

RESOLUTION NO. OB-02-15

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER EL CAJON REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2015-2016 SUCCESSOR AGENCY BUDGET, INCLUDING THE SUCCESSOR AGENCY ADMINISTRATION BUDGET

WHEREAS, the Oversight Board (the "Oversight Board") of the Successor Agency of the former El Cajon Redevelopment Agency (the "Successor Agency") held a regularly-scheduled meeting on February 18, 2015, at which time it considered a proposed Successor Agency Budget, including the Successor Agency Administration Budget for the period of July 1, 2015, to June 30, 2016; and

WHEREAS, the City of El Cajon as Successor Agency Fiscal Year 2015-2016 Budget totals \$12,292,600 from all funding sources, including Bond proceeds, Successor Agency Reserves, and Other Funds, of which \$250,000 is for Successor Agency Administration;

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF 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 have been incorporated herein by reference.
 - 2. Approval of the Successor Agency Budget and the Successor Agency Administrative Budget is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) (General Rule) of the CEQA Guidelines because the proposed budgets will not cause a significant adverse physical change to the environment either directly or indirectly.
- B. The Oversight Board hereby APPROVES the Amended Fiscal Year 2015-2016 Successor Agency Budget of \$12,292,600 from all funding sources, including Bond proceeds, Successor Agency Reserves, and Other Funds.
- C. The Oversight Board hereby APPROVES the Successor Agency Administration Budget for Fiscal Year 2015-2016 of \$250,000 to be paid from Redevelopment Property Tax Trust Funds (RPTTF).
- D. The Oversight Board hereby AUTHORIZES the Chair to submit the approved Successor Agency Budget for the period of July 1, 2015, to June 30, 2016, to the County Auditor Controller, the State Department of Finance, the County

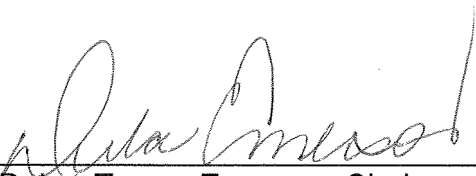
Administrative Officer, the State Controller's Office, and to post on the Successor Agency website.

- E. The Oversight Board hereby AUTHORIZES Successor Agency staff to carryout 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, including re-entering into third party service agreements for continuation of projects pursuant to City of El Cajon adopted policies, procedures and practices, in place.

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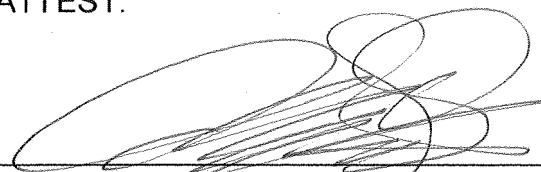
PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly-scheduled meeting held this 18th day of February 2015, by the following vote to wit:

AYES: ABUSHABAN, BUXBAUM, CHADWICK, DAVIES, SHUTE, TURNER-EMERSON
NOES: NONE
ABSENT: OB Vacant Position



Debra Turner-Emerson, Chairperson

ATTEST:



Majed Al-Ghafry, Oversight Board Secretary

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**SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY
PROPOSED BUDGET
FISCAL YEAR 2015-16**

Activity/ Project	Activity/Project Name	ROPS 15-16A July-Dec 2015	ROPS 15-16B Jan-Jun 2016	Total Fiscal Year 2015-16
<u>Bond Proceeds</u>				
HA1501	Housing Authority Development & Revitalization Projects	\$ 692,000	\$ -	\$ 692,000
RDR0705S	Median Improvements	1,020,000	-	1,020,000
RD1502S	Fire Station 6 Renovation	1,670,000	-	1,670,000
RD1503S	Ronald Reagan Community Center Plaza	900,000	-	900,000
RD1504S	El Cajon Performing Arts Center Improvements	800,000	-	800,000
		\$ 5,082,000	\$ -	\$ 5,082,000
<u>Other Funds</u>				
RD0704S	Hazardous Materials Testing/Park & Ballantyne	\$ 81,000	\$ 3,000	\$ 84,000
RD0705S	Hazardous Materials Testing/Prescott Promenade	11,500	1,500	13,000
RD0706S	SW Corner/Environmental Testing	34,100	1,100	35,200
RD1017S	Johnson Avenue Corridor Revitalization Project	22,000	-	22,000
		\$ 148,600	\$ 5,600	\$ 154,200
<u>RPTTF - Non Administrative</u>				
0490000	Successor Agency Debt Service	\$ 2,371,920	\$ 2,363,080	\$ 4,735,000
RD0801S	Former Police Station (100 Fletcher Parkway)	1,505,000	545,000	2,050,000
RDR0703S	Civic Center Complex Revitalization Project	18,500	2,900	21,400
		\$ 3,895,420	\$ 2,910,980	\$ 6,806,400
<u>RPTTF - Administrative</u>				
0590110	Successor Agency Administration	\$ 125,000	\$ 125,000	\$ 250,000
FISCAL YEAR 2015-2016 BUDGET		\$ 9,251,020	\$ 3,041,580	\$ 12,292,600

