

## **REGULAR MEETING AGENDA**

**Oversight Board to the Merced Designated Local Authority, as  
Successor Agency to the Redevelopment Agency of the City of Merced**

**Thursday, January 25, 2018 at 4:30 PM**

**Merced City Hall**

**678 W 18th St, Merced, CA 95340**

The agenda for regular meetings is posted at least 72 hours prior to each meeting outside of the Merced City Hall located at 678 W 18th St, Merced, CA 95340, and is available at each meeting. The agenda and related reports are also available at the Merced City Clerk's Office and are available on the Designated Local Authority's website at [www.kosmont.com](http://www.kosmont.com). Any writing distributed within 72 hours of the meeting will be made available to the public by placing it with the City Clerk at the time it is distributed to the Designated Local Authority.

### **Call to Order**

### **Pledge of Allegiance**

### **Roll Call**

**Board Members:** Chair, Adam Cox, Merced County Community Member  
Joe Ramirez, City of Merced  
Andre Urquidez, Merced Community College District  
Lee Lor, Merced County Board of Supervisors  
Dominico Johnston, Merced County Office of Education  
Frank Quintero, City of Merced  
Rhiannon Jones, Merced County Mosquito Abatement District

### **Public Comments:**

Members of the public may comment on any item not appearing on the agenda and within the subject matter jurisdiction of the Board. Comments will be limited to a maximum of 5 minutes per person, and each person may speak once during this time. Time cannot be yielded to another person. Under State Law, matters presented under this item cannot be discussed or acted upon at this time by the Board. The public will be invited to make comments on agenda items when the item comes up for the Board's consideration. Please state your name and address for the record.

**Information Items:**

- A. Update on remediation
- B. Update on sale of Childs & Canal property
- C. Update on sale of other real property

**Action Items:**

- 1. Approval of Minutes

**Recommendation:** It is recommended that the Oversight Board to the Merced Designated Local Authority approve the minutes of its November 2, 2017 meeting.

- 2. Approval of ROPS 18-19 for the Merced Designated Local Authority

**Recommendation:** It is recommended that the Oversight Board to the Merced Designated Local Authority adopt Resolution No. 2018-01, a Resolution of the Oversight Board to the Merced Designated Local Authority, as Successor Agency to the Redevelopment Agency of the City of Merced, approving the Recognized Obligation Payment Schedule (ROPS 18-19) for July 1, 2018 through June 30, 2019.

**Other:**

- Board member comments
- Staff and counsel comments

**Adjournment:**

Americans with Disabilities Act Notice: Any individual, who because of a disability need special assistance to attend or participate in this meeting may request assistance by contacting the DLA Staff 24 hours in advance of the meeting.

DLA Staff Contact: Chris Jicha, (951) 203-8730, [cjicha@kosmont.com](mailto:cjicha@kosmont.com)

**Affidavit of Posting:**

I, \_\_\_\_\_, City staff of the City of Merced, do hereby affirm that a copy of the foregoing agenda was posted at City Hall at least 72 hours in advance of this meeting.

\_\_\_\_\_  
City of Merced

## Memorandum

To: Chris Jicha, Joy Otsuki

From: Dave Norman

Subject: Merced R Street and Merced City Center DLA Project Update September 2017:  
Projections for ROPS 17-18 B through ROPS 2018- 2019 A (January 1 2018 to  
December 31, 2018)

Date: December 12, 2017

Comments: The following narrative provides summary updates on each of the two Merced Projects for which we are currently providing environmental services:

### Merced R Street TPH Project:

Although the RWQCB has agreed that no further active treatment is necessary at the two gasoline stations and the Costco Parking lot, they required a work plan and Feasibility Study be prepared to address the residual MTBE and TBA detected at MW-6AR. Provost & Pritchard submitted these documents on June 29, 2016. In an e-mail dated August 16, 2016, the RWQCB required that, prior to submitting the notice of intent (NOI) for the groundwater treatment proposed in the feasibility study, an Active Contingency Plan would be required and that additional groundwater monitoring wells in the "treatment zone, transition zone, and down-gradient in the compliance zone would be required."

At this time, we are not able to recommend a practical active contingency plan and therefore we addressed this request administratively. The RWQCB has indicated they will not approve the use of injectable oxygen releasing compounds and they prefer ozone injection. P&P does not believe that ozone (and SVE) would be a cost-effective solution and may represent an excessively costly construction project. As of December 2016, the RWQCB and P&P have not developed an approved, cost effective plan. We are attempting to propose to the RWQCB the use of dual-phase extraction (removing groundwater and vapor into a trunk and dispose of off-site) as a cost-effective MTBE remediation strategy at MW-6AR. At the time of this update the RWQCB has not specifically responded on this issue but has taken other steps toward granting site closure.

