



City of Lafayette Staff Report

Contra Costa County Oversight Board

Date: January 27, 2020

Staff: Tracy Robinson, City of Lafayette, Administrative Services Director

Subject: City Lafayette Redevelopment Successor Agency ROPS 20-21 (Items #7, #14, #17 & #18)

The Lafayette Successor Agency has the following recognized obligations:

1. (ROPS Item #7) – Mercantile Owner Participation Agreement (OPA) for Parking
The City entered into an agreement with a developer to use parking spaces in the “Mercantile Building” for public parking purposes during authorized times. In return, the City agreed to rebate the developer 50% of the net tax increment on the property-- less fees and pass-throughs – until a total net present value (NPV) of \$600,000 is paid. The discount rate is 7% per year. Given current calculations, the maximum tax increment payable will be reached in FY26-27.
2. (ROPS Items #14 & #17) – Tax Allocation Bond Series 2014 & 2015
These are payments on bonds for the construction of the Lafayette Library & Learning Center and the Veterans Memorial Building. While the amortization schedule shows bi-annual payments due in January and July, the bond agreements specify that both payments be made in January to the extent possible with available funds from the RPTTF distribution for the period. Any amounts outstanding are to be paid from the next distribution.
3. (ROPS Item #18) – Administrative Cost Allowance
This line item recovers the cost of bond fees and administrative and legal costs in support of the Successor Agency and is requested at the minimum amount of \$250,000.