



# City of South Lake Tahoe **NEW BUSINESS a**

*"making a positive difference now"*

**STAFF REPORT**  
**OVERSIGHT BOARD OF**  
**South Tahoe Redevelopment Successor Agency**  
**Meeting September 26, 2013**

**TO:** Honorable Chair and Board Members of Oversight Board for the South Tahoe Redevelopment Successor Agency

**FROM:** Debbie McIntyre, Financial Services Manager  
South Tahoe Redevelopment Successor Agency

**RE:** Resolution Approving A Recognized Obligation Payment Schedule For The Six-Month Fiscal Period From January 1, 2014 Through June 30, 2014, And Taking Certain Related Actions

**RECOMMENDATION:**

Adopt Resolution Approving the Recognized Obligation Payment Schedule for the six-month fiscal period from January 1, 2014 through June 30, 2014, approved by the Successor Agency on September 17, 2013.

**ISSUE AND DISCUSSION:**

Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the "Redevelopment Dissolution Law"), the Successor Agency must prepare a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period (commencing each January 1 and July 1), listing the payments to be made by the Successor Agency during such period. All ROPS must be approved by the Oversight Board. Furthermore, each Oversight Board-approved ROPS must be submitted to the State Department of Finance ("DOF") for review.

**Deadlines for ROPS Submission and Review**

The Redevelopment Dissolution Law does not specify a deadline for the Successor Agency to submit the ROPS for January 1, 2014 through June 1, 2014 ("ROPS 13-14B") to the Oversight Board for approval. However, the Successor Agency must submit an Oversight Board-approved ROPS 13-14B to the DOF, the Office of the State Controller and the County Auditor-Controller no later than **October 1, 2013**. The Successor Agency must submit the ROPS to the DOF electronically in the manner of DOF's choosing. A copy of the Oversight Board-approved ROPS must be posted on the Successor Agency's website.

The DOF may eliminate or modify any items on the ROPS before approving the ROPS. The DOF must make its determination regarding the enforceable obligations and the amount and funding source for each enforceable obligation listed on a ROPS no later than 45 days after the ROPS is submitted. Within five business days of the DOF's determination, the Successor Agency may request to "meet and

confer" with the DOF on disputed items. The meet and confer period may vary, but an untimely submission of ROPS 13-14B may result in a meet and confer period of less than 30 days.

The County Auditor-Controller may object to the inclusion of any item on the ROPS that is not demonstrated to be an enforceable obligation and may object to the funding source proposed for any item. The County Auditor-Controller must provide notice of its objections to the DOF, the Successor Agency and the Oversight Board.

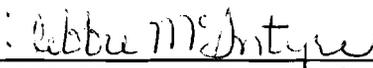
**Penalties for Failure to Make Timely Submission**

If the Successor Agency does not submit an Oversight Board-approved ROPS by October 1, 2013, the City of South Lake Tahoe will be subject to a civil penalty of \$10,000 per day for every day that the ROPS is not submitted to the DOF. The penalty is to be paid to the County Auditor-Controller for distribution to the taxing entities. If the Successor Agency does not timely submit a ROPS, creditors of the successor agency, the DOF, and affected taxing entities may request a writ of mandate to require the Successor Agency to immediately perform this duty. Additionally, if the Successor Agency does not submit a ROPS within 10 days of October 1st, the Successor Agency's administrative cost allowance for that period will be reduced by 25 percent.

If the Successor Agency fails to submit an Oversight Board-approved ROPS to the DOF within five business days of "the date upon which the ROPS is to be used to determine the amount of property tax allocations", the DOF may determine whether the County Auditor-Controller should distribute any of property tax revenues to the taxing entities, or whether any amount should be withheld for enforceable obligations pending approval of the ROPS. It is not clear what "the date upon which the ROPS is to be used to determine the amount of property tax allocations."

**FINANCIAL AND/OR POLICY IMPLICATIONS:**

The preparation and submittal of ROPS 13-14B is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from January 1, 2014 to June 30, 2014. As shown on the attached ROPS and resolution, Enforceable Obligations are listed at \$2,244,823. The estimated tax increment disbursement from the Redevelopment Property Tax Trust Fund ("RPTTF") to cover the enforceable obligation payments is \$2,203,000, resulting in an estimated shortfall of \$41,823. The shortfall may be offset by the sale of redevelopment assets, which is authorized by Health and Safety Code Section 34177 (e).

  
\_\_\_\_\_  
Debbie McIntyre, Financial Services Manager  
South Tahoe Redevelopment Agency

Attachments:

Resolution of the Oversight Board approving the ROPS 13-14B, which includes ROPS 13-14B

RESOLUTION NO. OB \_\_\_\_\_

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE SOUTH TAHOE REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2014 THROUGH JUNE 30, 2014, AND TAKING CERTAIN RELATED ACTIONS**

RECITALS:

A. Pursuant to Health and Safety Code Section 34177(l), the Successor Agency to the South Tahoe Redevelopment Agency (the "Successor Agency") must prepare a proposed Recognized Obligation Payment Schedule ("ROPS") before each six-month fiscal period (commencing each January 1 and July 1) and submit each proposed ROPS to the Oversight Board for the Successor Agency (the "Oversight Board") for approval.

