



Transmitted via e-mail

March 29, 2024

Maureen Toms, Deputy Director  
Department of Conservation and Development  
Contra Costa County  
30 Muir Road  
Martinez, CA 94553

### **2024-25 Annual Recognized Obligation Payment Schedule**

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the Contra Costa County Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2024 through June 30, 2025 (ROPS 24-25) to the California Department of Finance (Finance) on January 31, 2024. Finance has completed its review of the ROPS 24-25.

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

- Item No. 63 – Hookston Station Remediation in the requested \$957,500 is partially allowed. It is our understanding as part of the 1998 Hazardous Material Cleanup Settlement Agreement, the Agency is obligated to contribute to the remediation of the site. Based on the estimate provided by the Agency's consultant, it will cost approximately \$70,000 in consultant costs for routine monitoring of the site during the ROPS 24-25 period. Therefore, with the Agency's concurrence, the requested amount of \$957,500 for the Redevelopment Property Tax Trust Fund (RPTTF) funding has been adjusted by \$887,500 from \$957,500 to \$70,000.
- On the ROPS 24-25 form, the Agency reported cash balances and activity for the period July 1, 2021 through June 30, 2022 (ROPS 21-22). According to our review, the Agency has approximately \$280,000 from Reserve Balances, available to fund enforceable obligations on the ROPS 24-25. HSC section 34177 (l) (1) (E) requires these balances to be used prior to requesting RPTTF funding. This item 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 below:
  - Item No. 126 – 2017 Series A & B Debt Service in the amount of \$5,959,525 is partially reclassified. Finance approves RPTTF in the amount of \$5,679,525 and the use of Reserve Balances in the amount of \$280,000, totaling \$5,959,525.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the ROPS 21-22 period. The ROPS 21-22 prior period adjustment (PPA) will offset the ROPS 24-25 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 \$7,780,249, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2024 through December 31, 2024 period (ROPS A period), and one distribution for the January 1, 2025 through June 30, 2025 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 24-25 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 24-25 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 24-25, 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/](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 24-25. 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 24-25 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 24-25 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.

Maureen Toms  
March 29, 2024  
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Please direct inquiries to [RedevelopmentAdministration@dof.ca.gov](mailto:RedevelopmentAdministration@dof.ca.gov).

Sincerely,

Original signed by Marilyn Standing Horse for:

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

cc: Rosalia Cuevas, Contra Costa County, DCD Accountant, Contra Costa  
County  
Bob Campbell, Auditor-Controller, Contra Costa County  
Maureen Toms, Countywide Oversight Board Representative

<b>Approved RPTTF Distribution July 2024 through June 2025</b>			
	<b>ROPS A</b>	<b>ROPS B</b>	<b>Total</b>
RPTTF Requested	\$ 4,387,621	\$ 4,323,362	\$ 8,710,983
Administrative RPTTF Requested	125,000	125,000	250,000
<b>Total RPTTF Requested</b>	<b>4,512,621</b>	<b>4,448,362</b>	<b>8,960,983</b>
<b>RPTTF Requested</b>	<b>4,387,621</b>	<b>4,323,362</b>	<b>8,710,983</b>
<u>Adjustment(s)</u>			
Item No. 63	(887,500)	0	(887,500)
Item No. 126	(280,000)	0	(280,000)
<b>RPTTF Authorized</b>	<b>3,220,121</b>	<b>4,323,362</b>	<b>7,543,483</b>
<b>Administrative RPTTF Authorized</b>	<b>125,000</b>	<b>125,000</b>	<b>250,000</b>
ROPS 21-22 prior period adjustment (PPA)	(13,234)	0	(13,234)
<b>Total RPTTF Approved for Distribution</b>	<b>\$ 3,331,887</b>	<b>\$ 4,448,362</b>	<b>\$ 7,780,249</b>