

AGENDA

City of El Cajon

Successor Agency – Oversight Board

8:00 a.m., Wednesday, September 18, 2013

BOARD MEMBERS:

SAHAR ABUSHABAN
*Chancellor of the California
Community Colleges
Representative*

SCOTT BUXBAUM
*County Board of Education
Representative*

GLORIA CHADWICK
*Grossmont Healthcare District
Representative*

JIM GRIFFIN
*County Board of Supervisors
Representative*

MICHAEL GRIFFITHS
City of El Cajon

MANJEET RANU
*(Former RDA/MMPEG
Employee) City of El Cajon*

DEBRA TURNER-EMERSON
*County Board of Supervisors
Representative*

OB LEGAL COUNSEL:
MEYERS NAVE

SUCCESSOR AGENCY
STAFF:

DOUGLAS WILLIFORD
*Executive Director/
City Manager*

MAJED AL-GHAFRY
*OB Secretary /
Assistant City Manager*

MORGAN FOLEY
General Counsel

JENNY FICACCI
Housing Manager

HOLLY REED-FALK
Financial Operations Manager

VICTORIA DANGANAN
Senior Accountant

RON LUIS VALLES
Administrative Secretary

**Meeting Location: El Cajon Police Station
Community Room #161
100 Civic Center Way, El Cajon, CA 92020**

- I. CALL TO ORDER & PLEDGE OF ALLEGIANCE:
- II. ROLL CALL:
- III. AGENDA CHANGES:
- IV. PUBLIC COMMENT: (This is the opportunity for a member of the public to address the Oversight Board on any item of business within the jurisdiction of the Board that is not on the agenda. Under State law no action can be taken on items brought forward under Public Comment, except to refer the item to the staff for administrative action or to place it on a future agenda.)
- V. ACTION ITEMS:
 1. Approval of Action Minutes – August 21, 2013, meeting
 2. Approval of Amended Fiscal Year 2013-14 Successor Agency Budget
 3. Approval of the Recognized Obligation Payment Schedule (“ROPS 13-14B”) for the period January 1, 2014, to June 30, 2014.
- VI. OTHER ITEMS FOR CONSIDERATION:
- VII. STAFF COMMUNICATIONS:
 1. State Controller’s Office – Asset Transfer Review
 2. Upcoming work program
- VIII. BOARD REPORTS/COMMENTS:
- IX. ADJOURNMENT:

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SUMMARY MINUTES

Successor Agency to the El Cajon Redevelopment Agency Oversight Board

**Meeting - Wednesday, August 21, 2013
El Cajon Police Station Community Room #161
100 Civic Center Way, El Cajon, CA 92020**

BOARD PRESENT: Scott Buxbaum, Gloria Chadwick, Jim Griffin (Chair), Michael Griffiths, and Manjeet Ranu

BOARD ABSENT: Sahar Abushaban and Debra Turner-Emerson

OB LEGAL COUNSEL: George Eiser III, representing law firm of Meyers Nave

STAFF PRESENT: City Manager Douglass Williford, Housing Manager Jenny Ficacci, Financial Operations Manager Holly Reed-Falk, Senior Accountant Victoria Danganan, and Administrative Secretary Ron Luis Valles

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

The meeting was called to order at 8:02 a.m. by GRIFFIN.

PUBLIC COMMENT:

No public comment.

ACTION ITEM NO. 1: APPROVAL OF ACTION MINUTES – June 19, 2013

CHADWICK made a motion, seconded by BUXBAUM, to approve the minutes.
Motion carried 4-0 (ABUSHABAN, RANU, and TURNER-EMERSON, absent).

[RANU arrived at 8:05 a.m.]

ACTION ITEM No. 2: APPROVAL OF PARTICIPATION AGREEMENT FOR SALE OF SECURED PROPERTY TO URBN RESTAURANTS, INC.

FICACCI summarized the staff report, and provided the Oversight Board and its Legal Counsel, and Successor Agency staff with a revised resolution, changing “not less than \$300,000” to “approximately \$300,000”) on page 2.

RANU made a motion, seconded by GRIFFIN, to adopt the revised Resolution No. OB-09-13 that approved a participation agreement between URBN Restaurants Inc.

or such other business entity formed and controlled by or controlling URBN Restaurants Inc., or the shareholders thereof, including but not limited to URBN Coal Fired, LLC ("URBN") and the City of El Cajon, in its capacity as Successor Agency, for sale of secured property identified in the settlement agreement between Stephan Meadows, Mandy Meadows and Downtown El Cajon Brewing Co. ("DECB") approved by the Oversight Board on April 18, 2013, as Resolution No. OB-06-13.

Motion carried 5-0 (ABUSHABAN and TURNER-EMERSON, absent).

ACTION ITEM No. 3: APPROVAL TO EXECUTE AN AGREEMENT WITH CASSIDY TURLEY SAN DIEGO AND RETAIL INSIGHT FOR REPRESENTATION IN THE SALE OF SELECT SUCCESSOR AGENCY PROPERTIES.

FICACCI summarized the staff report. Kerry Schimpf of Cassidy Turley San Diego and Don Moser of Retail Insight were present and noted that they were proud and excited to be working with the properties and they would like to start as soon as Department of Finance approves the Long Range Property Management Plan.

CHADWICK made a motion, seconded by GRIFFIN, to adopt Resolution No. OB-10-13 that approved the execution of an Agreement between Cassidy Turley San Diego and Retail Insight and the City of El Cajon, in its capacity as Successor Agency, for representation in the sale of select Successor Agency Properties.

Motion carried 5-0 (ABUSHABAN and TURNER-EMERSON, absent).

STAFF COMMUNICATIONS:

FICACCI updated the upcoming work program and noted that the next meeting in September will have the next ROPS as an agenda item.

BOARD REPORTS/COMMENTS:

There were none.

ADJOURNMENT:

CHADWICK made a motion, seconded by BUXBAUM, to adjourn the meeting of the El Cajon Successor Agency Oversight Board at 8:23 a.m. this 21st day of August 2013, to 8:00 a.m., October 16, 2013, in the Police Station's Community Room, 100 Civic Center Way, El Cajon, California.

Motion carried 5-0 (ABUSHABAN and TURNER-EMERSON, absent).

APPROVED:

Debra Turner-Emerson, Chairperson

ATTEST:

Jenny Ficacci, Acting Oversight Board Secretary

AGENDA REPORT
CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD
September 18, 2013, Meeting

SUBJECT: AMENDED FISCAL YEAR 2013-14 SUCCESSOR AGENCY BUDGET

RECOMMENDED ACTION: That the Oversight Board adopt the proposed Resolution to:

1. Approve the Amended Fiscal Year 2013-2014 Budget for the Successor Agency from \$11,022,053 to \$11,258,703;
2. Approve Successor Agency staff to carry out activities necessary to meet approved 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.

BACKGROUND:

The Fiscal Year 2013-2014 Successor Agency Budget ("2013-14 Budget") was approved by the Oversight Board on February 20, 2013. Due to several circumstances and events, including delays in DOF approval of the Hold Harmless Agreement, approval of a Corrective Action Plan, and anticipated approval of the Long Range Property Management Plan, staff is proposing several amendments to the 2013-14 Budget, as summarized below:

Fiscal Year 2013-14 Budget	\$ 11,022,053.00
Proposed Amendments:	
Hazmat Testing/Park & Ballantyne	36,300.00
SW Corner/Environmental Testing	53,000.00
Former Police Station (100 Fletcher Parkway)	4,000.00
DDA Projects Monitoring	44,500.00
Real Property Asset Management	44,000.00
Civic Center Complex Revitalization Project	12,000.00
Promissory Note due to City	42,850.00
Fiscal Year 2013-14 Budget, Amended	\$ 11,258,703.00

The proposed amendments include the following:

- Hazmat Testing/Park & Ballantyne (RD0704S): an increase is requested due to delays in approval of the Hold Harmless Agreement by the DOF for installation of two new monitoring wells in the public right-of-way.
- SW Corner/Environmental Testing (RD0706S): an increase of \$51,440 is requested due to approval of a Corrected Action Plan (“CAP”) by the County of San Diego Department of Environmental Health (“DEH”), and the requirement to remove and destroy eleven monitoring wells.
- Former Police Station (100 Fletcher Parkway) (RD0801S): an increase of \$4,000 for repairs is requested due to ongoing illegal lodging enforcement (homeless activity repairs).
- DDA Projects Monitoring (RD1201S): an increase of \$44,500 is requested for costs associated with the Settlement and License Agreements, ongoing legal costs due to claims, equipment claims, utility, security, and project management costs necessary to preserve and sell the Secured Property transferred from the Downtown El Cajon Brewing Co. to the Successor Agency, and approved under Resolution No. OB-06-13.
- Real Property Asset Management (RD1202S): an increase of \$44,000 is requested for anticipated legal, appraisal fees, and project management fees associated with the negotiations and sale of Successor Agency properties identified in the Long Range Property Management Plan.
- Civic Center Complex Revitalization Project (RDR0703S): an increase of \$12,000 for anticipated appraisal expenses for three properties at a cost of \$4,000 each.
- Promissory Note to City (0790000): an increase of \$42,850 plus \$100 in estimated interest to repay the City for funds advanced pursuant to the Settlement and License Agreement, and Promissory Note approved April 18, 2013, Resolution No. OB-06-13.

In conducting its business, the Successor Agency will continue to utilize the policies, procedures and practices of the City of El Cajon unless or until the Oversight Board establishes different procedures in the future.

FISCAL IMPACT:

These actions will amend the Fiscal Year 2013-14 Successor Agency budget from \$11,022,053 to \$11,258,703. The funding source for each obligation is identified in ROPS 13-14B, which is an item also on today’s agenda for Oversight Board action.

