

**ANNOTATED  
AGENDA  
OVERSIGHT BOARD  
TO THE SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY**

**ANTIOCH COUNCIL CHAMBERS  
THIRD & "H" STREETS**

**February 25, 2013 at 3:00 PM (3:10 pm)**

Board Members:

Brian Kalinowski, Chair  
Martha Parsons, Vice Chair  
Keith Archuleta  
Tim Forrester (**absent**)  
David Fraser  
Robert Kratochvil (**absent**)  
Tina Wehrmeister

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**ITEMS**

1. **Annotated Agenda for January 14, 2013**

**Action:** Motion to approve the Annotated Agenda.

STAFF REPORT

**APPROVED; 5/0**

2. **Recognized Obligation Payment Schedule (ROPS) 13-14A**

STAFF REPORT

**Action:** Adopt a Resolution approving the Recognized Obligation Payment Schedule (ROPS) 13-14A.

**OB RESOLUTION 2013-03; 5/0**

3. **Updates to the Board including but not limited to Property Transfers from the Agency to the City, Administrative Cost Allowance, Due Diligence Reviews, Property Management Plan and Housing Deferred Set-Aside Repayment Plan**

STAFF REPORT

**Action:** Receive and file; direction to City staff if appropriate.

**UPDATE RECEIVED**

**ORAL COMMUNICATIONS**

## **WRITTEN COMMUNICATIONS**

### **BOARD REPORTS**

**ADJOURNMENT** (3:22 pm) to March 18, 2013

#### **Notice of Availability of Reports**

This agenda is a summary of the actions proposed to be taken by the Oversight Board to the Successor Agency to the Antioch Development Agency. Materials provided regarding the agenda items will be available at the following website: <http://www.ci.antioch.ca.us/citygov/oversight/default.htm> or at the City of Antioch Community Development Department located on the 2<sup>nd</sup> floor of City Hall, 3<sup>rd</sup> and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Thursday for inspection and copying (for a fee). The meetings of the Oversight Board are accessible to those with disabilities. Auxiliary aides will be made available upon advance request for persons with hearing or vision disabilities at (925) 779-7009 or TDD (925) 779-7081.

**REPORT TO THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO  
THE ANTIOCH DEVELOPMENT AGENCY FOR CONSIDERATION AT THE  
MEETING OF February 25, 2013**

Prepared By: Cheryl Hammers, Planning Secretary 

Date: February 14, 2013

Subject: January 14, 2013 Annotated Agenda Approval

**RECOMMENDED ACTION**

Motion to approve the annotated agenda from the meeting of January 14, 2013.

**DISCUSSION**

The annotated agenda from the meeting of the Oversight Board on January 14, 2013 is attached for review and approval of the board.

**ATTACHMENT**

Annotated Agenda from the meeting of January 14, 2013

**ANNOTATED  
AGENDA  
OVERSIGHT BOARD  
TO THE SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY  
ANTIOCH COUNCIL CHAMBERS  
THIRD & "H" STREETS**

**January 14, 2013 at 3:00 PM (3:02 pm)**

Board Members:

Brian Kalinowski, Chair  
Martha Parsons, Vice Chair  
Keith Archuleta  
Tim Forrester  
David Fraser (**arrived at 3:07 pm**)  
Robert Kratochvil  
Tina Wehrmeister

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**ITEMS**

**1. Annotated Agenda for December 17, 2012**

**Action:** Motion to approve the Annotated Agenda.

**APPROVED; 6/0**

**2. Due Diligence Review of Other Funds of the former Antioch Development Agency (not Low and Moderate Income Housing Fund)**

**Action:** Adopt a Resolution approving the Due Diligence Review of Other Funds of the former Antioch Development Agency.

