NOTICE OF REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the **Oversight Board of the Successor Agency to the City of Tracy Community Development Agency** is hereby called for:

Date/Time: Tuesday, September 3, 2013, 3:30 p.m.

(or as soon thereafter as possible)

Location: City Council Chambers, City Hall

333 Civic Center Plaza, Tracy, CA 95376

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Oversight Board on any item, before or during consideration of the item. However no action shall be taken on any item not on the agenda.

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. ITEMS FROM THE AUDIENCE
- 4. APPROVAL OF MINUTES
- 5. OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TRACY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)
- 6. ITEMS FROM THE AUDIENCE
- 7. BOARD MEMBER ITEMS
- 8. ADJOURNMENT

August 29, 2013

Posted Date

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Oversight Board of the Successor Agency to the City of Tracy Community Development Agency regarding any item on this agenda will be made available for public inspection in the Development Services Department located at 333 Civic Center Plaza, Tracy, California, during normal business hours.

DRAFT

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF TRACY COMMUNITY DEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Tuesday, April 2, 2013, 3:30 p.m.

City Council Chambers, 333 Civic Center Plaza Web Site: www.ci.tracy.ca.us

1. CALL TO ORDER

Chair Sensibaugh called the meeting to order at 3:32 p.m.

2. ROLL CALL

Roll call found Board Members Borwick, Maciel, Thomas, and Chair Sensibaugh present; Board Members Khan and Puentes-Griffith absent.

3. ITEMS FROM THE AUDIENCE

None

APPROVE RESOLUTION FOR THE APPROVAL OF MINUTES

Chair Sensibaugh mentioned this is the first time he has seen a resolution necessary to approve minutes. Chair Sensibaugh questioned whether it was necessary and voiced concern that it may unnecessary work for staff.

Robert Harmon agreed and mentioned he was taking the most conservative approach and following the procedures from other Oversight Boards that approve all agency actions by resolution as indicated by the wording of the law. Mr. Harmon also stated he asked the City Attorney and it was affirmed that it may not be necessary to approve minutes by resolution.

Chair Sensibaugh agreed and mentioned it is his understanding the wording of the legislation may not have intended to include minutes approval. Chair Sensibaugh asked if the board agreed, minutes approval could be made by a motion or board order to make it easier on staff.

Vice Chair Maciel asked for clarification that two sets of minutes are being put forth for approval. Secretary Harb confirmed there are two sets of minutes for approval. The first set are minutes for the regular meeting on Tuesday, February 2, 2013 and the second set are the minutes for the special meeting on February 13, 2013.

It was moved by Board Member Maciel and seconded by Board Member Thomas to approve the February 2, 2013 and February 13, 2013 minutes by resolution. All board members in favor, resolution approved.

5. OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TRACY APPROVING PREVIOUSLY APPROVED MEETING MINUTES OF THE OVERSIGHT BOARD

Vice Chair Maciel abstained from this item.

It was moved by Board Member Thomas and seconded by Board Member Miller to approve the previously approved meeting minutes by resolution. All board members in favor, resolution approved.

6. OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TRACY APPROVING PRIOR RECOGNIZED OBLIGATION PAYMENT SCHEDULES (ROPS)

Mr. Harmon provided a staff reported to the board. Mr. Harmon explained that this item is to approve, through resolution, the previously approved ROPS. He mentioned the law was changed in 2012 in AB1484, which inserted one sentence that states all actions of the Oversight Board of the Successor Agency must be approved by resolution. When the previous two ROPS were approved, it was not by resolution. The Department of Finance now requires approval by resolution. The Department of Finance will no longer accept ROPS without resolution.

Chair Sensibaugh stated that the City of Stockton approves their ROPS by resolution.

Chair Sensibaugh asked if the form presented at the public meeting is the same as the form presented tonight.

Mr. Harmon stated there were no changes made to the previously approved form.

Chair Sensibaugh asked the board if all current board members previously participated in the approved of the prior two ROPS. Vice Chair Maciel stated he was not present at the first approval. Chair Sensibaugh stated each approval will be taken separately.

Board Member Maciel mentioned there is a misprint in the staff report and subsequent resolution.

Board Member Thomas motioned and Vice Chair Maciel seconded to approve resolution to as corrected. All board members in favor, resolution approved.

