

# AGENDA

City of El Cajon

Successor Agency – Oversight Board

April 11, 2012, 1:30 P.M. Meeting

## 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*

## SUCCESSOR AGENCY

### STAFF:

### **DOUGLAS WILLIFORD**

*Executive Director/  
City Manager*

### **MORGAN FOLEY**

*General Counsel*

### **MELISSA AYRES**

*Director, Community  
Development  
Department*

### **JENNY FICACCI**

*Redevelopment & Housing  
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. Introductions and Election of Chairperson and Vice Chairperson
2. Tentative establishment of regular meeting days, times and location
3. Approval of Successor Agency Administrative Budget
4. Approval of First Recognized Obligation Payment Schedule (ROPS)

## VI. OTHER ITEMS FOR CONSIDERATION:

## VII. STAFF COMMUNICATIONS:

Brown Act/Conflict of Interest Training  
Upcoming work program  
Background materials for reference

## VIII. BOARD REPORTS/COMMENTS:

## IX. ADJOURNMENT:

*We endeavor to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at Oversight Board meetings, please contact staff at (619) 441-1741 as far in advance of the meeting as possible.*



March 2012

S	M	T	W	T	F	S
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May 2012

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>April 2012</b>						
<b>1</b>	<b>2</b> ⊙ (5:45 PM - 6:45 PM) ECMEA Monthly Meeting ⊙ (6:45 PM - 7:45 PM) Bylaw Review - ECMEA	<b>3</b>	<b>4</b> ⊙ (5:00 PM - 9:00 PM) Citizens' Academy	<b>5</b>	<b>6</b>	<b>7</b>
<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b> ⊙ (8:00 AM - 1:30 PM) SARB meetings ⊙ (1:30 PM - 4:30 PM) Oversight Board Meeting ⊙ (5:00 PM - 9:00 PM) Citizens' Academy	<b>12</b> ⊙ (4:00 PM - 5:00 PM) ACES Meeting ⊙ (6:00 PM - 9:00 PM) Oversight Board Meeting	<b>13</b>	<b>14</b>
<b>15</b>	<b>16</b>	<b>17</b> ⊙ (12:00 AM - 12:00 AM) CFMH Manager's Training	<b>18</b> ⊙ (8:00 AM - 1:00 PM) Volunteer Luncheon ⊙ (2:00 PM - 5:00 PM) Oversight Board Meeting ⊙ (5:00 PM - 9:00 PM) Citizens' Academy	<b>19</b> ⊙ (2:00 PM - 5:00 PM) Oversight Board Meeting	<b>20</b>	<b>21</b>
<b>22</b>	<b>23</b> ⊙ (10:00 AM - 11:00 AM) ECPD/LMPD call forwarding technical discussion	<b>24</b> ⊙ (11:30 AM - 4:30 PM) Crossfit seminar for sworn personel	<b>25</b> ⊙ (5:30 PM - 9:30 PM) CASA Safe & Sober Event	<b>26</b>	<b>27</b>	<b>28</b>

**AGENDA REPORT**  
**CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD**  
**April 11, 2012, Meeting**

**SUBJECT: APPROVAL OF SUCCESSOR AGENCY ADMINISTRATIVE BUDGET**

**RECOMMENDED ACTION:** That the Oversight Board:

1. Adopt the Successor Agency Administrative Budget, as amended.

**BACKGROUND:**

Pursuant to ABx1 26, the City of El Cajon affirmed its intent to act as the successor agency to the former El Cajon Redevelopment Agency on January 10, 2012. As required under Health and Safety Code Section 34177(J), the Successor Agency must prepare a proposed administrative budget and submit it to the Oversight Board for its approval. The proposed administrative budget must include:

1. Estimated amounts for Successor Agency administrative costs for the upcoming six-month fiscal period;
2. Proposed sources of payment for the costs identified;
3. Proposals for arrangements for administrative and operations services provided by a city, county, city and county, or other entity.

Upon dissolution, administrative cost allowances are limited to five percent (5%) of the property tax allocated to the successor agency for the 2011-12 Fiscal Year and up to three percent (3%) of the property tax allocated to the Successor Agency each fiscal year thereafter. The administrative budget amount shall not be less than two hundred fifty thousand dollars (\$250,000) for any fiscal year or such lesser amount as agreed to by the Successor Agency.

As the Successor Agency has not received "property taxes" for FY2011-12 since dissolution on February 1, 2012, staff has prepared a current year administrative budget estimate totaling \$250,000 which includes an adjustment of \$625 for additional internal overhead costs, for a total budget of \$250,000 as allowed under ABx1 26 for the period of February 1, 2012 to June 30, 2012.

The estimated Successor Agency administrative costs are included as a portion of line 56 of the Recognized Obligation Payment Schedule ("ROPS"), which is a companion item on today's agenda, and identifies the source of payment as "Other Revenue Sources".

A proposed agreement for reimbursement of costs between the Successor Agency and the City of El Cajon is in the development stage and will be presented to the Board at the next scheduled meeting.

