AGENDA
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY
REGULAR MEETING
JUNE 26, 2012
2:00 P.M.
CITY COUNCIL CHAMBERS
1001 W. CENTER STREET

The Oversight Board has been created pursuant to § 34161 through 34190 of the Health and Safety Code for the sole purpose of overseeing the actions of the Successor Agency to the Manteca Redevelopment Agency. In accordance with Health and Safety Code § 34179(h), all Oversight Board Actions shall not be effective for three business days, pending a request for review by the State Department of Finance ("Department"). In the event that the Department requests a review of a given Oversight Board action, it shall have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration, and such Oversight Board action shall not be effective until approved by the Department. In the event that the Department returns the Oversight Board action to the Oversight Board for reconsideration, the Oversight Board shall resubmit the modified action for Department approval, and the modified Oversight Board action shall not become effective until approved by the State.

Reports and documents relating to each of the following items listed on the agenda, including those received following posting/distribution, are on file in the Office of the Secretary to the Successor Agency to the Manteca Redevelopment Agency/City Clerk and are available for public inspection during normal business hours, Monday – Friday, 7:30 a.m. – 5:30 p.m., closed alternating Fridays, 1001 W. Center Street, Manteca, CA 95337, telephone (209) 456-8017.

Please contact the Office of the Secretary of the Successor Agency to the Manteca Redevelopment Agency, 1001 W. Center Street, Manteca, CA, (209) 456-8017, for assistance with access to any of the agenda, materials, or participation at the meeting.

CALL TO ORDER/ROLL CALL: Chairman Quaresma

A. CONSENT CALENDAR

It is recommended that the following items be considered simultaneously unless Board members or a member of the audience requests further discussion of an item.

1. Approve Oversight Board of the Successor Agency to the Manteca Redevelopment Agency meeting minutes of May 22, 2012.
2. Adopt a resolution approving the Modified Amended Recognized Obligation Payment Schedule (ROPS) for the six-month period commencing January 1, 2012 and ending June 30, 2012, and the ROPS

for the six-month period commencing July 1, 2012 and ending December 21, 2012 as approved by the California Department of Finance.

B. STAFF REPORTS

1. Approve pro-rata sharing of costs between each of the Oversight Board agencies for retaining independent legal counsel.

C. ORAL COMMUNICATIONS

Persons who do not have items on the agenda may approach the Oversight Board of the Successor Agency at this time. Please complete the Request to Speak form located next to the agendas in the back of the Council Chambers and give same to the Secretary/City Clerk prior to the meeting. Those who wish to speak to items not placed on the agenda will be limited to three (3) minutes per speaker. Although the Board encourages the public to participate in the meeting, proper decorum must be assured at all times. Therefore, no personal attacks will be permitted.

D. ADJOURNMENT

This meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency will adjourn to the next regular meeting of the Board to be held on Tuesday, **July 24, 2012, 2:00 p.m**., in the City Council Chambers, 1001 W. Center Street, Manteca, California.

This notice of a regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency was posted on the Bulletin Board at City Hall, 1001 W. Center Street, Manteca, California and at the following website http://www/successoragency/index.html on June 21, 2012.

JOANN TILTON, MMC
SECRETARY/CITY CLERK

MINUTES OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY HELD MAY 22, 2012

The regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held May 22, 2012, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Daryll Quaresma at 2:02 p.m.

Roll Call: Board Members Anderson (Alternate for Thomas) Kahn, Madison, Quaresma, Shields, Weatherford and Yatooma. Also present, Alternates Members Harris, Holbrook, Keokham (unofficial Alternate for Kahn). Board Member Thomas - absent.

A. CONSENT CALENDAR

1. Approve Oversight Board of the Successor Agency to the Manteca Redevelopment Agency meeting minutes of April 24, 2012.

ACTION: APPROVE CONSENT CALENDAR ITEM A.1. (Weatherford/Khan) The motion carried unanimously (7-0).

2. Adopt a resolution approving the Amended and Restated Bylaws of the Oversight Board of the Successor Agency to the Manteca Redevelopment.

The Executive Director introduced and overviewed the Amended and Restated Bylaws and responded to questions of the Board.

ACTION: APPROVE CONSENT CALENDAR ITEMS A.2. (Yatooma/Shields) The motion carried unanimously (7-0).

3. Approve Cooperative Agreement between the City of Manteca and the Successor Agency to the Manteca Redevelopment Agency.

The Executive Director introduced the item. The Executive Director, Finance Director and Special Legal Counsel responded to questions of the Board relating to the methodology used to arrive at percentages contained in the agreement, former redevelopment staff, carry-over language noted in Section 4 of the resolution and potential meetings with the Finance Director to obtain greater detail.

ACTION: APPROVE CONSENT CALENDAR ITEM A.3. (Yatooma/Anderson) The motion carried unanimously (7-0).

B. STAFF REPORTS

1. Receive presentation on the history of redevelopment in Manteca.

The Executive Director introduced Don Smail, Economic Development Director. Mr. Smail provided a brief presentation on the history of redevelopment in Manteca. Board Member Weatherford gave a brief overview of projects that have benefited Manteca.

The Executive Director and Mr. Smail responded to questions of the Oversight Board.

With no action necessary and no further discussion, the Oversight Board moved to the next item.

2. Receive report on contract for legal services for Oversight Board, and provide direction to staff as appropriate.

The Executive Director introduced the item and provided a brief overview. The Executive Director noted, if the funding for legal counsel comes from the administrative cost allowance, it would reduce the amount available to offset its own costs associated with winding down the redevelopment agency.

Board Members expressed interest in directing staff to research legal representation on an as-needed basis and report back to the Board.

