

**RESOLUTION NO. 2013 -01OB**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF GALT  
APPROVING THE EXECUTION OF THE FOURTH AMENDMENT TO THE OWNER  
PARTICIPATION AGREEMENT, GRANT AND LOAN AGREEMENT WITH D&S  
DEVELOPMENT FOR REHABILITATION OF THE HISTORIC STRUCTURE  
LOCATED AT 201 4<sup>TH</sup> STREET**

**WHEREAS**, the City Council (the “City Council”) of the City of Galt (the “City”) adopted and amended , from time to time, the Redevelopment Plan for the Galt Redevelopment Plan for the Galt Redevelopment Project Area (the “Project Area”); and

**WHEREAS**, the Redevelopment Agency for the City of Galt (the “Agency”) was responsible for administering the Redevelopment Plan to cause redevelopment of the Project Area, including the rehabilitation of buildings in the Project Area; and

**WHEREAS**, pursuant to Health and Safety Code Section 33444.5, the Agency was authorized to make loans to owners for the purpose of rehabilitating commercial buildings or structures within the Project Area; and

**WHEREAS**, to implement the Redevelopment Plan, the Agency entered into that certain Owner Participation, Grant and Loan Agreement (the “Loan Agreement”), dated November 4, 2008, on file with the Agency Secretary, with D&S Development, Inc., a California corporation (“Borrower”); the First Amendment to the Loan Agreement on April 21, 2009 (“First Amendment”); the Second Amendment to the Loan Agreement on November 16, 2010 (“Second Amendment”); and the Third Amendment to the Loan Agreement on February 15, 2011 (“Third Amendment”), all on file with the Agency Secretary; and

**WHEREAS**, under the Loan Agreement, First Amendment, Second Amendment and Third Amendment, the Agency agreed to grant \$342,000 for seismic retrofits and loan \$1,258,000 to Borrower for the rehabilitation by Borrower of that certain property generally located at 201 4<sup>th</sup> Street in the City of Galt and more commonly referred to as the Odd Fellows Building (the “Property”) and to pay for any related and required public improvements; and

**WHEREAS**, the Borrower has rehabilitated the Property pursuant to the terms more specifically described in the Loan Agreement, First Amendment, Second Amendment and Third Amendment; and

**WHEREAS**, Health and Safety Code section 34181(e) authorizes the Oversight Board to approve an amendment to an existing agreement between the Successor Agency and private parties if it finds that such amendment would be in the best interests of the taxing entities; and

**WHEREAS**, the Successor Agency and Borrower desired to enter into a Fourth Amendment to the Loan Agreement in order to assist with the long-term viability of the project; and

**WHEREAS**, the Successor Agency approved the Fourth Amendment to the Loan Agreement at its meeting on September 4, 2012; and

**RESOLUTION NO. 2013-01OB**

**PAGE 2 OF 6**

**WHEREAS**, the Oversight Board approved the Fourth Amendment to the Loan Agreement at its meeting on September 27, 2012; and

**WHEREAS**, the State Department of Finance denied the Fourth Amendment to the Loan Agreement on November 13, 2012 and directed that the matter be presented to the Board for reconsideration.

**NOW, THEREFORE, BE IT RESOLVED** that the Oversight Board of the former Redevelopment Agency does hereby take the following actions:

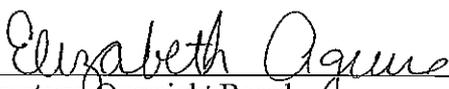
1. The Oversight Board hereby finds and determines that the above recitals are true and correct.
2. The Oversight Board hereby finds and determines that the Fourth Amendment does not increase the amount of the loan; does not relieve the borrower of the obligation to repay the full amount of the loan, including principal and interest; and the Fourth Amendment is in the best interest of the taxing entities.
3. The Oversight Board hereby re-approves the Fourth Amendment to the Loan Agreement and related documents (the "Loan Documents").