**OB RESOLUTION 2013-01; 6/0/1  
Abstention - Fraser**

**3. Housing Deferred Set-Aside Repayment Plan**

**Action:** Adopt a Resolution approving the Housing Deferred Set-Aside Repayment Plan.

**OB RESOLUTION 2013-02; 7/0**

**4. Update on prior Property Transfers from the Antioch Development Agency to the City**

**Action:** Direction to staff following oral update.

**NO DIRECTION GIVEN**

**5. Meeting Schedule**

**February 25, 2013 at 3:00 p.m.**

**ORAL COMMUNICATIONS**

**WRITTEN COMMUNICATIONS**

**BOARD REPORTS**

**ADJOURNMENT** (3:16 pm)

**Notice of Availability of Reports**

This agenda is a summary of the actions proposed to be taken by the Oversight Board to the Successor Agency to the Antioch Development Agency. Materials provided regarding the agenda items will be available at the following website: <http://www.ci.antioch.ca.us/citygov/oversight/default.htm> or at the City of Antioch Community Development Department located on the 2<sup>nd</sup> floor of City Hall, 3<sup>rd</sup> and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Thursday for inspection and copying (for a fee). The meetings of the Oversight Board are accessible to those with disabilities. Auxiliary aides will be made available upon advance request for persons with hearing or vision disabilities at (925) 779-7009 or TDD (925) 779-7081.

**REPORT TO THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO  
THE ANTIOCH DEVELOPMENT AGENCY FOR CONSIDERATION AT THE  
MEETING OF FEBRUARY 25, 2013**

Prepared By: Dawn Merchant, City of Antioch Finance Director

Date: February 14, 2013

Subject: Recognized Obligation Payment Schedule

**RECOMMENDED ACTION**

Motion to adopt the resolution approving the Recognized Obligation Payment Schedule for the period of July 2013 through December 2013 (ROPS 13-14A)

**DISCUSSION**

As a result of the passage of Assembly Bill 1X26, or Dissolution Act, as amended by Assembly Bill 1484, the City as Successor Agency to the Antioch Development Agency (Successor Agency) is required to prepare a Recognized Obligation Payment Schedule (ROPS) that outlines administrative, contractual and bonded indebtedness expenses of the Successor Agency every six months until all obligations of the former Antioch Development Agency are satisfied. The ROPS incorporates obligations on the Enforceable Obligations Schedule as approved by the City of Antioch as Successor Agency in January 2012.

The ROPS 13-14A for the period of July 2013 through December 2013 is required to be submitted to the Department of Finance (DOF) by March 1, 2013. A draft ROPS for this period is attached (Attachment A). The ROPS 13-14A will be used by the County Auditor-Controller to allocate property tax increment to the City as Successor Agency to pay the obligations listed on the ROPS due for the six month period. The ROPS 13-14A is subject to certification by the County Auditor Controller, approval of the State Controller, State Department of Finance and the Oversight Board. Once approved, the City as Successor Agency will then only be able to pay those obligations listed on the approved ROPS.

Attached for consideration and approval are a resolution and ROPS 13-14A (Attachment A), detailing the continuing obligations of the former Antioch Development Agency with payments from July through December 2013. The ROPS is segregated into five pages, with the first page detailing contact information for the Successor Agency. The second page provides summary totals; the third page details all obligations of the City as Successor Agency and Housing Successor to be reimbursed either from the Redevelopment Property

Tax Trust Fund established at the County level or the former low and moderate income housing fund of the Antioch Development Agency (shown in the Reserve Balance column); the fourth page provides notes to the obligations listed that the City wants to provide further clarification for; and the fifth page provides a reconciliation of estimated to actual expenditures for the approved July through December 2012 ROPS.

As approved by both the City Council as Successor Agency and the Oversight Board, a line item for the Housing Fund Deficit repayment has been added to the ROPS 13-14A as item #15 on the third page. The Department of Finance (DOF) has exercised the right of review of the Oversight Board action approving this obligation; therefore it is unknown at this time if it will be approved by the state as an enforceable obligation.

As previously reported to the Board, the DOF denied the Marina Subsidy as an enforceable obligation. It appears on the ROPS highlighted in pink as the DOF pre-populated all fields on the report and left denied obligations highlighted. No amount is reported or claimed for the period.

#### **ATTACHMENT**

- A. Resolution Approving the Recognized Obligation Payment Schedule for the Period of July 2013 through December 2013**

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

**RESOLUTION OF THE OVERSIGHT BOARD  
TO THE SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY  
APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS”) FOR THE  
SUCCESSOR AGENCY AND HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT  
AGENCY FOR THE PERIOD OF JULY 2013 THROUGH DECEMBER 2013 (ROPS 13-14A)**

Whereas, Health and Safety Code section 34177(l)(1) provides that Successor Agencies are required to prepare a Recognized Obligation Payment Schedule before each six-month fiscal period identifying enforceable obligations and sources of payment; and

Whereas, Health and Safety Code section 34177 (B) provides that Recognized Obligation Payment Schedules are to be approved by Oversight Boards;

**NOW THEREFORE BE IT RESOLVED THAT** the Oversight Board to the Successor Agency to the Antioch Development Agency hereby approves the attached Recognized Obligation Payment Schedule of the City of Antioch as Successor Agency and Housing Successor to the Antioch Development Agency for the period of July 2013 through December 2013 (ROPS 13-14A).