Work anticipated during ROPs Period July 2017 to June 2018 includes the possible installation of 5 groundwater monitoring wells in the vicinity of 6AR, one year of quarterly monitoring and reporting, the implementation of a yet to be approved remedial alternative at monitoring well 6AR. As previously stated, we anticipate that the dual-phase extraction will be approved. For budgeting purposes we have assumed that up to 8 dual-phase extraction events will be necessary to remove sufficient groundwater affected by MTBE and TBA to achieve the low threat closure criteria. The actual number of dual-phase extraction events will be based on field monitoring over the first 4 events. This work has not yet been completed due the UST Fund and

C:\Users\carmeno\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\VN7A71QS\December 2017 update and projections for Merced Projects ROPS 2017 2018 A B January 2018 to January 2019.docx

RWQCBs considering alternative site closure strategies as presented in a letter dated August 25, 2017 (attached).

The alternative strategies include; rescission of the Cleanup and Abatement Order R5-2006-0724 (Completed August 25, 2017), destroying 36 groundwater monitoring wells, 27 SVE wells and 39 Sparge points on both 1415 and 1455 R, the Costco Parking lot and adjacent streets and private property as shown on Figure 2, Site Location Map (in progress). After destroying the wells listed there will be 11 monitoring wells remaining in place for future monitoring of the remnant MTBE plume down-gradient of the railroad tracks (Figure 3, Site Location Map, showing Monitoring Wells Left after Preliminary Closure).

In addition, the RWQCB requested that a water level transducer study be conducted in the area near City Well-5 to assess the potential connectivity between the water bearing zone and whether the well pulls water from the shallow impacted groundwater. We submitted a workplan to the RWQCB detailing our procedure for the study on August 28, 2017 and received tentative approval on September 15, 2017. The Transducer study was conducted in late October and did not indicate a hydrological connection. The transducer study near City Well-5 which was submitted to the RWQCB on November 10, 2017.

Provost & Pritchard has requested and was approved in previous ROPS budgets to conduct site closure activities. Site closure activities in accordance with the August 25, 2017 RWQCB letter began September 11, 2017. In ROPS 2017-2018, an additional \$45,000 was approved for the installation, survey and initial sampling of the 5 new monitoring wells in the vicinity of 6AR and an additional budget of \$120,000 for approval and implementation of the 8-anticipated dual-phase extraction events for a total 2017-2018 ROPs approval of \$170,000 (not yet expended).

As of the date of this update memorandum each of the scheduled monitoring wells, SVE and sparge points have been destroyed. In addition all horizontal piping has been abandoned in place. A well destruction is being prepared and will be submitted to the RWQCB.

No Additional funding is requested at this time. However, if the RWQCB requires work beyond that is detail herein and or near Well 6AR or other down gradient locations, additional scope and funding will be necessary.

### **Merced Center Parking Garage**

Previous updates documented the history and need for site remediation and the use of soil vapor extraction (SVE) to remove residual fuel hydrocarbons from soil and groundwater near and beneath the Merced Parking Garage. The SVE system was designed, permitted and installed in 2016 and began full time operation on September 8, 2016. After initial monitoring and testing, an operation and maintenance (O&M) program was implemented, including biweekly monitoring of the various systems and components and monthly sampling and analyses of the vapor entering and emitted from the treatment system. This testing is requested in the permit from the San Joaquin Valley Air Pollution Control District.

The extraction and treatment system has operated nearly full time since it began operation. It has operated as designed and as of August 9, 2017, has removed a cumulative mass of 4,387 pound of total petroleum hydrocarbons. There is limited monitoring data to date for estimating

the time required until the site may be considered for low threat closure by the Regional Water Quality Control Board. However, based on this limited data, it is possible the system could reach completion in the mid to latter portion of 2018. Operation data acquired between now and the end of 2017 will greatly improve the ability to project a time estimate for considering site closure.

Existing funding for O&M will be expended by early 2018. Therefore, additional funding will be necessary for continued O&M and anticipated site closure. We have estimated that an additional 10 months of O&M will be necessary from February 2018 to November 2018, one to two months of rebound testing, laboratory analyses and quarterly reporting, site closure and flat work concrete. The concrete flat work will likely include the total replacement of three alley sections. Additional funding requested is \$201,000 and is anticipate taking the project through site closure.

