideration of adoption in its meeting on June 26, 2012 . This Amended **Draft** ROPS will be submitted to the Contra Costa County Auditor -Controller for certification and to the Successor Agency's Oversight Board for approval. Until such time as this Amended **Draft** ROPS is approved by the Oversight Board, certified by the outside auditor and submitted to the State as noted below, the **ROPS** approved on **May 22, 2012** will be used as the basis of payments to be made by the Successor Agency for all enforceable obligations.

This approved ROPS will be submitted to the State Controller's Office, the State Department of Finance and the Contra Costa County Auditor-Controller and will be posted on the Successor Agency's website.

This approved ROPS will be used as the basis of payments to be made by the Successor Agency for all enforceable obligations for the six-month time period shown below.

The monthly payments noted on the ROPS for the six-month period are estimates. The amount to be disbursed in any given month may be higher or lower than the amount shown, not to exceed the aggregate amount shown in the total column.

A new ROPS will be adopted for each successive six-month period until the earlier of the time when all enforceable obligations are fully satisfied or an approved ROPS is no longer required by State Law

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Draft ROPS funding source Reserve Balances	3-5
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Draft ROPS funding source Redevelopment Property Tax Trust	7-8
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Exhibit A: Debt Service Future Obligations	11

Project Area(s) All - January 1, 2012 through June 30, 2012
 Prepared for approval by the Governing Board on June 26, 2012

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177

Project Name / Debt Obligation	Payee	Description	Project Area*	Funding Source**	Total Outstanding Debt or Obligation	Total Due During This Period	Page 4 - Administrative Cost Allowance							
							Payments by month							Total
							Jan	Feb	Mar	Apr	May	Jun		
1) Lease (30 Muir)	CCC GSD	Office space/property maintenance	ALL	D	300,000	20,000	-	-	5,000	5,000	5,000	5,000	20,000	
2) Contract for accounting	MGO CPA LLP	Special accounting services	ALL	D	89,000	30,000	-	-	-	10,000	10,000	10,000	30,000	
3) Employee costs	Employees	Payroll for Successor Agency staff	ALL	D	241,094	131,700	-	63,097	23,118	15,485	15,000	15,000	131,700	
4) Legal fees	CCC Counsel	Legal services	ALL	D	30,000	30,000	-	-	-	15,000	-	15,000	30,000	
5) Various Admin expenses	Various	General office expenses	ALL	D	30,300	30,300	-	195	7,500	7,500	7,500	7,605	30,300	
6) Administrative Reserve	Various	General office expenses	ALL	D	148,990	-	-	-	-	-	-	-	-	
7) Contract for website	Lighthouse Computer Grp	Website management	ALL	D	8,000	8,000	-	-	-	-	-	8,000	8,000	
8)														
9)														
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					Totals - This Page	847,384	250,000	-	63,292	35,618	52,985	37,500	60,605	250,000

*Project Area Key: C=Contra Costa Centre
 NR= North Richmond
 BP=Bay Point
 R = Rodeo
 M = Montalvin Manor

**Funding Source:
 (A) LMIHF
 (B) Bond proceeds
 (C) Reserve Balances
 (D) Administrative Cost Allowance
 (E) Redev. Prop. Tax Trust
 (F) Other revenue source

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177

Project Name / Debt Obligation	Payee	Description	Project Area*	Funding Source**	Total Outstanding Debt or Obligation	Total Due During This Period	Page 5B - Redevelopment Property Tax Trust Fund							Total
							Payments by month							
							Jan	Feb	Mar	Apr	May	Jun		
1) Bay Point / Section 33676	Various ****	Payments per former CRL 33676	BP	E										
2) Bay Point / Section 33401	Contra Costa Fire	Payments per former CRL 33401	BP	E										
3) Bay Point / Statutory Payments	Various *****	Payments per CRL 33607.5 and .7	BP	E										
4) Contra Costa Centre / 33676	Various ****	Payments per former CRL 33676	C	E										
5) Contra Costa Centre / 33401	Contra Costa Fire	Payments per former CRL 33401	C	E										
6) Contra Costa Centre / 33401	Superintendent Schools	Payments per former CRL 33401	C	E										
7) Contra Costa Centre / 33401	County Mosquito Abate	Payments per former CRL 33401	C	E										
8) Contra Costa Centre / Statutory	Various ****	Payments per CRL 33607.5 and .7	C	E									e	
9) Montalvin / Statutory	Various ****	Payments per CRL 33607.5-	M	E										
10) North Richmond / 33676	Various ****	Payments per former CRL 33676	NR	E										
11) North Rich / Statutory Payments	Various *****	Payments per CRL 33607.5 and .7	NR	E										
12) Rodeo / 33676	Various ****	Payments per former CRL 33676	R	E										
13) Rodeo / 33401	Rodeo Fire Dist	Payments per former CRL 33401	R	E										
14) Rodeo / 33401	County Mosquito Abate	Payments per former CRL 33401	R	E										
15) Rodeo / 33401	Superintendent Schools	Payments per former CRL 33401	R	E										
16) Rodeo / 33401	CC Community College	Payments per former CRL 33401	R	E										
17) Contra Costa Centre / Statutory	Various ****	Payments per CRL 33607.5 and .7	C	E									e	
18) Bond Redemption	CCC Public Finance Auth	Purchase & Defeasance Program	ALL	E	1,176,000	1,176,000	-	-	-	-	-	1,176,000	d	1,176,000
19)														
20)														
21)														
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26)														
27)														
28)														
29)														
Totals - This Page					1,176,000	1,176,000	-	-	-	-	-	1,176,000		1,176,000

*Project Area Key:
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**Funding Source:
 (A) LMIHF
 (B) Bond proceeds
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 (E) Redev. Prop. Tax Trust
 (F) Other revenue source

Footnote (c): All payment amounts are estimates
 Footnote (d): These amounts for implementation of the Purchase & Defeasance Program cannot be paid with bond proceeds.