SUCCESSOR AGENCY FUNDS FISCAL YEAR 2015-16

ACTIVITY: Successor Agency Administration

ACTIVITY NO: 0590110

The City of El Cajon Successor Agency performs administrative activities to wind down the affairs of the former El Cajon Redevelopment Agency ("Agency"). These activities include monitoring and making payments on the enforceable obligations of the former Agency, disposing of the former Agency's properties and other assets, preparing and submitting financial reports to comply with the requirements of the State, County, and other agencies/parties, and providing administrative support to the Oversight Board.

The Successor Agency has arranged with the City of El Cajon to provide staff services and supplies/materials to administer the responsibilities of the Successor Agency. Outside legal, financial, and other professional/technical consultants will be utilized for special services and/or expertise necessary for the wind down of the former Agency.

The fiscal year 2015-16 budget for the Successor Agency administrative costs and the sources of payments for the administrative costs are identified in the table below. Actual costs for each administrative category may be higher or lower than the amounts shown, not to exceed the aggregate total administrative cost allowance for the fiscal year of \$250,000 or up to three percent of the property tax allocation, which ever is greater.

	ROPS Line No.	Prior Years Actual	2014-15 Estimated	2015-16 July- December Proposed	2015-16 January - June Proposed	2015-16 Total Proposed
Administration City Staff:						
Personnel	6	546,050	210,000	100,000	100,000	200,000
Professional/Technical Services:						
Legal	6	30,469	25,000	15,000	15,000	30,000
Finance, Accounting & Audit	6	12,025	-	-	-	-
Records Management	6	1,146	500	500	500	1,000
Other Professional/Technical	6	4,344	14,000	7,500	7,500	15,000
Supplies, Materials, Miscellaneous:						
Office Supplies	6	1,093	100	150	150	300
Postage & Shipping	6	61	-	-	-	-
Public Notices	6	390	200	200	200	400
Trainings/Meetings	6	381	200	150	150	300
Miscellaneous Supplies/Services	6	-	-	1,500	1,500	3,000
TOTAL ADMINISTRATION		595,958	250,000	125,000	125,000	250,000
Sources of Funds:						
Redevelopment Property Tax Trust Funds (RPTTF)		570,421	250,000	125,000	125,000	250,000
Other		25,537	-	-	-	-
TOTAL FUNDING		595,958	250,000	125,000	125,000	250,000

**SUCCESSOR AGENCY FUNDS
FISCAL YEAR 2015-16**

ACTIVITY: Successor Agency Debt Service

ACTIVITY NO: 0490000

The Successor Agency is responsible for making the required principal and interest payments on the outstanding tax allocation bonds of the former redevelopment agency. The Successor Agency receives property taxes from the Redevelopment Property Tax Trust Fund to make debt service payments on the 2000, 2005, and 2007 tax allocation bonds. The Successor Agency also ensures compliance with the bond covenants by performing annual financial audits, filing continuing disclosure reports, and maintaining the reserve requirements with the fiscal agent.

The fiscal year 2015-16 budget for the Successor Agency Debt Service includes funding of the principal and interest payments on the bonds and costs of services related to the debt issues.

	ROPS Line No.	Prior Years Actual	2014-15 Estimated	2015-16 July - December Proposed	2015-16 January - June Proposed	2015-16 Total Proposed
Debt Service:						
2000 Bonds - Principal	1	65,000	40,000	25,000	27,500	52,500
2000 Bonds - Interest	1	3,057,788	1,218,555	608,507	606,618	1,215,125
2005 Bonds - Principal	2	2,055,000	1,085,000	562,500	585,000	1,147,500
2005 Bonds - Interest	2	3,733,763	1,420,849	698,897	674,990	1,373,887
2007 Bonds - Principal	3	645,000	345,000	177,500	187,500	365,000
2007 Bonds - Interest	3	1,507,384	579,363	286,016	278,472	564,488
Professional/Technical Services:						
Trustee Fees & Administration	4	15,688	7,200	6,000	3,000	9,000
Other Professional/Technical	4	500	1,900	2,500	-	2,500
Accounting & Audit	5	18,515	4,300	5,000	-	5,000
TOTAL DEBT SERVICE		11,080,122	4,697,867	2,371,920	2,363,080	4,735,000
Sources of Funds:						
Redevelopment Property Tax Trust Funds (RPTTF)		11,080,122	4,693,510	2,371,920	2,363,080	4,735,000
Other		-	4,357	-	-	-
TOTAL FUNDING		11,080,122	4,697,867	2,371,920	2,363,080	4,735,000