**FISCAL IMPACT:**

The requested action will approve the Successor Agency Administrative Budget of \$250,000, as amended, which will be paid through the source of payment identified in the ROPS. The Oversight Board's actions will be reflected in the meeting minutes.

**ATTACHMENTS:**

1. Proposed Successor Agency Administration Budget

**Prepared by:**



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Jenny Ficacci,  
Redevelopment and Housing Manager

**Reviewed by:**



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Melissa Ayres,  
Community Development Director

**Approved by:**



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Douglas Williford  
Executive Director/City Manager

# SUCCESSOR AGENCY ADMINISTRATION FISCAL YEAR 2012-2013

PROJECT NAME: Successor Agency Administration

ACTIVITY:  
PROJECT NO:

0590110

**Description:**

The purpose of this activity is to receive revenues and pay administration costs of the Successor Agency (SA), not to exceed the following limits: 5% of the property tax allocated to the SA during FY2011-2012, with a minimum of \$250,000; and 3% of the property tax allocated to the SA during FY2012-2013 and beyond, with a minimum of \$250,000.

**Justification:**

Pursuant to ABx1 26, the City of El Cajon affirmed its intent to act as the Successor Agency to the former El Cajon Redevelopment Agency on January 10, 2012. The Successor Agency is responsible, subject to Oversight Board approval, for the payment of Enforceable Obligations (EO), maintaining reserves, performing obligations pursuant to any EO, to remit unencumbered redevelopment agency funds, dispose of assets, enforce and former redevelopment agency agreements and collect revenues, transfer housing functions and assets, wind down the affairs of the redevelopment agency, continue development of properties, prepare an administrative budget, provide administrative cost estimates to the County Auditor Controller for each six-month fiscal period, and prepare a Recognized Obligation Payment Schedule (ROPS) for each six-month fiscal period.

**Scheduling:**

Ongoing activity. Funds during FY2012-2013 and beyond will be received from Redevelopment Property Tax Trust Fund (RPTTF) payments received from the County of San Diego Auditor Controller or other funds, including retained assets.

**Relationship to General & Community Plans:**

Consistent with the provisions of ABx1 26.

**Operating Budget Impact:**

The City as Successor Agency will utilize retained funds or receive RPTTF monies for payment of administrative costs for this activity upon approval of budget by the Oversight Board, to a maximum of \$250,000 per year. Expenditures that exceed the \$250,000 limit must be paid by the Successor Agency and covered elsewhere.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13 June-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Admin Costs Through ROPS
Salaries & Benefits (7000)	76,824					76,824
Office Supplies (8150) (56)	35	690	502	498	1,000	725
Accounting & Auditing (8310) (30) & AUP (56)	3,517	-	5,000		5,000	3,517
Legal Services (8345) (54)	124	5,000	11,504	11,496	23,000	5,124
Records Management (8355) (56)	10	600	-	-	-	610
Other Prof/Tech Services (8395) - RSG (22)	5,649	5,000	-	-	-	10,649
Internal Prof/Technical Services (8396) (56)		236,910	162,078	108,051	270,129	236,910
Advertising (8522) (56)		1,200	600	600	1,200	1,200
Postage & Shipping (8568) (56)		600	600	600	1,200	600
Overhead Reimbursement (8510) (56)	12,954				-	12,954
Property Taxes (8573) (18)	87,869				-	87,869
Property Insurance (8516) (56)	353				-	353
Bad Debt Expense (8523) (56)	-				-	-
Printing & Binding (8570) (56)	11				-	11
						-
<b>PROJECT COST TOTAL:</b>	<b>187,346</b>	<b>250,000</b>	<b>180,284</b>	<b>121,245</b>	<b>301,529</b>	<b>437,346</b>

Source(s) of Funds:						
Redevelopment Capital Fund (590)	187,346					187,346
Transfer In from 0490000-9910 (0590)		250,000				250,000
Redevelopment Tax Increment Funds (0590)	-	-	-	-	-	-
Redevelopment Property Tax Trust Fund (RPTTF)	-	-	180,284	69,716	250,000	-
Unfunded	-	-	-	51,529	51,529	-
						-
<b>FUNDING TOTAL:</b>	<b>187,346</b>	<b>250,000</b>	<b>180,284</b>	<b>121,245</b>	<b>301,529</b>	<b>437,346</b>

**AGENDA REPORT**  
**CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD**  
**April 11, 2012, Meeting**

**SUBJECT: APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS”) FOR THE PERIOD JANUARY 1, 2012, TO JUNE 30, 2012**

**RECOMMENDED ACTION:** That the Oversight Board:

1. Authorize amendments pursuant to staff and Oversight Board recommendations;
2. Recognize/authorize the Kimley Horn and Helix Environmental Planning, Inc. contracts as enforceable obligations, subject to final approval by the State Department of Finance (DOF);
3. Adopt the ROPS for the period January 1, 2012 to June 30, 2012, as amended;
4. Authorize the Chair to execute an amended and restated version of the ROPS for submission to the County Auditor Controller (“CAC”), DOF, Controller’s Office, and post on the Successor Agency website by April 15, 2012;
5. Authorize the Successor Agency staff to carry out activities 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.

