

**CONSOLIDATED OVERSIGHT BOARD**  
**MONTEREY COUNTY**  
**ACTING AS SUCCESSOR AGENCY**  
**TO THE REDEVELOPMENT AGENCY**

<b>MEETING:</b> January 16, 2025	<b>AGENDA NO.:</b> 12
<b>SUBJECT:</b> a. Adopt a Resolution approving the Successor Agency for the County of Monterey Recognized Obligation Payment Schedule (ROPS) for July 1, 2025 to June 30, 2026 (ROPS 25-26); b. Authorize the Chair of the Oversight Board to sign the ROPS form, as required by the State Department of Finance; and c. Direct staff to submit the ROPS to the State Department of Finance.	
<b>DEPARTMENT:</b> County of Monterey Housing and Community Development Department	

**RECOMMENDATION:**

- a. Adopt a resolution approving the Successor Agency for the County of Monterey Recognized Obligation Payment Schedule (ROPS) for July 1, 2025 to June 30, 2026 (ROPS 25-26);
- b. Authorize the Chair of the Oversight Board to sign the ROPS form, as required by the State Department of Finance; and
- c. Direct staff to submit the ROPS to the State Department of Finance.

**DISCUSSION:**

Pursuant to complying with the Dissolution Act, as amended by Assembly Bill (AB) 1484, the Annual ROPS 25-26, must be approved by the Consolidated Oversight Board by resolution and submitted to the State Department of Finance (DOF), County Auditor-Controller, and County Administrative Officer by February 1, 2025. AB 1484 includes penalties for Successor Agencies that do not submit the ROPS by the deadline.

As with previous ROPS, the primary purpose is to list all enforceable obligations, the total amount of the obligation, and payments anticipated for the twelve-month period from July 1, 2025, through June 30, 2026. Once approved by DOF, the Annual ROPS 25-26 will allow the Successor Agency to make the payments listed. The draft resolution (Attachment 1) and ROPS 25-26 (Attachment 2) are provided for Board consideration. Also included with this report is the Department of Finance’s letter regarding the 2024-25 Annual Recognized Obligation Payment Schedule dated March 29, 2024 (Attachment 3). Prior period ROPS 24-25 submitted by the Agency can be accessed at [https://dof.ca.gov/wp-content/uploads/sites/352/2024/04/Monterey\\_County\\_Annual\\_ROPS\\_2024-25.pdf](https://dof.ca.gov/wp-content/uploads/sites/352/2024/04/Monterey_County_Annual_ROPS_2024-25.pdf). Prior period ROPS 23-24, referenced below, can be accessed at [https://dof.ca.gov/wp-content/uploads/sites/352/2024/01/Monterey\\_County\\_Annual\\_ROPS\\_2023-24.pdf](https://dof.ca.gov/wp-content/uploads/sites/352/2024/01/Monterey_County_Annual_ROPS_2023-24.pdf).

A total of \$3,461,492 is needed for the Agency’s ROPS 25-26 period anticipated expenditures. The majority of this, \$3,380,383 relates to the East Garrison development Item No. 8 (East Garrison Public Facilities) associated with the East Garrison Library and Sheriff Substation Project. Of the remaining needs, \$80,000 is related to the Item No. 10 (East Garrison DDA) for the Agency’s administration of the East Garrison Disposition and Disposal Agreement (EGDDA), and \$1,109 for assessments levied on Agency-owned properties remaining at East Garrison. The Estimated Beginning Fund Balance for ROPS 25-26 period for the Successor Agency is \$5,652,276

**Item 8 – East Garrison Facilities**

*Project and ROPS Overview* - The Library and Sheriff Substation Project (Library Project) at East Garrison is to be owned and operated by the Monterey County Free Libraries (MCFL), and the County of Monterey Public Works, Facilities and Parks Department (PWFP) is providing project management and oversight to bring the Project to fruition. Total projects costs for the Library Project (Fiscal Year 2023-24 through completion in FY 2026-27) are approximately \$8,795,204, to be funded by the Agency (approximately \$5,679,733), the East Garrison developer (approximately \$2,315,462), and the Monterey County Free Libraries (approximately \$800,000). Please see the East Garrison Library Project Budget Summary worksheet for additional detail (Attachment 4).