Chair Sensibaugh sought clarification on the need for Items from the Audience on the agenda twice. Board Member Maciel commented that he believes it to be a Brown Act requirement. Secretary Harb mentioned that the City Clerk's Office requested a correction to the agenda so that audience members were given two opportunities to address the board.

7. ITEMS FROM THE AUDIENCE

None

8. BOARD MEMBER ITEMS

Board Member Thomas stated since the Department of Finance is requesting resolutions for each action approved by the board, if there are any aspects of the minutes that impact the operation of the board to which the Department of Finance challenges, it may cause complications for the board if minutes were not recorded as approved by resolution.

Mr. Harmon stated there will be minimal work by staff to incorporate item approval by resolution. Mr. Harmon commented he will discuss with Counsel if it is possible to adopt a continuing resolution at the next meeting indicating any minutes fall under the continuing resolution. Chair Sensibaugh suggested a call to the State for clarification would be beneficial as well. Mr. Harmon agreed, and stated he will be talking to our assigned contact from the Department of Finance later in the afternoon.

Mr. Harmon mentioned it is his understanding that the Department of Finance is assembling a team that will work with all of the agencies in the county, giving continuity to the process.

Chair Sensibaugh inquired when staff anticipated having the next meeting. In his response, Mr. Harmon stated he did not see the need to meet in the next couple of months. The Department of Finance conducted a comprehensive audit and therefore we do not anticipate any complications. At this time, we are waiting for direction from the State.

Chair Sensibaugh stated the board will adjourn to the next regular meeting, cancel as needed.

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It was moved by Vice Chair Macie	el and seconded by Board Member Thomas to adjourn.
Time 3:48 p.m.	·
	Chair
Successor Agency Secretary	-

AGENDA ITEM 5

REQUEST

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF TRACY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)

DISCUSSION

Effective February 1, 2012, the State of California dissolved redevelopment agencies through the passage of ABX1 26 and replaced them with successor agencies. The City of Tracy City Council elected to serve as the successor agency for the former City of Tracy Community Development Agency (CDA). The City Council previously approved an Enforceable Obligation Payment Schedule (EOPS) which listed various financial obligations of the City's former CDA. The law now requires that successor agencies adopt a Recognized Obligation Payment Schedule (ROPS) listing all enforceable obligations proposed for payment and the Oversight Board approve the ROPS. Attached is the ROPS for the period January 1, 2014 to June 30, 2014. The attached ROPS schedule lists the Enforceable Obligations in a new format prescribed by the state Department of Finance (DOF).

This action will approve Recognized Obligation Payment Schedule 13-14B; which lists the various obligations of the former Tracy Community Development Agency which require payment between January 1, 2014 and June 30, 2014. The ROPS 13-14B was approved by resolution by the Successor Agency on August 20, 2013.

FISCAL IMPACT

There is no fiscal impact as a result of this staff report. Recognized obligations are paid from property tax revenue previously allocated to the City of Tracy CDA.

RECOMMENDATION

It is recommended the Oversight Board approve Recognized Obligation Payment Schedule 13-14B adopted by the Successor Agency for the former City of Tracy Community Development Agency.

Prepared by: Robert Harmon, Senior Accountant

Reviewed by: Jenny Haruyama, Administrative Services Director

Approved by: Leon Churchill, Jr., City Manager

ATTACHMENTS

Attachment 1 – Resolution Approving Recognized Obligation Payment Schedules (ROPS)

Attachment 2 – ROPS 13-14B Schedules

RESOLUTION	
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RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE TRACY COMMUNITY DEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) OF THE TRACY COMMUNITY DEVELOPMENT AGENCY

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

WHEREAS, In January 2012 and pursuant to Health and Safety Code Section 34173, the City Council of the City of Tracy (the "City Council") declared that the City of Tracy, a municipal corporation (the "City"), would act as successor agency (the "Successor Agency") for the dissolved Community Development Agency of the City of Tracy (the "Former CDA") effective February 1, 2012; and

WHEREAS, on February 1, 2012, the Former CDA was dissolved pursuant to Health and Safety Code Section 34172; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") 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, on August 1, 2011, the Former CDA adopted its latest enforceable obligation payment schedule (the "RDA EOPS") as required pursuant to Health and Safety Code Section 34169(g); and

WHEREAS, Health and Safety Code Section 34177(I)(2)(A) requires the Successor Agency to prepare a draft recognized obligation payment schedule (the "ROPS") and make associated notifications and distributions; and

WHEREAS, the ROPS must be approved by the Oversight Board pursuant to Health and Safety Code Sections 34177(I)(2)(B) and 34177(j); and

WHEREAS, all actions taken by the Oversight Board shall be adopted by Resolution pursuant to Health and Safety Code Section 34179(e); and

WHEREAS, the Successor Agency approved the ROPS 13-14B on August 20, 2013.