**PASSED AND ADOPTED** by the Board Members of the Oversight Board of the City of Galt, this 14th day of February 2013, upon a motion by Board Member Puentes-Griffith, seconded by Board Member Marx, by the following vote, to wit:

AYES: Board members: Carson, Ebner, Kiriu, Marx, Puentes-Griffith, Schauer, Parker  
NOES: Board members:  
ABSTAIN: Board members:  
ABSENT: Board members:

  
CHAIRPERSON, Oversight Board

ATTEST:

  
Secretary, Oversight Board

## EXHIBIT A

### **FOURTH AMENDMENT TO OWNER PARTICIPATION, GRANT AND LOAN AGREEMENT (ODD FELLOWS BUILDING)**

This Fourth Amendment to Owner Participation, Grant and Loan Agreement (the "**Fourth Amendment**") is entered into as of September \_\_, 2012 (the "**Effective Date**"), by and between the Successor Agency to the former Redevelopment Agency of the City of Galt, a public body, corporate and politic (the "**Agency**"), and D&S Development, Inc., a California corporation (the "**Borrower**") (collectively, the "**Parties**"), with reference to the following facts, understandings and intentions of the Parties:

#### **RECITALS**

A. The former Redevelopment Agency and the Borrower entered into an Owner Participation, Grant and Loan Agreement (the "**Agreement**") on November 4, 2008, relating to the rehabilitation of the property located at 201 4<sup>th</sup> Street, commonly referred to as the "Odd Fellows Lodge" in the City of Galt (the "**City**"); and further entered into the First Amendment to the Agreement ("**First Amendment**") on April 21, 2009 and the Second Amendment to the Agreement ("**Second Amendment**") on November 16, 2010; and the Third Amendment ("**Third Amendment**") on February 15, 2011; and

B. The Parties desire to amend the Agreement, as more particularly set forth in this Fourth Amendment.

**NOW, THEREFORE**, in consideration of the mutual covenants and promises of the Parties contained in this Fourth Amendment, the Agency and the Borrower agree as follows:

#### **AGREEMENT**

1. **Section 2.2** **Loan**, is replaced in its entirety, and amended to read as follows:

The Agency has disbursed to the Borrower the Loan in the principal amount of One Million Two Hundred and Fifty-Eight Thousand Dollars (\$1,258,000) for the purposes set forth in Section 2.4. The Borrower's obligation to repay the Loan shall be evidenced by the Promissory Note, a form of which is attached to this Fourth Amendment as Exhibit A; and shall be secured by the Deed of Trust, a form of which is attached to this Fourth Amendment as Exhibit B; and shall further be secured by the Personal Guarantee of David Miry and Steve Lebastchi, a form of which is attached to this Second Amendment as Exhibit C. ~~The Promissory Note, Deed of Trust and Personal Guarantee shall replace and supersede all such earlier versions of these three documents executed by the parties.~~

The Agency Loan shall be treated in three separate components:

**RESOLUTION NO. 2013-01OB**

**PAGE 4 OF 6**

(a) The "Rehabilitation Component" is in an amount of Four Hundred Fifty-Eight Thousand Dollars (\$458,000). The Rehabilitation Component was used by Borrower to pay costs for rehabilitation of the Building.

(b) The "Restaurant Component" is in an amount of Five Hundred and Fifty Thousand Dollars (\$550,000). The Restaurant Component was used by Borrower to pay costs for rehabilitation of the Building.

(c) The "Second Floor Component" is in an amount of Two Hundred Fifty Thousand Dollars (\$250,000). The Second Floor Component was used by Borrower to pay costs for rehabilitation and improvements to the second floor of the Building.

**2. Section 2.5 Loan Term and Repayment Schedule, is replaced in its entirety, and amended to read as follows:**

(a) Rehabilitation Component. On the date ten years after the First Loan Disbursement Date for the Rehabilitation Component of the Loan, the Borrower shall make one payment of Five Hundred and Ninety-Five Thousand and Four Hundred Dollars (\$595,400) as repayment of the principal (\$458,000) and simple interest thereon for ten (10) years (\$137,400) for the Rehabilitation Component of the Loan. However, if on such payment date (i) the Borrower is not in default under the Loan Agreement or under any other Loan Document, and (ii) the Borrower has caused operation of a restaurant in the Building in accordance with Section 3.5 for at least eight of the ten years following the First Loan Disbursement Date for the Rehabilitation Component of the Loan, the Agency shall forgive repayment of all the principal and interest of the Rehabilitation Component of the Loan.