Project Area(s) All - January 1, 2012 through June 30, 2012
 Prepared for approval by the Governing Board on June 26, 2012

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177

Project Name / Debt Obligation	Payee	Description	Project Area*	Funding Source**	Total Outstanding Debt or Obligation	Total Due During This Period	Page 6 - Other Revenue Source							Total
							Payments by month							
							Jan	Feb	Mar	Apr	May	Jun		
1) Sidewalk Improvement	CCC Public Works	Non RDA funds from homeowners	M	C	-	-	-	-	-	-	-	-	-	
2) Specific Plan Fee	Contra Costa County	Non RDA funds for public improvements	C	C/F	-	-	-	-	-	-	-	-	-	
3) Deposit: Low/Mod Housing	Olson Urban Housing	03/15/2007 Deposit	C	A/C/F	-	-	-	-	-	-	-	-	-	
4) Deposit: Rodeo Senior Center	TC Inspection	07/28/2009 Deposit	R	C	-	-	-	-	-	-	-	-	-	
5) Deposit: Rodeo Senior Center	View Park HOA	10/29/2007 Deposit	R	C	-	-	-	-	-	-	-	-	-	
6)														
7)														
8)														
9)														
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22)														
23)														
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25)														
Totals - This Page					-	-	-	-	-	-	-	-	-	

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Project Area(s) All - January 1, 2012 through June 30, 2012
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DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177

	Project Name / Debt Obligation	Payee	Description	Project Area*	Funding Source**	Total Outstanding Debt or Obligation	Total Due During This Period	Page 7 - Receivables							
								Payments by month							Total
								Jan	Feb	Mar	Apr	May	Jun		
1)	NR Commercial Development	CCC Successor Agency	CHDC Commercial Rehab Loan	NR	F										
2)	NR Commercial Development	CCC Successor Agency	CHDC-DDLA	NR	F										
3)	Pleasant Hill TV Assoc., LLC	CCC (Housing)	PHTVA Agency Assistance Loan	C	F										
4)	Alves Lane Partners	CCC (Housing)	Alves Lane Partners DDLA	BP	F										
5)	Community Housing Dev. NR	CCC (Housing)	CHDC Predevelopment Loan	NR	F										
6)	Coggins Square Assoc.	CCC (Housing)	Agency Acquisition Loan	C	F										
7)	Marcia Keefe	CCC Successor Agency	Rodeo Facade Program	R	F										
8)	Lyndon Valero	CCC Successor Agency	Rodeo Facade Program	R	F										
9)	Pleasant Hill TV Assoc., LLC	CCC (Housing)	PHTVA Agency Assistance Agreement	C	F										
10)	RCD/O'Brien Group	CCC (Housing)	DDLA	BP	F										
11)	Comm. Heritage (NR) Senior Apt	CCC (Housing)	Agency Promissory Note	NR	F										
12)	Habitat for Humanity E.B.	CCC (Housing)	Agency Loan Agreement	BP	F										
13)	Bella Monte Apartments L.P.	CCC (Housing)	Agency Note (Promissory Note)	BP	F										
14)	Margaret Padilla (NPP)	CCC (Housing)	Promissory Note (Housing Rehab Loan)	R	F										
15)	Willie M. Johnson (Npp)	CCC (Housing)	Promissory Note (Housing Rehab Loan)	NR	F										
16)	Irene Thompson (NPP)	CCC (Housing)	Promissory Note (Housing Rehab Loan)	M	F										
17)	Mario Flores (NPP)	CCC (Housing)	Promissory Note (Housing Rehab Loan)	M	F										
18)	Peggy Polk (NPP)	CCC (Housing)	Promissory Note (Housing Rehab Loan)	M	F										
19)	Mary Louise Kelly (NPP)	CCC (Housing)	Promissory Note (Housing Rehab Loan)	M	F										
20)	Lucille Bernhard (NPP)	CCC (Housing)	Promissory Note (Housing Rehab Loan)	M	F										
21)	D. & S. Berry (NPP)	CCC (Housing)	Promissory Note (Housing Rehab Loan)	BP	F										
22)	EAH Rodeo Senior Housing	CCC (Housing)	Agency Loan Agreement	R	F										
23)	Francine Hall	CCC (Housing)	Promissory Note (Housing Rehab Loan)	M	F										
24)	Parkey Estates	CCC (Housing)	Agency Loan Agreement	NR	F										
25)	420 Verde (Youthbuild)	CCC (Housing)	Agency Loan Agreement	NR	F										
26)															
27)															
28)															
29)															
30)															
31)															
						Totals - This Page	-	-	-	-	-	-	-	-	-

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