



Transmitted via e-mail

March 28, 2025

Betsy Howze, Finance Director
City of Rohnert Park
130 Avram Avenue
Rohnert Park, CA 94928

2025-26 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Rohnert Park Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2025 through June 30, 2026 (ROPS 25-26) to the California Department of Finance (Finance) on January 29, 2025. Finance has completed its review of the ROPS 25-26.

Based on a sample of line items reviewed and application of the law, Finance made the following determinations:

- Item No. 1 – 1999 Tax Allocation Bonds debt service in the requested amount of \$1,755,000 is adjusted. The Agency received \$1,755,000 during the ROPS 24-25 period for the debt service payment due August 1, 2025. Therefore, Finance increased the Reserve Balance from \$0 to \$1,755,000.

Further, HSC section 34171 (d) (1) (A) allows for an Agency to hold a reserve for the next payment due in the following half of the calendar year. The Agency requested \$1,755,000 for the August 1, 2026 debt service payment in the July 1, 2025 through December 31, 2025 (ROPS 25-26A) period in error. To accurately reflect the funding needed for Item No. 1's debt service, Finance decreased the requested amount of \$1,755,000 from the Redevelopment Property Tax Trust Fund (RPTTF) in the ROPS 25-26A period to \$0, and increased RPTTF from \$0 to \$1,755,000 in the January 1, 2026 through June 30, 2026 (ROPS 25-26B) period. The \$1,755,000 approved in the ROPS 25-26B period should be used for the August 1, 2026 debt service payment.

- On the ROPS 25-26 form, the Agency reported cash balances and activity for the period July 1, 2022 through June 30, 2023 (ROPS 22-23). According to our review, the Agency has approximately \$982,825 from Other Funds available to fund enforceable obligations on the ROPS 25-26. HSC section 34177 (l) (1) (E) requires these balances to be used prior to requesting RPTTF funding. The item below does not require payment from property tax revenues; therefore, with the Agency's concurrence, the funding source for the following item has been reclassified in the amount specified on the next page:

- Item No. 38 – 2018 CDC Tax Allocation Refunding Bonds in the amount of \$1,543,668 is partially reclassified. Finance approves RPTTF in the amount of \$560,843 and the use of Other Funds in the amount of \$982,825, totaling \$1,543,668.
- The administrative costs claimed are within the fiscal year administrative cap pursuant to HSC section 34171 (b) (3). However, Finance notes the Oversight Board (OB) has approved an amount that appears excessive, given the number and nature of the obligations listed on the ROPS. HSC section 34179 (i) requires the OB to exercise a fiduciary duty to the taxing entities. Therefore, Finance encourages the OB to apply adequate oversight when evaluating the administrative resources necessary to successfully wind-down the Agency.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2022 through June 30, 2023 (ROPS 22-23) period. The ROPS 22-23 prior period adjustment (PPA) will offset the ROPS 25-26 RPTTF distribution. The amount of RPTTF authorized includes the PPA resulting from the County Auditor-Controller's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$2,565,561, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2025 through December 31, 2025 period (ROPS A period), and one distribution for the January 1, 2026 through June 30, 2026 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 25-26 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Except for the adjusted items, Finance approves the remaining items listed on the ROPS 25-26 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 25-26, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 25-26. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 25-26 form submitted by the Agency and this determination letter will be posted on our website:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 25-26 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to RedevelopmentAdministration@dof.ca.gov.

Sincerely,

Original signed by:

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Lori Newzell, Accounting Supervisor, City of Rohnert Park
Lindsay VanMidde, Assistant Property Tax Manager, Sonoma County
Veronica Ortiz-De Anda, Countywide Oversight Board Representative

Attachment

Approved RPTTF Distribution July 2025 through June 2026			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 3,054,709	\$ 243,959	\$ 3,298,668
Administrative RPTTF Requested	125,000	125,000	250,000
Total RPTTF Requested	3,179,709	368,959	3,548,668
RPTTF Requested	3,054,709	243,959	3,298,668
<u>Adjustment(s)</u>			
Item No. 1	(1,755,000)	1,755,000	0
Item No. 38	(982,825)	0	(982,825)
	(2,737,825)	1,755,000	(982,825)
RPTTF Authorized	316,884	1,998,959	2,315,843
Administrative RPTTF Authorized	125,000	125,000	250,000
ROPS 22-23 Prior Period Adjustment (PPA)	(282)	0	(282)
Total RPTTF Approved for Distribution	\$ 441,602	\$ 2,123,959	\$ 2,565,561