The Executive Director reported Richards, Watson & Gershon solely represents the Successor Agency to the Manteca Redevelopment Agency and that individual agencies may want to consult with their legal counsel to assure their agencies best interest are being served.

Special Counsel reported that the provisions in the law are unclear as to whether the Oversight Board can sue and/or be sued.

ACTION: DIRECT STAFF TO RESEARCH THE POSSIBLITY OF HAVING AN ATTORNEY ON RETAINER AND CONTINUE RESEARCHING THE POSSIBLITY OF COLLECTIVE REPRESENTATION FOR SAN JOAQUIN COUNTY OVERSIGHT BOARDS. (Weatherford/Yatooma) The motion carried unanimously (7-0).

3. Receive and file balance sheets for the Successor Agency to the Manteca Redevelopment Agency as of April 30, 2012.

The Executive Director introduced the item and the Finance Director overviewed the balance sheets.

Board members asked for clarification on reserve cash funds, interest earned, bonds, bond ratios, fund transfers, yearly Recognized Obligation Payment Schedule (ROPS) obligations, possible bond default, pass through funds to agencies, future deficits, tax increments, fund clarification, loan receivables, Department of Finance position on the ROPS and shortfall payments.

The Executive Director and the Finance Director responded to questions of the Board. The Finance Director further responded to questions relating to the pass-through agreements.

With no action necessary and no further discussion, the Oversight Board moved to the next item.

C. ORAL COMMUNICATIONS

No one appeared to speak to the Oversight Board.

D. ADJOURNMENT

With nothing further to come before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, the meeting adjourned at 3:15 p.m., to the next regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency to be held on Tuesday, **June 26, 2012, at 2:00 p.m**., in the City Council Chambers, 1001 W. Center Street, Manteca, California.

JOANN TILTON, MMC
AGENCY SECRETARY

DARYLL QUARESMA
CHAIRMAN

Agenda Item No. A.02

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Karen L. McLaughlin, Successor Agency Executive Director
Suzanne Mallory, Finance Director

Date: June 20, 2012

Subject: Recognized Obligation Payment Schedules (ROPS)

Recommendation:

Adopt a Resolution approving the Modified Amended Recognized Obligation Payment Schedule (ROPS) for the six-month period commencing January 1, 2012 and ending June 30, 2012, and the ROPS for the six-month period commencing July 1, 2012 and ending December 31, 2012 as approved by the California Department of Finance.

Background:

At the April 24, 2012 Oversight Board meeting, you were presented with and approved the Amended Recognized Obligation Payment Schedule (ROPS) for the six-month period commencing January1, 2012 and ending June 30, 2012, and the ROPS for the six-month period commencing July 1, 2012 and ending December 31, 2012. The approved ROPS were the submitted to the Department of Finance for final review.

On May 11, 2012 the Successor Agency received correspondence from the California Department of Finance disallowing certain items that had been listed on the ROPS. Staff worked with the Department of Finance to address these issues. On May 25, 2012, the Successor Agency received an approval letter from the Department of Finance regarding the Modified Amended ROPS for the periods under review. The ROPS as approved by DOF are now being presented to the Oversight Board for its final approval.

Fiscal Impact:

Approval of the Recognized Obligation Payment Schedules are in furtherance of allowing the Successor Agency to pay enforceable obligations of the former redevelopment agency.

May 11, 2012

Suzanne Mallory, Finance Officer
Manteca Successor Agency
1001 W. Center Street, Suite B
Manteca, CA 95337

Dear Ms. Mallory:

Pursuant to Health and Safety Code (HSC) section 34177 (l) (2) (C), the Manteca Successor Agency submitted a Recognized Obligation Payment Schedule (ROPS) to the California Department of Finance (Finance) on April 24, 2012 for the period January through June 2012 and July through December 2012. Finance staff contacted you for clarification of items listed in the ROPS.

HSC section 34171 (d) lists enforceable obligation (EO) characteristics. Based on a sample of line items reviewed and application of the law, the following do not qualify as EOs:

January through June 2012 ROPS

- Administrative expenses of $1,936,015. The HSC section 34171 (b) limits the 2011-12 administrative cost allowance to five percent of the property tax allocated to the successor agency or $250,000, whichever is greater. Therefore, $1,936,015 of the claimed $2,648,967 is not allowed. The following items are administrative expenses: Page 1: Item Nos. 6, 7, 22, 27, 28, 29, Page 2: Item No. 34, and Page 3: Item No. 1.

July through December 2012 ROPS

- Administrative expenses of $568,570. The HSC section 34171 (b) limits the 2011-12 administrative cost allowance to three percent of the property tax allocated to the successor agency or $250,000, whichever is greater. Therefore, $568,570 of the claimed $818,570 is not allowed. The following items are administrative expenses: Page 1: Item No. 6 and Page 3: Item No. 1.

As authorized by HSC section 34179 (h), Finance is returning your ROPS for your reconsideration. This action will cause the specific ROPS items noted above to be ineffective until Finance approval. Furthermore, items listed on future ROPS will be subject to review and may be denied as EOs.

Department of Finance may continue to review items on the ROPS in addition to those mentioned above and identify additional issues. We will provide separate notice if we are requesting further modifications to the ROPS. It is our intent to provide an approval notice with regard to each ROPS prior to the June 1 property tax distribution date.

If you believe we have reached this conclusion in error, please provide further evidence that the items questioned above meet the definition of an EO and submit to the following email address:

Redevelopment_Administration@dof.ca.gov.