SUCCESSOR AGENCY FUNDS FISCAL YEAR 2015-2016

ACTIVITY: **Successor Agency - Capital Projects** **ACTIVITY NO:** **0590000**

With the dissolution of redevelopment agencies on February 1, 2012, management and monitoring of the real properties, ongoing projects, and agreements of the former redevelopment agency were transferred to the Successor Agency. The Fiscal Year 2015-16 Successor Agency budget for capital projects includes funding for the maintenance and disposition of real properties, carrying out existing cleanup plans of contaminated sites, and management of existing agreements with developers, businesses, and other entities.

The fiscal year 2015-16 budget for the Successor Agency capital projects and the funding sources for these projects are summarized in the table below. Budget details are provided in the accompanying project sheets.

PROJECT NAME	PROJECT NO.	PROPOSED BUDGET
Hazardous Material Testing - Park & Ballantyne	RD0704S	84,000
Hazardous Material Testing - Prescott Promenade	RD0705S	13,000
Environmental Testing - Southwest Corner	RD0706S	35,200
Former Police Station - 100 Fletcher Parkway	RD0801S	2,050,000
Johnson Avenue Revitalization Project	RD1017S	22,000
Civic Center Complex Revitalization Project	RDR0703S	21,400
TOTAL PROJECT		2,225,600
FUNDING SOURCES		FUNDING
Redevelopment Property Tax Trust Fund (RPTTF)		2,071,400
Other Sources (Rent, Interest, Grants, Miscellaneous)		154,200
TOTAL FUNDING		2,225,600

SUCCESSOR AGENCY FUNDS FISCAL YEAR 2015-16

ACTIVITY: Successor Agency - Capital Projects
PROJECT NAME: Hazardous Materials Testing / Park & Ballantyne

ACTIVITY 0590900
PROJECT NO: RD0704S

This project provides for environmental remediation of a former Brownfields Site of a leaking underground storage tank from a former gasoline station. The former El Cajon Redevelopment Agency ("Agency") purchased the property for a residential development. On December 16, 2003, the Agency entered into a Reimbursement and Indemnity Agreement with Priest Development Corporation where the Agency indemnified the developer, and/or agreed to reimburse the developer for the costs of removing hazardous wastes. Ongoing testing and monitoring at the site is required until a corrective action plan and other requirements for case closure are met and approved by the San Diego County Department of Environmental Health.

The fiscal year 2015-16 budget for this Successor Agency project provides funding for environmental remediation and project management costs associated with the Reimbursement and Indemnity Agreement.

	ROPS Line No.	Prior Years Actual	2014-15 Estimated	2015-16 July - December Proposed	2015-16 January - June Proposed	2015-16 Total Proposed
Project Management City Staff:						
Personnel	63	12,786	3,000	2,500	2,500	5,000
Remediation:						
Legal	62	124	300	300	300	600
Environmental Testing - SCS	11	69,439	20,000	75,000	-	75,000
Environmental Testing - County	61	-	2,500	3,000	-	3,000
Permits, Fees, Miscellaneous	65	-	200	200	200	400
TOTAL PROJECT		82,348	26,000	81,000	3,000	84,000
Source(s) of Funds:						
Redevelopment Property Tax Trust Funds (RPTTF)		47,775	1,300	-	-	-
Other		34,573	24,700	81,000	3,000	84,000
TOTAL FUNDING		82,348	26,000	81,000	3,000	84,000

SUCCESSOR AGENCY FUNDS FISCAL YEAR 2015-16

ACTIVITY: Successor Agency - Capital Projects
PROJECT NAME: Hazardous Materials Testing / Prescott Promenade

ACTIVITY 0590900
PROJECT NO: RD0705S

This project provides for environmental remediation of a former Brownfields Site with a leaking underground storage tank from a former gasoline station. The former El Cajon Redevelopment Agency ("Agency") purchased and developed the property to a public park. The Agency entered into a Settlement Agreement with the former owners, Texaco, Shell Oil, and Unocal, for shared responsibility of the hazardous waste cleanup efforts. The Agency is responsible for 20% of all future cleanup costs. Ongoing monitoring will occur at the site until four consecutive quarters of testing result to minimal findings that comply with the San Diego County Department of Environmental Health's requirements for closure status.