**BACKGROUND:**

Pursuant to ABx1 26, Health and Safety Code Section 34177(l), the Successor Agency must prepare a series of Recognized Obligation Payment Schedule(s) for each six-month fiscal year 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;
6. Other revenue sources, including rents, concessions, asset sale proceeds, interest earnings, and any other revenues derived from the former redevelopment agency.

An ROPS shall not be deemed valid unless all of the following conditions have been met:

1. A draft ROPS is prepared by the Successor Agency by March 1, 2012, (amended from November 1, 2011). This ROPS shall be reviewed and certified by an external auditor designated by the CAC;
2. The certified ROPS is submitted to and approved by the Oversight Board;
3. A copy of the approved ROPS is submitted to the CAC, Controller’s Office, DOF, and posted on the Successor Agency’s website.

The City as Successor Agency prepared an amended draft ROPS on February 28, 2012, for the period of October 1, 2011, to December 31, 2011, and January 1, 2012, to June 30, 2012. The amended ROPS was submitted to the CAC, DOF, Controller's Office, and posted on the City website on March 1, 2012. The draft ROPS serves as the basis for the first ROPS and the subject of this report.

The first ROPS for the period of January 1, 2012, to June 30, 2012, is attached and must be approved by the Oversight Board and submitted to the aforementioned entities by April 15, 2012 (amended from December 15, 2011). If the first ROPS is not approved by April 15, 2012, the Successor Agency's ability to pay enforceable obligations beginning May 1, 2012, may be compromised. Beginning on May 1, 2012, only those payments listed in the ROPS may be made by the Successor Agency from the funds specified in the ROPS.

Actions by the Oversight Board may be reviewed by the DOF and are deemed approved, if the DOF does not request more review time within three business days. If the DOF desires to review any items in more detail, the DOF must provide specific objections and return the action to the Oversight Board for reconsideration within 10 days.

The attached ROPS includes two contracts for services with Helix Environmental Planning, Inc. and Kimley-Horn (ROPS line 52 and 53) that were in dispute with the DOF. On April 6, 2012, staff received communication from a DOF representative who indicated that if the Oversight Board authorizes the two disputed items, the DOF would deem the Helix and Kimley-Horn agreements approved as enforceable obligations. Therefore, staff is recommending the Oversight Board recognize/authorize these two existing contracts as enforceable obligations that should remain in the ROPS.

Finally, in the absence of contracting procedures for the Oversight Board, the Successor Agency will employ the policies, procedures and practices in place with the City of El Cajon with respect to execution and re-entering into contracts necessary for the continuation of activities outlined in the ROPS.

#### **FISCAL IMPACT:**

This action will approve the Recognized Obligation Payment Schedule for the period of January 1, 2012, to June 30, 2012, with estimated funding at \$9,682,572.71, as amended. The ROPS identifies the funding sources for each obligation.

#### **ATTACHMENTS:**

1. Recognized Obligation Payment Schedule for the period January 1, 2012, to June 30, 2012
2. ROPS Reconciliation
3. Successor Agency Administration – Updated project/program budget sheets
4. State Department of Finance – dispute letter dated March 26, 2012 (REV)
5. State Department of Finance – Follow-up e-mail string dated April 6, 2012

**Prepared by:**



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**Jenny Ficacci,  
Redevelopment and Housing Manager**

**Reviewed by:**



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**Melissa Ayres,  
Community Development Director**

**Approved by:**



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**Douglas Williford  
Executive Director/City Manager**



Name of Successor Agency: City of El Cajon

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Per AB 26 - Section 34177 (1)