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

Sincerely,

Mark Hill

MARK HILL
Program Budget Manager

cc: Don Smail, Economic Development Manager, City of Manteca
Adrain Van Houten, Auditor Controller, San Joaquin County

DEPARTMENT OF FINANCE
EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

May 25, 2012

Suzanne Mallory, Finance Officer
City of Manteca
1001 W. Center Street, Suite B
Manteca, CA 95337

Dear Ms. Mallory:

Subject: Recognized Obligation Payment Schedule Approval Letter

Pursuant to Health and Safety Code (HSC) section 34177 (l) (2) (C), the City of Manteca Successor Agency submitted Recognized Obligation Payment Schedules (ROPS) to the California Department of Finance (Finance) on May 22, 2012 for the periods of January to June 2012 and July to December 2012. Finance is assuming oversight board approval. Finance has completed its review of your ROPS which may have included obtaining clarification for various items. Based on our review, we are approving all of the items listed on your ROPS at this time.

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. In addition, items not questioned during this review are subject to 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.

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 Galamba-Takagi, Supervisor or Wendy Griffe, Lead Analyst at (916) 322-2985.

Sincerely,

Mark Hill

MARK HILL
Program Budget Manager

cc: Mr. Don Smail, Economic Development Manager, City of Manteca
Mr. Adrian Van Houten, Auditor Controller, San Joaquin County

Exhibit A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE January 1, 2012 to June 30, 2012 PERIOD

Name of Successor Agency Successor Agency to the Manteca Redevelopment Agency

	Current	
	Total Outstanding Debt or Obligation	**Total Due During Fiscal Year**
Outstanding Debt or Obligation	**$ 283,678,102.93**	$ 14,833,791.76
	Total Due for Six Month Period	
Outstanding Debt or Obligation	**$ 17,006,578.55**	
Available Revenues other than anticipated funding from RPTTF	**$ -**	
Enforceable Obligations paid with RPTTF	**$ 14,258,804.33**	
Administrative Cost paid with RPTTF	**$ 712,940.22**	
Pass-through Payments paid with RPTTF	**$ 2,034,834.00**	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	**$ 712,940.22**	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.

Name Title

Signature Date

Name of Redevelopment Agency: Manteca Redevelopment Agency

Project Area(s) RDA Project Area All

FORM A - Redevelopment Property Tax Trust Fund (RPTTF)