\* \* \* \* \*

The foregoing resolution was passed and adopted by the Oversight Board to the Successor Agency to the Antioch Development Agency at a regular meeting thereof, held on the \_\_\_\_ day of \_\_\_\_\_, 2013 by the following vote:

**AYES:**  
**NOES:**  
**ABSENT:**

\_\_\_\_\_  
Chair, Oversight Board



SUCCESSOR AGENCY CONTACT INFORMATION

**Successor Agency**

ID: 20  
County: Contra Costa  
Successor Agency: Antioch

**Primary Contact**

Honorific (Ms, Mr, Mrs)

First Name

Last Name

Title

Address

City

State

Zip

Phone Number

Email Address

|                            |
|----------------------------|
| Dawn                       |
| Merchant                   |
| Finance Director           |
| P.O. Box 5007              |
| Antioch                    |
| CA                         |
| 94531                      |
| 925-779-6135               |
| dmerchant@ci.antioch.ca.us |

**Secondary Contact**

Honorific (Ms, Mr, Mrs)

First Name

Last Name

Title

Phone Number

Email Address

|                           |
|---------------------------|
| Lynn Tracy                |
| Nerland                   |
| City Attorney             |
| 925-779-7015              |
| lnerland@ci.antioch.ca.us |

**SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: **ANTIOCH (CONTRA COSTA)**

| Outstanding Debt or Obligation  | Total                  |
|---|------------------------|
| Total Outstanding Debt or Obligation  | \$61,653,801           |
| <b>Current Period Outstanding Debt or Obligation</b>  | <b>Six-Month Total</b> |
| A Available Revenues Other Than Anticipated RPTTF Funding   | \$140,381              |
| B Enforceable Obligations Funded with RPTTF   | \$2,988,124            |
| C Administrative Allowance Funded with RPTTF  | \$125,000              |
| D Total RPTTF Funded (B + C = D)  | \$3,113,124            |
| E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i> | \$3,253,505            |
| F Enter Total Six-Month Anticipated RPTTF Funding   | \$3,113,124            |
| G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>                         | \$0                    |

**Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))**

|  |             |
|--|-------------|
| H Enter Estimated Obligations Funded by RPTTF (lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed) | \$2,625,655 |
| I Enter Actual Obligations Paid with RPTTF   | \$2,615,128 |
| J Enter Actual Administrative Expenses Paid with RPTTF   | \$10,527    |
| K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)   | \$0         |
| L Adjustment to RPTTF (D - K = L)  | \$3,113,124 |

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.

Brian Kalinowski  
Chair

Name  
Title

/s/

Signature

Date

Oversight Board Approval Date: \_\_\_\_\_

ANTIOCH (CONTRA COSTA)  
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)  
 July 1, 2013 through December 31, 2013