The MCFL, working with the PWF, added the Library Project to the County's Capital Improvement Program starting Fiscal Year 2023-24 (CIP Project #L-1606), which corresponds to ROPS 23-24 period. In fall 2023, the PWF Project Manager, in collaboration with the MCFL and the Monterey County Sheriff's Department, commenced preconstruction work for the Library Project including site assessment and preliminary architectural drawings. During ROPS 24-25, project plans will be finalized, permits received, and the project is anticipated to go out to bid, to commence construction by late spring or early summer 2025. Additionally and in anticipation for construction to begin, the Agency is in the process of transferring the Agency-owned parcel that is the future Library site to the County of Monterey; property transfer is anticipated to be complete by spring 2025. Construction of the Library Project is anticipated to take approximately 18 months, with the bulk of construction anticipated in during ROPS 25-26 period and to be completed in fall 2026 (ROPS 26-27).

*Prior Period ROPS* – During prior ROPS 23-24 period, the Agency was approved for \$125,000 funding a portion of the Agency's obligation for the Library Project, of which \$94,350 was expended. For the current ROPS 24-25 period, the Agency was approved for \$845,000 for the Library Project, which is anticipated to be fully expended by June 30, 2025 assuming construction gets underway as planned in the spring.

*ROPS 25-26 Period* - The Agency is requesting \$3,380,383 for ROPS 25-26 for Item No. 8 to fund a portion of the Agency's obligation toward the development of the Library and Sheriff Substation Project (Library Project) at East Garrison. For ROPS 25-26, construction activities are an estimated \$4,500,000, project management is an estimated \$40,000, construction management is estimated at \$420,000, and built in furniture and fixtures is \$600,000. The requested amount for ROPS 25-26 is to cover the Agency's anticipated share of construction and project management.

#### Item No. 10 – East Garrison DDA

*Prior Period ROPS* – For the prior ROPS 23-24 period as well as current ROPS 24-25 period, the Agency was approved for \$140,000 for Item No. 10 administration of the East Garrison DDA for each year, for staff and consulting administrative costs, moderate income housing qualification oversight, fire fuel management/weed abatement activities, and as-needed building maintenance activities. In recent years the Agency's actual expenditures have been below \$100,000 annually for this Item No. 10, and the same is expected for this current ROPS 24-25 period.

*ROPS 25-26 Period* - The Agency is requesting \$80,000 for ROPS 25-26 for Item No. 10 to fund the following activities:

- a. administrative costs for staff time and any needed consultants to administer the EGDDA;
- b. moderate income housing qualification oversight;
- c. weed abatement and fire fuel mitigation activities; and
- d. monitoring and on-call property maintenance costs.

#### Item No. 11 – In Lieu Assessment Fees

*Prior Period ROPS* – For prior ROPS 23-24 period, the Agency was approved for \$1,109 to pay recurring annual tax fees assessed on properties still owned by the Agency.

*ROPS 25-26 Period* - The Agency is once again requesting \$1,109 for ROPS 25-26 for Item No.11 to pay annual tax fees assessed on properties still owned by the Agency and pending final disposition at East Garrison. This annual assessment amount is expected to reduce overtime as the Agency retires its obligations and remaining properties held by the Agency are transferred to other entities.

Prepared by: Shandy Carroll, Management Analyst III

Reviewed by: Lori Woodle, Finance Manager

Approved by: Melanie Beretti, AICP, Chief of Planning (831) 755-5285

**Attachments:**

Attachment 1 – Draft Resolution

Attachment 2 – ROPS 25-26 Annual Recognized Obligation Payment Schedule

Attachment 3 – DOF Letter Regarding 2024 -25 Annual Recognized Obligation Payment Schedule

Attachment 4 – East Garrison Library Project Budget Summary

County of Monterey Resource Management Agency  
Department of Public Works, Facilities, Parks