Exhibit A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF) Payments by month: Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012 (1)	Total
1)	2002 Tax Allocation Revenue Bonds	9/12/2002	US Bank Trust	Bond issue to fund non-housing projects. Interest due October & April. Principal due October	1	44,508,266.00	2,122,950.03	RPTTF				638,818.75		1,934,238.00	$ 2,573,056.75
2)	2004 Merged Area Tax Housing Set Aside Allocation Refund Bonds	11/30/2004	US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October	Merged	8,367,062.00	351,972.50	RPTTF				113,586.25		349,830.00	$ 463,416.25
3)	2004 Merged Area Tax Allocation Refund Bonds	11/30/2004	US Bank Trust	Bond issue to fund non-housing projects. Interest due October & April. Principal due October	Merged	44,770,917.00	1,830,065.00	RPTTF				555,613.75		1,832,450.00	$ 2,388,063.75
4)	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005	US Bank Trust	Bond issue to fund non-housing projects. Variable rate debt with monthly swap payments. Principal due October.	Merged	92,175,996.00		RPTTF							$ -
	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005	Piper Jaffray	SWAP Payment	Merged		1,755,000.00	RPTTF	135,000.00	135,000.00	135,000.00	135,000.00	135,000.00	1,755,000.00	$ 2,430,000.00
	2005 Amended Project Area Variable Rate Refunding Bonds	5/13/2008	State Street Bank	Letter of Credit	Merged		120,000.00	RPTTF	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	130,000.00	$ 180,000.00
	2005 Amended Project Area Variable Rate Refunding Bonds	5/13/2008	State Street Bank	Letter of Credit Commitment Fees	Merged		921,200.00	RPTTF	225,050.00			230,000.00		920,000.00	$ 1,375,050.00
	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005	Piper Jaffray	Remarketing Fee	Merged		150,000.00	RPTTF						150,000.00	$ 150,000.00
	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005	US Bank Trust	Annual Trustee Fees	Merged			RPTTF		5,500.00					$ 5,500.00
	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005	US Bank Trust	Principal	Merged		490,000.00	RPTTF						690,000.00	$ 690,000.00
5)	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	12/14/2006	US Bank Trust	Bonds issue to fund non-housing projects	Merged	40,196,927.00	1,383,191.00	RPTTF				484,295.63		1,378,092.00	$ 1,862,387.63
	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	12/14/2006	US Bank Trust	Annual Trustee Fees	Merged			RPTTF		1,500.00					$ 1,500.00
6)	County Admin Fee(removed per DOF)		County of San Joaquin	Admin Fee	Merged		360,000.00	RPTTF							$ -
7)	Administrative Support (transferred to Admin Allowance for Jan - June 2012 expenses per DOF)				Merged		1,520,465.00	RPTTF							$ -
8)	Legal Costs	10/6/2003	Richards Watson Gershon	Legal Costs	Merged		80,000.00	RPTTF	6,666.66	6,666.66	6,666.66	6,666.66	6,666.66	6,666.66	$ 39,999.96
9)	RDA Fiscal Consultant	6/15/1987	Urban Futures, Inc.	Financial Services	Merged		10,000.00	RPTTF	3,346.50	292.50	603.50		1,000.00		$ 5,242.50
10)	OPA	11/16/2010	HOPE Ministries	HOPE Family Shelter Rehabiliation	Merged	1,243,440.00	905,497.36	RPTTF	151,383.02	14,319.91					$ 165,702.93
11)	Pre-Development Loan	9/21/2010	HOPE Ministries for LDA Partners	HOPE Family Shelter Rehabiliation	Merged	188,750.00	7,649.72	RPTTF							$ -
12)	Professional Service Agreement	2/1/2011	Keyser Marston	Financial Services - General Contract	Merged	35,000.00	31,045.00	RPTTF	0.00	0.00	6,885.00	6,885.00	6,885.00	6,885.00	$ 27,540.00
13)	Professional Service Agreement	10/6/2003	RWG/Keyser Marston	Financial Services - Project Specific Contract	Merged	50,000.00	50,000.00	RPTTF	11,785.00	10,344.17	10,344.17	10,344.17			$ 42,817.51
14)	Contract Employee	1/19/2011	Avilla, Lane	Code Enforcement Professional Services Contract	Merged	46,530.00	46,530.00	RPTTF	5,400.00	3,900.00	3,630.00	3,600.00			$ 16,530.00
15)	Professional Service Agreement	5/17/2011	Van Scoyoc Associates	Retainer	Merged		16,320.00	RPTTF		3,053.00	1,630.00	1,630.00	1,630.00	1,700.00	$ 9,643.00
16)	Professional Service Agreement	5/17/2011	Market Feasibility Advisors	FEZ Feasibility Study	Merged	57,000.00	38,000.00	RPTTF		5,700.00					$ 5,700.00
17)	Lease	3/1/2011	Sephos Trust	Lease property for 10 years	Merged	135,000.00	15,000.00	RPTTF	15,000.00						$ 15,000.00
18)	Contract	5/17/2011	Rodgers Construction	HOPE frontage Improvements	Merged	126,002.35	126,002.35	LMIHF	11,237.40				63,522.24		$ 74,759.64
19)	Professional Service Agreement	1/3/2011	Ron Palmquist	Appraiser	Merged	7,500.00	5,125.00	RPTTF			975.00	975.00			$ 1,950.00
20)	Contract	5/20/2006	Quincy Engineering Inc	South Union/ 120 Interchange	Merged	81,659.30	81,659.30	RPTTF			81,659.30				$ 81,659.30
21)	Contract	11/2/2010	Suarez & Munoz Constr., Inc	Library Park Expansion	Merged	61,545.00	61,545.00	RPTTF	50,275.00						$ 50,275.00
22)	Contract (removed per DOF)		Maze and Associates	Audit	Merged	10,000.00	10,000.00	RPTTF							$ -
23)	Parking Lot Lease	7/1/2006	Nadean Costa & Bonnie Galas	173 E. Yosemite Ave Lease	Merged	1,200.00	1,200.00	RPTTF							$ -
24)	Parking Lot Lease	2/1/2004	MRPS	133 N. Grant Avenue Lease	Merged	4,032.00	2,016.00	RPTTF							$ -
25)	Parking Lot Lease	2/1/2004	MRPS	114 N. Grant Avenue Lease	Merged	2,880.00	1,440.00	RPTTF							$ -
26)	Parking Lot Lease	10/16/2006	FESM	230 & 252 N. Main Street Lease	Merged	25,560.00	5,112.00	RPTTF			5,112.00				$ 5,112.00
27)	International Council of Shopping Centers (removed per DOF)		International Council of Shopping Centers	Membership Renewal	Merged	100.00	100.00	RPTTF							$ -
28)	International Association of Amusement Parks and Attractions (removed per DOF)		International Association of Amusement Parks and Attractions	Membership Renewal	Merged	576.00	576.00	RPTTF							$ -
29)	Adobe Acrobat Software Upgrade (removed per DOF)		CDW Government	Software upgrade	Merged	283.49	283.49	RPTTF							$ -
30)	Legal Description	n/a	MCR Engineering	FEZ Legal Description	Merged	1,275.00	1,275.00	RPTTF					1,275.00		$ 1,275.00
	Totals - This Page (RPTTF Funding)					$ 232,097,501.14	$ 12,501,219.75	N/A	$ 625,143.58	$ 196,276.24	$ 262,505.63	$ 2,197,415.21	$ 225,978.90	$ 9,154,861.66	$ 12,662,181.22
	Totals - Page 2 (RPTTF)					$ 1,980,301.79	$ 1,619,331.79	N/A	$ 1,546,369.54	$ 3,792.50	$ 5,785.68	$ 8,234.50	$ 27,550.39	$ 4,890.50	$ 1,596,623.11
	Totals - Page 3 (Other Funding)					$ 49,600,300.00	$ 300.00	N/A	$ 50.00	$ -	$ -	$ -	$ -	$ -	$ -
	Totals - Page 4 (Administrative Cost Allowance)					$ -	$ 712,940.22	N/A	$ -	$ -	$ -	$ -	$ -	$ 712,940.22	$ 712,940.22
	Totals - Page 5 (Pass Thru Payments)					$ 225,773,118.00	$ 2,034,834.00	N/A	$ -	$ -	$ -	$ -	$ -	$ 2,034,834.00	$ 2,034,834.00
	Grand total - All Pages					$ 283,678,102.93	$ 14,833,791.76		$ 2,171,563.12	$ 200,068.74	$ 268,291.31	$ 2,205,649.71	$ 253,529.29	$ 9,872,692.38	$ 17,006,578.55

*** The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.**

**** All totals due during fiscal year and payment amounts are projected.**

***** Funding sources from the successor agency:**

RPTTF - Redevelopment Property Tax Trust Fund

Bonds - Bond proceeds

Other - reserves, rents, interest earnings, etc

LMIHF - Low and Moderate Income Housing Fund

Admin - Successor Agency Administrative Allowance

(1) Includes full debt service for FY 2012-2013

Name of Redevelopment Agency: Manteca Redevelopment Agency

Project Area(s) RDA Project Area All

FORM A - Redevelopment Property Tax Trust Fund (RPTTF)