| Item # | Project Name / Debt Obligation                     | Contract/Agreement Execution Date | Contract/Agreement Termination Date | Payee                             | Description/Project Scope   | Project Area          | Total Outstanding Debt or Obligation | Total Due During Fiscal Year 2013-14 | Funding Source |                 |                 |             |       | Six Month Total |
|--------|--|-----------------------------------|-------------------------------------|-----------------------------------|---|-----------------------|--------------------------------------|--------------------------------------|----------------|-----------------|-----------------|-------------|-------|-----------------|
|        |  |                                   |                                     |                                   |   |                       |                                      |                                      | Bond Proceeds  | Reserve Balance | Admin Allowance | RPTT        | Other |                 |
| 1      | 2000 Tax Allocation Bonds                          | 11/1/2000                         | 9/1/2017                            | Bank of New York                  | Bond issue to fund non-housing projects                               | Area 1                | \$61,653,801                         | \$4,478,860                          | \$0            | \$140,381       | \$125,000       | \$2,988,124 | \$0   | \$3,253,505     |
| 2      | 2005 Tax Allocation Bonds                          | 8/1/2009                          | 9/1/2017                            | Bank of New York                  | Bond issue to fund non-housing projects                               | Area 1                | 7,043,773                            | 1,409,589                            | 0              | 0               | 0               | 1,283,354   | 0     | 1,283,354       |
| 3      | 1994 Tax Allocation Bonds                          | 7/1/1994                          | 1/1/2014                            | Bank of New York                  | Bond issue to fund non-housing projects                               | Area 1                | 2,166,501                            | 144,697                              | 0              | 0               | 0               | 122,662     | 0     | 122,662         |
| 4      | 2002 Lease Revenue Bonds                           | 3/1/2002                          | 1/1/2032                            | Bank of New York                  | Bond issue to fund non-housing projects                               | Area 2                | 248,550                              | 248,550                              | 0              | 0               | 0               | 248,550     | 0     | 248,550         |
| 5      | 2002 Lease Revenue Bonds                           | 3/1/2002                          | 1/1/2032                            | Bank of New York                  | Bond issue to fund non-housing projects                               | Area 1,2,3,4,4.1      | 27,984,934                           | 1,653,869                            | 0              | 0               | 0               | 1,042,709   | 0     | 1,042,709       |
| 6      | Bond Administration                                |                                   | 1/1/2032                            | Bank of New York                  | Reserve for future bond payment                                       | Area 1,2,3,4,4.1      | 10,239,714                           | 553,498                              | 0              | 0               | 0               | 276,749     | 0     | 276,749         |
| 7      | Moraga Subsidy                                     | 4/24/2005                         | 6/1/2020                            | City of Antioch                   | Bond administrative fees  | Area 1                | 286,900                              | 15,100                               | 0              | 0               | 0               | 14,100      | 0     | 14,100          |
| 8      | Vieta Diablo Rent Subsidy                          | 7/1/2008                          | 10/9/2017                           | Vieta Diablo                      | Rent subsidy  | UMHF                  | 770,590                              | 140,381                              | 0              | 0               | 0               | 0           | 0     | 140,381         |
| 9      | Administration of NPI loans                        | 6/25/2005                         | 7/23/2005                           | Contra Costa County               | Program administration outstanding NPI loans                          | UMHF                  | 0                                    | 0                                    | 0              | 0               | 0               | 0           | 0     | 0               |
| 10     | Administration of housing loans                    |                                   | 8/23/2005                           | City of Antioch/consultants       | Ongoing housing loan administration                                   | UMHF                  | 0                                    | 0                                    | 0              | 0               | 0               | 0           | 0     | 0               |
| 11     | Administration Rental Rehab loans                  | 6/29/2005                         | 7/23/2005                           | Housing Authority                 | Ongoing rental rehab loan administration                              | UMHF                  | 0                                    | 0                                    | 0              | 0               | 0               | 0           | 0     | 0               |
| 12     | Administrative costs                               | 2/1/2012                          | 12/31/2012                          | City of Antioch/consultants       | Administrative expenses for agency                                    | UMHF                  | 9,375,000                            | 265,000                              | 0              | 0               | 15,000          | 0           | 0     | 15,000          |
| 13     | Unobligated balance reviews required under AB 1484 | 8/1/2012                          | 12/31/2012                          | Budaw & Associates, CPAs          | Unobligated balance reviews required to be completed by December 2012 | UMHF/Area 1,2,3,4,4.1 | 0                                    | 0                                    | 0              | 0               | 0               | 0           | 0     | 0               |
| 14     | Unobligated balance reviews required under AB 1484 | 8/1/2012                          | 12/31/2012                          | Budaw & Associates, CPAs          | Unobligated balance reviews required to be completed by December 2012 | UMHF/Area 1,2,3,4,4.1 | 0                                    | 0                                    | 0              | 0               | 0               | 0           | 0     | 0               |
| 15     | Housing Fund Deficit                               | 1/1/2013                          | 1/31/2069                           | City of Antioch Housing Successor | Payment for housing fund deferred set-aside                           | Area 1                | 3,157,849                            | 63,176                               | 0              | 0               | 0               | 0           | 0     | 63,176          |