Resolution 2013 Page 2
NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency of the Tracy Community Development Agency does hereby approve the Required Obligations Payment Schedule (ROPS 13-14B) for the period of January 1, 2014 to June 30, 2014.
ADOPTED September 3, 2013
AYES:
NOES:
ABSTAIN:
ABSENT:
Chair
ATTEST:
Successor Agency Secretary

Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary Filed for the January 1, 2014 through June 30, 2014 Period

Name	of Successor Agency:	Tracy							
Name	of County:	San Joaquin							
Curren	t Period Requested Fur	nding for Outstanding Debt or Obligat	ion	Six-Month To	tal				
_		ns Funded with Non-Redevelopment	Property Tax Trust Fund (RPTTF) Funding						
Α	Sources (B+C+D):			\$	-				
В	Bond Proceeds Fur	nding (ROPS Detail)			-				
С	Reserve Balance F	unding (ROPS Detail)			-				
D	Other Funding (RO	PS Detail)			-				
Е	Enforceable Obligation	ns Funded with RPTTF Funding (F+G):	\$	2,643,144				
F	Non-Administrative	Costs (ROPS Detail)			2,518,144				
G	Administrative Cost	s (ROPS Detail)			125,000				
н	H Current Period Enforceable Obligations (A+E):								
Succes	ssor Agency Self-Repor	ted Prior Period Adjustment to Currer	nt Period RPTTF Requested Funding						
		s funded with RPTTF (E):			2,643,144				
J	_	stment (Report of Prior Period Adjustmer	nts Column U)		-				
K	Adjusted Current Per	\$	2,643,144						
Count	/ Auditor Controller Rei	ported Prior Period Adjustment to Cur	rent Period RPTTF Requested Funding						
L		s funded with RPTTF (E):			2,643,144				
M	•	stment (Report of Prior Period Adjustmer	nts Column AB)		2,010,111				
N	•	od RPTTF Requested Funding (L-M)	ilo Colainii / ilo		2,643,144				
	,	(2 111)			,,				
	ation of Oversight Board								
Pursuant to Section 34177(m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized			Name		Title				
		or the above named agency.	lal						
			/s/ Signature		Date				

Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund Balances (Report Amounts in Whole Dollars)

				(Report /	Amounts in Whole I	Dollars)				
Pursuant to Health and S	Safety Code section 34177(I), Redevelopment Pration.	roperty Tax Trust	Fund (RPTTF) ma	ay be listed as a sour	rce of payment on th	ne ROPS, but only to	the extent no other	er funding source is a	vailable or when p	payment from property tax revenues is required
A	В	С	D	E	F	G	н	I	J	к
		Bond F	Proceeds	Reserve I	Balance	Other	R	PTTF		
Fund Rala	nce Information by ROPS Period	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin	Total	Comments
	•	12/31/10	01/01/11	Obligations	10301703	Interest, Lte.	NOII AGIIIII	Admin	IOtal	Comments
Note that for the RF the Report of Prior Revenue/Income (In 13 - 6/30/13) In Fund Balance (Actual 01/01/13) PTTF, 1 + 2 should tie to columns L and Q in Period Adjustments (PPAs) Actual 06/30/13) Note that the RPTTF to the ROPS III distributions from the County						2,490,806	125,000	\$ - \$ 2,615,806	
06/30/13) Note that 3 and S in the Report							2,490,806	125,000	\$ 2,615,806	
that the Non-Admin retention of reserve	able Fund Balance (Actual 06/30/13) Note RPTTF amount should only include the s for debt service approved in ROPS III	-							\$ -	
	rior Period Adjustment Note that the net Non- RPTTF amounts should tie to columns O and T As.			No entry required				-	\$ -	
6 Ending Actual Av	ailable Fund Balance (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$	- \$ -	\$ -	
ROPS 13-14A Estimate	(07/01/13 - 12/31/13)									
7 G, and I = 4 + 6, F	ole Fund Balance (Actual 07/01/13) (C, D, E, = H4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ -	\$ -	\$ -	\$	- \$ -	\$ -	
	Estimate 12/31/13) F amounts should tie to the ROPS 13-14A ne County Auditor-Controller					_	1,606,144	125,000	\$ 1,731,144	
9 (Estimate 12/31/13	,						1,606,144	125,000	\$ 1,731,144	
Note that the RPTT	able Fund Balance (Estimate 12/31/13) F amounts may include the retention of ervice approved in ROPS 13-14A								\$ -	
11 Ending Estimated	Available Fund Balance (7 + 8 - 9 -10)	\$ -	\$ -	\$ -	\$ -	\$ -	\$	- \$ -	\$ -	