Exhibit A

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF) Payments by month Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
31)	Annual EZ Operating Costs	annual assessment	San Joaquin County Enterprise Zone	Annual EZ Operating Costs	Merged	21,965.09	21,965.09	RPTTF					21,965.09		$ 21,965.09
32)	Mosquito Abatement	annual assessment	San Joaquin County Mosquito & Vector Control District	Mosquito Abatement of RDA Properties	Merged	39.86	39.86	RPTTF			39.86				$ 39.86
33)	Property tax on RDA properties	annual assessment	Shabbir Kahn	Annual RD 17 property tax on RDA Properties	Merged	1,955.00	1,955.00	RPTTF			1,953.32				$ 1,953.32
34)	San Joaquin County Recorder (transferred to Other)		San Joaquin County Recorder	Recorder Housing documents (reconveyances, etc)	Merged										$ -
35)	Architectual Plans	2/6/2006	City of Manteca	Reimbursement for Architectual Plans by MWM	Merged	1,540,857.34	1,540,857.34	RPTTF	1,540,857.34						$ 1,540,857.34
36)	Concrete and Soil Testing	n/a	City of Manteca	Reimbursement for Concrete and Soil Testing by Kleinfelder	Merged	1,719.70	1,719.70	RPTTF	1,719.70						$ 1,719.70
37)	Improvements	n/a	Kleinfelder	HOPE Family Shelter	Merged	694.80	694.80	RPTTF					694.80		$ 694.80
38)	Supplemental Retirement Benefits	per MOU	PARS	Supplemental retirement for prior Executive Director	Merged	389,620.00	17,700.00	RPTTF	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	$ 8,850.00
39)	Retiree Health Benefits	monthly per MOU	PERS	Retiree Health Benefits former employees	Merged		11,000.00	RPTTF	367.50	367.50	367.50	4,759.50	1,465.50	1,465.50	$ 8,793.00
40)	PG&E	monthly	PG&E	PG&E bill for Property owned by RDA	Merged	23,400.00	23,400.00	RPTTF	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	$ 11,700.00
41)															$ -
42)															$ -
43)															$ -
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61)															$ -
62)															$ -
	Totals - This Page (RPTTF Funding)					$ 1,980,251.79	$ 1,619,331.79	N/A	$1,546,369.54	$ 3,792.50	$ 5,785.68	$ 8,184.50	$ 27,550.39	$ 4,890.50	$ 1,596,573.11
	Totals - Page 2 (RPTTF Funding)														
	Totals - Page 3 (Other Funding)					$ 50.00	$ -	N/A	$ -	$ -	$ -	$ 50.00	$ -	$ -	$ 50.00
	Totals - Page 4 (Administrative Cost Allowance)					$ -		N/A	$ -	$ -	$ -	$ -	$ -		$ -
	Totals - Page 5 (Pass Thru Payments)							N/A	$ -	$ -	$ -	$ -	$ -		$ -
	Grand total - All Pages					$ 1,980,301.79	$ 1,619,331.79		$1,546,369.54	$ 3,792.50	$ 5,785.68	$ 8,234.50	$ 27,550.39	$ 4,890.50	$ 1,596,623.11

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**** All totals due during fiscal year and payment amounts are projected.**

***** Funding sources from the successor agency:**

RPTTF - Redevelopment Property Tax Trust Fund | **Bonds - Bond proceeds** | **Other - reserves, rents, interest earnings, etc**

LMIHF - Low and Moderate Income Housing Fund | **Admin - Successor Agency Administrative Allowance**

Name of Redevelopment Agency: Manteca Redevelopment Agency

Project Area(s) RDA Project Area All

FORM B - All Revenue Sources Other Than Redevelopment Property Tax Trust Fund (RPTTF)

Exhibit A

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement[1] Execution Date	Payee	Description [1]	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source ***	Payable from Other Revenue Sources — Payments by month: Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	Courts Project	12/31/2005	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	5,000,000.00		Bonds							$ -
2)	South Area Regional Infrastructure	12/31/2005 & 12/14/2006	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	15,000,000.00		Bonds							$ -
3)	McKinley/120 Interchange	12/31/2005 & 12/14/2006	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	4,000,000.00		Bonds							$ -
4)	Union Road Bridge Widening	12/31/2005	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	15,500,000.00		Bonds							$ -
5)	Access Rd Milo Candini	12/14/2006	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	1,225,000.00		Bonds							$ -
6)	Property Acquisition	12/31/2005	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	5,375,000.00		Bonds							$ -
7)	Community Park Improvements	12/31/2005	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	2,000,000.00		Bonds							$ -
8)	Community Center	12/31/2005	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	1,500,000.00		Bonds							$ -
9)	San Joaquin County Recorder	n/a	San Joaquin County Recorder	Recorder Housing documents (reconveyances, etc)	Merged	300.00	300.00	RPTTF	50.00	50.00	50.00	50.00	50.00	50.00	$ 300.00
10)															$ -
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30)															$ -
31)															$ -
32)															$ -
33)															$ -
	Totals - LMIHF														$0.00
	Totals - Bond Proceeds					$ 49,600,300.00	$ 300.00		$ 50.00						$50.00
	Totals - Other														$0.00
	Grand total - This Page					$ 49,600,300.00	$ 300.00		$ 50.00	$ -	$ -	$ -	$ -	$ -	$ 50.00

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**** All total due during fiscal year and payment amounts are projected.**

***** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)**

RPTTF - Redevelopment Property Tax Trust Fund — **Bonds - Bond proceeds** — **Other - reserves, rents, interest earnings, etc**

LMIHF - Low and Moderate Income Housing Fund — **Admin - Successor Agency Administrative Allowance**

[1] **Per Tax Certificates associated with the 2005 and 2006 Manteca Redevelopment Bond Issues. Adopted per resolutions R2005-31R and R2006-24R**