Filed for Period: January 1, 2012 to June 30, 2012

Project Name / Debt Obligation	Payee (s)	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month**						Total Payments Jan-Jun 2012	Source of Payment					Total	
					Jan	Feb	Mar	Apr	May	June		RPTTF	LMIH Fund	Bond Proceeds	Administrative Cost Allowance	Other Revenue Sources		
1 2000 Taxable Tax Allocation Bonds	Bank of New York	Bond issue to fund housing/non-housing projects	51,544,287.00	1,250,965.50			612,508.00					\$ 612,508.00					612,508.00	\$ 612,508.00
2 2005 Tax Allocation Bonds	Bank of New York	Bond issue to fund housing/non-housing	96,998,156.00	2,520,605.50			763,053.00					\$ 763,053.00					763,053.00	\$ 763,053.00
3 2007 Tax Allocation Bonds	Bank of New York	Bond issue to fund non-housing	25,208,022.00	924,418.38			306,659.00					\$ 306,659.00					306,659.00	\$ 306,659.00
4 Bond administration & arbitrage services fees	Bank of New York/Bondlogistix	Fiscal agent and arbitrage fees	350,000.00	11,017.00				3,000.00				\$ 3,000.00					3,000.00	\$ 3,000.00
5 Tax increment administration	County of San Diego	Tax increment administration and collection fees	7,165,065.00	234,602.43				220,000.00				\$ 220,000.00					220,000.00	\$ 220,000.00
6 Promissory note	City of El Cajon	RD0801S - 100 Fletcher Parkway purchase and sale agreement	4,133,438.18	840,665.10								\$ -						\$ -
7 Construction contract	Ledcor Construction	RDR0708S - Civic Center Plaza construction and land improvement	2,414,504.00	2,235,629.52	1,323,348.13		24,027.00					\$ 1,347,375.13			1,347,375.13			\$ 1,347,375.13
8 Professional services agreement	Wimmer Yamada and Caughey	RDR0708S - Civic Center Plaza upgrades and landscape design services	18,604.68	21,150.00	2,944.00							\$ 2,944.00			2,944.00			\$ 2,944.00
9 Professional services agreement	SCS Engineers	RD0704S - Park/Ballantyne ongoing hazardous material testing required by the County Department Environmental Health and Region 9 Water Quality Control Board.	23,574.16	16,897.18	11,616.07							\$ 11,616.07					11,616.07	\$ 11,616.07
10 Professional services agreement	H.M. Pitt Labs, Inc.	RD1017S - Environmental testing at Johnson Ave	46,957.00	0.00								\$ -						\$ -
11 Professional services agreement	Overland Pacific Cutler, Inc.	Relocation services for Agency owned properties	8,480.00	0.00								\$ -						\$ -
12 Professional services agreement	Hargrave Environmental Consulting, Inc.	RD0706S - Southwest Corner ongoing testing required by the County Department Environmental Health and Region 9 Water Quality Control Board	23,694.87	23,397.30	8,771.00						12,685.00	\$ 21,456.00					21,456.00	\$ 21,456.00
13 Professional services agreement	Rosenow Spevacek	Consulting services for amendment of redevelopment plan	339,488.85	9,093.75								\$ -						\$ -
14 Professional services agreement	HVS Consulting & Valuation	RDR0703S - Civic Center Complex Revitalization consulting and valuation services	13,500.00	10,000.00							4,000.00	\$ 4,000.00					4,000.00	\$ 4,000.00
15 Professional services agreement	AES Property Services	RD0707S -Graffiti abatement services	47,916.00	47,916.00	3,993.00	3,993.00	3,993.00	3,993.00	3,993.00	3,993.00		\$ 23,958.00					23,958.00	\$ 23,958.00
16 Participation agreement	Downtown El Cajon Brewing Company	RD1201S - Promissory note for major tenant improvements	212,745.85	210,266.68								\$ -						\$ -
17 Disposition & development agreement	Chambers Senior Residences, L.P.	LM0704H - Linda Way housing project for affordable senior housing	4,400,000.00	2,260,703.00		176,000.00	497,234.00	884,403.00	267,167.00	435,899.00		\$ 2,260,703.00		2,260,703.00				\$ 2,260,703.00
18 Special assessments	Greater Downtown El Cajon PBID	Special assessment on Agency properties in PBID district - housing	167,269.00	87,869.31	87,869.31							\$ 87,869.31					87,869.31	\$ 87,869.31
19 Professional services agreement	Recon Environmental Consultants	MF0011S - Environmental services related to Specific Plan, non-housing	166,256.53	48,313.04	1,618.75	3,844.00	0.00	0.00	0.00	0.00		\$ 5,462.75			5,462.75			\$ 5,462.75
20 Professional services agreement	Schmidt Design Group	RD1015S - Median improvements architectural services	19,473.49	0.00							1,000.00	\$ 1,000.00					1,000.00	\$ 1,000.00
21 Professional services agreement	Overland Pacific Cutler, Inc.	RDR0703S - Civic Center Complex Revitalization 120 Rea relocation services	5,312.50	1,567.50								\$ 1,000.00						\$ 1,000.00
22 Professional services agreement	Rosenow Spevacek	General/project consulting services - redevelopment and housing	230,254.84	38,043.75	8,855.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00		\$ 13,855.00		2,113.75	1,092.50		10,648.75	\$ 13,855.00
23 Professional services agreement	Ninyo & Moore	Ongoing environmental testing as required by the County Department of Environmental Health	470,403.21	65,622.22	25,389.34		1,713.00	1,713.00	6,713.00	6,713.00		\$ 42,241.34					42,241.34	\$ 42,241.34
24 Professional services agreement	Anderson Valuation, Inc.	Appraisal services for agency owned properties	3,000.00	0.00								\$ -						\$ -
25 Professional services agreement	Andrew A. Smith Company	Appraisal services for agency owned properties	30,025.00	750.00					375.00			\$ 375.00					375.00	\$ 375.00
26 Affordable Housing Agreement	Weiland Development Company home buyers	LM0702S - First-time homebuyer funding for 26 inclusionary housing units	2,169,750.00	1,229,253.00			51,230.00				731,973.00	\$ 783,203.00		783,203.00				\$ 783,203.00
27 Affordable Housing Agreement	Bay Kitchen and Bath Remodelers	LM0707S - Greenovation - funding for acquisition and substantial rehabilitation	550,000.00	258,000.00					258,000.00			\$ 258,000.00		258,000.00				\$ 258,000.00
28 Owner Participation Agreement	JKC Palm Springs Automotive, Inc.	RD0702S - Façade and major tenant improvements	650,000.00	0.00								\$ -						\$ -
29 Owner Participation Agreement	Parkway Plaza GP, LLC	RD0702S - Façade and major tenant improvements	2,000,000.00	2,000,000.00							2,000,000.00	\$ 2,000,000.00			2,000,000.00			\$ 2,000,000.00