ATTACHMENT A, P. 5

ANTHOCK (CONTRA COSTA)  
 Pursuant to Health and Safety Code section 34186 (4)  
 PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS  
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)  
 July 1, 2012 through December 31, 2012

| Item #    | Project Name / Debt Obligation  | Payee                        | Description/Project Scope                       | Project Area     | LMIHF     |           | Bond Proceeds |        | Reserve Balance |        | Admin Allowance |          | RPTT        |             | Other |     |
|-----------|---------------------------------|------------------------------|---|------------------|-----------|-----------|---------------|--------|-----------------|--------|-----------------|----------|-------------|-------------|-------|-----|
|           |                                 |                              |   |                  | Estimate  | Actual    | Estimate      | Actual | Estimate        | Actual | Estimate        | Actual   | Estimate    | Actual      |       |     |
| DE 1 - #1 | 2000 Tax Allocation Bonds       | Bank of New York             | Bond issue to fund non-housing projects         | Area 1           | \$150,500 | \$106,373 | \$0           | \$0    | \$0             | \$0    | \$35,016        | \$30,527 | \$2,615,128 | \$2,615,128 | \$0   | \$0 |
| DE 1 - #2 | 2000 Tax Allocation Bonds       | Bank of New York             | Bond issue to fund non-housing projects         | Area 1           |           |           |               |        |                 |        |                 |          | 121,404     | 121,404     |       |     |
| DE 1 - #3 | 1994 Tax Allocation Bonds       | Bank of New York             | Bond issue to fund non-housing projects         | Area 2           |           |           |               |        |                 |        |                 |          | 236,388     | 236,388     |       |     |
| DE 1 - #4 | 1992 Tax Allocation Bonds       | Bank of New York             | Bond issue to fund non-housing projects         | Area 1,2,3,4,4.1 |           |           |               |        |                 |        |                 |          | 997,747     | 997,747     |       |     |
| DE 1 - #5 | 1992 Tax Allocation Bonds       | Bank of New York             | Bond issue to fund non-housing projects         | Area 1,2,3,4,4.1 |           |           |               |        |                 |        |                 |          | 11,090      | 11,090      |       |     |
| DE 2 - #1 | Notes (State Bond Sale)         | MetLife                      | State bonds                                     | LMIHF            | 131,515   | 100,430   |               |        |                 |        |                 |          |             |             |       |     |
| DE 2 - #2 | Notes (State Bond Sale)         | MetLife                      | State bonds                                     | LMIHF            | 31,720    | 0         |               |        |                 |        |                 |          |             |             |       |     |
| DE 2 - #3 | Administration of Housing Loans | City of Antioch/Contra Costa | Program admin/realization outstanding HPP loans | LMIHF            | 9,000     | 4,549     |               |        |                 |        |                 |          |             |             |       |     |
| DE 2 - #4 | Administration of Housing Loans | City of Antioch/Contra Costa | On going rental rehab loan administration       | LMIHF            | 6,258     | 0         |               |        |                 |        |                 |          |             |             |       |     |
| DE 3 - #1 | Administrative costs            | City of Antioch/Contra Costa | Administrative expenses for agency              | Area 1,2,3,4,4.1 |           |           |               |        |                 |        | 31,403          | 288,750  | 10,527      |             |       |     |

**ANTIOCH (CONTRA COSTA)**  
**RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)**  
**July 1, 2013 through December 31, 2013**

| Item # | Project Name / Debt Obligation                    | Notes/Comments  |
|--------|---|---|
| 1      | 2000 Tax Allocation Bonds                         |   |
| 2      | 2009 Tax Allocation Bonds                         |   |
| 3      | 1994 Tax Allocation Bonds                         |   |
| 4      | 2002 Lease Revenue Bonds                          |   |
| 5      | 2002 Lease Revenue Bonds                          |   |
| 6      | Bond administration                               | Amount reported for six month period estimate of amount to be paid. For prior period reconciliation, actual expense exceeded amount received in funding from Contra Costa County for the period. Amount received from County for Jan-June 2013 will reimburse reserves used.  |
| 7      | Marina Subsidy                                    |   |
| 8      | Vista Diablo Rent Subsidy                         |   |
| 9      | Administration of NPP loans                       | The original source of funds was LMIHF. Assets were retained and now in reserves to pay enforceable obligation.   |
| 10     | Administration of housing loans                   |   |
| 11     | Administration Rental Rehab loans                 |   |
| 12     | Administrative costs                              | Amount reported for six month period estimate of amount to be paid, based on one half of maximum allowable allowance that may be claimed. For the reconciliation period, the amount reported as paid out of reserves is broken out into two amounts: \$12,705 of prior period obligations paid during the reconciliation period as reported on the DDR for other funds completed and \$18,698 of July-Dec 12 expenses that exceeded the County remittance of \$10,527 for the six month period. Amount received from County for Jan-June 2013 will reimburse reserves used. |
| 13     | Unobligated balance reviews required under AB1484 |   |
| 14     | Unobligated balance reviews required under AB1484 |   |
|        |   |   |
|        |   |   |
|        |   |   |
|        |   |   |
|        |   |   |

**REPORT TO THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY FOR CONSIDERATION AT THE MEETING OF FEBRUARY 25, 2013**

Prepared By: Dawn Merchant, Finance Director

Date: February 14, 2013

Subject: Successor Agency Updates

**RECOMMENDATION**

Provide direction to Successor Agency staff, if any.