ATTACHMENTS:

1. Proposed Resolution
2. Amended Fiscal Year 2013-2014 Budget Summary

Prepared by:

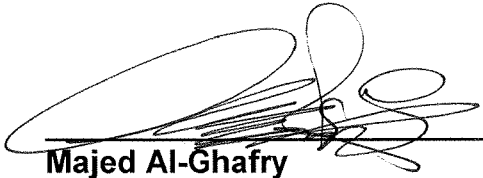
for 

Jenny Ficacci
Housing Manager

Reviewed by:



Holly Reed-Falk
Financial Operations Manager



Majed Al-Ghafry
Secretary / Assistant City Manager

Approved by:



Douglas Williford
Executive Director/City Manager

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RESOLUTION NO. OB-11-13

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER EL CAJON REDEVELOPMENT AGENCY APPROVING THE AMENDED FISCAL YEAR 2013-2014 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 September 18, 2013, at which time it considered a proposed Amended Successor Agency Budget, including the Successor Agency Administration Budget for the period of July 1, 2013, to June 30, 2014; and

WHEREAS, the Successor Agency is requesting amendments to the Fiscal Year 2013-2014 Budget due to several circumstances and events, including delays in DOF approval of the Hold Harmless Agreement, approval of a Corrective Action Plan, and anticipated approval of the Long Range Property Management Plan, staff is proposing several amendments to the 2013-2014 Budget;

WHEREAS, the City of El Cajon as Successor Agency Amended Fiscal Year 2013-2014 Budget totals \$11,258,703 from all funding sources, including Bond proceeds and Successor Agency Reserves, 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 2013-2014 Successor Agency Budget of \$11,258,703 from all funding sources, including Bond proceeds and Successor Agency Reserves.

- C. The Oversight Board hereby APPROVES the Successor Agency Administration Budget for Fiscal Year 2013-2014 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 Amended Successor Agency Budgets for the period of July 1, 2013, to June 30, 2014, 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 September 2013, by the following vote to wit:

AYES :
NOES :
ABSENT :

Debra Turner-Emerson, Chairperson

ATTEST:

Majed Al-Ghafry, Oversight Board Secretary

SUCCESSOR AGENCY
AMENDED FISCAL YEAR 2013-2014 BUDGET SUMMARY
for the periods July 1, 2013 - December 2013 and January 1, 2014 - June 30, 2014

Activity/ Project	Activity/Project Name	July-Dec 2013	Jan-Jun 2014	Total Fiscal Year 2013-14	Proposed Amendments	Revised FY 2013-14 Budget
Bond Proceeds						
RD1015S	Alley Improvement Project (Note 2)	\$ 275,000	\$ 320,000	\$ 595,000	\$ -	\$ -
RDR0705S	Median Improvements (Note 2)	\$ 462,800	\$ 917,315	\$ 1,380,115	\$ -	\$ -
	Total Bond Proceeds	\$ 737,800	\$ 1,237,315	\$ 1,975,115	\$ -	\$ 1,975,115
Reserve Balance (LMIHAF)						
LM0707H	Greenovation Acquisition/Rehab/Resale Program	\$ 538,629	\$ -	\$ 538,629	\$ -	\$ 538,629
Administrative Allowance						
0590110	Successor Agency Administration (Note 1)	\$ 157,221	\$ 92,779	\$ 250,000	\$ -	\$ 250,000
RPTTF						
0490000	Successor Agency Debt Service Fund	\$ 3,093,830	\$ 2,360,338	\$ 5,454,168	\$ -	\$ 5,454,168
0790000	Promissory Note due to City \$662,382 (Note 3)	\$ 663,430	\$ -	\$ 663,430	\$ -	\$ 663,430
0790000	Promissory Note due to City \$42,750 (Note 4)	\$ -	\$ -	\$ -	\$ 42,850	\$ 42,850
RD0704S	Hazmat Testing/Park & Ballantyne	\$ 48,750	\$ 23,750	\$ 72,500	\$ 36,300	\$ 108,800
RD0705S	Hazmat Testing/Prescott Promenade	\$ 21,000	\$ 21,000	\$ 42,000	\$ -	\$ 42,000
RD0706S	SW Corner/Environmental Testing	\$ 15,000	\$ 15,000	\$ 30,000	\$ 53,000	\$ 83,000
RD0801S	Former Police Station (100 Fletcher Parkway)	\$ 1,254,756	\$ 73,071	\$ 1,327,827	\$ 4,000	\$ 1,331,827
RD1017S	Johnson Avenue Corridor Revitalization Project	\$ 19,000	\$ 19,000	\$ 38,000	\$ -	\$ 38,000
RD1201S	DDA Projects Monitoring	\$ 75,750	\$ 10,750	\$ 86,500	\$ 44,500	\$ 131,000
RD1202S	Real Property Asset Management	\$ 34,556	\$ 21,400	\$ 55,956	\$ 44,000	\$ 99,956
RDR0703S	Civic Center Complex Revitalization Project	\$ 430,247	\$ 46,310	\$ 476,557	\$ 12,000	\$ 488,557
LM0707H	Greenovation Acquisition/Rehab/Resale Program	\$ 11,371	\$ -	\$ 11,371	\$ -	\$ 11,371
	Total RPTTF	\$ 5,667,690	\$ 2,590,619	\$ 8,258,309	\$ 236,650	\$ 8,494,959
FISCAL YEAR 2013-2014 BUDGET/ROPS for Oversight Board Approval		\$ 7,101,340	\$ 3,920,713	\$ 11,022,053	\$ 236,650	\$ 11,258,703

NOTE (1) (A) Successor Agency Administration Allowance (3% of Total RPTTF) \$ 247,749
(B) Minimum Successor Agency Administration Allowance \$ 250,000
Greater of (A) or (B) = Successor Agency Administration Allowance FY2013-14 \$ 250,000

NOTE (2) Finding of Completion received 4/11/2013

NOTE (3) Approved 1/16/2013, Resolution #OB-01-13

NOTE (4) Approved 4/18/2013, Resolution #OB-06-13

AGENDA REPORT
CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD
September 18, 2013, Meeting

SUBJECT: APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS 13-14B”) FOR THE PERIOD JANUARY 1, 2014, TO JUNE 30, 2014

RECOMMENDED ACTION: That the Oversight Board adopt the proposed Resolution to:

1. Approve the ROPS 13-14B for the period January 1, 2014, to June 30, 2014;
2. Authorize the Chair to execute the approved ROPS 13-14B for submission to the County Auditor Controller (CAC), the State Department of Finance (DOF), the County Administrative Officer (CAO), the State Controller’s Office (SCO), and to post on the Successor Agency website not later than October 1, 2013; and
3. Authorize the Successor Agency staff to carry out activities outlined in the Cooperation Agreement for Reimbursement of Costs and City/Successor Agency Loan (Cooperation Agreement) approved by the Oversight Board on April 26, 2012, which are necessary to meet approved obligations outlined in the ROPS 13-14B, 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.

BACKGROUND:

Health and Safety Code Section 34177(l) requires the Successor Agency to prepare a series of Recognized Obligation Payment Schedule(s) (ROPS) for each six-month period outlining each enforceable obligation and identify the funding source as follows:

1. Low and Moderate Income Housing Fund
2. Bond Proceeds
3. Reserve Balances
4. Administrative cost allowance
5. The Redevelopment Property Tax Trust Fund (“RPTTF”), but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation; and
6. Other revenue sources, including rents, concessions, asset sale proceeds, interest earnings, and any other revenues derived from the former redevelopment agency.

The proposed ROPS 13-4B for the period of January 1, 2014, through June 30, 2014, is attached and must be approved by the Oversight Board and submitted to the CAC, DOF, CAO, SCO, and posted on the Successor Agency’s website not later than October 1, 2013.

The DOF has 45 days to complete its review and make a determination as to whether the items are allowable. Any modifications by the DOF following its review and initial determination will be subject to a Meet and Confer Process.

The ROPS 13-14B was prepared using the format provided by the DOF and includes the following five (5) schedules:

- **Summary Form** provides a summary of the current ROPS period funding request totals by funding source.
- **Report of Fund Balances** presents the changes in fund balances of the funding sources available to the Successor Agency
- **ROPS Detail** lists the Agency's outstanding obligations, debts, and payments scheduled by funding source.
- **Report of Prior Period Adjustments** lists the authorized and available funding and the actual expenditures for the applicable prior ROPS period.
- **Notes Form** provides additional information for the current ROPS period's items.

On the ROPS Detail schedule, the following are the noteworthy items:

- Line item 16 (RD0801S) is the Promissory Note to the City of El Cajon related to the Purchase/Sale Agreement for 100 Fletcher Parkway. Unless and until the terms of the promissory note are renegotiated or the obligation is paid, this will continue to be included on the ROPS. Although the promissory note payment was approved and paid on several prior ROPS, DOF disapproved the scheduled promissory note payment on ROPS 13-14A because the Successor Agency had not yet received a Finding of Completion (FOC) and loan repayments were being delayed until Fiscal Year 2014-2015, both provisions of AB1484.
- Line items 34, 35, and 79 (LM0707H) represent the estimated remaining balance of the Low & Moderate Income Housing funds commitment for the Greenovation Housing Project. The allocation was approved in ROPS 13-14A (July-December 2013), however, the project is not anticipated to be completed by December 2013 and the project funds need to be rolled forward to ROPS 13-14B.
- Line items 61-89 are the additional lines of obligations for existing projects due to procedural changes made by the DOF requiring the obligation type to be identified for each ROPS line item. The project management costs for each project have been detailed and categorized according to the obligation type defined by DOF. Obligation Type is in column C of the ROPS Detail.
- Line item 90 Promissory Note to the City of El Cajon is a new item, which is related to Resolution No. OB-06-13, approved on the April 18, 2013, meeting, for bankruptcy and other costs associated with safeguarding and preserving the collateral for the Downtown El Cajon Brewing Company loans. These obligations

included legal, utilities, cleaning and maintenance costs of the brewery and restaurant equipment. The amount requested of \$42,850 includes estimated interest from the date of the note through January 2, 2014.

Budget amendments to the Fiscal Year 2013-2014 Successor Agency Budget, an item also presented on today's agenda, have been included in the funding requested in ROPS 13-14B.

In conducting its business, the Successor Agency will utilize the policies, procedures and practices of the City of El Cajon unless or until the Oversight Board establishes different procedures in the future.

FISCAL IMPACT:

This action will approve the Recognized Obligation Payment Schedule for the period of January 1, 2014, through June 30, 2014. The total six-month funding requested by the Successor Agency for these enforceable obligations is \$6,378,545.

ATTACHMENTS:

1. Proposed Resolution
2. Proposed Recognized Obligation Payment Schedule for the period January 1, 2014, to June 30, 2014 (ROPS 13-14B)

Prepared by:

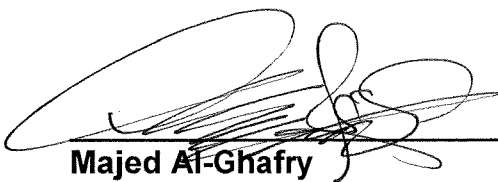
for 

Jenny Ficacci
Housing Manager

Reviewed by:

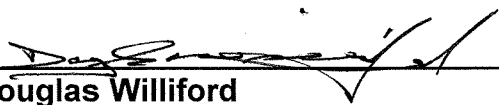


Holly Reed-Falk
Financial Operations Manager



Majed Al-Ghafry
Secretary/Assistant City Manager

Approved by:



Douglas Williford
Executive Director/City Manager

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RESOLUTION NO. OB-12-13

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER EL CAJON REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JANUARY 1, 2014, TO JUNE 30, 2014, (“ROPS 13-14B”)

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 September 18, 2013, at which time it considered a proposed Recognized Obligation Payment Schedule for the period of January 1, 2014, to June 30, 2014, (“ROPS 13-14B”); and

WHEREAS, the Successor Agency requested funding under ROPS 13-14B totaling \$6,378,545 for the period of January 1, 2014, to June 30, 2014 from all sources, including \$1,543,642 from Bond Proceeds, \$288,499 from Reserve Balance, \$190,977 from Other Funding, \$79,463 from RPTTF Administrative Costs and \$4,275,964 from RPTTF Non-Administrative Costs.

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 ROPS 13-14B is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) (General Rule) of the CEQA Guidelines because the proposed amendments will not cause a significant adverse physical change to the environment either directly or indirectly.
- B. The Oversight Board hereby APPROVES the Recognized Obligation Payment Schedule for the period of January 1, 2014, to June 30, 2014, (ROPS 13-14B), in the form and content attached hereto as **Exhibit “A”** and incorporated herein by this reference, with a total requested funds during the period of January 1, 2014, to June 30, 2014, of \$6,378,545 including \$1,543,642 from Bond Proceeds, \$288,499 from Reserve Balance, \$190,977 from Other Funding, \$79,463 from RPTTF Administrative Costs, and \$4,275,964 from RPTTF Non-Administrative Costs.
- C. The Oversight Board hereby APPROVES the Chair to execute the approved Recognized Obligation Payment Schedule for the period of January 1, 2014, to June 30, 2014, for submission 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 not later than October 1, 2013.

- D. The Oversight Board hereby APPROVES the 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 13-14B, 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 September 2013, by the following vote to wit:

AYES :
NOES :
ABSENT :

Debra Turner-Emerson, Chairperson

ATTEST:

Majed Al-Ghafry, Oversight Board Secretary

Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: El Cajon
Name of County: San Diego

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):		\$ 2,023,118
B	Bond Proceeds Funding (ROPS Detail)	1,543,642
C	Reserve Balance Funding (ROPS Detail)	288,499
D	Other Funding (ROPS Detail)	190,977
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 4,355,427
F	Non-Administrative Costs (ROPS Detail)	4,275,964
G	Administrative Costs (ROPS Detail)	79,463
H Current Period Enforceable Obligations (A+E):		\$ 6,378,545

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	4,355,427
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	(1,234,550)
K Adjusted Current Period RPTTF Requested Funding (I-J)		\$ 3,120,877

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	4,355,427
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)		4,355,427

Certification of Oversight Board Chairman:
Pursuant to Section 34177(m) 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 agency.

Name	Title
/s/ _____	
Signature	Date

Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund 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.										
A	B	C	D	E	F	G	H	I	J	K
Fund Balance Information by ROPS Period		Fund Sources								Comments
		Bond Proceeds		Reserve Balance		Other	RPTTF		Total	
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Due Diligence Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin		
ROPS III Actuals (01/01/13 - 6/30/13)										
1	Beginning Available Fund Balance (Actual 01/01/13) Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)	5,830,448	-	986,067	-	98,814	470,826	-	\$ 7,386,155	
2	Revenue/Income (Actual 06/30/13) Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller	10,504	-	-	-	84,151	3,382,213	250,000	\$ 3,726,868	The full amount of \$250,000 for Administrative Costs was remitted on ROPS III (FY 2012-13B.) None was allocated in ROPS II (FY 2012-13A.)
3	Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13) Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs	86,316	-	652,434	-	-	2,751,607	69,716	\$ 3,560,073	
4	Retention of Available Fund Balance (Actual 06/30/13) Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III	-	-	-	-	-	-	-	\$ -	
5	ROPS III RPTTF Prior Period Adjustment Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.	No entry required					1,054,266	180,284	\$ 1,234,550	\$180,284 of Total RPTTF Allocation for ROPS II (FY 2012-13A) was used to cover Admin for July-Dec 2012 (See ROPS 13-14A Summary-Prior Period section.)
6	Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)	\$ 5,754,636	\$ -	\$ 333,633	\$ -	\$ 182,965	\$ 47,166	\$ -	\$ 6,318,400	\$47,166 Non-Admin RPTTF authorized for ROPS 13-14A
ROPS 13-14A Estimate (07/01/13 - 12/31/13)										
7	Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)	\$ 5,754,636	\$ -	\$ 333,633	\$ -	\$ 182,965	\$ 1,101,432	\$ 180,284	\$ 7,552,950	
8	Revenue/Income (Estimate 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller	3,265	-	-	-	8,012	4,013,389	187,671	\$ 4,212,337	\$187,671 was DOF's approved amount.
9	Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)	737,800	-	45,134	-	-	4,060,555	145,000	\$ 4,988,489	
10	Retention of Available Fund Balance (Estimate 12/31/13) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A	-	-	-	-	-	-	-	\$ -	
11	Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)	\$ 5,020,101	\$ -	\$ 288,499	\$ -	\$ 190,977	\$ 1,054,266	\$ 222,955	\$ 6,776,798	

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A	B	C	D	E	F	G	H	I	J	K				L	M	N	O	P
										Funding Source								
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)		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			
								\$ 6,378,545		\$ 1,543,642	\$ 288,499	\$ 190,977	\$ 4,275,964	\$ 79,463	\$ 6,378,545			
1	El Cajon Redevelopment Agency Tax Allocation Refunding Bonds, Issue of 2000	Bonds Issued On or Before 12/31/10	8/25/2000	10/1/2030	Bank of New York	2000 Bonds - Refunding of bank notes payable & use of proceeds for housing and non-housing projects	Central Business District/ Amended Area	630,038	N				630,038		\$ 630,038			
2	El 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	1,264,453	N				1,264,453		\$ 1,264,453			
3	El 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	465,847	N				465,847		\$ 465,847			
4	El 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 Logistix, Bond Counsels	Fiscal agent and trustee administration, arbitrage calculation, and bond counsel services	Central Business District/ Amended Area	2,500	N				2,500		\$ 2,500			
5	El 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	4,500	N				4,500		\$ 4,500			
6	Successor Agency Administration	Professional Services	12/1/2010	12/1/2015	Rosenow Spevacek	General redevelopment and project consulting	Central Business District/ Amended Area	-	Y						\$ -			
7	Successor Agency Administration	Admin Costs	6/29/2011	10/1/2037	McDougal Love Eckis Boehmer & Foley Meyers Nave Riback Silver & Wilson	General legal services for the successor agency	Central Business District/ Amended Area	10,000	N			10,000			\$ 10,000			
8	Successor Agency Administration	Admin Costs	6/29/2011	10/1/2037	City of El Cajon - Successor Agency	Staff costs, supplies/equipment, records services, meetings	Central Business District/ Amended Area	95,000	N			15,537		79,463	\$ 95,000			
9	RD1202S - Real Property Asset Management	Property Dispositions	3/2/2011	3/2/2013	Andrew A. Smith Company	Appraisal of Agency-owned properties	Central Business District/ Amended Area	-	Y						\$ -			
10	RD0801S - 100 Fletcher Parkway (Former Police Station)	Professional Services	9/15/2010	9/15/2015	Ninyo & Moore	100 Fletcher Parkway - Professional and technical services for ongoing hazardous materials testing and abatement in preparation of the real property for disposition.	Central Business District/ Amended Area	1,600	N				1,600		\$ 1,600			
11	RD0704S - Hazmat Testing Park/Ballantyne	Professional Services	9/21/2012	9/20/2015	SCS Engineers	Professional and technical services 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	43,800	N			28,033	15,767		\$ 43,800			
12	RD0705S - Hazmat Testing Prescott Promenade	Litigation	10/4/1995	10/1/2037	Phyllis Chrisman Trust Fund c/o Mark Feinberg, Attorney	Professional and 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	17,500	N				17,500		\$ 17,500			
13	RD0706S - Southwest Corner Environmental Testing	Professional Services	8/6/2012	2/5/2014	Hargrave Environmental Consulting, Inc.	Professional and technical services 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	48,000	N			48,000			\$ 48,000			

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A	B	C	D	E	F	G	H	I	J	K				L	M	N	O	P
										Funding Source								
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)		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			
14	RD0706S - Southwest Corner Environmental Testing	Remediation	4/11/2002	10/1/2037	County of San Diego - DEH/VAP	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	5,000	N			2,193	2,807		\$	5,000		
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 El 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	18,743	N				18,743		\$	18,743		
16	RD0801S - 100 Fletcher Parkway (Former Police Station)	City/County Loans On or Before 6/27/11	6/16/2011	12/1/2015	City of El Cajon	100 Fletcher Parkway - Promissory note on purchase and sale agreement	Central Business District/ Amended Area	840,665	N				840,665		\$	840,665		
17	RD1017S - Johnson Avenue Corridor Revitalization Project	Professional Services	9/15/2010	9/15/2015	Ninyo & Moore	Johnson Ave Corridor - Professional and technical services for ongoing environmental testing and remediation of contaminated sites required by the County DEH	Central Business District/ Amended Area	1,000	N			1,000			\$	1,000		
18	RD1201S - Management of DDAs, OPAs, OAs, and Reimbursement and Indemnity Agreements	Project Management Costs	6/29/2011	10/1/2037	City of El Cajon	Project staff costs related to the enforcement, negotiations, and management of various agreements to protect the Successor Agency's assets. SW Corner (Promenade Square LLC), NW Corner (Priest Development Corp), Smith's DDA, St. Madeleine Sophie's Center, Downtown El Cajon Brewing Company (DECB)	Central Business District/ Amended Area	16,000	N				16,000		\$	16,000		
19	RD1202S - Real Property Asset Management	Project Management Costs	2/16/1989	10/1/2037	SDGE, Helix Water, Ahlee, National Construction Rentals, City of El Cajon, County of San Diego, Downtown El Cajon Business Partners, various vendors	Real Property Asset - Landscaping, utilities, repairs/maintenance, property insurance & taxes, fencing costs for ongoing property maintenance for the current tenants and to prevent blight conditions in/around the properties.	Central Business District/ Amended Area	-	N						\$	-		
20	RDR0703S - Civic Center Complex Revitalization Project	Property Dispositions	6/23/2009	10/1/2037	Property owners/tenants	Civic Center Complex - Relocation agreements and obligations associated with the former property owners and tenants of the Civic Center Complex properties.	Central Business District/ Amended Area	-	N						\$	-		
21	RDR0703S - Civic Center Complex Revitalization Project	Property Maintenance	6/23/2009	10/1/2037	SDGE, Helix Water, Ahlee, National Construction Rentals, City of El Cajon, County of San Diego, Downtown El Cajon Business Partners, various vendors	Civic Center Complex - Landscaping, utilities, repairs and maintenance, property insurance & taxes, fencing costs for ongoing maintenance to prevent blight conditions in the properties and surrounding areas.	Central Business District/ Amended Area	1,360	N				1,360		\$	1,360		
22	RD0702S - Façade and Major Tenant Improvements Loans	OPA/DDA/Construction	3/9/2011	6/30/2013	JKC Palm Springs Automotive, Inc.	Facade and major tenant improvements loans	Central Business District/ Amended Area	-	Y						\$	-		
23	RD0702S - Façade and Major Tenant Improvements Loans	OPA/DDA/Construction	3/8/2011	6/30/2013	Parkway Plaza GP, LLC	Facade and major tenant improvements loans	Central Business District/ Amended Area	-	Y						\$	-		