Project Name / Debt Obligation	Payee (s)	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month**						Total Payments Jan-Jun 2012	Source of Payment					Total	
					Jan	Feb	Mar	Apr	May	June		RPTTF	LMIH Fund	Bond Proceeds	Administrative Cost Allowance	Other Revenue Sources		
30	<i>Professional services agreement</i>	<i>Rogers, Anderson, Malody &amp; Scott/ Muniservices LLC</i>	<i>Financial and property tax audit services</i>	300,000.00	23,940.75	10,550.00					10,000.00	\$ 20,550.00					20,550.00	\$ 20,550.00
31	Professional services agreement	Community Housingworks	Consulting services for housing loss mitigation	41,186.64	0.00							\$ -						\$ -
32	MF0011S - Specific Plan 182	City of El Cajon/Vendors	Project management and monitoring - Specific plan 182	38,000.00	37,695.95	591.26	5,581.00	7,081.00	5,581.00	5,581.00	7,081.00	\$ 31,496.26			31,496.26			\$ 31,496.26
33	RD0701S - Business Retention/Recruit	City of El Cajon/Vendors	Project monitoring - El Cajon Brewery	65,000.00	6,443.40		492.00	1,492.00	1,492.00	492.00	492.00	\$ 4,460.00					4,460.00	\$ 4,460.00
34	RD0702S - Facade Improvement	City of El Cajon/Vendors	Project management and monitoring - Parkway Plaza JKC Palm Springs	94,000.00	31,375.92		5,798.00	5,798.00	5,798.00	6,798.00	6,998.00	\$ 31,190.00			31,190.00			\$ 31,190.00
35	RD0704S - Hazmat Test Park/ Ballantyne	City of El Cajon/Vendors	Environmental project management and monitoring - Park Magnolia Villas	TBD pursuant to DDA & DEH	61,450.72	442.08	2,113.00	1,413.00	2,613.00	13,948.00	40,148.00	\$ 60,677.08					60,677.08	\$ 60,677.08
36	RD0705S - Hazmat Test Prescott Promenade	City of El Cajon/Vendors	Environmental project management and monitoring - Prescott Promenade	TBD Settlement Agreement	0.00							\$ -						\$ -
37	<i>RD0706S - SW Corner Environmental Testing</i>	<i>City of El Cajon/Vendors</i>	<i>Environmental project management and monitoring - Priest Development</i>	<i>TBD pursuant to DDA &amp; DEH</i>	<i>9,541.34</i>	<i>1,415.72</i>	<i>713.00</i>	<i>713.00</i>	<i>1,913.00</i>	<i>713.00</i>	<i>1,913.00</i>	<i>\$ 7,380.72</i>					<i>7,380.72</i>	<i>\$ 7,380.72</i>
38	RD0707S - Graffiti Removal	City of El Cajon/Vendors	Project management and monitoring graffiti abatement	20,700.00	20,656.22	1,802.80	1,563.00	1,563.00	1,563.00	1,563.00	1,563.00	\$ 9,617.80					9,617.80	\$ 9,617.80
39	RD0801S - Old Police Station	City of El Cajon/Vendors	GP and zoning amendments, project management and monitoring, property management and disposition - 100 Fletcher Parkway	325,000.00	63,721.51	3,413.87	6,177.00	6,677.00	6,677.00	6,677.00	11,677.00	\$ 41,298.87					41,298.87	\$ 41,298.87
40	RD1017S - Johnson Ave Corridor	City of El Cajon/Vendors	Property and project management, environmental coordination, and disposition - Johnson Ave	190,000.00	38,695.43	2,427.94	5,023.00	6,473.00	6,023.00	6,473.00	7,523.00	\$ 33,942.94					33,942.94	\$ 33,942.94
41	RD1201S - DDA Projects	City of El Cajon/Vendors	Project Monitoring - SW Corner (Promenade Square LLC), NW Corner (Priest Development Corp), Smith's DDA, St Madelines Sophies Center	82,000.00	16,400.00		3,280.00	3,280.00	3,280.00	3,280.00	3,280.00	\$ 16,400.00					16,400.00	\$ 16,400.00
42	RD1202S - Real Property Asset Management	City of El Cajon/Vendors	Management and disposition of agency properties	299,050.00	59,810.00		11,962.00	11,962.00	11,962.00	11,962.00	11,962.00	\$ 59,810.00					59,810.00	\$ 59,810.00