(b) Repayment of Restaurant Component. No payment shall be due on the Restaurant Component of the Loan until September 30, 2013. Beginning on September 31, 2013 and on the last day of each month thereafter for the next nineteen (19) years, the Borrower shall make monthly payments, due on the last day of each month, in the amount of Three Thousand Two Hundred and Sixty-Two Dollars and Seventy-One Cents (\$3,262.71), which represents fully amortized payments (on a monthly basis) of the principal (\$550,000) and interest of the Structural Component of the Loan over twenty (20) years, payable over nineteen (19) years. [Payment to be recalculated due to delay in commencement of payments.]

(c) Repayment of Second Floor Component. The Second Floor Component shall be divided equally into a forgivable loan and a low interest loan, and repaid in the following manner:

1. On the date ten years after the First Loan Disbursement Date for the Second Floor Component of the Loan, the Borrower shall make one payment of One Hundred and Sixty Two and Five Hundred Dollars (\$162,500) as repayment of the principal (\$125,000) and simple interest thereon for ten (10) years (\$37,500) for one half of the Second

Floor Component of the Loan. However, if on such payment date (i) the Borrower is not in default under the Loan Agreement or under any other Loan Document, and (ii) the Borrower has caused operation of a restaurant in the Building in accordance with Section 3.5 for at least eight of the ten years following the First Loan Disbursement Date for the Rehabilitation Component of the Loan, the Agency shall forgive repayment of all the principal and interest of one half of the Second Floor Component of the Loan.

2. No payment shall be due on one half of the Second Floor Component of the Loan until September 31, 2013. Beginning on September 31, 2013 and on the last day of each month thereafter for the next nineteen (19) years, the Borrower shall make monthly payments, due on the last day of each month, in the amount of Seven Hundred and Forty Two Dollars (\$742.00), which represents fully amortized payments (on a monthly basis) of the principal (\$125,000) and interest on one half of the Second Floor Component of the Loan over twenty (20) years, payable over nineteen (19) years. ~~[Payment to be recalculated amortization due to delay in commencement of payments.]~~

(d) Balance Due. Except for any portion of the Loan previously forgiven by the Agency, all outstanding principal and accrued interest on the Loan shall be due in full on the earliest to occur of: (1) the expiration of the Term; (2) the date of any unapproved Transfer if the Agency so elects, as provided in Section 5.3; and (3) the date of declaration by the Agency of an Event of Default, as provided in Section 7.1.

(e) Prepayment. The Borrower shall have the right to prepay the Loan at any time.

3. Except as otherwise set forth in the First Amendment, Second Amendment, Third Amendment, and this Fourth Amendment, all terms of the Agreement shall remain in full force and effect.

BY SIGNING BELOW, the Parties agree to this Fourth Amendment as of the date first written above.

**AGENCY:**

SUCCESSOR AGENCY TO THE FORMER  
REDEVELOPMENT AGENCY OF THE  
CITY OF GALT, a public body, corporate  
and politic

By: \_\_\_\_\_

Jason Behrmann, Executive Director

**BORROWER:**

D&S DEVELOPMENT, INC., a California Corporation

By: \_\_\_\_\_  
David Miry, President

Approved as to form:

\_\_\_\_\_  
Steven P. Rudolph, Agency Counsel

Attest:

\_\_\_\_\_  
Elizabeth Aguire, Agency Clerk

**RESOLUTION NO. 2013-02OB**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF GALT  
APPROVING THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET  
FOR JULY 1, 2013 THROUGH JUNE 30, 2014**

**WHEREAS**, pursuant to California Health and Safety Code Section 34173(d), the City of Galt is the Successor Agency to the dissolved Redevelopment Agency of the City of Galt, confirmed by Resolution 2012-02 adopted on January 17, 2012; and

**WHEREAS**, the Oversight Board is the Successor Agency's Oversight Board pursuant to Health and Safety Code Section 34179(a); and

**WHEREAS**, California Health and Safety Code Section 34177(j) requires the Successor Agency to prepare a proposed administrative budget for submission to the Oversight Board for approval; and

**WHEREAS**, the City Council of the City of Galt, acting in its capacity as Successor Agency to the former Galt Redevelopment Agency on February 5, 2013, considered and adopted a draft administrative budget for July 1, 2013 through June 30, 2014, and directed city staff to submit said draft administrative budget to the Galt Oversight Board for approval.

