DEPARTMENT OF
FINANCE

Gavin Newsom ▪ Governor

915 L Street ▪ Sacramento CA ▪ 95814-3706 ▪ www.dof.ca.gov

May 15, 2026

Isaac Whippy, City Manager
City of Fort Bragg
416 North Franklin Street
Fort Bragg, CA 95437

2026-27 Annual Recognized Obligation Payment Schedule

This letter supersedes the California Department of Finance's (Finance) Recognized Obligation Payment Schedule (ROPS) letter dated March 20, 2026. Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Fort Bragg Successor Agency (Agency) submitted an annual ROPS for the period July 1, 2026 through June 30, 2027 (ROPS 26-27) to Finance on January 28, 2026. The Agency requested a Meet and Confer on one or more of the determinations made by Finance. The Meet and Confer was held on April 8, 2026.

Based on a review of additional information and documentation provided to Finance during the Meet and Confer process, Finance has completed its review of the specific determinations being disputed.

- Item No. 21 – 2015 Tax Allocation Refunding Bonds debt service. Finance initially determined the Agency requested $216,400 from the Redevelopment Property Tax Trust Fund (RPTTF) for the July 1, 2026 through December 31, 2026 period (ROPS A period) in error. As such, Finance only approved $33,700 in the ROPS A period for the interest due on September 1, 2026. During the Meet and Confer process, Finance determined the debt service schedule initially provided by the Agency was not accurate. The Agency provided an updated debt service schedule consistent with the Official Statement to the bond issuance. According to the updated debt service schedule, the amount requested for the ROPS A period should be $216,400. However, the principal amount of $180,000 due on September 1, 2026 was funded in the ROPS 25-26 period. Therefore, this principal amount does not require funding. Finance notes the interest payments due on September 1, 2026 and March 1, 2027 are $36,400 each, totaling $72,800, rather than $33,700 each, totaling $67,400, as shown on the incorrect debt service schedule. This discrepancy totals $5,400. Therefore, Finance is decreasing the adjustment previously made by $5,400, from $182,700 to $177,300, to accurately reflect the interest due.

In addition, per Finance's letter dated March 20, 2026, we continue to make the following determinations not contested by the Agency during the Meet and Confer review:

- 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) 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, 2023 through June 30, 2024 (ROPS 23-24) period. The ROPS 23-24 prior period adjustment (PPA) will offset the ROPS 26-27 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 $195,524, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2026 through December 31, 2026 period (ROPS A period), and one distribution for the January 1, 2027 through June 30, 2027 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 26-27 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

This is our final determination regarding the obligations listed on the ROPS 26-27. 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 26-27 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 26-27 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,

Originally signed by:

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

cc: Merilyn Tiriboyi, Assistant Finance Director, City of Fort Bragg
Chamise Cubbison, Auditor-Controller, Mendocino County
Kristine Lawler, Countywide Oversight Board Representative

Attachment

Approved RPTTF Distribution July 2026 through June 2027			
	ROPS A	**ROPS B**	**Total**
RPTTF Requested	$ 216,400	$ 33,700	$ 250,100
Administrative RPTTF Requested	62,326	62,325	124,651
Total RPTTF Requested	**278,726**	**96,025**	**374,751**
RPTTF Requested	**216,400**	**33,700**	**250,100**
Adjustment(s)			
Item No. 21	(177,300)	0	(177,300)
RPTTF Authorized	**39,100**	**33,700**	**72,800**
Administrative RPTTF Authorized	**62,326**	**62,325**	**124,651**
ROPS 23-24 Prior Period Adjustment (PPA)	(1,927)	0	(1,927)
Total RPTTF Approved for Distribution	**$ 99,499**	**$ 96,025**	**$ 195,524**