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A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)		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
24	RD0702S - Façade and Major Tenant Improvements Loans	Project Management Costs	6/29/2011	6/30/2013	City of El Cajon/Vendors	Façade and major tenant improvements - Project management/ monitoring including staff costs, professional services, supplies, miscellaneous fees/costs.	Central Business District/ Amended Area	-	Y						\$ -
25	RDR0708S - Civic Center Plaza Improvements Project	Project Management Costs	6/29/2011	6/30/2013	City of El Cajon/Vendors	Civic Center Plaza Improvements - Project staff costs, other construction and professional services, and supplies/materials .	Central Business District/ Amended Area	-	Y						\$ -
26	RDR0708S - Civic Center Plaza Improvements Project	Professional Services	4/19/2011	6/30/2013	GAFCON, Inc.	Civic Center Plaza Improvements - Construction project management	Central Business District/ Amended Area	-	Y						\$ -
27	RDR0708S - Civic Center Plaza Improvements Project	Improvement/Infrastructure	4/19/2011	6/30/2013	Ledcor Construction	Civic Center Plaza Improvements - General construction contractor	Central Business District/ Amended Area	-	Y						\$ -
28	Unfunded Liabilities - PERS & Compensated Absences	Unfunded Liabilities	6/29/2011	6/30/2013	City of El Cajon	Unfunded PERS liability and compensated absences for former redevelopment agency employees through January 31, 2012	Central Business District/ Amended Area	-	Y						\$ -
29	July - December 2011 Enforceable Obligations	Prior Period RPTTF Shortfall	6/27/2012	6/30/2013	City of El Cajon - Successor Agency	July-December 2011 enforceable obligation for which no tax increment or RPTTF was received as a result of the "July 2012 True-up process."	Central Business District/ Amended Area	-	Y						\$ -
30	LM0702H - First Time Homebuyers Weiland Development	OPA/DDA/Construction	3/11/2009	6/30/2013	Weiland Development Co homebuyers	First Time Homebuyer funding of 26 inclusionary housing units	Central Business District/ Amended Area	-	Y						\$ -
31	LM0702H - First Time Homebuyers Weiland Development	Project Management Costs	6/29/2011	6/30/2013	El Cajon Housing Authority/Vendors	First Time Homebuyer - Project management/monitoring including staff costs, professional services, supplies, and miscellaneous fees/costs.	Central Business District/ Amended Area	-	Y						\$ -
32	LM0704H - Linda Way Senior Housing	OPA/DDA/Construction	3/23/2010	6/30/2013	Chambers Senior Residences, L.P.	Linda Way - Construction loans for affordable senior housing	Central Business District/ Amended Area	-	Y						\$ -
33	LM0704H - Linda Way Senior Housing	Project Management Costs	6/29/2011	6/30/2013	El Cajon Housing Authority/Vendors	Linda Way - Project management/ monitoring including staff costs, professional services, supplies, miscellaneous fees/costs.	Central Business District/ Amended Area	-	Y						\$ -
34	LM0707H - Greenovation Acquisition/ Rehabilitation/Resale Program	OPA/DDA/Construction	3/24/2011	6/30/2013	Bay Kitchen and Bath Remodelers	Greenovation - Acquisition and substantial rehabilitation housing project	Central Business District/ Amended Area	248,499	N		248,499				\$ 248,499
35	LM0707H - Greenovation Acquisition/ Rehabilitation/Resale Program	Professional Services	6/29/2011	6/30/2013	James & Marcia Miller	Greenovation - On-site construction management	Central Business District/ Amended Area	20,000	N		20,000				\$ 20,000
36	County Administration Fees	Admin Costs	5/25/1905	6/30/2012	County of San Diego	Tax increment administration and collection fees	Central Business District/ Amended Area	-	Y						\$ -
37	RDR0708S - Civic Center Plaza Improvements Project	Professional Services	9/22/2009	3/20/2012	Wimmer Yamada and Caughey	Civic Center Plaza Improvements - Architectural services	Central Business District/ Amended Area	-	Y						\$ -
38	RD0704S - Hazmat Testing Park/Ballantyne	Professional Services	6/15/2010	6/14/2012	SCS Engineers	Hazardous material testing - Park/Ballantyne	Central Business District/ Amended Area	-	Y						\$ -
39	RD1017S - Johnson Avenue Corridor Revitalization Project	Professional Services	6/15/2010	6/30/2012	H.M. Pitt Labs, Inc.	Environmental testing - Johnson Ave Corridor	Central Business District/ Amended Area	-	Y						\$ -

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A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			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
40	RD1202S - Real Property Asset Management	Professional Services	7/8/2008	6/30/2012	Overland Pacific Cutler, Inc.	Relocation services for tenants on Agency properties	Central Business District/ Amended Area	-	Y						\$ -
41	MF0011S - Specific Plan 182	Professional Services	2/24/2011	6/30/2012	Rosenow Spevacek	Specific Plan 182 - Consulting services amendment of redevelopment plan	Central Business District/ Amended Area	-	Y						\$ -
42	RDR0703S - Civic Center Complex Revitalization Project	Professional Services	3/16/2011	6/30/2012	HVS Consulting & Valuation	Consulting & valuation services Civic Center Complex	Central Business District/ Amended Area	-	Y						\$ -
43	RD0707S - Graffiti abatement program	Professional Services	5/23/2011	6/30/2012	AES Property Services	Graffiti abatement and removal services	Central Business District/ Amended Area	-	Y						\$ -
44	RD0701S - Business Retention & Recruitment Tenant Improvement Loans	OPA/DDA/Construction	2/11/2010	6/30/2012	Downtown El Cajon Brewing Company	Business retention and recruitment tenant improvement loans	Central Business District/ Amended Area	-	Y						\$ -
45	RD1202S - Real Property Asset Management	Property Maintenance	6/14/2011	6/30/2012	Greater Downtown El Cajon PBID	Special assessments (PBID) on Agency properties	Central Business District/ Amended Area	-	Y						\$ -
46	MF0011S - Specific Plan 182	Professional Services	8/4/2008	6/30/2012	Recon Environmental Consultants	Specific Plan 182 - Environmental services	Central Business District/ Amended Area	-	Y						\$ -
47	RD1015S - Median Improvements	Professional Services	8/21/2009	8/21/2011	Schmidt Design Group	Architectural services-Median Improvements	Central Business District/ Amended Area	-	Y						\$ -
48	RDR0703S - Civic Center Complex Revitalization Project	Professional Services	6/21/2010	6/30/2012	Overland Pacific Cutler, Inc.	Relocation services 120 Rea Ave tenants - Civic Center Complex	Central Business District/ Amended Area	-	Y						\$ -
49	RD1202S - Real Property Asset Management	Professional Services	10/1/2010	6/30/2012	Anderson Valuation, Inc.	Appraisal of Agency owned properties	Central Business District/ Amended Area	-	Y						\$ -
50	Housing Loss Mitigation	Professional Services	10/6/2010	6/30/2012	Community Housingworks	Housing loss mitigation	Central Business District/ Amended Area	-	Y						\$ -
51	MF0011S - Specific Plan 182	Project Management Costs	6/29/2011	6/30/2012	City of El Cajon/Vendors	Specific Plan 182 - Project management/monitoring including staff costs, professional services, supplies, and miscellaneous fees/costs.	Central Business District/ Amended Area	-	Y						\$ -
52	RD0701S - Business Retention & Recruitment Tenant Improvement Loans	Project Management Costs	6/29/2011	6/30/2012	City of El Cajon/Vendors	Business retention & recruitment - Project management/monitoring including staff costs, professional services, supplies, miscellaneous fees/costs.	Central Business District/ Amended Area	-	Y						\$ -
53	RD0707S - Graffiti abatement program	Project Management Costs	6/29/2011	6/30/2012	City of El Cajon/Vendors	Graffiti abatement - Project management/monitoring including staff costs, supplies, miscellaneous fees/costs.	Central Business District/ Amended Area	-	Y						\$ -
54	RDR0708S - Civic Center Plaza Improvements Project	Professional Services	6/5/2009	6/30/2012	Geocon	Civic Center Plaza Improvements - Soil testing services	Central Business District/ Amended Area	-	Y						\$ -
55	RDR0708S - Civic Center Plaza Improvements Project	Professional Services	7/24/2009	6/30/2012	Kleinfelder West, Inc.	Civic Center Plaza Improvements - Construction and soil inspection services	Central Business District/ Amended Area	-	Y						\$ -
56	RD0801S - 100 Fletcher Parkway (Former Police Station)	Professional Services	5/25/2011	6/30/2012	Helix Environment Planning Inc.	100 Fletcher Parkway - Air quality and greenhouse gas testing services	Central Business District/ Amended Area	-	Y						\$ -

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A	B	C	D	E	F	G	H	I	J	K				L		M	N	O	P			
										Funding Source				Bond Proceeds	Reserve Balance					Other Funds	RPTTF	
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)											Non-Admin	Admin
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							
57	RD0801S - 100 Fletcher Parkway (Former Police Station)	Professional Services	5/25/2011	6/30/2012	Kimley-Horn	100 Fletcher Parkway - Traffic engineering services	Central Business District/ Amended Area	-	Y						\$ -							
58	Promissory Note to City of El Cajon	City/County Loans After 6/27/11	1/16/2013	1/2/2014	City of El Cajon	Loan from the City to cover cash shortages for payment of enforceable obligations on Items # 30 and 32	Central Business District/ Amended Area	-	Y						\$ -							
59	RD1015S - Alley Improvements Project	Improvement/Infrastructure	7/1/2013	10/1/2037	City of El Cajon	Alley improvements in the Project Area	Central Business District/ Amended Area	320,000	N	320,000					\$ 320,000							
60	RDR0705S - Median Island Improvements Project	Improvement/Infrastructure	7/1/2013	10/1/2037	City of El Cajon	Median Island Improvements in the Project Area	Central Business District/ Amended Area	1,223,642	N	1,223,642					\$ 1,223,642							
61	RD0704S - Hazmat Testing Park/Ballantyne	Remediation	12/16/2003	10/1/2037	County of San Diego - DEH/VAP	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	5,000	N				5,000		\$ 5,000							
62	RD0704S - Hazmat Testing Park/Ballantyne	Legal	12/16/2003	10/1/2037	McDougal Love Eckis Boehmer & Foley	Legal services 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 & former RDA	Central Business District/ Amended Area	1,250	N				1,250		\$ 1,250							
63	RD0704S - Hazmat Testing Park/Ballantyne	Project Management Costs	12/16/2003	10/1/2037	City of El 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	Central Business District/ Amended Area	5,000	N				5,000		\$ 5,000							
64	RD0704S - Hazmat Testing Park/Ballantyne	Litigation	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						\$ -							
65	RD0704S - Hazmat Testing Park/Ballantyne	Miscellaneous	12/16/2003	10/1/2037	City of El Cajon, County of San Diego, various vendors	Encroachment and other permits/fees for ongoing environmental testing of Park Magnolia Villas, 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	5,000	N				5,000		\$ 5,000							
66	RD0705S - Hazmat Testing Prescott Promenade	Legal	10/4/1995	10/1/2037	McDougal Love Eckis Boehmer & Foley	Legal 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	1,000	N				1,000		\$ 1,000							

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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	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
67	RD0705S - Hazmat Testing Prescott Promenade	Project Management Costs	10/4/1995	10/1/2037	City of El 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	2,500	N				2,500		\$ 2,500
68	RD0706S - Southwest Corner Environmental Testing	Project Management Costs	6/29/2011	10/1/2037	City of El Cajon	Project staff costs 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	5,000	N				5,000		\$ 5,000
69	RD0706S - Southwest Corner Environmental Testing	Miscellaneous	6/29/2011	10/1/2037	City of El Cajon, County of San Diego, various vendors	Encroachment and misc. permits/fees for ongoing environmental testing at the SW Corner, a former Brownfields site, as required by County DEH, pursuant to the Reimbursement and Indemnity Agreement between the developer and former RDA.	Central Business District/ Amended Area	10,000	N				10,000		\$ 10,000
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	5,000	N				5,000		\$ 5,000
71	RD0801S - 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	61,978	N				61,978		\$ 61,978
72	RD0801S - 100 Fletcher Parkway (Former Police Station)	Property Dispositions	7/1/2013	10/1/2037	Andrew A. Smith, Cassidy Turley, various vendors.	100 Fletcher Parkway - Appraisal fees, broker fees, closing costs and misc. costs associated with the disposition of the real property.	Central Business District/ Amended Area	1,300	N				1,300		\$ 1,300
73	RD0801S - 100 Fletcher Parkway (Former Police Station)	Property Dispositions	7/1/2013	10/1/2037	General Contractor	100 Fletcher Parkway - Demolition costs and preparation of the real property for disposition and new development.	Central Business District/ Amended Area	361,020	N				361,020		\$ 361,020
74	RD1017S - Johnson Avenue Corridor Revitalization Project	Remediation	6/15/2010	10/1/2037	County of San Diego DEH/VAP	Johnson Ave Corridor - County reimbursements/fees for ongoing environmental testing and remediation of contaminated sites required by the County DEH	Central Business District/ Amended Area	450	N			450			\$ 450
75	RD1017S - Johnson Avenue Corridor Revitalization Project	Legal	8/24/2009	10/1/2037	McDougal Love Eckis Boehmer & Foley	Johnson Ave Corridor - Legal services for ongoing environmental testing and remediation of contaminated sites required by the County DEH, in preparation for the disposition of the real property.	Central Business District/ Amended Area	2,500	N			2,500			\$ 2,500
76	RD1017S - Johnson Avenue Corridor Revitalization Project	Property Maintenance	8/24/2009	10/1/2037	SDGE, Helix Water, Ahlee, National Construction Rentals, City of El Cajon, County of San Diego, various vendors	Johnson Ave - Landscaping, utilities, repairs/maintenance, property insurance & taxes, fencing costs for ongoing property maintenance for the current tenants and to prevent blight conditions in the property and surrounding areas.	Central Business District/ Amended Area	7,550	N			7,550			\$ 7,550

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

A	B	C	D	E	F	G	H	I	J	K				L	M	N	O	P
										Funding Source								
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)		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			
77	RD1017S - Johnson Avenue Corridor Revitalization Project	Property Dispositions	7/1/2013	10/1/2037	Andrew A. Smith, Cassidy Turley, various vendors.	Johnson Ave Corridor - Appraisal fees, broker fees, closing costs and misc. costs associated with the disposition of the real property.	Central Business District/ Amended Area	2,500	N			2,500			\$	2,500		
78	RD1017S - Johnson Avenue Corridor Revitalization Project	Project Management Costs	6/29/2011	10/1/2037	City of El Cajon	Johnson Ave Corridor - Project staff costs for ongoing property maintenance, environmental testing/ remediation and preparation for the disposition of the real property.	Central Business District/ Amended Area	5,000	N			5,000			\$	5,000		
79	LM0707H - Greenovation Acquisition/ Rehabilitation/Resale Program	Project Management Costs	6/29/2011	6/30/2013	El Cajon Housing Authority	Greenovation - Project staff costs to monitor compliance with building and housing codes and other project requirements.	Central Business District/ Amended Area	20,000	N		20,000				\$	20,000		
80	RD1201S - Management of DDAs, OPAs, OAs, and Reimbursement and Indemnity Agreements	Legal	10/30/2000	10/1/2037	McDougal Love Eckis Boehmer & Foley Bankruptcy Receivership	Legal costs related to the enforcement, negotiations, and management of various agreements to protect the Successor Agency's assets. SW Corner (Promenade Square LLC), NW Corner (Priest Development Corp), Smith's DDA, St. Madeleine Sophie's Center, Downtown El Cajon Brewing Company (DECB).	Central Business District/ Amended Area	25,000	N				25,000		\$	25,000		
81	RD1201S - Management of DDAs, OPAs, OAs, and Reimbursement and Indemnity Agreements	Litigation	4/1/2013	10/1/2037	East County Californian, AT&T, SDA Security, SDGE, Helix Water, Sewer, etc.	OPA DECB - Maintenance costs to safeguard and preserve the collateral for DECB's loans while waiting for new owners to take over the business.	Central Business District/ Amended Area	14,250	N				14,250		\$	14,250		
82	RD1202S - Real Property Asset Management	Legal	2/16/1989	10/1/2037	McDougal Love Eckis Boehmer & Foley	Real Property Asset - Legal services for landlord and tenant issues, property maintenance to prevent blight conditions, and preparation of the properties for disposition.	Central Business District/ Amended Area	7,500	N				7,500		\$	7,500		
83	RD1202S - Real Property Asset Management	Project Management Costs	2/16/1989	10/1/2037	City of El Cajon	Real Property Asset - Project staff costs for landscaping, repairs and maintenance, and ongoing property management for the current tenants and to prevent blight conditions in/around the properties.	Central Business District/ Amended Area	33,400	N			33,045	355		\$	33,400		
84	RD1202S - Real Property Asset Management	Property Dispositions	7/1/2013	10/1/2037	Andrew A Smith, Cassidy Turley, County of San Diego, Title Company, East County Californian	Real Property Asset Management - Appraisal fees, fencing costs, closing costs and misc. costs associated with the disposition of the real properties.	Central Business District/ Amended Area	24,500	N				24,500		\$	24,500		
85	RDR0703S - Civic Center Complex Revitalization Project	Professional Services	9/15/2010	9/15/2015	Ninyo & Moore	Civic Center Complex - Professional and technical services for ongoing hazardous materials testing and abatement in preparation of the real property for disposition.	Central Business District/ Amended Area	35,000	N				35,000		\$	35,000		
86	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	10,000	N				10,000		\$	10,000		
87	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	18,200	N				18,200		\$	18,200		

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

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
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	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
88	RDR0703S - Civic Center Complex Revitalization Project	Property Dispositions	7/1/2013	10/1/2037	General Contractor	Civic Center Plaza Complex - Demolition costs and preparation of the real properties for disposition.	Central Business District/ Amended Area	367,650	N				367,650		\$ 367,650
89	RDR0703S - Civic Center Complex Revitalization Project	Property Dispositions	7/1/2013	10/1/2037	Andrew A. Smith, Cassidy Turley, various vendors.	Civic Center Plaza - Appraisal fees, broker fees, closing costs and misc. costs associated with the disposition of the real property.	Central Business District/ Amended Area	20,000	N				20,000		\$ 20,000
90	Promissory Note to City of El Cajon	City/County Loans After 6/27/11	4/23/2013	1/31/2014	City of El Cajon	Loan from the City to pay for bankruptcy costs and expenses associated with safeguarding and preserving the collateral for the Downtown El Cajon Brewing Company loans to the Agency.	Central Business District/ Amended Area	42,850	N			35,169	7,681		\$ 42,850