**NOW, THEREFORE BE IT RESOLVED**, that the Oversight Board hereby approves the "Administrative Budget, July 1, 2013 through June 30, 2014" attached to this Resolution as Exhibit A, and establishes said document as the administrative budget of the City of Galt as Successor Agency to the Galt Redevelopment Agency for the designated period; and

**BE IT FURTHER RESOLVED** that, pursuant to California Health and Safety Code Section 34179(h), this action by the Oversight Board shall be effective five business days from the date of this Resolution, pending a request for review by the California Department of Finance.

The Board Secretary shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

**PASSED AND ADOPTED** by the Board Members of the Oversight Board of the City of Galt, this 14th day of February, 2013, upon a motion by Board Member Ebner, seconded by Board Member Carson, by the following vote, to wit:

AYES:	Board members:	Carson, Ebner, Kiriu, Marx, Puentes-Griffith, Schauer, Parker
NOES:	Board members:	
ABSTAIN:	Board members:	
ABSENT:	Board members:	



\_\_\_\_\_  
CHAIRPERSON, Oversight Board

ATTEST:



\_\_\_\_\_  
Secretary, Oversight Board

**EXHIBIT A**

**SUCCESSOR AGENCY – ADMINISTRATIVE BUDGET**  
*July 1, 2013 – June 30, 2014*

<b>PERSONNEL</b>	<b>ESTIMATED FTE</b>	<b>ESTIMATED ANNUAL TOTAL FTE</b>	<b>BUDGET 7/1/13 thru 12/31/13</b>	<b>BUDGET 1/1/14 thru 6/30/14</b>
City Manager	0.20	\$ 44,986	\$ 22,493	\$ 22,493
City Attorney	0.25	\$ 54,630	\$ 27,315	\$ 27,315
Finance Director	0.40	\$ 70,574	\$ 35,287	\$ 35,287
City Clerk	0.20	\$ 24,813	\$ 12,406	\$ 12,406
Accounting	0.40	\$ 44,905	\$ 22,452	\$ 22,452
Community Dev. Director	0.10	\$ 15,359	\$ 7,679	\$ 7,679
Administrative Support	0.20	\$ 16,840	\$ 8,420	\$ 8,420
<b>SUB-TOTAL PERSONNEL</b>		<b>\$ 272,107</b>	<b>\$ 136,053</b>	<b>\$ 136,053</b>

<b>MAINTENANCE &amp; OPERATIONS</b>				
Duplicating		\$ 6,925	\$ 3,463	\$ 3,463
Technology (phone, equipment, software)		\$ 895	\$ 448	\$ 448
General operating costs (supplies, postage, etc.)		\$ 8,050	\$ 4,025	\$ 4,025
Travel		\$ 2,450	\$ 1,225	\$ 1,225
Audit Services		\$ 6,157	\$ 3,079	\$ 3,079
Facilities: General Support		\$ 700	\$ 350	\$ 350
Consultant Services (legal counsel, other)		\$ 100,000	\$ 50,000	\$ 50,000
			\$ -	\$ -
<b>SUB-TOTAL M &amp; O</b>		<b>\$ 125,177</b>	<b>\$ 62,589</b>	<b>\$ 62,589</b>

<b>TOTAL SUCCESSOR AGENCY ADMIN. BUDG</b>		<b>\$ 397,284</b>	<b>\$ 198,642</b>	<b>\$ 198,642</b>
---	--	-------------------	-------------------	-------------------

Funding Source:  
 Redevelopment Obligation Retirement Fund (RORF)

**RESOLUTION NO. 2013-03OB**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF GALT  
APPROVING AND ADOPTING RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
PURSUANT TO AB 1484, FOR JULY – DECEMBER 2013**

**WHEREAS**, pursuant to the Community Redevelopment Law (Health and Safety Code Sections 33000 *et seq.*), the City Council of the City of Galt (“City”) created the Redevelopment Agency of the City of Galt (“Agency”); and

**WHEREAS**, the Agency has been responsible for implementing the Redevelopment Plan(s) for the Galt Redevelopment Project(s) covering certain properties within the City (“Project Area(s)”); and