**13933 Sherman Blvd - East Garrison Library**

Project/Fund#: 001-8552-411200

Project Manager: Andrei F Petrutiu  
Budget Revised: 12/10/2024

Project Budget Summary	Work Order	FY24 Final Expenditures (Programming, SD and DD)	FY25 Estimated Budget (CD'S, BP, Bid & construction)	FY26 Estimated Budget (Construction)	FY27 Estimated Budget (Construction)	Total Project Budget
<b>DESIGN/ENVIRONMENTAL</b>						
Architect - WRD (Programming, SD and DD)	DO# 37269 & 40310	\$38,591	\$129,904	\$0	\$0	\$168,495
Architect - WRD (CD, BP, Bidding and CA)	DO# 41143	\$0	\$165,000	\$0	\$0	\$165,000
Civil & landscape - (CD, BP, Bidding and CA)	DO# 41143	\$0	\$92,700	\$0	\$0	\$92,700
Structural (CD, BP, Bidding and CA)	DO# 41143	\$0	\$84,000	\$0	\$0	\$84,000
M.E.P. (CD, BP, Bidding and CA)	DO# 41143	\$0	\$109,250	\$0	\$0	\$109,250
Geotechnical Consultant - Earth Systems/ <b>CLOSED</b>	406-3100-8572-6311	\$24,100	\$0	\$0	\$0	\$24,100
Topographic Consultant - PWFPM. Goetz/ <b>CLOSED</b>	002-8558-411200	\$4,500	\$0	\$0	\$0	\$4,500
Phase 1 ESA Consultant - M3/ <b>CLOSED</b>	406-3100-8572-6311	\$3,350	\$0	\$0	\$0	\$3,350
Design Contingency (Addnl. community meetings)		\$0	\$0	\$0	\$0	\$0
<b>SUBTOTALS:</b>		<b>\$70,541</b>	<b>\$580,854</b>	<b>\$0</b>	<b>\$0</b>	<b>\$651,395</b>
<b>COUNTY STAFF LABOR</b>						
PWFPM/AS	001-8552-411200	\$23,809	\$40,000	\$40,000	\$40,000	\$143,809
		\$0	\$0	\$0	\$0	\$0
<b>SUBTOTALS:</b>		<b>\$23,809</b>	<b>\$40,000</b>	<b>\$40,000</b>	<b>\$40,000</b>	<b>\$143,809</b>
<b>CONSTRUCTION MANAGEMENT</b>						
Admin			\$0	\$0	\$0	\$0
CM			\$0	\$0	\$0	\$0
Contingency			\$0	\$0	\$0	\$0
<b>SUBTOTALS:</b>			<b>\$60,000</b>	<b>\$420,000</b>	<b>\$120,000</b>	<b>\$600,000</b>
<b>CONSTRUCTION</b>						
General Construction Estimate			\$250,000	\$3,750,000	\$1,000,000	\$5,000,000
Contingency (20%)			\$50,000	\$750,000	\$200,000	\$1,000,000
			\$0	\$0	\$0	\$0
<b>SUBTOTALS:</b>			<b>\$300,000</b>	<b>\$4,500,000</b>	<b>\$1,200,000</b>	<b>\$6,000,000</b>
<b>FURNITURE FIXTURES &amp; EQUIPMENT</b>						
			\$0	\$600,000	\$800,000	\$1,400,000
<b>SUBTOTALS:</b>			<b>\$0</b>	<b>\$600,000</b>	<b>\$800,000</b>	<b>\$1,400,000</b>
<b>TOTAL PROJECT COST</b>		<b>\$94,350</b>	<b>\$980,854</b>	<b>\$5,560,000</b>	<b>\$2,160,000</b>	<b>\$8,795,204</b>
<b>REVENUE BY FISCAL YEAR:</b>						
Successor Agency (ROPS approved)		\$94,350	\$845,000	\$0	\$0	\$939,350
Successor Agency (ROPS pending state approval)		\$0	\$0	\$3,380,383	\$1,360,000	\$4,740,383
Developer Funding		\$0	\$135,845	\$2,179,617	\$0	\$2,315,462
Library Fund Balance		\$0	\$0	\$0	\$800,000	\$800,000
<b>TOTAL REVENUE</b>		<b>\$94,350</b>	<b>\$980,845</b>	<b>\$5,560,000</b>	<b>\$2,160,000</b>	<b>\$8,795,204</b>