**REPORT TO THE MERCED DESIGNATED LOCAL AUTHORITY, AS SUCCESSOR  
AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF MERCED  
and the  
OVERSIGHT BOARD TO THE MERCED DESIGNATED LOCAL AUTHORITY**

**TO: DESIGNATED LOCAL AUTHORITY AND OVERSIGHT BOARD  
MEMBERS**

**FROM: CHRIS JICHA, SUCCESSOR AGENCY STAFF**

**DATE: JANUARY 25, 2018**

**SUBJECT: UPDATE ON THE DISPOSITION OF REAL PROPERTY ASSETS**

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**PURPOSE OF STAFF REPORT**

The purpose of this Staff Report is to update the Merced Designated Local Authority and the Merced Oversight Board members regarding the disposition of certain property owned by the former Redevelopment Agency and transferred to the DLA from the City of Merced and the City of Merced Parking Authority.

**BACKGROUND**

The DLA directed staff to market and solicit offers, using a competitive process, for the disposition process for the properties. The Oversight Board then took action at its April 11, 2017 Meeting, appointing a three (3) member Evaluation Committee to evaluate each offer received and make recommendations to the Oversight Board for all the properties including 406 W. Childs Avenue.

Staff prepared an Offering Memorandum for all the properties except the 406 W. Childs Avenue property which was reviewed and approved by the Evaluation Committee before distribution to all agents and brokers in the Merced area as well as over 1,000 targeted developers and real estate investors.

The Oversight Board directed Staff to draft a Request for Qualifications/Proposals ("RFP/Q") for the 406 W. Childs Avenue property, the Committee reviewed and approved the RFP/Q and it was distributed to targeted developers.

All of the properties are listed on all the major listing sites including MLS, CoStar and LoopNet which causes them to be listed on the popular consumer websites such as Zillow. In addition, the property offering was direct emailed to all licensed regional agents and brokers in the Merced area.

**DISCUSSION**

Currently, staff has opened preliminary escrow for the 376 S. West Avenue property while waiting for final Department of Finance Approval of the Sale which is due at the beginning of February. Upon DOF approval, escrow will be officially opened and the expected closing should occur before the end of February 2018.

Staff is updating the deadline for submission of offers for the remaining properties to Wednesday, February 28, 2018. Inquiries continue to be received with most of the inquiries from non-serious, un-qualified buyers with many requesting that the seller finance the purchase. Since these are all "As-is," "Where-as" sales these potential buyers are quickly disqualified.

The Offering Memorandum is being updated and will be blasted out again to all the local and regional brokers and agents. Other options to consider are whether we should post signs on the remaining properties which include:

<u>Property</u>	<u>APN</u>
2490 G Street	033-032-015
25 E Santa Fe	033-032-012
33 N. Parsons Ave	035-140-018
823 W. 14 <sup>th</sup> Street	031-213-012
843 W. 14 <sup>th</sup> Street	031-213-015
849 W. 14 <sup>th</sup> Street	031-213-016
1011 W. 14 <sup>th</sup> Street	031-203-019; 031-203-018
333 W. 16 <sup>th</sup> Street	031-152-014
335 W. 16 <sup>th</sup> Street	031-152-015

The Noyan Company was selected by the Committee to purchase and develop the 406 W. Childs Avenue property, Noyan is a qualified developer of retail centers and the sale price was negotiated at \$6.00/sf.

The Committee directed staff to negotiate a purchase and sale agreement ("PSA") that can be reviewed by the Committee, DLA and OB Counsel and then considered by both the DLA and OB for approval. Currently, staff is communicating regularly with the Buyer to define all due diligence, contingencies and other details of the PSA. Staff has coordinated with City Staff to resolve land use, entitlement and permitting issues to remove as many contingencies as possible. Staff expects to have the details of the PSA fully negotiated and ready for consideration by the Committee no later than mid-February 2018.

## SPECIAL MEETING MINUTES

Thursday, November 2, 2017 at 4:30PM

Special Meeting of the Oversight Board to the Merced Designated Local Authority,  
as Successor Agency to the Merced Redevelopment Agency

Merced City Hall  
678 W. 18<sup>th</sup> Street, Merced, CA 95340

1. Call to Order – At 4:37 PM the Special Meeting of the Oversight Board to the Merced Designated Local Authority, as Successor to the City of Merced Redevelopment Agency was called to order
2. Roll Call  
Present: Chair Adam Cox, Andre Urquidez, Dominico Johnston, Frank Quintero  
Absent: Rhiannon Jones, Joe Ramirez, Lee Lor  
  
Staff Present: Chris Jicha, DLA Staff - Kosmont Companies  
Joy Otsuki, (by phone) DLA Counsel – Leibold, McClendon & Mann
3. Public Comments: None

### Consent Items

4. Approval of Minutes  
Motion:  
Motion by Johnston to approve the minutes of the September 28, 2017 Regular Meeting, second by Urquidez. Motion carried 4-0.
5. Approval of Sale of Property: APN: 059-240-018, 376 S. West Avenue, Merced, CA  
Motion:  
Motion by Johnston to adopt Resolution 2017-16, a Resolution of the Oversight Board to the Merced Designated Local Authority, as Successor Agency to the Redevelopment Agency of the City of Merced approving and authorizing the execution of of a Vacant Land Purchase Agreement and Joint Escrow Instructions for the sale of certain real property identified as APN: 059-240-018, 376 S. West Avenue, Merced, CA, second by Urquidez. Motion carried 4-0
6. Adjournment of Merced Oversight Board Meeting – 5:03 PM.



Submitted:

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Secretary, Christopher J. Jicha  
Kosmont Companies, Staff to the Oversight Board

Approved:

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Chair, Adam Cox  
Merced Oversight Board

**REPORT TO THE OVERSIGHT BOARD TO THE MERCED DESIGNATED LOCAL  
AUTHORITY, AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
OF THE CITY OF MERCED**

**TO: OVERSIGHT BOARD MEMBERS**

**FROM: CHRISTOPHER JICHA, SUCCESSOR AGENCY STAFF**

**DATE: JANUARY 25, 2018**

**SUBJECT: RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 18-19)  
FOR JULY 1, 2018 THROUGH JUNE 30, 2019**

**Recommendation**

It is recommended that the Oversight Board to the Merced Designated Local Authority, as Successor Agency to the Redevelopment Agency of the City of Merced, adopt Resolution 2018-01, A Resolution of the Oversight Board to the Merced Designated Local Authority, as Successor Agency to the Merced Redevelopment Agency, Approving the Recognized Obligation Payment Schedule (ROPS 18-19) for July 1, 2018 through June 30, 2019.

**Background**

As part of the dissolution of the former Redevelopment Agency, Health and Safety Code Section 34177 (added by AB X1 26 and amended by AB 1484) requires the Successor Agency to adopt a Recognized Obligation Payment Schedule (ROPS) that lists all obligations of the former redevelopment agency that are enforceable within the meaning of subdivision (d) of Section 34167 for each six month period of each fiscal year. The Successor Agency has previously adopted ROPS for prior six-month periods. The previous ROPS have been approved by the Oversight Board and accepted by the State Department of Finance (DOF). SB 107, enacted in September 2016, changed the format of the ROPS from a six month period to a fiscal year format.

**Discussion**

SB 107 requires that the ROPS for July 2018 through June 2019 be submitted to DOF and the State Controller's office, after approval by the Oversight Board, no later than February 1, 2018. The DOF has five (5) days after submittal to request a review and forty-five (45) days to review the ROPS if it decides to do so. If the ROPS is not submitted by the deadline, the administrative cost allowance for the Successor Agency is reduced by 25% after 10 days.

The attached ROPS 18-19 for the period July 1, 2018 – June 30, 2019 follows the form prescribed by the DOF and incorporates all of the remaining obligations identified in the previous ROPS.

In compliance with DOF guidance, all administrative costs have been combined into one line item. The annual administrative cost budget incorporated into the ROPS is as follows:

Kosmont	\$120,000
LMM	\$ 60,000
Los Banos	\$ 24,000
VTD	\$ 40,000
<u>Other</u>	<u>\$ 6,000</u>
Total	<u>\$250,000</u>

**Attachments:**

Resolution 2018-01  
Recognized Obligation Payment Schedule of the Merced Designated Local Authority, as Successor Agency to the Merced Redevelopment Agency for the period of July 1, 2018 through June 30, 2019 (ROPS 18-19)

**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE MERCED DESIGNATED LOCAL AUTHORITY, AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF MERCED APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 18-19) FOR JULY 1, 2018 THROUGH JUNE 30, 2019**

**WHEREAS**, the Oversight Board to the Merced Designated Local Authority, as Successor Agency of the Redevelopment Agency of the City of Merced (the "Successor Agency") is charged with overseeing the implementation of recognized enforceable obligations and winding down of the affairs of the former Redevelopment Agency of the City of Merced (the "Agency") in accordance with the California Health and Safety Code; and

**WHEREAS**, Health and Safety Code Section 34169 requires the Successor Agency to prepare and adopt a "Recognized Obligation Payment Schedule" that lists all obligations of the former redevelopment agency that are enforceable within the meaning of subdivision (d) of Section 34167 for six month periods, including July 2018 through June 2019; and

**WHEREAS**, the Oversight Board is also required to approve an administrative cost budget for every ROPS period; and

**WHEREAS**, AB 1484 requires that the ROPS 18-19 for the period July 1, 2018 through June 30, 2019 must be submitted to the Department of Finance and the State Controller's office, after approval by the Oversight Board, no later than February 1, 2018 or be subject to penalties; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE OVERSIGHT BOARD TO THE MERCED DESIGNATED LOCAL AUTHORITY, AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF MERCED, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1.** The Recitals set forth above are true and correct and incorporated herein by reference.

**SECTION 2.** The Oversight Board to the Merced Designated Local Authority hereby approves the Schedule attached hereto as Exhibit A as the Recognized Obligation Payment Schedule 18-19 for July 1, 2018 through June 30, 2019. Pursuant to Health & Safety Code Section 34173, the Successor Agency's liability, including, but not limited to, its liability for the obligations on the attached schedule, is limited to the total sum of property tax revenues it receives pursuant to Part 1.85 of AB X1 26.

**SECTION 3.** The Oversight Board to the Merced Designated Local Authority hereby approves the Administrative Cost Budget for July 1, 2018 through June 30, 2019 set forth in the staff report for this Agenda Item 2.

**SECTION 4.** Christopher Jicha, or his designee, or another employee of Kosmont Companies designated by Larry Kosmont, is hereby authorized and directed to submit the ROPS to such parties as may be required in accordance with the Health & Safety Code, and to take such other actions on behalf of the Successor Agency with respect to the ROPS as may be necessary in accordance with applicable law.

**SECTION 5.** If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

**SECTION 6.** The Oversight Board directs the Successor Agency's staff to give notice to the Department of Finance of the approval of this Resolution and to otherwise comply with Health & Safety Code Section 34179(h).

**SECTION 7.** This Resolution will become effective as provided by Health & Safety Code Section 34179(h).

*Continued on Next Page*

**OVERSIGHT BOARD RESOLUTION NO. 2018-01**

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**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Oversight Board to the Merced Designated Local Authority, as Successor Agency of the Redevelopment Agency of the City of Merced, held this 25<sup>th</sup> day of January, 2018 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Chairperson, Oversight Board to the  
Merced Designated Local Authority, as  
Successor Agency to the Redevelopment  
Agency of the City of Merced

**ATTEST:**

\_\_\_\_\_  
Secretary

Attachment: ROPS 18-19

**Recognized Obligation Payment Schedule (ROPS 18-19) - Summary**

Filed for the July 1, 2018 through June 30, 2019 Period

**Successor Agency:** Merced City  
**County:** Merced

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>18-19A Total (July - December)</b>	<b>18-19B Total (January - June)</b>	<b>ROPS 18-19 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D):</b>	<b>\$ 276,000</b>	<b>\$ 75,000</b>	<b>\$ 351,000</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	276,000	75,000	351,000
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</b>	<b>\$ 1,953,938</b>	<b>\$ 1,460,963</b>	<b>\$ 3,414,901</b>
F RPTTF	1,828,938	1,335,963	3,164,901
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 2,229,938</b>	<b>\$ 1,535,963</b>	<b>\$ 3,765,901</b>

Certification of Oversight Board Chairman:  
Pursuant to Section 34177 (o) 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 successor agency.

\_\_\_\_\_  
Name Title  
/s/ \_\_\_\_\_  
Signature Date

**Merced City Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail**

July 1, 2018 through June 30, 2019

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	18-19A (July - December)					18-19B (January - June)					W	
											Fund Sources					Fund Sources						
											L	M	N	O	P	Q	R	S	T	U		V
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 18-19 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19B Total
								\$ 37,050,446		\$ 3,765,901	\$ -	\$ -	\$ 276,000	\$ 1,828,938	\$ 125,000	\$ 2,229,938	\$ -	\$ -	\$ 75,000	\$ 1,335,963	\$ 125,000	\$ 1,535,963
2	Project Area #2/2003 TAB	Bonds Issued On or Before	5/29/2003	12/31/2023	U.S. Bank	Debt payment	Project Area #2	12,660,000	N	\$ 2,110,000				1,055,000		\$ 1,055,000				1,055,000		\$ 1,055,000
3	Project Area #2/Trustee Services	Fees	3/25/1999	12/31/2023	U.S. Bank	Bond agent professional services	Project Area #2	15,400	N	\$ 1,925						\$ -				1,925		\$ 1,925
4	Project Area #2/Cost of Continuing Disclosure	Fees	11/13/2003	12/31/2023	Kosmont Companies - Vavrinek Trine Day	Continuing Disclosure	Project Area #2	40,000	N	\$ 5,000				2,500		\$ 2,500				2,500		\$ 2,500
6	Project Area #2/Loan Guarantee	Miscellaneous	1/1/01	1/1/23	Wells Fargo	Loan Guarantee - Laurel Glen Apartments	Project Area #2		N													
7	Project Area #2/Loan City of Merced (2003 & 2009)	Miscellaneous	1/1/01	1/1/23	City of Merced	Loan from Sewer Enterprise Fund-Ratepayer	Project Area #2		N													
8	Project Area #2/Simpson's DDA-Brownfield Rem.	Remediation	1/1/01	1/1/23	Various Environmental Consultants	Environmental Guarantee	Project Area #2		N													
9	Project Area #2/Costco, Inc. DDA-Brownfield	Remediation	4/16/1992	1/1/2023	Various Environmental Consultants	Environmental Guarantee Remediation	Project Area #2		N	\$ -						\$ -						\$ -
10	Project Area #2/Merced Center DDA's	Remediation	11/7/2005	1/1/2023	Various Environmental Consultants - Provost & P	Environmental Guarantee Remediation	Project Area #2	201,000	N	\$ 201,000			201,000			\$ 201,000						\$ -
14	Gateways/Cost of Continuing Disclosure	Fees	11/13/2003	9/1/2039	Kosmont Companies - Vavrinek Trine Day	Continuing Disclosure	Gateways	85,000	N	\$ 5,000				2,500		\$ 2,500				2,500		\$ 2,500
18	Property, Development Rights & Environmental Indemnity Obligations	OPA/DDA/Construction	4/16/1992	1/1/2023	Costco, Inc.*** (note 3 & 4)	Costco Parking Lot & Related Rights DDA and others	Project Area #2		N	\$ -						\$ -						\$ -
19	Property, Development Rights & Environmental Indemnity Obligations	OPA/DDA/Construction	11/7/2005	1/1/2011	Merced Community College District	Merced Center Site DDA	Project Area #2		N	\$ -						\$ -						\$ -
20	Property, Development Rights & Environmental Indemnity Obligations	OPA/DDA/Construction	1/1/2001	1/1/2023	Westamerica Bancorporation	Merced Center Lease-1801 M Street	Project Area #2		N	\$ -						\$ -						\$ -
21	Property, Development Rights & Environmental Indemnity Obligations	OPA/DDA/Construction	11/4/1996	1/1/2023	Joseph and Michele Corvello/C&S Motors	DDA for 254 West 16th Street	Project Area #2		N	\$ -						\$ -						\$ -
23	Property, Development Rights & Environmental Indemnity Obligations	OPA/DDA/Construction	10/27/1992	1/1/2023	Cyril Lawrence, Two Wheels	DDA for Merced Power Sports-265 W 15th St.	Project Area #2		N	\$ -						\$ -						\$ -
24	Property, Development Rights & Environmental Indemnity Obligations	OPA/DDA/Construction	5/3/1999	1/1/2023	Christine McFadden	Valley Veterinary Hospital DDA	Project Area #2		N	\$ -						\$ -						\$ -
25	Property, Development Rights & Environmental Indemnity Obligations	OPA/DDA/Construction	1/3/1994	1/1/2023	Merced Realtors	DDA for 635 West Main Street	Project Area #2		N	\$ -						\$ -						\$ -
26	Property, Development Rights & Environmental Indemnity Obligations	OPA/DDA/Construction	1/1/2001	1/1/2023	Indemnity Obligation (note 5)	Indemnification	Project Area #2		N	\$ -						\$ -						\$ -
28	Project Area #2/Land Acquisition	Property Maintenance	1/1/01	1/1/23	Construction Rental Svc.	Rental fencing for vacant property; contingent liability of RDA	Project Area #2		N													
29	Project Area #2/Residential Façade Grant	OPA/DDA/Construction	1/1/01	1/1/23	Kim Dolina	Residential improvement at 101 W. 20th, contingent liability of RDA	Project Area #2		N													
32	Project Area #2/Highway 59 Multi-Family Housing Pro.	OPA/DDA/Construction	1/1/01	1/1/23	Merced Pacific Associates, LLC	Development of 75 units-tax credit; contingent liability of RDA	Project Area #2		N													
45	Project Area #2/Annual Audit Fees	Fees	7/1/2018	6/30/2019	PricePaige LLP	Annual Audit Fees for Bond Compliance 6/30/19	All	5,000	N	\$ 5,000						\$ -				5,000		\$ 5,000
46	Gateways/Annual Audit Fees	Fees	7/1/2018	6/30/2019	PricePaige LLP	Annual Audit Fees for Bond Compliance 6/30/19	All	5,000	N	\$ 5,000						\$ -				5,000		\$ 5,000
48	Project Area #2/Merced County Arts Council Lease	Property Maintenance	1/1/01	1/1/23	Merced County Arts Council	Merced Arts Center Annual Improvements	Project Area #2		N													
55	Project Area #2/Provost & Pritchard Testing	Remediation	1/1/01	1/1/23	Provost & Pritchard	R Street Property Clean-up	Project Area #2		N													
56	Project Area #2/Provost & Pritchard Testing	Remediation	1/1/01	1/1/23	Provost & Pritchard	EPA Merced Center Brownfield Assessment	Project Area #2		N													
57	Project Area #2/Merced Theatre Tax Credit Guarantee	Miscellaneous	1/1/01	1/1/23	Wells Fargo Bank, N.A. and PNC Bank, N.A.	Federal Tax Credit Guarantee **	Project Area #2		N													
58	Project Area #2/Debt Service Funding Agreement	Miscellaneous	1/1/01	1/1/23	F & M Bank	Debt Service Funding Agreement	Project Area #2		N													
63	Project Area #2/Merced Theatre Renovation	Miscellaneous	1/1/01	1/1/23	Merced Theatre Landlord, LLC	Reserve Basis for Theatre Operations	Project Area #2		N													
64	Gateways/Debt Service Funding Agreement	Miscellaneous	1/1/01	1/1/23	Bank of New York Mellon	HUD 108 Loan - The Grove Apartments - one-half 2014 debt service	Gateways		N													
65	Gateways/Loan Guarantee	Miscellaneous	10/30/2002	7/1/2016	Wells Fargo	Loan Guarantee - The Grove Apartments	Gateways	238,996	N	\$ -						\$ -						\$ -
73	DLA Legal Counsel	Legal	1/1/2018	12/31/2019	Liebold McClendon & Mann	Legal Services for bond, project & contract/DDA/OPA compliance per HSC 34171 (b) - Costco property and related remediation (ROPS lines 18, 55 and 56)	All	10,000	N	\$ 10,000			5,000			\$ 5,000			5,000			\$ 5,000
75	Project # 2/Lease of DLA property to Costco for Parking Lot Option to Purchase same	Miscellaneous	7/13/1993	7/12/2016	Various	Obligation to Lease Property to Costco & grant of Option to Purchase Property to Costco	Project Area #2		N	\$ -						\$ -						\$ -
76	R Street Remediation	Remediation	12/1/2012	12/31/2032	Provost & Pritchard	Remediation of R Street Properties per Consultant Services Agreement between DLA and Provost and Pritchard	Project Area #2		N	\$ -						\$ -						\$ -
87	Gateways/Debt Service Funding Agreement	Miscellaneous	1/1/01	12/31/14	City of Merced	Reimbursement to City for CDBG Funds Paid for HUD 108 Loan Guarantee - The Grove Apartments	Gateways		N													