**WHEREAS**, as part of the 2011-2012 State budget bill, the California State Legislature enacted, and the Governor signed bill ABX1 26 , which eliminates every redevelopment agency; and

**WHEREAS**, Health and Safety Code Section 34177, enacted by ABX1 26, requires Successor Agencies and Oversight Boards to adopt Recognized Obligation Payment Schedules (ROPS); and

**WHEREAS**, the City of Galt elected to become the Successor Agency for the Redevelopment Agency on January 17, 2012; and

**WHEREAS**, the Successor Agency approved the ROPS, on February 5, 2013, and directed that the ROPS be forwarded to the Oversight Board for approval; and

**WHEREAS**, pursuant to Health and Safety (H&S) Code section 34177(l)(2)(B), the ROPS has been forwarded to the county administrative officer, the county auditor controller, and the State Department of Finance at the same time that the Successor Agency submitted the ROPS to the Oversight Board for approval; and

**WHEREAS**, pursuant to H&S section 34177(m) as amended by AB1484, enacted by the legislature on June 27, 2012, as part of the 2012-2013 fiscal year state budget package, the ROPS for the period of July 1, 2013 to December 31, 2013 must be submitted by the Successor Agency after approval by the Oversight Board to the State Department of Finance, State Controller’s Office, and the Sacramento County Auditor Controller’s Office; by March 1, 2013; and

**WHEREAS**, adoption of the ROPS by the Oversight Board would allow the Successor Agency to make continued payments on debts and obligations listed on the ROPS;

**NOW, THEREFORE BE IT RESOLVED**, that the Oversight Board does hereby resolve as follows:

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

**Section 2. Approval of ROPS.** The Oversight Board hereby approves and adopts the Recognized Obligation Payment Schedule for the period July 1, 2013 – December 31, 2013, in substantially the form attached hereto as Exhibit A as required by Health and Safety Code Section 34177.

**Section 3. Authority.** The City Manager, as Executive Director of the Successor Agency, is hereby authorized to make revisions to the ROPS in order to conform to any reporting requirements

**RESOLUTION NO. 2013-03OB**  
**PAGE 2 OF 2**

promulgated by the State Department of Finance, State Controllers Office or the County Auditor-Controller subsequent to the adoption of this resolution. The Successor Agency and the Oversight Board shall be notified of any revisions and provided with a copy of the ROPS, as revised. The City Manager is not authorized to add any enforceable obligations or increase the dollar amount of any enforceable obligations without Successor Agency and Oversight Board review and approval.

**Section 4. Posting; Transmittal to Appropriate Agencies.** The Secretary is hereby authorized and directed to transmit, by electronic means, the Oversight Board approved ROPS to the Sacramento County Auditor-Controller, the Sacramento County Administrative Officer, the State Controller and the Department of Finance, by March 1, 2013, as required by AB 1484. The Secretary is also authorized and directed to post a copy of the ROPS on the City's website .

**PASSED AND ADOPTED** by the Board this 14th day of February 2013, upon a motion by Board Member Ebner, seconded by Board Member of the Oversight Board Schauer by the following vote, to wit:

AYES:	Board Members:	Carson, Ebner, Kiriu, Marx, Puentes-Griffith, Schauer, Parker
NOES:	Board Members:	
ABSTAIN:	Board Members:	
ABSENT:	Board Members:	

  
\_\_\_\_\_  
CHAIRPERSON, Oversight Board

ATTEST:

  
\_\_\_\_\_  
Secretary, Oversight Board

000000SUCCESSOR AGENCY CONTACT INFORMATION

**Successor Agency**

ID: 247  
County: Sacramento  
Successor Agency: Galt

**Primary Contact**

Honorific (Ms, Mr, Mrs)	
First Name	Inez
Last Name	Kiriu
Title	Finance Director
Address	380 Civic Drive
City	Galt
State	CA
Zip	95670
Phone Number	209-366-7150
Email Address	ikiriu@ci.galt.ca.us

**Secondary Contact**

Honorific (Ms, Mr, Mrs)	
First Name	Michelle
Last Name	Neeley
Title	Accounting Manager
Phone Number	209-366-7150
Email Address	mneeley@ci.galt.ca.us

Exhibit 'A'

**SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

EXHIBIT A

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

Name of Successor Agency: **GALT (SACRAMENTO)**

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$67,141,306
<b>Current Period Outstanding Debt or Obligation</b>	
	<b>Six-Month Total</b>
A Available Revenues Other Than Anticipated RPTTF Funding	\$6,653,151
B Enforceable Obligations Funded with RPTTF	\$1,171,243
C Administrative Allowance Funded with RPTTF	\$125,000
D Total RPTTF Funded (B + C = D)	\$1,296,243
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$7,949,394
F Enter Total Six-Month Anticipated RPTTF Funding	N/A - County hasn't released
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	#VALUE!

**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 <i>(lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	\$536,626
I Enter Actual Obligations Paid with RPTTF	\$536,547
J Enter Actual Administrative Expenses Paid with RPTTF	\$79
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$1,296,243 ✓

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



GALT (SACRAMENTO)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)

July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
1	2011 Tax Allocation Bonds Series A	Payment due pursuant to bond debt service schedule. Enforceable obligation pursuant to HSC 34171(d)(1)(A).
2	2011 Tax Allocation Bonds Series B	Payment due pursuant to bond debt service schedule. Enforceable obligation pursuant to HSC 34171(d)(1)(A).
3	Cooperative Agreement between the RDA and City of Galt	Validation judgment requires payments pursuant to a Cooperative Agreement. Enforceable obligation pursuant to HSC 34171(d)(1)(D).
4	2011 Loan Consolidation	Loan may be repaid after a finding of completion is issued by DOF pursuant to HSC 34191.4(b)(1).
5	Loan LMIH	Loan may be repaid after a finding of completion is issued by DOF pursuant to HSC 34191.4(b)(1).
6	Project Delivery Cost	Payment due pursuant to contract with third party entered into prior to the Dissolution Act. Enforceable obligation pursuant to HSC 34171(d)(1)(E).
7	Project Delivery Cost	Payment due pursuant to contract with third party entered into prior to the Dissolution Act. Enforceable obligation pursuant to HSC 34171(d)(1)(E).
8	Project Delivery Cost	Payment due pursuant to contract with third party entered into prior to the Dissolution Act. Enforceable obligation pursuant to HSC 34171(d)(1)(E).
9	Project Delivery Cost	This obligation has been paid off.
10	Project Delivery Cost	Enforceable obligation to conduct the work of winding down the redevelopment agency pursuant to HSC Section 34177.3(b).
11	Legal services	Enforceable obligation to conduct the work of winding down the redevelopment agency pursuant to HSC Section 34177.3(b).
12	Project Delivery Cost	This obligation has been paid off.
13	Project Delivery Cost	
14	Project Delivery Cost	
15	Project Delivery Cost	This obligation has been paid off.
16	Project Delivery Cost	This obligation has been paid off.
17	Project Delivery Cost	
18	Project Delivery Cost	This obligation has been paid off.
19	Project Delivery Cost	This obligation has been paid off.
20	Project Delivery Cost	This obligation has been paid off.
21	Project Delivery Cost	
22	Project Delivery Cost	This obligation has been paid off.
23	Project Delivery Cost	
24	Administrative Allowance	
25	General Fund Loan	This obligation was repaid outside of the ROPS pursuant to DOF's instructions in a letter dated January 14, 2013. It was created due to a miscalculation by the County Auditor-Controller and does not require a finding of completion to be repaid.
26	Administrative Allowance	This item made up for a portion of the Administrative Allowance that was unfunded in FY 2011-12. This obligation has been paid off.
27	Lawsuit Settlement	This item made up for an enforceable obligation that was unfunded in FY 2011-12. This obligation has been paid off.
28	Lawsuit Settlement	This item made up for an enforceable obligation that was unfunded in FY 2011-12. This obligation has been paid off.
29	Project Related Employee Costs	Estimated employee costs for time spent on bond projects. Enforceable obligation pursuant to HSC 34171(d)(1)(F) and 34171(b).
30	Lawsuit Settlement	Payment due pursuant to a lawsuit settlement agreement for original and amended areas. Enforceable obligation pursuant to HSC 34171(d)(1)(D).
31	Debt Service Reserve	HSC 34171(d)(1) permits the creation of a debt service reserve when the next property tax allocation will be insufficient to pay bonds in the next ROPS period.
32	Repay General Fund Loan	Loan may be repaid after a finding of completion is issued by DOF pursuant to HSC 34191.4(b)(1). (Maze)
33	Repay General Fund Loan	Loan may be repaid after a finding of completion is issued by DOF pursuant to HSC 34191.4(b)(1). (Maze, UF, RSG)
34	Project Delivery Cost	Payment due pursuant to contract with third party entered into prior to the Dissolution Act. Enforceable obligation pursuant to HSC 34171(d)(1)(E).
35	Project Delivery Cost	This item was rejected on the ROPS 3, however the Successor Agency does not agree with DOF's determination. This item is being resubmitted on the ROPS 13-14A to consider potential litigation regarding the use of 2011 bond proceeds by Successor Agencies throughout the State.
Prior Period		
A6	Lawsuit Settlement	The lawsuit settlement payment was approved by DOF on the ROPS 3, however the payment was due in the ROPS 2 period. The Successor Agency made the payment using other funds in the ROPS 2 period, and will repay itself using funds allocated for the item during the ROPS 3 period.