The fiscal year 2015-16 budget for this Successor Agency project provides funding for environmental remediation and project management costs associated with the Settlement Agreement.

	ROPS Line No.	Prior Years Actual	2014-15 Estimated	2015-16 July - December Proposed	2015-16 January - June Proposed	2015-16 Total Proposed
Project Management City Staff :						
Personnel	67	1,534	500	500	500	1,000
Remediation :						
Legal	66	31	500	1,000	1,000	2,000
Settlement Agreement (20%)	12	-	10,000	10,000	-	10,000
TOTAL PROJECT		1,565	11,000	11,500	1,500	13,000
Source(s) of Funds:						
Redevelopment Property Tax Trust Funds (RPTTF)		1,565	11,000	-	-	-
Other		-	-	11,500	1,500	13,000
TOTAL FUNDING		1,565	11,000	11,500	1,500	13,000

**SUCCESSOR AGENCY FUNDS
FISCAL YEAR 2015-16**

ACTIVITY: Successor Agency - Capital Projects
PROJECT SW Corner/Environmental Testing

ACTIVITY 0590900
PROJECT NO: RD0706S

The project provides for ongoing testing of a former Brownfields site of a leaking underground storage tank from a diesel gasoline station and dry cleaners. The former El Cajon Redevelopment Agency ("Agency") purchased the property for mixed-use residential/commercial development. On April 11, 2002, the Agency entered into a Reimbursement and Indemnity Agreement with Priest Development Corporation where the Agency agreed to pay for the costs associated with the contamination cleanup of the 2.27 acre site. Sampling events and reports from the site indicated minimal findings that complied with the San Diego County Department of Environmental Health's (DEH) requirements for closure status.

Fiscal year 2015-16 budget for this Successor Agency project provides funding for the destruction of the groundwater monitoring wells at the site and obtain closure status from the DEH.

	ROPS Line No.	Prior Years Actual	2014-15 Estimated	2015-16 July - December Proposed	2015-16 January - June Proposed	2015-16 Total Proposed
Project Management City Staff :						
Personnel	68	6,866	1,500	1,000	1,000	2,000
Remediation:						
Environmental Testing - Hargrave	13	21,779	35,500	30,000	-	30,000
Environmental Testing - County	14	7,796	3,000	3,000	-	3,000
Permits, Fees, Miscellaneous Costs	69	50	200	100	100	200
TOTAL PROJECT		36,490	40,200	34,100	1,100	35,200
Source(s) of Funds:						
Redevelopment Property Tax Trust Funds (RPTTF)		34,631	600	-	-	-
Other		1,859	39,600	34,100	1,100	35,200
TOTAL FUNDING		36,490	40,200	34,100	1,100	35,200

**SUCCESSOR AGENCY FUNDS
FISCAL YEAR 2015-16**

ACTIVITY: Successor Agency - Capital Projects
PROJECT 100 Fletcher Parkway (Former Police Station)

ACTIVITY 0590900
PROJECT NO: RD0801S

The former police station located at 100 Fletcher Parkway, a key parcel within the Project Area, became available for redevelopment in Fall 2011. The former El Cajon Redevelopment Agency entered into an enforceable obligation with the City through the execution of a Purchase and Sale Agreement, Promissory Note and Deed of Trust, and acquired the property on June 16, 2011. With the dissolution of the redevelopment agencies on February 1, 2012, the Successor Agency has been tasked with managing and overseeing the property to ensure that maintenance is performed and necessary actions are taken to prevent waste and blighting conditions, which would cause a reduction in the value of the asset and negatively impact the businesses and economic growth in the immediate vicinity. The real property, Site #15 in the Amended Long Range Property Management Plan (APN 483-071-52-00), is available for sale in the open market subject to approval by the Oversight Board and California Department of Finance.

Fiscal year 2015-16 budget for this Successor Agency project provides funding for the Promissory Note payments, ongoing maintenance and management costs, and disposition costs of the property.