**Before the Consolidated Oversight Board  
Successor Agency to the Redevelopment Agency  
County of Monterey, State of California**

**Resolution No. 2025-05**

Approve the Successor Agency to the Redevelopment Agency of the )  
County of Monterey (Successor Agency) Recognized Obligation Payment )  
Schedule (ROPS) for the Period from July 1, 2025 to June 30, 2026 (ROPS )  
25-26), make related findings, and direct the Successor Agency staff to )  
take all actions necessary to effectuate requirements associated with this  
approval.

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (as amended by AB 1484, the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, on January 10, 2012, the Monterey County Board of Supervisors adopted Resolution No. 12-006 agreeing to serve as the Successor Agency; and

WHEREAS, on February 1, 2012, the RDA of the County of Monterey was dissolved pursuant to Health and Safety Code Section 34172; and

WHEREAS, pursuant to the Dissolution Act, the Successor Agency is declared to be a separate legal entity from the County of Monterey; and

WHEREAS, the Dissolution Act provides for the appointment of a consolidated oversight board (the "Consolidated Oversight Board"), as of July 1, 2018, with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, Health and Safety Code Section 34177(l)(2)(A) requires the Successor Agency to prepare draft Recognized Obligation Payment Schedules and make associated notifications and distributions; and

WHEREAS, Successor Agency staff prepared the Recognized Obligation Payment Schedule for the period July 1, 2025 through June 30, 2026 (the "ROPS 25-26"); and

WHEREAS, under the Dissolution Act, the Proposed ROPS 25-26 must be submitted by the Successor Agency to the Consolidated Oversight Board for the Consolidated Oversight Board's approval in accordance with the Dissolution Act; and

WHEREAS, the Consolidated Oversight Board has reviewed the Successor Agency's Proposed ROPS 25-26 and has considered the staff presentation and any comments from the public related thereto.

NOW, THEREFORE, BE IT RESOLVED that the Consolidated Oversight Board hereby finds and determines that the foregoing recitals are true and correct, and together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions and determinations set forth below.

BE IT FURTHER RESOLVED that in accordance with the Dissolution Act, the Consolidated Oversight Board hereby approves the Proposed ROPS in the form on file with the secretary of the Consolidated Oversight Board (the "Approved ROPS 25-26"), including the agreements and obligations described in the Approved ROPS 25-26, and hereby determines

that such agreements and obligations constitute “enforceable obligations” and “recognized obligations” for all purposes of the Dissolution Act. In connection with such approval, the Consolidated Oversight Board makes the specific findings set forth below.

1. The Consolidated Oversight Board has examined the items on the Approved ROPS 25-26 and finds that each of them is necessary for the continued maintenance and preservation of property owned by the Successor Agency until disposition in accordance with the Dissolution Act, the continued administration of the ongoing agreements herein approved by the Consolidated Oversight Board, or the expeditious wind-down of the affairs of the Dissolved RDA by the Successor Agency.
2. The Successor Agency is authorized and directed to enter into any agreements and amendments to agreements necessary to memorialize and implement the agreements and obligations in the Approved ROPS 25-26 and herein approved by the Consolidated Oversight Board.
3. The Consolidated Oversight Board hereby authorizes and directs the Successor Agency staff to take all actions necessary under the Dissolution Act to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the Approved ROPS 25-26 and to take any other actions necessary to ensure the validity of the Approved ROPS 25-26 and the validity of any enforceable obligation listed thereon, including participation in any Meet and Confer process.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

PASSED AND ADOPTED this 16th day of January 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
,Chair

I, Melanie Beretti, Successor Agency Staff of the Successor Agency to the Redevelopment Agency of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Consolidated Oversight Board duly made and entered in the minutes thereof for the meeting on January 16, 2025.