GALT (SACRAMENTO)  
Pursuant to Health and Safety Code section 34186 (a)  
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		RPTTF		Other	
					Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
					\$41,649	\$600	\$7,648,172	\$790,184	\$0	\$0	\$79	\$79	\$397,811	\$536,547	\$2,355	\$340,348
A1	2011 Tax Allocation Bonds Series A	Bank of New York	Bonds issued to fund projects	Added Area									0	283,784		
A2	2012 Tax Allocation Bonds Series B	Bank of New York	Bonds issued to fund projects	Added Area									0	252,763		
A3	2011 Loan Consolidation	City of Galt	Loans for Public Infrastructure	Orig Area									249,811	0		
A4	Loan LMIH	City of Galt	Loans for Public Infrastructure	Orig Area									148,000	0		
A5	County Admin Fee	County of Sacramento	Admin Fees	Orig Area									0	0		
A6	Lawsuit Settlement	Consumnes Comm Svcs	Pass Through Pmt	Orig Area									0	0	0	340,348
A7	Lawsuit Settlement	Consumnes Comm Svcs	Pass Through Pmt	Added Area									0	0		
A8	Cooperative Agreement between the RDA and City of Galt	City of Galt	Validation Judgment	Orig/Added Area									0	0		
B1	Project Delivery Cost	NBS	Continuing Disclosure	Orig Area											2,355	0
B2	Project Delivery Cost	Connerly & Associates	Manage Housing Rehabilitation Prgm	Orig Area	41,649	600										
B3	Project Delivery Cost	Tschudin Consulting	CEQA Document Preparation	Added Area			914	0								
B4	Project Delivery Cost	Spaans Cookie Co.	Façade Improvement	Added Area			3,000	3,000								
B5	Project Delivery Cost	Carollo Engineers	Engineering Services	Added Area			43	0								
B6	Project Delivery Cost	Callander Associates	Engineering Services	Added Area			55,687	55,687								
B7	Project Delivery Cost	Callander Associates	Engineering Services	Added Area			62,831	62,830								
B8	Project Delivery Cost	AutoTemp, Inc.	Relocation Services	Added Area			28,415	28,416								
B9	Project Delivery Cost	Keyser Marston Assoc	Consultant Entertainment Analysis	Added Area			3,286	3,286								
B10	Project Delivery Cost	Herburger Publications	Notices	Added Area			230	230								
B11	Project Delivery Cost	Express Type & Graphics	Printing	Added Area			160	160								
B12	Project Delivery Cost	Herburger Publications	Notices	Added Area			230	230								
B13	Project Delivery Cost	Express Type & Graphics	Printing	Added Area			160	160								
B14	Project Delivery Cost	Various	Relocation	Added Area			16,054	71,566								
B15		Various	Continuation of rehabilitation projects pursuant to bond covenants	Added Area			7,477,161	564,619								
C1	Equipment Repair and Maintenance	Smile Business	Color Copy Machine	Orig/Added Area							39	0				
C	Other administrative expenses	Various	Administrative expenses distributed by County	Orig/Added Area							40	79				