43	RDR0703S - Civic Center Revitalization	City of El Cajon/Vendors	Project and property management, disposition - Rea/Magnolia Hotel ENA	200,000.00	39,212.37	2,736.53	3,591.00	5,091.00	5,091.00	5,091.00	5,591.00	\$ 27,191.53					27,191.53	\$ 27,191.53
44	RDR0708S - Civic Center Plaza Improvements	City of El Cajon/Vendors	Property and project management - pond and plaza improvements	5,800.00	5,792.87		1,633.00	1,633.00				\$ 3,266.00			3,266.00			\$ 3,266.00
45	LM0702H - First time Homebuyer	El Cajon Housing Authority/Vendors	Project management and monitoring	10,000.00	9,840.00	45.00	1,656.00	1,856.00	2,056.00	1,656.00	1,656.00	\$ 8,925.00		8,925.00				\$ 8,925.00
46	LM0704H - Linda Way	El Cajon Housing Authority/Vendors	Project management and monitoring	75,000.00	25,248.45	1,147.00	5,581.00	5,631.00	3,531.00	3,531.00	3,531.00	\$ 22,952.00		22,952.00				\$ 22,952.00
47	LM0707H - Greenovation	El Cajon Housing Authority/Vendors	Project management and monitoring	10,000.00	3,274.86		410.00	410.00	410.00	1,460.00	410.00	\$ 3,100.00		3,100.00				\$ 3,100.00
48	Relocation agreements/obligations	Property owners/tenants	RDR0703S - Relocation agreements and obligations associated with Civic Center Complex properties	TBD pursuant to Relocation Law	0.00							\$ -						\$ -
49	Professional services agreement	Geocon	RDR0708S - Soil testing and reporting services for Civic Center Plaza	30,000.00	0.00							\$ -						\$ -
50	<i>Professional services agreement</i>	<i>GAFCON, Inc.</i>	<i>RDR0708S - Construction management of Civic Center Plaza Improvement project</i>	<i>165,000.00</i>	<i>108,825.25</i>	<i>85,910.25</i>					<i>22,915.00</i>	<i>\$ 108,825.25</i>			<i>108,825.25</i>			<i>\$ 108,825.25</i>
51	Professional services agreement	Kleinfelder West, Inc.	RDR0708S - Civic Center Plaza construction and improvements inspection services	62,000.00	62,003.20	34,755.00						\$ 34,755.00			34,755.00			\$ 34,755.00
52	<i>Professional services agreement ***ITEM UNDER DISPUTE WITH DEPARTMENT OF FINANCE***</i>	<i>Helix Environment Planning Inc.</i>	<i>RD0801S - Air quality and greenhouse gas testing services at 100 Fletcher Parkway</i>	<i>12,375.00</i>	<i>11,250.00</i>	<i>11,250.00</i>						<i>\$ 11,250.00</i>					<i>11,250.00</i>	<i>\$ 11,250.00</i>
53	<i>Professional services agreement ***ITEM UNDER DISPUTE WITH DEPARTMENT OF FINANCE***</i>	<i>Kimley-Horn</i>	<i>RD0801S - Traffic engineering services at 100 Fletcher Parkway</i>	<i>17,914.00</i>	<i>16,285.00</i>							<i>\$ -</i>					<i>0.00</i>	<i>\$ -</i>
54	<i>Administration Allowance - Legal services</i>	<i>McDougal Love Eckis Boehmer &amp; Foley</i>	<i>Legal services - general redevelopment and successor agency</i>	<i>75,000.00</i>	<i>11,844.74</i>	<i>155.00</i>	<i>1,000.00</i>	<i>1,000.00</i>	<i>1,000.00</i>	<i>1,000.00</i>	<i>1,000.00</i>	<i>\$ 5,155.00</i>					<i>5,155.00</i>	<i>\$ 5,155.00</i>
55	Unfunded retirement and other long-term liabilities	City of El Cajon	Agency's share of unfunded retirement liabilities and compensated absences as of 01/31/2012	1,497,925.00	0.00							\$ -						\$ -
56	Administration Allowance	City of El Cajon - Successor Agency	Allowable administration cost	6,500,000.00	884,641.98	131,675.66	47,895.00	47,545.00	47,545.00	47,545.00	48,845.00	\$ 371,050.66					371,050.66	\$ 371,050.66
<b>Grand Total</b>				<b>209,526,128.80</b>	<b>15,894,696.12</b>	<b>1,762,722.71</b>	<b>289,305.00</b>	<b>2,371,035.00</b>	<b>1,220,644.00</b>	<b>677,933.00</b>	<b>3,360,933.00</b>	<b>9,682,572.71</b>	<b>0.00</b>	<b>3,338,996.75</b>	<b>3,566,406.89</b>	<b>0.00</b>	<b>2,777,169.07</b>	<b>9,682,572.71</b>