Name of Redevelopment Agency: Manteca Redevelopment Agency

Project Area(s) RDA Project Area All

FORM C - Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)

Exhibit A

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source **	Payable from the Administrative Allowance Allocation **** Payments by month						
								Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	Successor Agency Admin Fee	Successor Agency to the Manteca Redevelopment Agency	Expenses for employees supporting agency activities from Jan - June 2012 capped at Admin Fee Per AB26	1 & 2		712,940.22	RPTTF						712,940.22	$ 712,940.22
2)														$ -
3)														$ -
4)														$ -
5)														$ -
6)														$ -
7)														$ -
8)														$ -
9)														$ -
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	Totals - This Page				**$ -**	**$ 712,940.22**		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 712,940.22**	**$712,940.22**

*** The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.**

**** All total due during fiscal year and payment amounts are projected.**

***** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)**

RPTTF - Redevelopment Property Tax Trust Fund — **Bonds - Bond proceeds** — **Other - reserves, rents, interest earnings, etc**

LMIHF - Low and Moderate Income Housing Fund — **Admin - Successor Agency Administrative Allowance**

****** - Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 3% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.**

Name of Redevelopment Agency Manteca Redevelopment Agency

Project Area(s) RDA Project Area All

FORM D - Pass-Through Payments

Exhibit A

OTHER OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

								Pass Through and Other Payments ****						
						Total Due During		Payments by month						
	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Fiscal Year 2011-2012**	Source of Fund***	Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	Pass Through Payments	Various taxing entities		1 & 2	225,773,118.00	2,034,834.00							2,034,834.00	$ 2,034,834.00
2)														$ -
3)														$ -
4)														$ -
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	Totals - Other Obligations				**$ 225,773,118.00**	**$ 2,034,834.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,034,834.00**	**$ 2,034,834.00**

*** The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.**
**** All total due during fiscal year and payment amounts are projected.**
***** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)**
RPTTF - Redevelopment Property Tax Trust Fund   Bonds - Bond proceeds   Other - reserves, rents, interest earnings, etc
LMIHF - Low and Moderate Income Housing Fund   Admin - Successor Agency Administrative Allowance
****** - Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.**

Exhibit B

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE July 1, 2012 to December 31, 2012 PERIOD

Name of Successor Agency Successor Agency to the Manteca Redevelopment Agency

	Current	
	Total Outstanding Debt or Obligation	**Total Due During Fiscal Year**
Outstanding Debt or Obligation	**$ 271,957,148.86**	$ 63,980,339.00
	Total Due for Six Month Period	
Outstanding Debt or Obligation	**$ 57,501,634.00**	
Available Revenues other than anticipated funding from RPTTF	**$ 49,600,000.00**	
Enforceable Obligations paid with RPTTF	**$ 7,651,634.00**	
Administrative Cost paid with RPTTF	**$ 250,000.00**	
Pass-through Payments paid with RPTTF	**$ -**	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	**$ 229,549.02**	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.

Name Title

Signature Date

Name of Redevelopment Agency: Manteca Redevelopment Agency

Project Area(s) RDA Project Area All RDA Project Area All

FORM A - Redevelopment Property Tax Trust Fund (RPTTF)