Dated:

Melanie Beretti, AICP, Chief of Planning  
Housing and Community Development Department  
County of Monterey, State of California

By \_\_\_\_\_

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary**  
**Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Monterey County

**County:** Monterey

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 30,000</b>	<b>\$ 50,000</b>	<b>\$ 80,000</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	30,000	50,000	80,000
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 1,381,492</b>	<b>\$ 2,000,000</b>	<b>\$ 3,381,492</b>
F RPTTF	1,381,492	2,000,000	3,381,492
G Administrative RPTTF	-	-	-
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 1,411,492</b>	<b>\$ 2,050,000</b>	<b>\$ 3,461,492</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

**Monterey County**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$23,514,139		\$3,461,492	\$-	\$-	\$30,000	\$1,381,492	\$-	\$1,411,492	\$-	\$-	\$50,000	\$2,000,000	\$-	\$2,050,000
8	East Garrison Facilities	OPA/DDA/ Construction	10/04/ 2005	01/01/2035	Various	Tax increment pledged for design & construction public facilities per DDA (estimate) - current year is reserve for long-term obligation	Fort Ord	11,220,220	N	\$3,380,383	-	-	-	1,380,383	-	\$1,380,383	-	-	-	2,000,000	-	\$2,000,000
9	East Garrison Historic District	OPA/DDA/ Construction	10/04/ 2005	01/01/2035	Various	Contract to assist with development of affordable housing programs	Fort Ord	3,723,078	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
10	E Garrison DDA	OPA/DDA/ Construction	10/04/ 2005	01/01/2035	Agency (or successor)	\$300K/year commitment for E Garrison Project administration per DDA	Fort Ord	7,799,453	N	\$80,000	-	-	30,000	-	-	\$30,000	-	-	50,000	-	-	\$50,000
11	In Lieu Assessment Fees	Fees	05/02/ 2013	05/02/2013	County of Monterey	In Lieu fees for properties formerly owned by RDA 031-161-016-000; 031-161-021-000; 031-161-022-000; 031-161-023-000; and 031-164-130-000 (E Garrison). Assessments occur annually until the property no longer belongs to Successor Agency	Fort Ord	10,000	N	\$1,109	-	-	-	1,109	-	\$1,109	-	-	-	-	-	\$-
16	Advance from County	City/County Loans After 6/27/11	05/30/ 2012	05/30/2012	County of Monterey	Repay 4/25/02 \$123,800 loan from County plus interest	Fort Ord	344,731	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
17	FY 10 SERAF	SERAF/ ERAF	07/01/ 2009	06/30/2010	Housing Successor Agency	Repay funds transferred from Ft Ord Housing	Fort Ord	60,295	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
						Set-Aside for FY 10 Supplemental ERAF payment																	
18	FY 11 SERAF	SERAF/ ERAF	07/01/2010	06/30/2011	Housing Successor Agency	Repay funds transferred from Ft Ord Housing Set-Aside for FY 11 Supplemental ERAF payment	Fort Ord	12,402	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-
19	East Garrison DDA Housing Subsidy	OPA/DDA/ Construction	10/04/2005	01/01/2035	Developer of East Garrison Project	Very low and low income housing subsidy per DDA (estimate)	All-Housing	93,960	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-
29	Successor Agency Administrative Cost Allowance (estimate)	Admin Costs	07/01/2013	06/30/2014	Various, including County of Monterey	Administrative Cost Allowance per H&S Code Sect. 34171(b)	ADM	250,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-

**Monterey County**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
8	
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10	
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16	
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Monterey County ROPS 2025-26 Annual

Item #	Obligation Name	Total Requested Fund		A Period	B Period	Notes
8	East Garrison Facilities	\$3,380,383	\$1,380,383	\$2,000,000		Library Project (see OB report for details)
9	East Garrison Historic District	\$0	\$0	\$0		No activity anticipated.
10	E Garrison DDA	\$80,000	\$30,000	\$50,000		See OB report for details
11	In Lieu Assessment Fees	\$1,109	\$1,109	\$0		Annual recurring assessment (\$1,109)
16	Advance from County	\$0	\$0	\$0		Fund 173 Outstanding County to Agency loan (\$123,800 in 2002); To be future submitted when tax increment pass through meets criteria.
17	FY 10 SERAF	\$0	\$0	\$0		N/A
18	FY 11 SERAF	\$0	\$0	\$0		N/A
19	East Garrison DDA Housing Subsidy	\$0	\$0	\$0		No activity anticipated.
29	Successor Agency Administrative Cost Allowance (estimate)	\$0	\$0	\$0		No activity anticipated. All Agency work is related to East Garrison (all other properties disposed of)
		\$3,461,492	\$1,411,492	\$2,050,000		