**Merced City Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail**

**July 1, 2018 through June 30, 2019**

**(Report Amounts in Whole Dollars)**

A	B	C	D	E	F	G	H	I	J	K	18-19A (July - December)					Q	18-19B (January - June)					W	
											Fund Sources						Fund Sources						
											L	M	N	O	P		R	S	T	U	V		
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 18-19 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19B Total	
90	Costco Property and remediation activities	Property Maintenance	1/1/2018	12/31/2019	Kosmont Companies	Services for bond, project & contract/DDA/OPA compliance per HSC 34171 (b) - Costco property and related remediation (ROPS lines 18, 55 and 56)	All	10,000	N	\$ 10,000			5,000			\$ 5,000			5,000				\$ 5,000
93	Gateways/Debt Service Funding Agreement	Miscellaneous	1/1/01	12/31/14	City of Merced	Reimbursement to City for CDBG Funds Paid for HUD 108 Loan Guarantee - The Grove Apartments - \$53,770 on 1/23/2014	Gateways		N														
94	DLA Administration Costs	Admin Costs	2/1/2012	9/1/2039	Various	Admin costs	All	2,210,000	N	\$ 250,000					125,000	\$ 125,000						125,000	\$ 125,000
100	Gateways Tax Allocation Refunding Bonds 2015 Series A	Refunding Bonds Issued After 6/27/12	7/22/2015	9/1/2038	Wilmington Trust NA	Debt Payment	Gateways	21,374,050	N	\$ 1,028,976				766,938		\$ 766,938				262,038			\$ 262,038
102	Gateways/Trustee Services	Fees	7/22/2015	9/1/2038	Wilmington Trust NA	Bond agent professional services	Gateways	66,000	N	\$ 4,000				2,000		\$ 2,000				2,000			\$ 2,000
103	Project Area #2 - 99 & 2003 TAB	Fees	9/3/2015	12/31/2023	Barthe & Wahrman	Arbitrage Calculations	All		N	\$ -						\$ -							\$ -
104	Bond Coucel services - Unexpended proceeds	Legal	7/22/2015	9/1/2038	Weist Law Firm	Unexpended proceeds	Gateways		N	\$ -						\$ -							\$ -
105	Conveyance costs	Property Dispositions	7/1/2017	6/30/2019	Various Vendors	Appraisals, Title Insurance, escrow, closing and other costs	All	80,000	N	\$ 80,000			40,000			\$ 40,000			40,000				\$ 40,000
106	Litigation Costs	Litigation	7/1/2017	6/30/2019	Liebold McClendon & Mann	Cost to defend lawsuit	All	50,000	N	\$ 50,000			25,000			\$ 25,000			25,000				\$ 25,000
107									N	\$ -						\$ -							\$ -
108									N	\$ -						\$ -							\$ -
109									N	\$ -						\$ -							\$ -
110									N	\$ -						\$ -							\$ -
111									N	\$ -						\$ -							\$ -
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143									N	\$ -						\$ -							\$ -
144									N	\$ -						\$ -							\$ -

**Merced City Recognized Obligation Payment Schedule (ROPS 18-19) - Report of Cash Balances**  
**July 1, 2015 through June 30, 2016**  
**(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see <a href="#">[ INSERT URL LINK TO CASH BALANCE TIPS SHEET ]</a>									
A	B	C	D	E	F	G	H	I	
Cash Balance Information for ROPS 15-16 Actuals (07/01/15 - 06/30/16)		Fund Sources						Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin		
<b>1</b>	<b>Beginning Available Cash Balance (Actual 07/01/15)</b>			3,045,708		1,227,817	(28,691)	Col. G includes \$642,616 rec'd from Cty of Merced for Prior ROPS	
<b>2</b>	<b>Revenue/Income (Actual 06/30/16)</b> RPTTF amounts should tie to the <b>ROPS 15-16</b> total distribution from the County Auditor-Controller during June 2015 and January 2016.	1,091,200		642,616		1,917,757	4,537,947	Col. E is a reclassification of prior ROPS funds rec'd from Cty. Col. G is reclass of \$1,091,200 from Col. C per DOF determination ltr plus other income	
<b>3</b>	<b>Expenditures for ROPS 15-16 Enforceable Obligations (Actual 06/30/16)</b>	1,091,200		3,250,765		1,141,551	2,328,531	Col. C is reclassification to Col. G per DOF determination ltr also True-up payment and DDR payments made to County	
<b>4</b>	<b>Retention of Available Cash Balance (Actual 06/30/16)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)					642,616	1,587,992	Col. G is reclassification of prior ROPS funds rec'd from Cty from Other Funds to Reserves includes 1,460,162 Debt Service, 120,830 R street and 6,000 for Trustee and audit fees	
<b>5</b>	<b>ROPS 15-16 RPTTF Balances Remaining</b>	No entry required							
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/16)</b> C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ 437,559	\$ -	\$ 1,361,407	\$ 592,733	Column G Includes 1,091,200 reclassified from Column C As Reserved	