Exhibit B

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF) Payments by month July 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total
1)	2002 Tax Allocation Revenue Bonds	9/12/2002	US Bank Trust	Bond issue to fund non-housing projects. Interest due October & April. Principal due October	1	42,394,231	1,934,238	RPPTF				1,308,820.00			$ 1,308,820.00
2)	2002 Trustee Fees	11/30/2004	US Bank Trust	Trustee Fees	1		2,700	RPPTF				2,700.00			$ 2,700.00
3)	2004 Merged Area Tax Housing Set Aside Allocation Refund Bonds	11/30/2004	US Bank Trust	Bond issue to fund housing projects. Interest due October & April. Principal due October	Merged	8,017,792	349,829	RPPTF				238,587.00			$ 238,587.00
4)	2004 Housing Trustee Fees	11/30/2004	US Bank Trust	Trustee Fees	Merged		2,700	RPPTF						2,700.00	$ 2,700.00
5)	2004 Merged Area Tax Allocation Refund Bonds	11/30/2004	US Bank Trust	Bond issue to fund non-housing projects. Interest due October & April. Principal due October	Merged	42,942,352	1,832,447	RPPTF				1,290,615.00			$ 1,290,615.00
6)	2004 Trustee Fees	11/30/2004	US Bank Trust	Trustee Fees	Merged		1,500	RPPTF						1,500.00	$ 1,500.00
7)	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005	US Bank Trust	Bond issue to fund non-housing projects. Variable rate debt with monthly swap payments. Principal due October.	Merged	88,196,700	3,730,000	RPPTF							$ -
	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005	Piper Jaffray	SWAP Payment	Merged		1,620,000	RPPTF	135,000.00	135,000.00	135,000.00	135,000.00	135,000.00	135,000.00	$ 810,000.00
	2005 Amended Project Area Variable Rate Refunding Bonds	5/13/2008	State Street Bank	Letter of Credit	Merged		120,000	RPPTF	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	$ 60,000.00
	2005 Amended Project Area Variable Rate Refunding Bonds	5/13/2008	State Street Bank	Letter of Credit Commitment Fees	Merged		1,150,000	RPPTF	230,000.00			230,000.00		230,000.00	$ 690,000.00
	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005	Piper Jaffray	Remarketing Fee	Merged		150,000	RPPTF						75,000.00	$ 75,000.00
	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005	US Bank Trust	Annual Trustee Fees	Merged			RPPTF							$ -
	2005 Amended Project Area Variable Rate Refunding Bonds	12/13/2005	US Bank Trust	Principal	Merged		690,000	RPPTF				690,000.00			$ 690,000.00
8)	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	12/14/2006	US Bank Trust	Bonds issue to fund non-housing projects	Merged	38,815,240	1,378,100	RPPTF				904,300.00		1,378,092.00	$ 2,282,392.00
	2006 Amended Merged Project Area Subordinate Tax Allocation Bonds	12/14/2006	US Bank Trust	Annual Trustee Fees	Merged			RPPTF		1,500.00					
9)	County Admin Fee(removed per DOF)														$ -
10)	OPA	11/16/2010	HOPE Ministries	HOPE Family Shelter Rehabiliation	Merged	1,243,440	157,469	RPPTF				157,469.00			$ 157,469.00
11)	Pre-Development Loan	9/21/2010	HOPE Ministries for LDA Partn	HOPE Family Shelter Rehabiliation	Merged	188,750	5,427	RPPTF				5,427.00			$ 5,427.00
12)	Lease	3/1/2011	Sephos Trust	Lease property for 10 years	Merged	135,000	15,000	RPPTF							$ -
13)	Professional Service Agreement	1/3/2011	Ron Palmquist	Appraiser	Merged	1,225	1,225	RPPTF		975.00	250.00				$ 1,225.00
14)	Parking Lot Lease	7/1/2006	Nadean Costa & Bonnie Galas	173 E. Yosemite Ave Lease	Merged	1,200	1,200	RPPTF			1,200.00			1,200.00	$ 2,400.00
15)	Parking Lot Lease	2/1/2004	MRPS	133 N. Grant Avenue Lease	Merged	2,016	2,016	RPPTF		2,016.00					$ 2,016.00
16)	Parking Lot Lease	2/1/2004	MRPS	114 N. Grant Avenue Lease	Merged	1,440	1,440	RPPTF		1,440.00					$ 1,440.00
17)	Parking Lot Lease	10/16/2006	FESM	230 & 252 N. Main Street Lease	Merged	20,448	5,112	RPPTF							$ -
18)	Mosquito Abatement	annual assessment	San Joaquin County Mosquito & Vector Control District	Mosquito Abatement of RDA Properties	Merged	39.86		RPPTF							$ -
19)	Property tax on RDA properties	annual assessment	Shabbir Kahn	Annual RD 17 property tax on RDA Properties	Merged	1,955.00		RPPTF							$ -
20)	PG&E	monthly	PG&E	PG&E bill for Property owned by RDA	Merged	23,400.00	23,400.00	RPPTF	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	$ 11,700.00
21)	Supplemental Retirement Benefits	per MOU	PARS	Supplemental retirement for prior Executive Director	Merged	371,920.00	17,700.00	RPPTF	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	$ 8,850.00
22)	Retiree Health Benefits	monthly per MOU	PERS	Retiree Health Benefits former employees	Merged		17,586.00	RPPTF	1,465.50	1,465.50	1,465.50	1,465.50	1,465.50	1,465.50	$ 8,793.00
															$ -
	Totals - This Page (RPTTF Funding)					$ 222,357,148.86	$ 13,209,089.00	$ -	$ 379,890.50	$ 155,821.50	$ 151,340.50	$ 4,977,808.50	$ 149,890.50	$ 1,838,382.50	$ 7,651,634.00
	Totals - Page 2 (Other Funding)					$ 49,600,000.00	$ 49,600,000.00	N/A	###########	$ -	$ -	$ -	$ -	$ -	$ 49,600,000.00
	Totals - Page 3 (Administrative Cost Allowance)					$ -	$ 1,171,250.00	N/A	$ 250,000.00	$ -	$ -	$ -	$ -	$ -	$ 250,000.00
	Totals - Page 4 (Pass Thru Payments)					$ -	$ -	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Grand total - All Pages					$ 271,957,148.86	$ 63,980,339.00		###########	$ 155,821.50	$ 151,340.50	$ 4,977,808.50	$ 149,890.50	$ 1,838,382.50	$ 57,501,634.00

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**** All totals due during fiscal year and payment amounts are projected.**

***** Funding sources from the successor agency:**

RPTTF - Redevelopment Property Tax Trust Fund **Bonds - Bond proceeds** **Other - reserves, rents, interest earnings, etc**

LMIHF - Low and Moderate Income Housing Fund **Admin - Successor Agency Administrative Allowance**

Name of Redevelopment Agency: Manteca Redevelopment Agency

Project Area(s) RDA Project Area All

FORM B - All Revenue Sources Other Than Redevelopment Property Tax Trust Fund (RPTTF)

Exhibit B

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement[1] Execution Date	Payee	Description [1]	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source ***	Payable from Other Revenue Sources Payments by month July 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total
1)	Courts Project	12/31/2005	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	5,000,000.00	5,000,000.00	Bonds	5,000,000.00						$ 5,000,000.00
2)	South Area Regional Infrastructure	12/31/2005 & 12/14/2006	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	15,000,000.00	15,000,000.00	Bonds	15,000,000.00						$ 15,000,000.00
3)	McKinley/120 Interchange	12/31/2005 & 12/14/2006	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	4,000,000.00	4,000,000.00	Bonds	4,000,000.00						$ 4,000,000.00
4)	Union Road Bridge Widening	12/31/2005	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	15,500,000.00	15,500,000.00	Bonds	15,500,000.00						$ 15,500,000.00
5)	Access Rd Milo Candini	12/14/2006	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	1,225,000.00	1,225,000.00	Bonds	1,225,000.00						$ 1,225,000.00
6)	Property Acquisition	12/31/2005	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	5,375,000.00	5,375,000.00	Bonds	5,375,000.00						$ 5,375,000.00
7)	Community Park Improvements	12/31/2005	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	2,000,000.00	2,000,000.00	Bonds	2,000,000.00						$ 2,000,000.00
8)	Community Center	12/31/2005	City of Manteca	Defined project per 2005/06 Bond Tax Certificates	Merged	1,500,000.00	1,500,000.00	Bonds	1,500,000.00						$ 1,500,000.00
9)	Successor Agency Admin Fee [2]		Successor Agency to the Manteca Redevelopment Agency	Adminstrative Costs for Successor Agency per Administrative Budget	1 & 2		1,171,250.00	Other	335,625.00						$ 335,625.00
10)															$ -
11)															$ -
12)															$ -
13)															$ -
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31)															$ -
32)															$ -
33)															$ -
	Totals - LMIHF														$0.00
	Totals - Bond Proceeds					$ 49,600,000.00	$ 49,600,000.00	$ -	$ 49,600,000.00	$ -	$ -	$ -	$ -	$ -	$49,600,000.00
	Totals - Other														$0.00
	Grand total - This Page					$ 49,600,000.00	$ 49,600,000.00		$ 49,600,000.00	$ -	$ -	$ -	$ -	$ -	$ 49,600,000.00