Transmitted via e-mail

March 29, 2024

Melanie Beretti, Principal Planner  
Monterey County  
1441 Schilling Place, 2nd Floor  
Salinas, CA 93901

### **2024-25 Annual Recognized Obligation Payment Schedule**

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the Monterey County Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2024 through June 30, 2025 (ROPS 24-25) to the California Department of Finance (Finance) on January 24, 2024. Finance has completed its review of the ROPS 24-25.

Based on a sample of line items reviewed and application of the law, Finance made the following determination:

- Item No. 16 – Advance from County loan repayment in the requested amount of \$344,733 is not allowed. HSC section 34191.4 (b) (3) (A) allows repayment to be equal to one-half of the increase between the ROPS residual pass-through distributed to the taxing entities in the preceding fiscal year and the ROPS residual pass-through distributed to the taxing entities in the fiscal year 2012-13 base year.

According to the Monterey County Auditor-Controller's report, the ROPS residual pass-through amounts distributed to the taxing entities for fiscal year 2012-13 and 2023-24 are \$1,677,296 and \$343,824, respectively. Pursuant to the repayment formula, the maximum repayment amount authorized for the ROPS 24-25 period is \$0. Therefore, the requested \$344,733 is not eligible for Redevelopment Property Tax Trust Fund (RPTTF) funding. The Agency may be eligible for funding on subsequent ROPS.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2021 through June 30, 2022 (ROPS 21-22) period. The ROPS 21-22 prior period adjustment (PPA) will offset the ROPS 24-25 RPTTF distribution. The amount of RPTTF authorized includes the PPA resulting from the County Auditor-Controller's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$677,852, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2024 through December 31, 2024 period (ROPS A period), and one distribution for the January 1, 2025 through June 30, 2025 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 24-25 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Except for the adjusted item, Finance approves the remaining items listed on the ROPS 24-25 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 24-25, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

[http://dof.ca.gov/Programs/Redevelopment/Meet\\_And\\_Confer/](http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/)

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 24-25. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 24-25 form submitted by the Agency and this determination letter will be posted on our website:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 24-25 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Melanie Beretti  
March 29, 2024  
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Please direct inquiries to [RedevelopmentAdministration@dof.ca.gov](mailto:RedevelopmentAdministration@dof.ca.gov).

Sincerely,



*for* Cheryl L. McCormick, CPA  
Chief, Office of State Audits and Evaluations

cc: Lori Woodle, Finance Manager I, Monterey County  
Patty Ruiz, Auditor-Controller Analyst I, Monterey County  
Jennifer Forsyth, Countywide Oversight Board Representative

**Attachment**

<b>Approved RPTTF Distribution July 2024 through June 2025</b>			
	<b>ROPS A</b>	<b>ROPS B</b>	<b>Total</b>
RPTTF Requested	\$ 490,342	\$ 840,500	\$ 1,330,842
Administrative RPTTF Requested	0	0	0
<b>Total RPTTF Requested</b>	<b>490,342</b>	<b>840,500</b>	<b>1,330,842</b>
<b>RPTTF Requested</b>	<b>490,342</b>	<b>840,500</b>	<b>1,330,842</b>
<u>Adjustment(s)</u>			
Item No. 16	(344,733)	0	(344,733)
<b>RPTTF Authorized</b>	<b>145,609</b>	<b>840,500</b>	<b>986,109</b>
<b>Administrative RPTTF Authorized</b>	<b>0</b>	<b>0</b>	<b>0</b>
ROPS 21-22 prior period adjustment (PPA)	(145,609)	(162,648)	(308,257)
<b>Total RPTTF Approved for Distribution</b>	<b>\$ 0</b>	<b>\$ 677,852</b>	<b>\$ 677,852</b>