B. Pursuant to Health and Safety Code Section 34177(l)(2)(C) and (m), the Successor Agency must (1) submit the Oversight Board-approved ROPS for the six-month fiscal period from January 1, 2014 through June 30, 2014 ("ROPS 13-14B"), to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than October 1, 2013; and (2) post a copy of the Oversight Board-approved ROPS 13-14B on the Successor Agency's website.

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE SOUTH TAHOE REDEVELOPMENT AGENCY, HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:**

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves proposed ROPS 13-14B, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to submit a copy of Oversight Board-approved ROPS 13-14B to the DOF, the Office of the State Controller, and the County Auditor-Controller and to post a copy of the Oversight Board-approved ROPS 13-14B on the Successor Agency's Internet website (being a page on the Internet website of the City of South Lake Tahoe).

Section 3. The officers of the Oversight Board and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

**PASSED, APPROVED AND ADOPTED** this 26th day of September, 2013.

AYES: Board members \_\_\_\_\_

NOES: Board members \_\_\_\_\_

ABSENT: Board members \_\_\_\_\_

ABSTAIN: Board members \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Hal Cole, Chairperson

**EXHIBIT A**

**SUCCESSOR AGENCY TO THE SOUTH TAHOE REDEVELOPMENT AGENCY  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
(January 1, 2014 to June 30, 2014)**

## Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: South Lake Tahoe  
 Name of County: El Dorado

Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding</b>	
<b>A Sources (B+C+D):</b>	<b>\$ -</b>
B Bond Proceeds Funding (ROPS Detail)	-
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	-
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>	<b>\$ 2,244,823</b>
F Non-Administrative Costs (ROPS Detail)	2,119,823
G Administrative Costs (ROPS Detail)	125,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 2,244,823</b>

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	2,244,823
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	-
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 2,244,823</b>

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	2,244,823
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>2,244,823</b>

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

Name	Title
/s/	
Signature	Date





Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Prior Period Adjustments  
 Reported for the ROPS III (January 1, 2013 through June 30, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)  
 (Report Amounts in Whole Dollars)

ROPS III Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS III (July through December 2013) period. The amount of Redevlopment Property Tax Trust Fund (RPTTF) approved for the ROPS 13-14B (January through June 2014) period will be offset by the SA's self-reported ROPS III prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller. ROPS III CAC PPA: To be completed by the CAC by CAC

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures										RPTTF Expenditures												
		LMIHF (Includes LMIHF Due Diligence Review (DDR) retained balances)		Bond Proceeds		Reserve Balance (Includes Other Funds and Assets DDR retained balances)		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA		Non-Admin CAC		
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Difference (If M is less than N, the difference is zero)	Authorized	Actual	Difference (If R is less than S, the difference is zero)	Net Difference (Amount Used to Offset ROPS 13-14B Requested RPTTF (O - T))	Authorized / Available	Actual	Difference (If V is less than W, the difference is zero)					
		\$ 1,637,046	\$ 1,637,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473,774	\$ 427,806	\$ 427,806	\$ 427,806	\$ -	\$ 130,000	\$ 82,500	\$ 49,112	\$ 82,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	1999 Refunding Revenue Bonds	213,214	213,214								\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -				\$ -	
2	2004 Refunding Revenue Bonds	268,196	268,196								\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -				\$ -	
3	2003 Refunding Revenue Bonds	286,578	286,578								\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -				\$ -	
4	2005 Refunding Revenue Bonds	808,125	808,125								\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -				\$ -	
5	2007 Refunding Revenue Bonds	60,933	60,933								416,306	416,306	416,306	416,306	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
6	Contracted Financial Services										37,500	11,500	11,500	11,500	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
7	Contracted Legal Services															5,000	38,388	5,000	38,388	\$ -	\$ -		\$ -	
8	29-075-10 Park & Pine Basin										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
9	29-331-01 Fern Basins										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
10	29-332-07 Fern Basins										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
11	27-051-12 Beach Area @ Ski Run										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
12	27-054-15 Creation of Maple Ave										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
13	27-073-29 1030 Sonora										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
14	27-690-12 Turn lane at Hwy 50										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
15	26-041-28 4048 Pine										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
16	29-075-10 Park										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
17	29-095-01 to 05 3899 Park										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
18	27-075-11, 19 and 20 Blue Lake										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
19	27-690-08 and 09 SW Corner										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
20	Garage										1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
21	Administrative Costs										\$ -	\$ -	\$ -	\$ -	125,000	44,112	44,112	44,112	\$ -	\$ -			\$ -	
22	El Dorado County Re-assessment										\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
23	El Dorado County Audit Fees										\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
24	John Kennedy Steakhouse										\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	
											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -	