

RESOLUTION NO. OB-02-17

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER EL CAJON REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2017, TO JUNE 30, 2018

WHEREAS, the Oversight Board (the "Oversight Board") of the Successor Agency to the former El Cajon Redevelopment Agency (the "Successor Agency") held a regularly-scheduled meeting on January 18, 2017, at which time it considered a proposed Recognized Obligation Payment Schedule for the period of July 1, 2017, to June 30, 2018 ("ROPS 17-18"); and

WHEREAS, the Successor Agency requested funding under ROPS 17-18 totaling \$6,788,377 for fiscal year 2017-18 from all sources, including \$1,670,000 from Bond Proceeds, \$852,000 from Reserve Balance, \$150,000 from Other Funds, and \$4,116,377 from the Redevelopment Property Tax Trust Fund ("RPTTF").

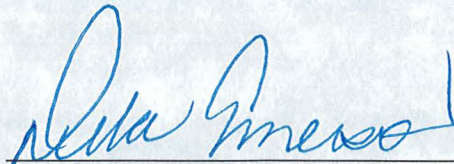
NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER CITY OF EL CAJON REDEVELOPMENT AGENCY, AS FOLLOWS:

- A. The Oversight Board finds that:
  - 1. The recitals above are true and correct and are incorporated herein by this reference.
  - 2. Approval of the ROPS 17-18 is exempt from the California Environmental Quality Act (CEQA) under section 15061(b)(3) (General Rule) of the CEQA Guidelines because approval of the proposed ROPS is not a project that has the potential for causing a significant effect on the environment.
- B. The Oversight Board hereby APPROVES the Recognized Obligation Payment Schedule for the period of July 1, 2017, to June 30, 2018, in the form and content attached hereto as **Exhibit "A"** and incorporated herein by this reference, with a total due during Fiscal Year 2017-2018 of \$6,788,377, including \$1,670,000 from Bond Proceeds, \$852,000 from Reserve Balance, \$150,000 from Other Funds, and \$4,116,377 from RPTTF, subject to any minor conforming, technical, or clarifying changes approved by the City Manager, acting in his capacity as the Chief Executive Officer for the Successor Agency, or such person designated by the City Manager.

- C. The Oversight Board hereby AUTHORIZES the Chair to execute the approved Recognized Obligation Payment Schedule for the period of July 1, 2017 to June 30, 2018, for submission to the County Auditor Controller, State Department of Finance, and to post the ROPS 17-18 on the Successor Agency's website not later than February 1, 2017.
  
- D. The Oversight Board hereby AUTHORIZES Successor Agency staff to carry out activities outlined in the Cooperation Agreement for Reimbursement of Costs and City/Successor Agency Operations Loan, approved by the Oversight Board on April 26, 2012, which are necessary to meet obligations outlined in the ROPS 17-18, including re-entering into third party service agreements pursuant to City of El Cajon adopted policies, procedures, and practices, for continuation of projects.


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PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly-scheduled meeting held this 18th day of January 2017, by the following vote to wit:



Debra Turner-Emerson, Chairperson

ATTEST:



Majed Al-Ghafry, Oversight Board Secretary



**Recognized Obligation Payment Schedule (ROPS 17-18) - Summary**

Filed for the July 1, 2017 through June 30, 2018 Period

Successor Agency: El Cajon  
 County: San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	17-18A Total (July - December)	17-18B Total (January - June)	ROPS 17-18 Total
<b>A Enforceable Obligations Funded as Follows (B+C+D):</b>	<b>\$ 2,169,500</b>	<b>\$ 502,500</b>	<b>\$ 2,672,000</b>
B Bond Proceeds	1,250,000	420,000	1,670,000
C Reserve Balance	841,000	11,000	852,000
D Other Funds	78,500	71,500	150,000
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</b>	<b>\$ 2,498,658</b>	<b>\$ 1,617,719</b>	<b>\$ 4,116,377</b>
F RPTTF	2,373,658	1,492,719	3,866,377
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 4,668,158</b>	<b>\$ 2,120,219</b>	<b>\$ 6,788,377</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.

*Debra Emerson Chair*  
 Name \_\_\_\_\_ Title \_\_\_\_\_  
 /s/ *Debra Emerson* 1/18/17  
 Signature \_\_\_\_\_ Date \_\_\_\_\_



**EI Cajon Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail**

July 1, 2017 through June 30, 2018

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	17-18A (July - December)					Q	17-18B (January - June)					W
											Fund Sources						Fund Sources					
											L	M	N	O	P		R	S	T	U	V	
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	ROPS 17-18 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18B Total
1	EI Cajon Redevelopment Agency Tax Allocation Refunding Bonds, Issue of 2009	Bonds Issued On or Before 12/31/10	8/25/2000	10/1/2030	Bank of New York	2009 Bonds - Refunding of bank notes payable & use of proceeds for housing and non-housing projects	Central Business District/ Amended Area	\$ 96,036,248	N	\$ 6,788,377	\$ 1,250,000	\$ 841,000	\$ 78,500	\$ 2,373,658	\$ 125,000	\$ 4,668,158	\$ 420,000	\$ 11,000	\$ 71,500	\$ 1,492,719	\$ 125,000	\$ 2,120,219
2	EI Cajon Redevelopment Agency Tax Allocation Refunding Bonds, Issue of 2005	Bonds Issued On or Before 12/31/10	8/17/2005	10/1/2036	Bank of New York	2005 Bonds - Refunding of 1997 issue & use of proceeds for housing and non-housing projects	Central Business District/ Amended Area	26,053,208	N	\$ 2,497,693		27,500		632,027		\$ 1,875,128				602,438		\$ 622,565
3	EI Cajon Redevelopment Agency Tax Allocation Bonds, Issue of 2007	Bonds Issued On or Before 12/31/10	3/14/2007	10/1/2037	Bank of New York	2007 Bonds - Use of bond proceeds for non-housing projects	Central Business District/ Amended Area	19,670,052	N	\$ 922,719		195,000		465,503		\$ 660,503				262,216		\$ 262,216
4	EI Cajon Redevelopment Agency Tax Allocation Bonds - Issues 2000, 2005, and 2007 (Parity Bonds)	Fees	8/25/2000	10/1/2037	Bank of New York, Bond Legistix, Bond Counsels, County of San Diego	Fiscal agent and trustee administration, arbitrage calculation, and bond counsel services	Central Business District/ Amended Area	11,000	N	\$ 11,000				8,000		\$ 8,000				3,000		\$ 3,000
5	EI Cajon Redevelopment Agency Tax Allocation Bonds - Issues 2000, 2005, and 2007 (Parity Bonds)	Professional Services	8/25/2000	10/1/2037	RAMS,LLP CPA (current auditors)	Financial auditing services to file an annual audited financial statements with the format required by the bond indentures continuing disclosure	Central Business District/ Amended Area	8,000	N	\$ 8,000				5,500		\$ 5,500				2,500		\$ 2,500
8	Successor Agency Administration	Admin Costs	8/29/2011	10/1/2037	City of EI Cajon - Successor Agency	Staff costs, supplies/equipment, records services, meetings	Central Business District/ Amended Area	250,000	N	\$ 250,000					125,000	\$ 125,000					125,000	\$ 125,000
11	RD0704S - Hazmat Testing Park/Balantyne	Remediation	9/21/2012	10/1/2037	Priest Development (RPTTF) SCS Engineers (Grant) County of San Diego DEH, Legal services (McDougal Love Eckis Boehmer & Foley)	Professional/technical services and County reimbursement/fees for ongoing environmental testing at Park Magnolia Villas, former Brownfields site, required by the County DEH, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA	Central Business District/ Amended Area	80,000	N	\$ 80,000			40,000			\$ 40,000			40,000			\$ 40,000