**SUCCESSOR AGENCY UPDATES**

**Administrative Cost Allowance**

In October 2012, Oversight Board adopted OB Resolution 2012-08 directing the Contra Costa County Auditor-Controller to pay the City as Successor Agency the full \$250,000 administrative cost allowance allowed under the Dissolution Act for fiscal year 2013. The County had reduced the claimed amount citing insufficient funding available for the July through December 2012 period. Successor Agency staff completed a meet and confer process with the California Department of Finance ("DOF") on October 22, 2012 and on December 18, 2012 a determination letter from the DOF was received. The DOF adjusted the January 2013 distribution to be given to the City from the County for the administrative cost allowance shortfall and thus the City received the full amount entitled to and claimed.

**Due Diligence Review – Low and Moderate Income Housing Fund**

On November 9, 2012, the City received a letter from the DOF regarding the Low and Moderate Income Housing Fund (LMIHF) Due Diligence Review that had been completed. The City as Housing Successor listed \$140,650 to retain in assets to pay for housing loan administration costs until a sufficient revenue stream from loan repayments was received. The DOF denied the full amount and only allowed funds to be retained to cover fiscal year 2013 expenses of \$34,236 as reported on the fiscal year 2013 ROPS and directed the City to remit an additional \$106,324 to the County to be remitted to the taxing entities. City staff submitted a meet and confer request and had a conference call on November 28, 2012. On December 14, the City received a letter from the DOF confirming the prior determination and ordering the return of the additional funds. The City remitted the balance due to the County on December 17, 2012.

## Due Diligence Review – Other Funds

The Due Diligence Review for the remaining funds of the former development agency was approved by the Oversight Board on January 14, 2013 and submitted to the DOF by the January 15<sup>th</sup> deadline. The DOF has started their review of the report and has already requested several documents from the City as part of the review. The DOF must complete its review by April 1, 2013. Staff will provide an update once the determination is received.

## Property Transfers

In March 2011, the Antioch Development Agency transferred 25 parcels to the City. Nineteen of the 25 parcels are considered by the City to be in governmental use and the remaining six are considered to be held for redevelopment and subject to the property tax disposition plan requirements of the Dissolution Act. In August 2012, the Oversight Board confirmed the transfer of the 19 governmental use parcels from the Agency to the City. All Oversight Board actions are subject to the approval of the DOF. On November 2, 2012, the DOF sent a letter denying the transfer on the basis that the nineteen properties are not for governmental use (this includes parking for City Hall, Nick Rodriguez Senior Center, Waldie Plaza; the intermodal Amtrak station/bus stop; municipal boat launch; and the Hard House). A meet and confer request was submitted and the DOF agreed to a conference call with the City on February 14<sup>th</sup> to discuss the decision. Representatives from Senator Mark DeSaulnier's office listened in on the call. The DOF requested a listing of the 19 parcels with a description as they relate to governmental purpose. They agreed to re-review the listing and provide a parcel by parcel determination within two weeks. The DOF did verbally agree that three parcels – City Hall parking lot, Amtrak Station/Bus Stop, and Community Center/Senior Center parking lot – qualified as governmental purpose.

## Property Management Plan

Under AB 1484, successor agencies must submit a long-range property management plan for real property of the dissolved redevelopment agency within six months after a receipt of a Finding of Completion by the DOF (which has yet to be received for the City). The plan must include an inventory of all property and address the use or disposition of each property. City staff received three proposals to complete the plan and interviewed two of the three potential consultants. Based upon the qualifications and fees, the City selected Fraser & Associates in cooperation with A. Plescia & Company (a joint venture between the two companies). The proposed fee for the six properties for redevelopment (as discussed in the prior section) is \$7,500. The fee will increase if the DOF continues to deny the transfer of the nineteen parcels and these ultimately have to be included in the plan.