*** The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.**
**** All total due during fiscal year and payment amounts are projected.**
***** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)**
RPTTF - Redevelopment Property Tax Trust Fund **Bonds - Bond proceeds** **Other - reserves, rents, interest earnings, etc**
LMIHF - Low and Moderate Income Housing Fund **Admin - Successor Agency Administrative Allowance**

(1) Per Tax Certificates associated with the 2005 and 2006 Manteca Redevelopment Bond Issues. Adopted per resolutions R2005-31R and R2006-24R
(2) Required amount need for Administrative Allowance per approved budget is $585,625 for the first 6 months. Amount listed represents the difference between the required amount and the cap set by AB26.

Name of Redevelopment Agency: Successor Agency to the Manteca Redevelopment Agency

Project Area(s) RDA Project Area All

FORM C - Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)

Exhibit B

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

								Payable from the Administrative Allowance Allocation ****						
								Payments by month						
	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source **	July 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total
1)	Successor Agency Admin Fee [1]	Successor Agency to the Manteca Redevelopment Agency	Adminstrative Costs for Successor Agency per Administrative Budget	1 & 2		1,171,250.00	Admin	250,000.00						$ 250,000.00
2)														$ -
3)														$ -
4)														$ -
5)														$ -
6)														$ -
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	Totals - This Page				**$ -**	**$ 1,171,250.00**		**$ 250,000.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$250,000.00**

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**** All total due during fiscal year and payment amounts are projected.**

***** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)**

RPTTF - Redevelopment Property Tax Trust Fund **Bonds - Bond proceeds** **Other - reserves, rents, interest earnings, etc**

LMIHF - Low and Moderate Income Housing Fund **Admin - Successor Agency Administrative Allowance**

****** - Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 3% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.**

[1] **Required amount need for Administrative Allowance per approved budget is $585,625 for the first 6 months. Amount listed represents the cap set by AB 26.**
The remaining amount required to fulfill obligation is listed under Other Funding on page 2 of ROPS.

Name of Redevelopment Agency:

Project Area(s) RDA Project Area All

FORM D - Pass-Through Payments

Exhibit B

OTHER OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

								Pass Through and Other Payments **** Payments by month						
	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Source of Fund***	July 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total
1)														$ -
2)														$ -
3)														$ -
4)														$ -
5)														$ -
6)														$ -
7)														$ -
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	Totals - Other Obligations				**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

*** The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.**
**** All total due during fiscal year and payment amounts are projected.**
***** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)**
RPTTF - Redevelopment Property Tax Trust Fund   Bonds - Bond proceeds   Other - reserves, rents, interest earnings, etc
LMIHF - Low and Moderate Income Housing Fund   Admin - Successor Agency Administrative Allowance
****** - Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.**

Agenda Item No. B.01

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Karen L. McLaughlin, Successor Agency Executive Director
Don Smail, Economic Development Manager

Date: June 26, 2012

Subject: Request for Legal Counsel for Oversight Board

Recommendation:

Approve pro-rata sharing of costs between each of the Oversight Board agencies for retaining independent legal counsel.

Background:

At your last meeting, members of the Oversight Board requested City staff investigate how the Board might be able to retain independent legal counsel to represent the Board and offer legal advice on any matters that may come before the body.

Staff has reviewed the matter with the City's Successor Agency's legal counsel. ABx1 26 does not require the Successor Agency to bear the expense of retaining legal counsel for the Board.

However, the members of the Oversight Board may share the expense of the Board's legal counsel. In such case, staff would suggest a not-to-exceed legal retainer contract of $10,000, with the members sharing the cost in proportion to their voting authority, as follows:

Agency	**Votes**	**Share**	**Pct.**	**NTE Amount**
City of Manteca	2	2/7	29%	$2,857
County of San Joaquin	2	2/7	29%	$2,857
County Office of Educ.	1	1/7	14%	$1,429
Community College Dist.	1	1/7	14%	$1,429
SSJID	1	1/7	14%	$1,429

Oversight Board members had also asked staff to contact the other three Oversight Boards in San Joaquin County to determine whether there was any interest in pooling resources for one legal counsel to represent all four Oversight Boards. Staff has contacted the other cities, and they indicate they either feel they have no need for their Oversight Board to retain its own legal counsel, or they question whether shared legal counsel could be impartial and without potential conflict.

Fiscal Impact:

Each of the member agencies would be required to have their appointing legislative body vote to approve a joint agreement with legal counsel and to obligate their agency to pay their pro-rata share of the legal expense – their share described above, for a total initial amount not to exceed $10,000. Any legal expenses above and beyond that initial amount would be subject to a subsequent amendment of the initial joint agreement.