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 available funding and their actual expenditures for the ROPS III (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) 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 county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures								RPTTF Expenditures										Net SA Non-Admin and Admin PPA
		LMIHF (Includes LMIHF Due Diligence Review (DDR) retained balances)		Bond Proceeds		Reserve Balance (Includes Other Funds and Assets DDR retained balances)		Other Funds		Non-Admin					Admin					
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized/ Available	Actual	Difference (If M is less than N, the difference is zero)	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If R is less than S, the difference is zero)	
		\$ 762,093	\$ 271,225	\$ 365,000	\$ 86,316	\$ 381,209	\$ 381,209	\$ -	\$ -	\$ 3,805,873	\$ 3,853,039	\$ 3,805,873	\$ 2,751,607	\$ 1,054,266	\$ 250,000	\$ 250,000	\$ 250,000	\$ 69,716	\$ 180,284	\$ 1,234,550
1	Tax allocation bonds									611,368	658,534	\$ 611,368	611,368	\$ -			\$ -		\$ -	\$ -
2	Tax allocation bonds									742,853	742,853	\$ 742,853	742,853	\$ -			\$ -		\$ -	\$ -
3	Tax allocation bonds									300,360	300,360	\$ 300,360	300,359	\$ 1			\$ -		\$ -	\$ 1
4	Contract for administration/operation									7,333	7,333	\$ 7,333	2,120	\$ 5,213			\$ -		\$ -	\$ 5,213
5	Contract for administration/operation											\$ -		\$ -	5,000	5,000	\$ 5,000		\$ 5,000	\$ 5,000
6	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
7	Contract for administration/operation											\$ -		\$ -	23,000	23,000	\$ 23,000		\$ 23,000	\$ 23,000
8	Contract for administration/operation											\$ -		\$ -	222,000	222,000	\$ 222,000	69,716	\$ 152,284	\$ 152,284
9	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
10	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
11	Contract for administration/operation									52,500	52,500	\$ 52,500	12,323	\$ 40,177			\$ -		\$ -	\$ 40,177
12	Contract for administration/operation									35,000	35,000	\$ 35,000	381	\$ 34,619			\$ -		\$ -	\$ 34,619
13	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
14	Contract for administration/operation									12,236	12,236	\$ 12,236	7,129	\$ 5,107			\$ -		\$ -	\$ 5,107
15	Contract for administration/operation									425,674	425,674	\$ 425,674	16,946	\$ 408,728			\$ -		\$ -	\$ 408,728
16	Promissory note											\$ -		\$ -			\$ -		\$ -	\$ -
17	Contract for administration/operation									27,630	27,630	\$ 27,630	1,535	\$ 26,095			\$ -		\$ -	\$ 26,095
18	Contract for administration/operation									17,890	17,890	\$ 17,890	17,812	\$ 78			\$ -		\$ -	\$ 78
19	Contract for administration/operation									181,463	181,463	\$ 181,463	25,816	\$ 155,647			\$ -		\$ -	\$ 155,647
20	Rental subsidies											\$ -		\$ -			\$ -		\$ -	\$ -
21	Contract for administration/operation									384,804	384,804	\$ 384,804	6,203	\$ 378,601			\$ -		\$ -	\$ 378,601
22	Owner Participation Agreement											\$ -		\$ -			\$ -		\$ -	\$ -
23	Owner Participation Agreement											\$ -		\$ -			\$ -		\$ -	\$ -
24	Contract for administration/operation											\$ -		\$ -			\$ -		\$ -	\$ -
25	Contract for administration/operation			32,000	2,000							\$ -		\$ -			\$ -		\$ -	\$ -
26	Contract for administration/operation											\$ -		\$ -			\$ -		\$ -	\$ -
27	Construction contract			333,000	84,316							\$ -		\$ -			\$ -		\$ -	\$ -
28	Federal/state required payments					381,209	381,209			1,006,762	1,006,762	\$ 1,006,762	1,006,762	\$ -			\$ -		\$ -	\$ -

Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Prior Period Adjustments
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 (Report Amounts in Whole Dollars)

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures								RPTTF Expenditures										Net SA Non-Admin and Admin PPA
		LMIHF (Includes LMIHF Due Diligence Review (DDR) retained balances)		Bond Proceeds		Reserve Balance (Includes Other Funds and Assets DDR retained balances)		Other Funds		Non-Admin					Admin					
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized/ Available	Actual	Difference (If M is less than N, the difference is zero)	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If R is less than S, the difference is zero)	
		\$ 762,093	\$ 271,225	\$ 365,000	\$ 86,316	\$ 381,209	\$ 381,209	\$ -	\$ -	\$ 3,805,873	\$ 3,853,039	\$ 3,805,873	\$ 2,751,607	\$ 1,054,266	\$ 250,000	\$ 250,000	\$ 250,000	\$ 69,716	\$ 180,284	\$ 1,234,550
29	July - December 2011 enforceable obligations											\$ -		\$ -			\$ -		\$ -	\$ -
30	Affordable Housing Agreement											\$ -		\$ -			\$ -		\$ -	\$ -
31	Contract for administration/operation	7,758	664									\$ -		\$ -			\$ -		\$ -	\$ -
32	Disposition Development Agreement	450,000										\$ -		\$ -			\$ -		\$ -	\$ -
33	Contract for administration/operation	6,100	4,104									\$ -		\$ -			\$ -		\$ -	\$ -
34	Affordable Housing Agreement	274,735	251,501									\$ -		\$ -			\$ -		\$ -	\$ -
35	Contract for administration/operation	23,500	14,956									\$ -		\$ -			\$ -		\$ -	\$ -
36	Contract for administration/operation											\$ -		\$ -			\$ -		\$ -	\$ -
37	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
38	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
39	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
40	Rental subsidies											\$ -		\$ -			\$ -		\$ -	\$ -
41	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
42	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
43	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
44	Owner Participation Agreement											\$ -		\$ -			\$ -		\$ -	\$ -
45	Contract for administration/operation											\$ -		\$ -			\$ -		\$ -	\$ -
46	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
47	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
48	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
49	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
50	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
51	Contract for administration/operation											\$ -		\$ -			\$ -		\$ -	\$ -
52	Contract for administration/operation											\$ -		\$ -			\$ -		\$ -	\$ -
53	Contract for administration/operation											\$ -		\$ -			\$ -		\$ -	\$ -
54	Contract for administration/operation											\$ -		\$ -			\$ -		\$ -	\$ -

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)

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures								RPTTF Expenditures										Net SA Non-Admin and Admin PPA
		LMIHF (Includes LMIHF Due Diligence Review (DDR) retained balances)		Bond Proceeds		Reserve Balance (Includes Other Funds and Assets DDR retained balances)		Other Funds		Non-Admin					Admin					
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized/ Available	Actual	Difference (If M is less than N, the difference is zero)	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If R is less than S, the difference is zero)	
		\$ 762,093	\$ 271,225	\$ 365,000	\$ 86,316	\$ 381,209	\$ 381,209	\$ -	\$ -	\$ 3,805,873	\$ 3,853,039	\$ 3,805,873	\$ 2,751,607	\$ 1,054,266	\$ 250,000	\$ 250,000	\$ 250,000	\$ 69,716	\$ 180,284	\$ 1,234,550
55	Contract for administration/operation											\$ -		\$ -			\$ -		\$ -	\$ -
56	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
57	Professional services contract											\$ -		\$ -			\$ -		\$ -	\$ -
58	Promissory note											\$ -		\$ -			\$ -		\$ -	\$ -
59	Alley Improvements Project											\$ -		\$ -			\$ -		\$ -	\$ -
60	Median Island Improvements Project											\$ -		\$ -			\$ -		\$ -	\$ -
												\$ -		\$ -			\$ -		\$ -	\$ -
												\$ -		\$ -			\$ -		\$ -	\$ -
												\$ -		\$ -			\$ -		\$ -	\$ -

Recognized Obligation Payment Schedule 13-14B - Notes

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
34-35,79	Use of LMIHF balances retained to cover future obligations in accordance with DOF's LMIHF Due Diligence Review (DDR) determination.

CITY OF EL CAJON – SUCCESSOR AGENCY



MEMORANDUM

DATE: September 10, 2013
TO: Oversight Board Members
FROM: Financial Operations Manager
SUBJECT: Asset Transfer Review – Draft Report and Successor Agency Response

At the Oversight Board Meeting on August 21, 2013, Successor Agency staff provided information relating to the status of the Asset Transfer Review performed by the State Controller's Office ("SCO") in June 2013. The attached draft of the Asset Transfer Review Report was received on August 29, 2013, and the Successor Agency submitted its response on September 6, 2013, within 10 calendar days as requested by the State. Staff will provide the Oversight Board the final report upon receipt from the SCO.

A handwritten signature in cursive script, appearing to read 'Holly Reed-Falk'.

Holly Reed-Falk
Financial Operations Manager

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JOHN CHIANG
California State Controller

August 23, 2013

CERTIFIED MAIL—RETURN RECEIPT REQUESTED

Nancy Palm, Deputy City Manager/Director of Finance
City of El Cajon Redevelopment/Successor Agency
200 Civic Center Way
El Cajon, CA 92020

Dear Ms. Palm:

Pursuant to Health and Safety (H&S) Code section 34167.5, the State Controller's Office (SCO) reviewed all asset transfers made by the El Cajon Redevelopment Agency to the City of El Cajon or any other public agency after January 1, 2011. This statutory provision states, "The Legislature hereby finds that a transfer of assets by a redevelopment agency during the period covered in this section is deemed not to be in furtherance of the Community Redevelopment Law and is thereby unauthorized." Therefore, our review included an assessment of whether each asset transfer was allowable and whether it should be turned over to the Successor Agency.

Our review applied to all assets including, but not limited to, real and personal property, cash funds, accounts receivable, deeds of trust and mortgages, contract rights, and rights to payment of any kind. We also reviewed and determined whether any unallowable transfers of assets to the City of El Cajon or any other public agencies have been reversed.

Our review found that the El Cajon Redevelopment Agency transferred \$70,795,150 in assets after January 1, 2011, including unallowable transfers of assets totaling \$23,096,415 (\$1,840,665 to the City of El Cajon and \$21,255,750 to the Successor Housing Authority), or 32.62% of the transferred assets.

However, the following corrective actions have been taken since the unallowable transfers occurred:

- On July 18, 2012, the Oversight Board approved \$21,255,750 of the transferred assets (including \$2,038,628 in unencumbered cash assets) because the assets are used for housing purposes. To accomplish this, the Oversight Board passed and adopted Resolution OB-03-12.
- On December 21, 2012, the Successor Housing Authority remitted the \$2,038,628 in Oversight Board-approved unencumbered cash directly to the county auditor-controller based on direction from the California Department of Finance.

The remaining \$1,840,665 in unallowable assets must be turned over to the Successor Agency.