"**Bold & italics**" are the amended items from the Initial Recognized Obligation Payment Schedule submitted on February 28, 2012  
Lines 32 -47: Reallocation to projects and administration allowance of EOPS items listed on pages-lines: 1-18, 2-3, 2-4, 2-5, 2-6, 2-8, 2-9, 2-16. Pursuant to CRL 34167 (d)(6), 34171(d)(1); 33127, and 33134.  
Lines 54-56: Reallocation to administrative allowance of EOPS items on pages-lines: 1-18 and 2-4. Pursuant to CRL 34167(d)(6), 34171(d)(1), 33127, and 33134.

# RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED

Filed for Period : January 1, 2012 to June 30, 2012

Name of Successor Agency City of El Cajon

Balance Carried Forward From:	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation (From Form A, Page 1 Totals)	\$ 209,526,128.80	\$ 15,894,696.12
	Total Due for Six Month Period	
Outstanding Debt or Obligation (From Form B, Page 1 Totals)	\$ 9,682,572.71	
Available Revenues other than anticipated funding from RPTTF (Form C)	\$ 9,682,572.71	
Anticipated Funding from Redevelopment Property Tax Trust Fund (RPTTF) (Form C)	\$ -	

Consolidate on this form all of the data contained on Form A, B and C. Form A is to include all outstanding obligation entered into for period filed. Form B is to include payment requirement for each enforceable obligation for each month. Form C is to enter the anticipated funding source for each listed enforceable obligation.

Certification of Oversight Board Chairman:  
Pursuant to Section 34177(l) of the Health and Safety code,  
I hereby certify that the above is a true and accurate Recognized  
Enforceable Payment Schedule for the above named agency.

\_\_\_\_\_  
Name Title

\_\_\_\_\_  
Signature Date

## ROPS RECONCILIATION

for the period January 1, 2012 to June 30, 2012

PROJECT #	PROJECT Name	Line #'s ROPS	ECRA		Successor Agency		TOTAL (ROPS)	Adjustments	ADJUSTED TOTAL
			January 2012 ACTUAL	February 2012 ESTIMATE	February 2012 to June 2012				
0490000 (490000)	Successor Agency Debt Service Administration	30,56	\$ 3,516.67	\$ 1,915,220.00	\$ 1,918,736.67	\$ -	\$ 1,918,736.67		
0590110 (590110)	Successor Agency Administration	18,22,30,54,56	\$ 187,346.24	\$ 249,375.00	\$ 436,721.24	\$ 625.00	\$ 437,346.24		
290110	Low and Moderate Housing Administration Fund	22,30,54	\$ 47,149.56	\$ -	\$ 47,149.56	\$ -	\$ 47,149.56		
MF0011 (580000)	Downtown Specific Plan/SP182 Revision	19,22,32	\$ 3,302.51	\$ 34,749.00	\$ 38,051.51	\$ -	\$ 38,051.51		
RD0701S	Business Retention & Recruitment	33	\$ -	\$ 4,460.00	\$ 4,460.00	\$ -	\$ 4,460.00		
RD0702S	Façade and Design Improvement Program	34	\$ -	\$ 2,031,190.00	\$ 2,031,190.00	\$ -	\$ 2,031,190.00		
RD0704S	Hazmat Testing/Park & Ballantyne	9,35	\$ 12,058.15	\$ 60,235.00	\$ 72,293.15	\$ -	\$ 72,293.15		
RD0705S	Hazmat Testing/Prescott Promenade	36	\$ -	\$ -	\$ -	\$ -	\$ -		
RD0706S	SW Corner/Environmental Testing	12,37	\$ 10,186.72	\$ 18,650.00	\$ 28,836.72	\$ -	\$ 28,836.72		
RD0707S	Graffiti Abatement Program	15,38	\$ 5,795.80	\$ 27,780.00	\$ 33,575.80	\$ -	\$ 33,575.80		
RD0801S	Old Police Station	23,39,52,53	\$ 23,051.27	\$ 37,885.00	\$ 60,936.27	\$ -	\$ 60,936.27		
RD1017S	Johnson Avenue Corridor Revitalization Project	22,40	\$ 5,027.94	\$ 38,367.00	\$ 43,394.94	\$ -	\$ 43,394.94		
RDR0703S	Civic Center Complex Revitalization Project	23,43	\$ 17,138.47	\$ 39,455.00	\$ 56,593.47	\$ -	\$ 56,593.47		
RDR0708S	Civic Center Plaza Improvements	7,9,50,51	\$ 1,446,957.38	\$ 50,208.00	\$ 1,497,165.38	\$ -	\$ 1,497,165.38		
RD1201S	DDA Projects Monitoring	41	\$ -	\$ 16,400.00	\$ 16,400.00	\$ -	\$ 16,400.00		
RD1202S	Real Property Asset Management	42	\$ -	\$ 59,810.00	\$ 59,810.00	\$ -	\$ 59,810.00		
LM0702H	First Time Homebuyer	45,26	\$ 45.00	\$ 792,083.00	\$ 792,128.00	\$ 1,040.00	\$ 793,168.00		
LM0704H	Linda Way	46,17	\$ 1,147.00	\$ 2,282,508.00	\$ 2,283,655.00	\$ -	\$ 2,283,655.00		
LM0707H	Greenovation	47,27	\$ -	\$ 261,475.00	\$ 261,475.00	\$ -	\$ 261,475.00		
<b>TOTALS</b>			<b>\$ 1,762,722.71</b>	<b>\$ 7,919,850.00</b>	<b>\$ 9,682,572.71</b>	<b>\$ 1,665.00</b>	<b>\$ 9,684,237.71</b>		