	ROPS Line No.	Prior Years Actual	2014-15 Estimated	2015-16 July - December Proposed	2015-16 January - June Proposed	2015-16 Total Proposed
Project Management City Staff :						
Personnel	71	63,171	20,000	10,800	10,000	20,800
Promissory Note Payments:						
Principal & Interest	16	840,665	1,847,665	1,444,400	515,700	1,960,100
Professional/Technical Services:						
Legal	70	47	300	300	300	600
Property Maintenance:						
Repairs & Maintenance	15	2,046	3,000	5,000	5,000	10,000
Property Taxes & Insurance	15	8,125	10,000	6,000	6,000	12,000
Utilities	15	33,474	17,000	8,000	8,000	16,000
Other Professional/Technical	15	655	-	5,000	-	5,000
Property Disposition:						
Appraisal	72	5,000	5,000	5,000	-	5,000
Title, Brokerage, & Escrow	72	500	10,000	20,000	-	20,000
Miscellaneous Fees & Services	72	64	500	500	-	500
TOTAL PROJECT		953,747	1,913,465	1,505,000	545,000	2,050,000
Source(s) of Funds:						
Redevelopment Property Tax Trust Funds (RPTTF)		953,747	1,913,465	1,505,000	545,000	2,050,000
TOTAL FUNDING		953,747	1,913,465	1,505,000	545,000	2,050,000

**SUCCESSOR AGENCY FUNDS
FISCAL YEAR 2015-16**

ACTIVITY: Successor Agency - Capital Projects
PROJECT Johnson Avenue Revitalization Project

ACTIVITY 0590900
PROJECT NO: RD1017S

This project was designed to revitalize the Johnson Avenue Corridor with retail uses and automotive dealerships and to establish the corridor as a vibrant and distinct commercial district that invites shoppers and other visitors to El Cajon. In Fiscal Year 2009-10, the former Agency acquired four parcels in the corridor for redevelopment activities. Two of the parcels were sold to Inland Properties (US) Inc. for the construction of a truck sales dealership and service facility. In September 2014, the sale of Site #10, located at 588 N. Johnson Avenue (APN 482-250-34-000), to JKC El Cajon, LLC was approved by the Oversight Board and California Department of Finance (DOF). In February 2015, the sale of the remaining parcel, Site #11 at 531-555 Raleigh Avenue (APN 482-250-36-00), is presented to the Oversight Board and DOF for approval.

Fiscal year 2015-16 budget for this Successor Agency project provides for contingency funds to pay for maintenance and management expenses and disposition costs if the sale of the properties are not completed by June 30, 2015.

	ROPS Line No.	Prior Years Actual	2014-15 Estimated	2015-16 July - December Proposed	2015-16 January - June Proposed	2015-16 Total Proposed
Project Management City Staff :						
Personnel	78	12,679	-	-	-	-
Professional/Technical Services:						
Legal	75	326	2,500	1,000	-	1,000
Environmental Testing - Ninyo & Moore	17	8,789	-	-	-	-
Environmental Testing - County	74	3,309	-	-	-	-
Property Maintenance:						
Repairs & Maintenance	76	2,559	5,000	3,000	-	3,000
Property Taxes & Insurance	76	1,442	1,600	2,000	-	2,000
Utilities	76	3,061	1,000	1,000	-	1,000
Property Disposition:						
Appraisal	77	2,500	4,500	-	-	-
Title, Brokerage, & Escrow	77	-	15,000	14,000	-	14,000
Miscellaneous Fees & Services	77	-	500	1,000	-	1,000
TOTAL PROJECT		34,664	30,100	22,000	-	22,000
Source of Funds:						
Redevelopment Property Tax Trust Funds (RPTTF)		30,538	-	-	-	-
Other		4,126	30,100	22,000	-	22,000
TOTAL FUNDING		34,664	30,100	22,000	-	22,000

SUCCESSOR AGENCY FUNDS FISCAL YEAR 2015-16

ACTIVITY: Successor Agency - Capital Projects
PROJECT Civic Center Complex Revitalization Project

ACTIVITY 0590900
PROJECT NO: RDR0703S

This project primarily served to acquire properties in the downtown area for the development of a mixed-use project and the construction of a public parking facility. As the downtown El Cajon revitalization continues, the City has acquired three properties from the Successor Agency for the development of a hotel. These properties include the following sites identified in the Amended Long Range Property Management Plan ("Amended Plan"): Site #9 Rea public parking lot (APN 488-072-40-00); Site #13 141 Magnolia Ave (APN 488-082-18-00), and Site #14 118-130 Rea Ave (APN 488-082-12-00). Pursuant to the Amended Plan, the City entered into compensation agreements with the affected taxing entities for the acquisition of the properties. In December 2014, the sale/transfer of the properties was approved by the Oversight Board and California Department of Finance (DOF). The remaining parcel in this project, Site #12 at 115 Rea Ave (APN 488-083-03-00), is available for sale in the open market subject to approval by the Oversight Board and DOF.