MAILING ADDRESS P.O. Box 942850, Sacramento, CA 94250-5874
SACRAMENTO 3301 C Street, Suite 700, Sacramento, CA 95816 (916) 324-8907
LOS ANGELES 901 Corporate Center Drive, Suite 200, Monterey Park, CA 91754 (323) 981-6802

Please submit any comments concerning the draft report within 10 calendar days after you receive this letter. In particular, you should address the accuracy of our findings. We may modify the report based on your comments or additional data that develops as we complete the review. Also, we will include your comments in the final report.

Please send your response to Steven Mar, Chief, Local Government Audits Bureau, at the State Controller's Office, Division of Audits, Post Office Box 942850, Sacramento, California 94250-5874. If we do not receive your comments within the specified time, we will release the report as final.

This draft review report is confidential. We limit report access and distribution to those referenced in this letter. However, when we issue the final report, it becomes a public record.

If you have any questions, please contact Mr. Mar by phone at (916) 324-7226.

Sincerely,



JEFFREY V. BROWNFIELD, CPA
Chief, Division of Audits

JVB/kw

Attachment

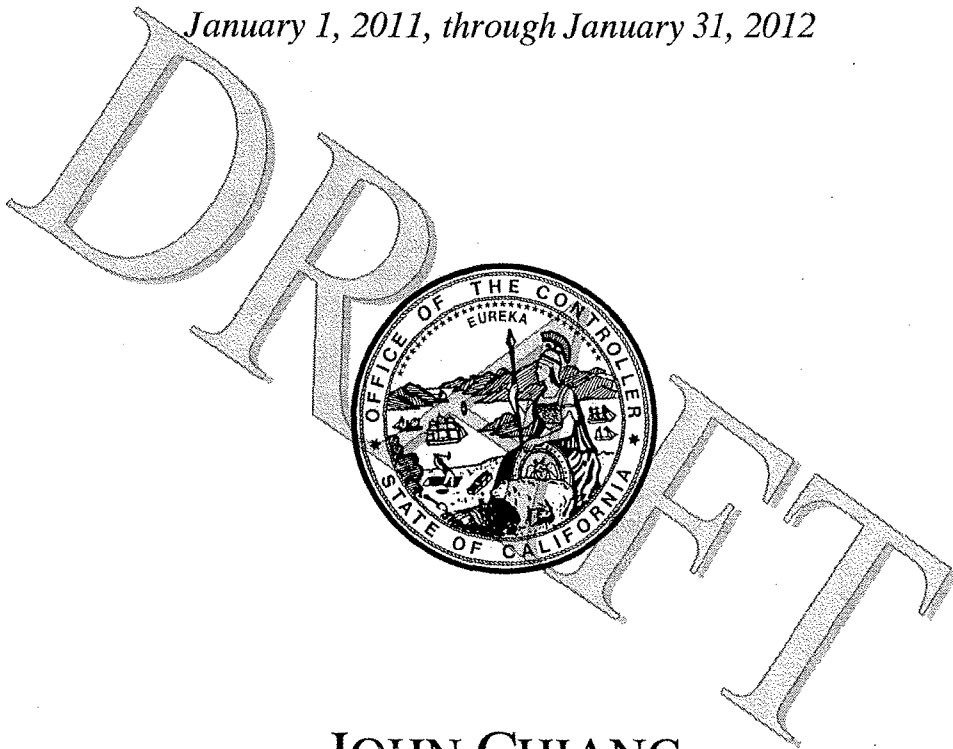
cc: Richard J. Chivaro, Chief Legal Counsel
State Controller's Office
Steven Mar, Bureau Chief
Division of Audits, State Controller's Office
Betty Moya, Audit Manager
Division of Audits, State Controller's Office
Daniel Tobia, Auditor-in-Charge
Division of Audits, State Controller's Office
Shadi Ahmadi, Auditor
Division of Audits, State Controller's Office

**EL CAJON
REDEVELOPMENT AGENCY**

ASSET TRANSFER REVIEW

Review Report

January 1, 2011, through January 31, 2012



JOHN CHIANG
California State Controller

August 2013

Contents

Review Report

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Asset Transfer Review Report

Summary

The State Controller's Office (SCO) reviewed the asset transfers made by the El Cajon Redevelopment Agency after January 1, 2011. Our review included, but was not limited to, real and personal property, cash funds, accounts receivable, deeds of trust and mortgages, contract rights, and rights to payments of any kind from any source.

Our review found that the El Cajon Redevelopment Agency transferred \$70,795,150 in assets after January 1, 2011, including unallowable transfers of assets totaling \$23,096,415 (\$1,840,665 to the City of El Cajon and \$21,255,750 to the Successor Housing Authority), or 32.62% of the transferred assets.

However, the following corrective actions have been taken since the unallowable transfers occurred:

- On July 18, 2012, the Oversight Board approved \$21,255,750 of the transferred assets (including \$2,038,628 in unencumbered cash assets) because the assets are used for housing purposes. To accomplish this, the Oversight Board passed and adopted Resolution OB-03-12.
- On December 21, 2012, the Successor Housing Authority remitted the \$2,038,628 in Oversight Board-approved unencumbered cash directly to the county auditor-controller based on direction from the California Department of Finance.

The remaining \$1,840,665 in unallowable assets must be turned over to the Successor Agency.

Background

In January of 2011, the Governor of the State of California proposed statewide elimination of RDAs beginning with the fiscal year (FY) 2011-12 State budget. The Governor's proposal was incorporated into Assembly Bill 26 (ABX1 26, Chapter 5, Statutes of 2011, First Extraordinary Session), which was passed by the Legislature, and signed into law by the Governor on June 28, 2011.

ABX1 26 prohibited RDAs from engaging in new business, established mechanisms and timelines for dissolution of the RDAs, and created RDA Successor Agencies to oversee dissolution of the RDAs and redistribution of RDA assets.

A California Supreme Court decision on December 28, 2011 (*California Redevelopment Association et al. v. Matosantos*), upheld ABX1 26 and the Legislature's constitutional authority to dissolve the RDAs.

ABX1 26 was codified in the Health and Safety Code (H&S Code) beginning with section 34161.

In accordance with the requirements of H&S Code section 34167.5, the State Controller is required to review the activities of RDAs, "to determine whether an asset transfer has occurred after January 1, 2011, between the city or county, or city and county that created a redevelopment agency, or any other public agency, and the redevelopment agency," and the date on which the RDA ceases to operate, or January 31, 2012, whichever is earlier.

The SCO has identified transfers of assets that occurred after January 1, 2011, between the El Cajon Redevelopment Agency, the City of El Cajon, and/or other public agencies. By law, the SCO is required to order that such assets, except those that already had been committed to a third party prior to June 28, 2011, the effective date of ABX1 26, be turned over to the Successor Agency. In addition, the SCO may file a legal order to ensure compliance with this order.

Objective, Scope, and Methodology

Our review objective was to determine whether asset transfers that occurred after January 1, 2011, and the date upon which the RDA ceased to operate, or January 31, 2012, whichever was earlier, between the city or county, or city and county that created an RDA, or any other public agency, and the RDA, were appropriate.

We performed the following procedures:

- Interviewed Successor Agency personnel to gain an understanding of the Successor Agency operations and procedures.
- Reviewed meeting minutes, resolutions, and ordinances of the El Cajon City Council and the El Cajon Redevelopment Agency.
- Reviewed accounting records relating to the recording of assets.
- Verified the accuracy of the Asset Transfer Assessment Form. This form was sent to all former RDAs to provide a list of all assets transferred between January 1, 2011, and January 31, 2012.
- Reviewed applicable financial reports to verify assets (capital, cash, property, etc.).

Conclusion

Our review found that the El Cajon Redevelopment Agency transferred \$70,795,150 in assets after January 1, 2011, including unallowable transfers of assets totaling \$23,096,415 (\$1,840,665 to the City of El Cajon and \$21,255,750 to the Successor Housing Authority), or 32.62% of the transferred assets.

However, the following corrective actions have been taken since the unallowable transfers occurred:

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- On December 21, 2012, the Successor Housing Authority remitted the \$2,038,628 in Oversight Board-approved unencumbered cash directly to the county auditor-controller based on direction from the California Department of Finance.

The remaining \$1,840,665 in unallowable assets must be turned over to the Successor Agency.

Details of our findings are in the Findings and Orders of the Controller section of this report.

**Views of
Responsible
Officials**

At an exit conference on July 11, 2013, we discussed the review results with Nancy Palm, Deputy City Manager/Director of Finance; Holly Reed-Falk, Financial Operations Manager; Jennifer Ficacci, Housing Manager; and Victoria H. Danganan, Senior Accountant. At the exit conference, we stated that the final report will include the views of responsible officials.

Restricted Use

This report is solely for the information and use of the City of El Cajon, the Successor Agency, the Oversight Board, the Successor Housing Authority, and the SCO; it is not intended to be and should not be used by anyone other than these specified parties. This restriction is not intended to limit distribution of this report, which is a matter of public record when issued final.

JEFFREY V. BROWNFIELD, CPA
Chief, Division of Audits

_____, 2013

Findings and Orders of the Controller

FINDING 1— Unallowable assets transfers to the City of El Cajon

The El Cajon Redevelopment Agency (RDA) transferred \$1,840,665 in assets to the City of El Cajon (City). All of the asset transfers to the City occurred after January 1, 2011, and the assets were not contractually committed to a third party prior to June 28, 2011.

Unallowable asset transfers were as follows:

- On May 24, 2011, the RDA purchased real property from the City for \$4,850,000. To purchase the property, the RDA transferred \$1,000,000 in cash assets as a down payment and executed a promissory note for the remaining \$3,850,000. To accomplish this transfer, the City and the RDA entered into an agreement under Resolution ECRA-418 and Meeting Agenda Item No. 4.2.
- On December 7, 2011, the RDA transferred \$840,665 in cash assets to the City as a loan repayment for the \$3,850,000 promissory note.

Pursuant to H&S Code section 34167.5, the RDA may not transfer assets to a city, county, city and county, or any other public agency after January 1, 2011. Those assets should be turned over to the Successor Agency for disposition in accordance with H&S Code section 34177 (d) and (e). However, it appears that some of those assets also may be subject to the provisions of H&S Code section 34181(a). H&S Code section 34181(a) states, "The oversight board shall direct the successor agency to do all of the following:

- (a) Dispose of all assets and properties of the former redevelopment agency that were funded by tax increment revenues of the dissolved redevelopment agency; provided however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a government purpose, such as roads, school buildings, parks, and fire stations, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such as asset...."

Order of the Controller

Pursuant to H&S Code section 34167.5, the City of El Cajon is ordered to reverse the transfer of the above assets, described in Schedule 1, in the amount of \$1,840,665, plus any interest earned, and turn them over to the Successor Agency.

