



May 25, 2012

Mr. Jim Arend, Finance Manager
Town of Windsor
9291 Old Redwood Hwy.
Windsor, CA 95492

Dear Mr. Arend:

Subject: Recognized Obligation Payment Schedule Approval Letter

Pursuant to Health and Safety Code (HSC) section 34177 (l) (2) (C), the Town of Windsor Successor Agency submitted Recognized Obligation Payment Schedules (ROPS) to the California Department of Finance (Finance) on April 26, 2012 for the period January to June 2012 and May 21, 2012 for the period 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.

January to June 2012 ROPS:

Except for items disallowed in whole or in part as enforceable obligations noted in Finance's letter dated May 7, 2012, Finance is approving the remaining items listed in your ROPS.

July to December 2012 ROPS:

Except for items disallowed in whole or in part as enforceable obligations noted below, Finance is approving the remaining items listed in your ROPS. HSC section 34171 (d) lists EO characteristics. Based on a sample of items reviewed and application of the law, the following do not qualify as EOs:

- Page 1, items 10, 49, and 50 – Various projects totaling \$1.6 million. The Agency did not provide supporting documents to indicate an EO has been established.
- Page 1, items 12 and 13 – Advances due to General Fund and Water Reclamation Fund totaling \$1.3 million. HSC section 34171 (d) (2) states that agreements, contracts, or arrangements between the city that created the redevelopment agency (RDA) and the former RDA are not enforceable unless the loan agreements were entered into within the first two years of the date of the creation of the RDA.
- Page 1, item 14, 16, and 17 – Projects to be funded by LMIHF and a cooperative agreement for public infrastructure totaling \$15.4 million. HSC section 34171 (d) (2) states that agreements, contracts, or arrangements between the city that created the RDA and the former RDA are not enforceable unless the loan agreements were entered into within the first two years of the date of the creation of the RDA.

This is our determination with respect to any items funded from the Redevelopment Property Tax Trust Fund (RPTTF) for the June 1, 2012 property tax allocations. If your oversight board

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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 Evelyn Suess, Supervisor or Mindy Patterson, Lead Analyst at (916) 322-2985.

Sincerely,

A handwritten signature in black ink that reads "Mark Hill". The signature is written in a cursive style with a large, looped "H" and a distinct "M".

MARK HILL
Program Budget Manager

cc: Mr. Erick Roeser, Property Tax Manager, Sonoma County Auditor-Controller