Fiscal year 2015-16 budget for this Successor Agency project provides funding for ongoing maintenance and management costs and disposition costs of the remaining parcel.

	ROPS Line No.	Prior Years Actual	2014-15 Adopted Budget	2015-16 July - December Proposed	2015-16 January - June Proposed	2015-16 Total Proposed
Project Management City Staff :						
Personnel	87	12,340	-	-	-	-
Professional/Technical Services:						
Environmental Testing-Ninyo & Moore	85	4,836	-	-	-	-
Property Maintenance:						
Repairs & Maintenance	21	2,252	3,000	1,500	1,500	3,000
Property Taxes & Insurance	21	25,523	11,500	1,800	1,200	3,000
Utilities	21	548	200	200	200	400
Property Disposition:						
Appraisal	89	23,400	7,500	4,500	-	4,500
Title, Brokerage, & Escrow	89	-	10,000	10,000	-	10,000
Miscellaneous Fees & Services	89	-	300	500	-	500
TOTAL PROJECT		68,899	32,500	18,500	2,900	21,400
Source of Funds:						
Redevelopment Property Tax Trust Funds (RPTTF)		68,899	32,500	18,500	2,900	21,400
TOTAL FUNDING		68,899	32,500	18,500	2,900	21,400

SUCCESSOR AGENCY FUNDS FISCAL YEAR 2015-16

ACTIVITY: Successor Agency-2005 Bonds Housing Projects **ACTIVITY NO:** 0295900

With the dissolution of redevelopment agencies on February 1, 2012, the Successor Agency has been tasked with managing the proceeds from the 2005 Tax Allocation Bonds and identifying potential housing projects consistent with the bond covenants. The Fiscal Year 2015-16 budget for this activity includes funding for housing projects to increase affordable housing opportunities for the City's lower income households.

Fiscal year 2015-16 budget for the Successor Agency 2005 Bonds Housing Projects provides funding to the El Cajon Housing Authority for housing projects summarized in the table below. Budget details are provided in the accompanying project sheet from the Community Development section of the City Budget .

	City Project No.	ROPS Line No.	2014-15 Estimated Budget	2015-16 Proposed Budget
Project Contribution:				
Housing Authority Development & Revitalization Projects	HA1501	92	689,226	692,000
TOTAL PROJECT			689,226	692,000
Source of Funds:				
2005 Tax Allocation Bonds - Housing			689,226	692,000
TOTAL FUNDING			689,226	692,000

**SUCCESSOR AGENCY FUNDS
FISCAL YEAR 2015-16**

ACTIVITY: Successor Agency-2007 Bonds Capital Projects

ACTIVITY NO: 0597900

With the dissolution of redevelopment agencies on February 1, 2012, the Successor Agency has been tasked with the managing the proceeds from the 2007 Tax Allocation Bonds and identifying potential capital improvement and infrastructure projects within the Project Area. The Fiscal Year 2014-15 budget for the Successor Agency Capital Projects 2007 Bonds includes funding for the capital improvement projects that are consistent with the bond covenants.

Fiscal year 2015-16 budget for the Successor Agency Capital Projects 2007 provides funding to the City of El Cajon for capital improvement and infrastructure projects summarized in the table below. Budget details are provided in the accompanying project sheets from the Capital Improvement Projects section of the City Budget .

	City Project No.	ROPS Line No.	2014-15 Estimated Budget	2015-16 Proposed Budget
Project Contributions				
Median Improvements (RDR0705S)	PW3484	60	1,300,000	1,020,000
Fire Station 6 Renovation (RD1502S)	IFM3438	94	1,700,000	1,670,000
Ronald Reagan Community Center Renovation (RD1503S)	PK3508	95	900,000	900,000
Center City Infrastructure Improvements (RD1501S)	IFM3535	96	265,000	-
East County Performing Arts Center (ECPAC) Improvements (RD1504S)	IFM3471	98	-	800,000
TOTAL PROJECT			4,165,000	4,390,000
Source of Funds:				
2007 Tax Allocation Bonds			4,165,000	4,390,000
TOTAL FUNDING			4,165,000	4,390,000

CAPITAL IMPROVEMENT PROJECT FISCAL YEAR 2015 - 2016

PROJECT NAME: MEDIAN ISLAND IMPROVEMENTS

ACTIVITY: 550000

PROJECT NO: PW3484

Description:

This project provides for the renovation and improvement of existing medians throughout the Redevelopment Project Area. This is Phase 1 of the Median Improvements.

Justification:

The former El Cajon Redevelopment Agency previously commissioned a study to analyze the existing conditions of median islands throughout the Project Area. Bond proceeds will be used to provide upgrades to median island infrastructure, including the reconstruction of median islands, irrigation, cross walks, lighting, and where applicable, compliance with the Americans With Disabilities Act.

Scheduling:

Design and construction to be completed in fiscal year 2015-16 upon receipt of issuance of approval of the project on each Recognized Obligation Payment Schedule ("ROPS") by the California Department of Finance (DOF) and the appointed Oversight Board.

Relationship to General & Community Plans:

The project is consistent with the General Plan.

Operating Budget Impact:

Project costs to be paid from the proceeds of the former El Cajon Redevelopment Agency Tax Allocation Bonds Issue of 2007 now under the control of the Successor Agency. Expenditure of project funds are subject to approval on each Recognized Obligation.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Proposed FY 15-16	Est. Project Costs Through FY 15-16
Architectural Services (8315)			30,000	30,000
Engineering Services-Internal (8336)			10,200	10,200
Other Prof/Tech Services (8395)			9,500	9,500
Advertising (8522)			500	500
Permits & Fees (8560)			50	50
Printing and Binding (8570)			1,000	1,000
Land Improvements / Abatement & Demo (9055)			860,000	860,000
Contingency (9060)			108,750	108,750
PROJECT COST TOTAL:	-	-	1,020,000	1,020,000
Source(s) of Funds:				
Successor Agency RDA 2007 Bonds			1,020,000	1,020,000
FUNDING TOTAL:	-	-	1,020,000	1,020,000

CAPITAL IMPROVEMENT PROJECT FISCAL YEAR 2015 - 2016

PROJECT NAME: FIRE STATION 6 RENOVATION

ACTIVITY: 501000

PROJECT NO: IFM3438

Description:

Renovation of the entire Fire Station 6 complex and administrative offices. Proposed renovations include dorm rooms, restrooms, and workout room. Additional renovations include secured parking, roll-up doors for the apparatus bay, replacement of leaking skylights throughout the station, storage and laundry room improvements, as well as complete renovation of the administrative offices.

Justification:

Fire Station 6 is over 30 years old and is one of the busiest Fire Station in the United States. Although the facility has been properly maintained, the high usage and call volume has created the need for this renovation. In fiscal year 2007-08, improvements were made to Fire Station 6 to include upgrades to the roof drain system, installation of a new cool roof, installation of a tankless hot water system, replacement of HVAC, additional ventilation and an energy management system. Then in 2009, the kitchen received an extensive remodel. In 2010, improvements included a more efficient vehicle exhaust evacuation system in the apparatus bay and replacement of the sump pump with new check valves and controls. These past renovations did not include any work on the administrative side of this facility. Therefore, due to economies of scale and the size of the project, it is prudent to make these improvements at this time.

Scheduling:

Design and construction to be completed in fiscal year 2015-16 upon receipt of issuance of approval of the project on each Recognized Obligation Payment Schedule ("ROPS") by the California Department of Finance and the appointed Oversight Board.

Relationship to General & Community Plans:

The goal is to improve the safety of citizens and staff, and reduce damage to the facilities.

Operating Budget Impact:

Project costs to be paid from the proceeds of the former El Cajon Redevelopment Agency Tax Allocation Bonds Issue of 2007 now under the control of the Successor Agency. Expenditure of project funds are subject to approval on each Recognized Obligation Payment Schedule by the appointed Oversight Board and the DOF.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Proposed FY 15-16	Est. Project Costs Through FY 15-16
Architectural Services (8315)	103,808	30,000	5,000	138,808
Advertising (8522)			250	250
Permits & Fees (8560)			50	50
Construction-Buildings (9060)			1,526,700	1,526,700
Other Misc. Expenses (8524, 8568, 8576 & 8594)			3,000	3,000
Contingency (9060)			135,000	135,000
PROJECT COST TOTAL:	103,808	30,000	1,670,000	1,803,808

Source(s) of Funds:				
General Fund	103,808			103,808
Successor Agency RDA 2007 Bonds		30,000	1,670,000	1,700,000
FUNDING TOTAL:	103,808	30,000	1,670,000	1,803,808

CAPITAL IMPROVEMENT PROJECT

FISCAL YEAR 2015 - 2016

PROJECT NAME: RONALD REAGAN COMMUNITY CENTER RENOVATION **ACTIVITY:** 505000
PROJECT NO: PK3508

Description:

As a continuation of design elements of the Centennial Plaza and Prescott Promenade, this project provides for the renovation and improvement of the Ronald Reagan Community Center. Complete remodel of the existing facility to include improvements to the office, reception area, restrooms, kitchen, public areas, and an addition of a new conference room. Remodel will include all new appliances, flooring, countertops, partitions, patching and painting of walls, and addition of chair rails as needed. Work will also include enhancements to the audio/visual systems and electrical upgrade. Exterior work will include lighting, concrete flatwork, and landscaping. These renovations will bring the facility into compliance with the American with Disabilities Act requirements.

Justification:

Bond proceeds will be used to provide upgrades to exterior public facility infrastructure, including the reconstruction of paving, walkways, decking, plumbing, electrical, lighting, light poles, security cameras, irrigation, landscaping, signage, monument signs, barrier walls, railing, gates, fencing, bollards, site furnishings, storage area, patio areas, awning structures, seating and where applicable, compliance with the Americans With Disabilities Act.

Scheduling:

Design and construction to be completed in fiscal year 2015-16 upon receipt of issuance of approval of the project on each Recognized Obligation Payment Schedule ("ROPS") by the California Department of Finance (DOF) and the appointed Oversight Board.

Relationship to General & Community Plans:

This project will provide needed infrastructure to support civic events.

Operating Budget Impact:

Project costs to be paid from the proceeds of the former El Cajon Redevelopment Agency Tax Allocation Bonds Issue of 2007 now under the control of the Successor Agency. Expenditure of project funds are subject to approval on each Recognized Obligation Payment Schedule by the appointed Oversight Board and the DOF.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Proposed FY 15-16	Est. Project Costs Through FY 15-16
Architectural Services (8315)			90,000	90,000
Advertising (8522)			500	500
Permits & Fees (8560)			100	100
Printing and Binding (8570)			1,000	1,000
Construction-Buildings (9060)			808,400	808,400
Contingency (9060)			100,000	100,000
PROJECT COST TOTAL:	-	-	1,000,000	1,000,000
Source(s) of Funds:				
CDBG 270900			100,000	100,000
Successor Agency RDA 2007 Bonds			900,000	900,000
FUNDING TOTAL:	-	-	1,000,000	1,000,000

CAPITAL IMPROVEMENT PROJECT FISCAL YEAR 2015 - 2016

PROJECT NAME: ECPAC IMPROVEMENTS

ACTIVITY: 501000

PROJECT NO: IFM3471

Description:

The East County Performing Arts Center (ECPAC) facility requires major renovation in order to bring the facility into compliance with current codes. Major improvements include new energy-efficiency chiller, boilers, pumps, fans and controls. In addition, renovations will include roof improvements, ADA improvements, audio, video, and lighting improvements. Interior refurbishment includes carpet, painting, concession stand improvements, furnishings, and equipment. The roof improvements include new Title 24 compliant membrane roofing and repairs to the standing metal seam roof. Also, the existing emergency generator will be replaced.

Justification:

This building is over 30 years old and needs to be renovated in order to continue to provide a first-class performing arts center for the community.

Scheduling:

It is anticipated that construction will begin in fiscal year 2014-15 with completion in late 2015.

Relationship to General & Community Plans:

These renovations will allow the City to continue to provide a first class performing arts center for the community. This project is consistent with the General Plan.

Operating Budget Impact:

The lighting, HVAC, and new title 24 cool roof will help to reduce future operating cost due to reduced energy consumption. Additionally, maintenance cost will be reduced because of the replacement of old equipment with energy efficient equipment.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Proposed FY 15-16	Est. Project Costs Through FY 15-16
Architectural Services (8315)			348,450	348,450
Engineering Services (8335)			50,000	50,000
Advertising (8522)			500	500
Permits & Fees (8560)			50	50
Printing (8570)			1,000	1,000
Construction-Buildings (9060)			2,850,000	2,850,000
Contingency (9060)			300,000	300,000
PROJECT COST TOTAL:	-	-	3,550,000	3,550,000

Source(s) of Funds:				
CDBG 270900			500,000	500,000
General Fund			2,250,000	2,250,000
Successor Agency RDA 2007 Bonds			800,000	800,000
FUNDING TOTAL:	-	-	3,550,000	3,550,000