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail January 1, 2014 through June 30, 2014 (Report Amounts in Whole Dollars)

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Α	В	С	D	E	F	G	Н	ı	J	к	L	М	N	o	Р
												Funding Source			
										Non-Redev	elopment Property 1 (Non-RPTTF)	Tax Trust Fund	RPTTF		
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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
	<u> </u>							\$ 86,774,084		\$ -	\$ -	\$ -	\$ 2,518,144	125,000	\$ 2,643,144
	2003 Tax Allocation Bonds A	Bonds Issued On or Before 12/31/10	12/1/2003	12/1/2034	BNY Mellon	Debt Principle Thru 2034	1	28,580,000	N				850,000		\$ 850,000
2	2003 Tax Allocation Bonds A	Bonds Issued On or Before 12/31/10	12/1/2003	12/1/2034	BNY Mellon	Debt Interest Thru 2034	1	16,831,809	N				672,522		\$ 672,522
3	2003 Tax Allocation Bonds B	Bonds Issued On or Before 12/31/10	12/1/2003	12/1/2034	BNY Mellon	Debt Principle Thru 2034	1	17,695,000	N				450,000		\$ 450,000
4	2003 Tax Allocation Bonds B	Bonds Issued On or Before 12/31/10	12/1/2003	12/1/2034	BNY Mellon	Debt Interest Thru 2034	1	13,005,275	N				533,622		\$ 533,622
5	2008 Lease Revenue Bonds		12/16/2008	12/1/2038	City of Tracy	Agency Share of City debt thru 2038	1	10,400,000	N				-		\$ -
6	Tax Administration		6/15/2005	6/30/2014	Couty of San Joaquin	Property Tax Adim fee R&T code 97.5	1	-	Υ				-		\$ -
	Sucessor Agency Admin Costs	Admin Costs	1/1/2013	6/30/2014	City of Tracy	Sucessor Agency Administration	1	250,000	N					125,000	
8	2003 Tax Alloc. Bonds A & B	Fees	12/1/2003	6/30/2014	BNY Mellon	Payee and trustee expenses	1	12,000	N				12,000		\$ 12,000
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Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Prior Period Adjustments
Reported for the ROPS III (January 1, 2013 through June 30, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
(Report Amounts in Whole Dollars)

ROPS III Successor Agency (SA) Self-reported Prior Period Adjustments (PPA) Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual expenditures for the ROPS III (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RP III CAC PPA: To be completed by the CAC upon submittal of the ROPS 13-14B by the SA to Finance and the approved for the ROPS 13-14B (January through June 2014) period will be offset by the SA's self-reported ROPS III (Prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the country auditor-controller.

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			1	Non-RPT1	TF Exp	penditures											RPTTF	Expenditures								
		. Muse				Danama Dala																				Net CAC Non-
	(LMIHF Includes LMIHF Due Diligence			(Inclu	Reserve Balance ludes Other Funds and A	Assets												Net SA Non-Admin							Admin and Admin
	R	eview (DDR) retained balances) Bon	d Proceeds	, ,	DDR retained balances	s) (ther Funds			Non-Admin					Admin			and Admin PPA		Non-Admin CAC	;		Admin CAC		PPA
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										RPTTF			Difference		RPTTF			Difference	(Amount Used to			Difference			Difference	(Amount Used to
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Item # Project Name / Debt Oblig	gation	Authorized Actual	Authorized		_	Authorized Actu			Authorized	as of 1/1/13)	Available	Actual	zero)	Authorized	of 1/1/13)	Available	Actual	zero)	(O + T))	Available	Actual	zero)	Available	Actual	zero)	(X + AA)
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1 2003 Tax Allocation Bonds											\$	-	\$ -			ş -		\$ -	\$ -			\$ -				\$ -
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