The Successor Agency is directed to properly dispose of those assets in accordance with H&S Code section 34177(d) and (e) with approval by the Oversight Board pursuant to H&S Code section 34181(a).

**FINDING 2—
Unallowable assets
transfers to
Successor Housing
Authority**

The El Cajon Redevelopment Agency (RDA) made an unallowable asset transfer of \$21,255,750 to the Successor Housing Authority. The asset transfer occurred after January 1, 2011, and the assets were not contractually committed to a third party prior to June 28, 2011.

The RDA transferred \$21,255,750 in assets to the Successor Housing Authority on February 1, 2012. Those assets consisted of \$8,890,450 in loan receivables, \$4,724,453 in encumbered cash, \$4,251,309 in land held for resale, \$2,038,628 in unencumbered cash, and \$1,350,910 in land.

Pursuant to H&S Code section 34175(b) the RDA is required to transfer all assets, including housing assets, to the Successor Agency.

H&S Code section 34175(b) states that all assets, properties, contracts, leases, books and records, buildings, and equipment of the former redevelopment agency are transferred on February 1, 2012, to the control of the successor agency, for administration pursuant to the provisions of this part. This includes all cash or cash equivalents and amounts owed to the redevelopment agency as of February 1, 2012.

Additionally, H&S Code section 34181(c) requires the oversight board to direct the Successor Agency transfer housing assets pursuant to Section 34176.

Also, pursuant to H&S Code section 34177(d) the Successor Agency is to, "Remit unencumbered balances of redevelopment agency funds to the county auditor-controller for distribution to the taxing entities, including, but not limited to, the unencumbered balance of the Low and Moderate Income Housing Fund of a former redevelopment agency...for allocation and distribution...[in accordance with]...Section 34188."

However, the following corrective actions have been taken since the unallowable transfers occurred:

- On July 18, 2012, the Oversight Board approved \$21,255,750 of the transferred assets (including \$2,038,628 in unencumbered cash assets) because the assets are used for housing purposes. To accomplish this, the Oversight Board passed and adopted Resolution OB-03-12.
- On December 21, 2012, the Successor Housing Authority remitted the \$2,038,628 in Oversight Board-approved unencumbered cash directly to the county auditor-controller based on direction from the California Department of Finance (DOF).

**Schedule 1—
Unallowable RDA Assets Transferred to
the City of El Cajon
January 1, 2011, through January 31, 2012**

Unallowable transfers to the City of El Cajon

Current assets

Cash—down payment for purchase of real property	\$ 1,000,000
Cash—loan repayment for promissory note	<u>840,665</u>

Total unallowable transfers	<u>\$ 1,840,665</u>
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**Schedule 2—
Unallowable RDA Assets Transferred to
the Successor Housing Authority
January 1, 2011, through January 31, 2012**

Unallowable Transfers to the Successor Housing Authority

Current assets

Unencumbered cash	\$ 2,038,628
Loan receivables	8,890,450
Encumbered cash	4,724,453
Land held for resale	4,251,309

Capital assets

Land	<u>1,350,910</u>
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Total unallowable transfers

21,255,750

Oversight Board approval of asset transfers (Resolution OB-03-12)

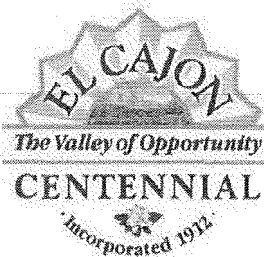
(21,255,750)

Total transfers subject to H&S Code section 34167.5

\$ —

**State Controller's Office
Division of Audits
Post Office Box 942850
Sacramento, CA 94250-5874**

<http://www.sco.ca.gov>



September 6, 2013

Mr. Steven Mar, Chief, Local Governments Audit Bureau
State Controller's Office
Division of Audits
Post Office Box 942850
Sacramento, CA 94250-5874

Dear Mr. Mar,

The Successor Agency to the El Cajon Redevelopment Agency ("Successor Agency") received the draft report of the Asset Transfer Review ("ATR") prepared by the California State Controller ("SCO") for the former El Cajon Redevelopment Agency ("RDA") pursuant to California Health and Safety Code ("HSC") Section 34167.5, on August 29, 2013, and is submitting this response within 10 calendar days as you requested. The Successor Agency respectfully disagrees with the conclusion reached by the SCO and the determination that the former Redevelopment Agency made "unallowable asset transfers" totaling \$23,096,415 to the City of El Cajon ("City") and the El Cajon Housing Authority ("Housing Authority"). It is the firm belief of the Successor Agency, City, and Housing Authority that any and all assets of the former Redevelopment Agency have been lawfully handled and provided for under applicable law, including without limitation the HSC as it existed when assets were transferred and as the HSC was amended by Assembly Bill No. X1 26 ("ABX1 26") and further amended by Assembly Bill No. 1484 ("AB 1484").

Finding 1 - Unallowable assets transfers to the City of El Cajon

Exchange of assets, not a transfer

As stated in the draft report, RDA purchased real property from the City. The City sold the property to the RDA for \$4,850,000, a price determined to be fair market value by an independent appraiser, and conveyed title to the property in consideration of the down payment and the RDA's promise to pay the remaining amount of the purchase price, as set forth in the Purchase and Sale Agreement and secured by the Promissory Note and Deed of Trust. The Purchase and Sale Agreement and the Promissory Note and Deed of Trust were approved and duly executed by both the RDA and the City. According to Governmental Accounting, Auditing, and Financial Reporting (GAAFR) published by the Government Finance Officer Association, this meets the definition of an exchange transaction (i.e. transaction in which each party receives and surrenders essentially equal values [Appendix G, page 1063]).

The RDA received a 3.48 acre real estate parcel within the redevelopment project area. This parcel is located at the intersection of Interstate 8 and State Route 67 and across the street from a regional shopping center, Westfield Parkway, a prime location for redevelopment activity. In accordance with AB 1484, this parcel is included in the Long Range Property Management

Plan, approved by the Oversight Board on November 21, 2013, and most recently submitted to DOF for approval on April 11, 2013.

The City received a cash down payment of \$1,000,000 and a Promissory Note for the balance of the purchase price. The RDA made the first installment payment of \$840,665 on December 7, 2011, in accordance with the terms of the promissory note, an enforceable obligation of the RDA. The down payment and first installment payment comprise the \$1,840,665 noted in this finding.

Past recognition of the Down Payment and Promissory Note as an enforceable obligation by the Successor Agency, Oversight Board, and the State Department of Finance

After the California Supreme Court ruling on ABX1 26, the RDA prepared the initial and amended Enforceable Obligation Payment Schedules (EOPS) and the draft Recognized Obligation Payment Schedule (ROPS), all of which included the Promissory Note as an enforceable obligation. Both these documents were accepted by the State Department of Finance (DOF).

On September 26, 2012, the County of San Diego filed with the DOF and SCO the Agreed Upon Procedures (AUP) Report pursuant to the provisions of HSC 34182 (b). Macias, Gini, & O'Connell, the firm hired by the County to perform the AUP, reviewed the legal documents that formed the basis for the enforceable obligations of the Successor Agency. No exceptions were noted for the Promissory Note which was reported as an obligation on the initial and amended EOPS and draft ROPS.

In addition, the Successor Agency included in its second ROPS for the period July 1, 2012, through December 31, 2012 (ROPS II), the second installment payment on the Promissory Note due December 1, 2012. The Oversight Board approved ROPS II at its April 26, 2012, meeting and submitted ROPS II to the State Department of Finance (DOF) for its review and approval pursuant to the Dissolution Act. The DOF, upon review of the Promissory Note, Purchase/Sale Agreement and related documents, approved the expenditure as an enforceable obligation and provided funding for the second installment obligation from the Redevelopment Property Tax Trust Fund (RPTTF) on May 25, 2012.

On November 12, 2012, after approval by the Oversight Board, the Successor Agency submitted its Other Funds and Accounts Due Diligence Report (OFA DDR) to the DOF to comply with the requirements of HSC Section 34179.5(a). The Successor Agency, pursuant to HSC Section 34179.5(c)(3), reported all cash or cash equivalent transfers from the former Redevelopment Agency to other public agencies or to private parties for the period January 1, 2011, through January 31, 2012. For each transfer, the Successor Agency described the purpose, enforceable obligation, and other legal requirements that required the cash transfer. The down payment and Promissory Note payment, totaling \$1,840,665, were fully disclosed on the OFA DDR. Rogers, Anderson, Malody and Scott, LLP, the firm hired by the Successor Agency to conduct the DDR, reviewed the legal documents that formed the basis for the enforceable obligations of and payments made by the Successor Agency. No exceptions were reported for the down payment or Promissory Note payment. The DOF completed its review of the OFA DDR and issued a determination letter on March 27, 2013, that made **no findings and no adjustments** to the \$1,000,000 and \$840,665 identified on the DDR. DOF issued the Successor Agency its Finding of Completion on April 11, 2013.

The purchase of this parcel has been reviewed multiple times and was recognized as an enforceable obligation during the time period that the down payment and first two installment payments were made. This determination has been relied upon by the Successor Agency, its Oversight Board, and the City.

Order of the Controller

We strongly request the Controller to reconsider its order "to reverse the transfer" of the \$1,840,665. The City provided an asset valued at \$4,850,000 in exchange for the \$1,840,665 and the RDA's promise of payment for the remainder of the purchase price. Further, the order will result in an unconstitutional impairment of a contract, leave the City without the benefit of full consideration for the asset sold to the RDA, and constitute a default under Section 4 of the Promissory Note.

Finding 2 - Unallowable assets transfers to Successor Housing Authority

The RDA, City, and El Cajon Housing Authority believe that all housing assets of the RDA were properly transferred under applicable law as it existed on the date of the transfer, January 31, 2012. Subsequent legislation, with a retroactive effective date, required the Successor Agency Oversight Board to take action later to reaffirm the transfers that occurred on January 31, 2012. The Successor Agency, City, and El Cajon Housing Authority respectfully disagree to the characterization of these transfers as "unallowable" which implies the transfers were illegal or improper.

Thank you for the opportunity to respond to the draft report. You may contact Holly Reed-Falk, Financial Operations Manager at (619) 441-1722 or hrfalk@cityofelcajon.us if you require further information or clarification on this response.

Sincerely,



for Nancy Palm
Deputy City Manager / Director of Finance
City of El Cajon

cc: Oversight Board, at its meeting of September 18, 2013

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