12	RD0705S - Hazmat Testing Prescott Promenade	Remediation	10/4/1995	10/1/2037	Phyllis Chrisman Trust Fund (lo Mark Feinberg, Attorney) Legal services (McDougal Love Eckis Boehmer & Foley)	Professional/technical services for ongoing environmental testing at the Prescott Promenade, former Brownfields site, required under the Settlement Agreement between Chrisman, Texaco, Shell, Unocal and the former RDA	Central Business District/ Amended Area	12,000	N	\$ 12,000		6,000				\$ 6,000		6,000				\$ 6,000
13	RD0706S - Southwest Corner Environmental Testing	Remediation	8/6/2012	10/1/2037	County of San Diego - DEH Legal services (McDougal Love Eckis Boehmer & Foley)	Professional/technical services and County reimbursement/fees for ongoing environmental testing at the SW Corner, a former Brownfields site, as required by the County DEH, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA	Central Business District/ Amended Area		N	\$ -						\$ -						\$ -
15	RD0801S - 100 Fletcher Parkway (Former Police Station)	Property Maintenance	6/16/2011	10/1/2037	SDGE, Helix Water, Ahlee, National Construction Rentals, City of EI Cajon, County of San Diego, various vendors	100 Fletcher Parkway - Landscaping, utilities, repairs/maintenance, property insurance & taxes, fencing costs for ongoing property maintenance to prevent blight conditions in the property and surrounding areas.	Central Business District/ Amended Area	24,000	N	\$ 24,000			12,500			\$ 12,500			11,500			\$ 11,500
16	RD0801S - 100 Fletcher Parkway (Former Police Station)	City/County Loan (Prior 06/28/11), Property transaction	6/16/2011	12/1/2016	City of EI Cajon	100 Fletcher Parkway - Promissory note on purchase and sale agreement	Central Business District/ Amended Area		Y	\$ -						\$ -						\$ -
21	RDR0703S - Civic Center Complex Revitalization Project	Property Maintenance	6/23/2009	10/1/2037	SDGE, Helix Water, Ahlee, National Construction Rentals, City of EI Cajon, County of San Diego, Downtown EI Cajon Business Partners, various vendors	Civic Center Complex - Landscaping, utilities, repairs/maintenance, property insurance & taxes, fencing costs for ongoing maintenance to prevent blight conditions in the properties and surrounding areas.	Central Business District/ Amended Area	6,500	N	\$ 6,500			3,500			\$ 3,500			3,000			\$ 3,000
63	RD0704S - Hazmat Testing Park/Balantyne	Project Management Costs	12/16/2003	10/1/2037	City of EI Cajon	Project staff costs for ongoing environmental testing at Park Magnolia Villas, former Brownfields site, required by the County DEH, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA			Y	\$ -						\$ -						\$ -
64	RD0704S - Hazmat Testing Park/Balantyne	Remediation	12/16/2003	10/1/2037	Property Owners at Park Magnolia Villas	Settlement/reimbursement due to property owners at Park Magnolia Villas, former Brownfields site, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA	Central Business District/ Amended Area		N	\$ -						\$ -						\$ -
67	RD0705S - Hazmat Testing Prescott Promenade	Project Management Costs	10/4/1995	10/1/2037	City of EI Cajon	Project staff costs for ongoing environmental testing at the Prescott Promenade, former Brownfields site, required under the Settlement Agreement between Chrisman, Texaco, Shell, Unocal and the former RDA	Central Business District/ Amended Area		N	\$ -						\$ -						\$ -
70	RD0801S - 100 Fletcher Parkway (Former Police Station)	Legal	6/16/2011	10/1/2037	McDougal Love Eckis Boehmer & Foley	100 Fletcher Parkway - Legal services for property maintenance, hazardous materials testing/abatement and preparation of the real property for disposition.	Central Business District/ Amended Area		N	\$ -						\$ -						\$ -



**El Cajon Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail**

July 1, 2017 through June 30, 2018

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	17-18A (July - December)					Q	17-18B (January - June)					W	
											Fund Sources						Fund Sources						
											L	M	N	O	P		R	S	T	U	V		
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	ROPS 17-18 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	17-18B Total	
71	RD0601S - 100 Fletcher Parkway (Former Police Station)	Project Management Costs	6/16/2011	10/1/2037	City of El Cajon	100 Fletcher Parkway - Project staff costs for ongoing property maintenance, landscaping, hazardous materials testing, abatement, and preparation of the real property for disposition.	Central Business District/ Amended Area	12,000	N	\$ 12,000			6,000			\$ 6,000			6,000				\$ 6,000
72	RD0601S - 100 Fletcher Parkway (Former Police Station)	Property Dispositions	7/1/2013	10/1/2037	Andrew A. Smith, Commercial Properties Group, Retail Insite, Legal services (McDougal Love Eckis Boehmer & Foley) various vendors.	100 Fletcher Parkway - Appraisal fees, broker fees, legal costs, public notices, and other costs associated with the disposition of the real property.	Central Business District/ Amended Area	18,000	N	\$ 18,000			9,000			\$ 9,000			9,000				\$ 9,000
66	RDR0703S - Civic Center Complex Revitalization Project	Legal	6/23/2009	10/1/2037	McDougal Love Eckis Boehmer & Foley	Civic Center Complex - Legal services for maintenance issues, hazardous materials testing/abatement, and preparation of the properties for disposition.	Central Business District/ Amended Area	-	N	\$ -						\$ -							\$ -
67	RDR0703S - Civic Center Complex Revitalization Project	Project Management Costs	6/23/2009	10/1/2037	City of El Cajon	Civic Center Plaza - Project staff costs for ongoing property maintenance, landscaping, hazardous materials testing, abatement, and preparation of the real properties for disposition.	Central Business District/ Amended Area	-	N	\$ -						\$ -							\$ -
69	RDR0703S - Civic Center Complex Revitalization Project	Property Dispositions	7/1/2013	10/1/2037	Andrew A. Smith, Commercial Properties Group, Retail Insite, Legal services (McDougal Love Eckis Boehmer & Foley) and various vendors.	Civic Center Plaza - Appraisal fees, broker fees, legal, closing costs, public notices, and other costs associated with the disposition of the real property.	Central Business District/ Amended Area	14,500	N	\$ 14,500			7,500			\$ 7,500		5,000	2,000				\$ 7,000
52	HA1501 - Housing Authority Development and Revitalization Activities	Improvement/Infrastructure	7/1/2014	10/1/2037	City of El Cajon	Production, replacement, and/or preservation of affordable housing units	Central Business District/ Amended Area	700,000	N	\$ 700,000	700,000					\$ 700,000							\$ -
94	RD1502S - Fire Station 6 Renovation	Improvement/Infrastructure	7/1/2014	10/1/2037	City of El Cajon	Fire Station 6 Renovation	Central Business District/ Amended Area	-	Y	\$ -						\$ -							\$ -
85	RD1503S - Ronald Reagan Community Center Renovation	Improvement/Infrastructure	7/1/2014	10/1/2037	City of El Cajon	Ronald Reagan Community Center Renovation	Central Business District/ Amended Area	50,000	N	\$ 50,000	50,000					\$ 50,000							\$ -
98	RD1504S - East Coast Performing Arts Center Improvements	Improvement/Infrastructure	7/1/2015	10/1/2037	City of El Cajon	East County Performing Arts Center Improvements	Central Business District/ Amended Area	920,000	N	\$ 920,000	500,000					\$ 500,000	420,000						\$ 420,000

**EI Cajon Recognized Obligation Payment Schedule (ROPS 17-18) - Report of Cash Balances  
(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, [see Cash Balance Tips Sheet](#).

A	B	C	D	E	F	G	H	I	
		<b>Fund Sources</b>							
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>		<b>Other</b>	<b>RPTTF</b>		
	<b>Cash Balance Information by ROPS Period</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>	
<b>ROPS 15-16B Actuals (01/01/16 - 06/30/16)</b>									
1	<b>Beginning Available Cash Balance (Actual 01/01/16)</b>	5,121,746	-	24,043		1,754,191	317,771	RPTTF cash balance as of 1/1/2016 includes \$91,640 of unspent administration allowance from ROPS 15-16A	
2	<b>Revenue/Income (Actual 06/30/16)</b> RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016	3,169,023				23,308	5,450,779	ROPS 15-16B RPTTF \$2,667,699 (Jan-2016) ROPS 16-17A RPTTF \$2,783,080 (Jun-2016)	
3	<b>Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)</b>	1,009,582		2,945		1,665,934	2,695,183	\$800,000 (ROPS 15-16B) of RPTTF for 10/1/16 debt service payments were transferred to fiscal agent upon receipt from the County, as directed by DOF.	
4	<b>Retention of Available Cash Balance (Actual 06/30/16)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	4,478,127					2,360,079	\$2,360,079 (ROPS 16-17A) of RPTTF for 10/1/16 debt service payments were transferred to fiscal agent upon receipt from the County, as directed by DOF.	
5	<b>ROPS 15-16B RPTTF Balances Remaining</b>	No entry required						142,725	
6	<b>Ending Actual Available Cash Balance</b> C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 2,803,060	\$ -	\$ 21,098	\$ -	\$ 111,565	\$ 570,563		