# SUCCESSOR AGENCY DEBT SERVICE ADMINISTRATION FISCAL YEAR 2012-2013

PROJECT NAME: Successor Agency Debt Service Administration

ACTIVITY:

0490000

PROJECT NO:

**Description:**

The purpose of this activity is to receive revenues and pay Enforceable Obligations for debt service related to the 2007, 2005 and 2000 bond issues, including the ongoing disclosure and auditing requirements associated with those Enforceable Obligations. During FY2011-12, debt-service fund assets were transferred to the Successor Agency Capital Fund (0590) to pay costs associated with Enforceable Obligations.

**Justification:**

Pusuant to ABx1 26, the City of El Cajon affirmed its intent to act as the Successor Agency to the former El Cajon Redevelopment Agency on January 10, 2012. The Successor Agency has the fiduciary responsibility to pay all Enforceable Obligations for the former El Cajon Redevelopment Agency, including the payment of bonds.

DRAFT

**Scheduling:**

Ongoing activity. Funds during FY2012-2013 and beyond will be received from Redevelopment Property Tax Trust Fund (RPTTF) payments received from the County of San Diego Auditor Controller or other funds, including retained assets.

**Relationship to General & Community Plans:**

Consistent with the provisions of ABx1 26.

**Operating Budget Impact:**

No general funds will be used for this project. All expenditures to be paid Redevelopment Property Tax Trust Fund (RPTTF) or other assets, including retained funds.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Project Costs Through ROPS
Accounting & Auditing (8310) (30)		10,000	5,000		5,000	10,000
Legal Services (8345)			10,000		10,000	-
Bank Charges & Fees (8524) - BNY, Bondlogix (4)	3,517	3,000	10,667	2,333	13,000	6,517
Bank Charges & Fees (8524) - County of SD (5)		220,000	193,563		193,563	220,000
Principal (8810) - 2007 Bonds (3)			315,000		315,000	-
Principal (8810) - 2005 Bonds (2)			1,010,000		1,010,000	-
Principal (8810) - 2000 Bonds (1)			30,000		30,000	-
Interest (8820) - 2007 Bonds (3)		306,659	607,020		607,020	306,659
Interest (8820) - 2005 Bonds (2)		763,053	1,505,906		1,505,906	763,053
Interest (8820) - 2000 Bonds (1)		612,508	1,223,876		1,223,876	612,508
Pass Through to Other Agencies (8850)	387,544				-	-
Transfer Out (9910) - 0590110		250,000			-	-
Transfer Out (9910) - RD0701S		4,460			-	-
Transfer Out (9910) - RD0704S		60,235			-	-
Transfer Out (9910) - RD0706S		18,650			-	-
Transfer Out (9910) - RD0707S		27,780			-	-
Transfer Out (9910) - RD0801S		37,885			-	-
Transfer Out (9910) - RD1017S		38,367			-	-
Transfer Out (9910) - RDR0703S		39,455			-	-
Transfer Out (9910) - RD1201S		16,400			-	-
Transfer Out (9910) - RD1202S		59,810			-	-
					-	-
<b>PROJECT COST TOTAL:</b>	<b>3,517</b>	<b>1,915,220</b>	<b>4,911,032</b>	<b>2,333</b>	<b>4,913,365</b>	<b>1,918,737</b>

Source(s) of Funds:						
Redevelopment Debt Service Fund (490)	3,517					3,517
Successor Agency Debt Svc Funds (0490)	-	1,915,220	-		-	1,915,220
Redevelopment Property Tax Trust Fund (RPTTF)			4,911,032	2,333	4,913,365	-
Unfunded					-	-
					-	-
<b>FUNDING TOTAL:</b>	<b>3,517</b>	<b>1,915,220</b>	<b>4,911,032</b>	<b>2,333</b>	<b>4,913,365</b>	<b>1,918,737</b>

# SUCCESSOR AGENCY ADMINISTRATION FISCAL YEAR 2012-2013

PROJECT NAME: Successor Agency Administration

ACTIVITY:  
PROJECT NO:

0590110

**Description:**

The purpose of this activity is to receive revenues and pay administration costs of the Successor Agency (SA), not to exceed the following limits: 5% of the property tax allocated to the SA during FY2011-2012, with a minimum of \$250,000; and 3% of the property tax allocated to the SA during FY2012-2013 and beyond, with a minimum of \$250,000.

**Justification:**

Pursuant to ABx1 26, the City of El Cajon affirmed its intent to act as the Successor Agency to the former El Cajon Redevelopment Agency on January 10, 2012. The Successor Agency is responsible, subject to Oversight Board approval, for the payment of Enforceable Obligations (EO), maintaining reserves, performing obligations pursuant to any EO, to remit unencumbered redevelopment agency funds, dispose of assets, enforce and former redevelopment agency agreements and collect revenues, transfer housing functions and assets, wind down the affairs of the redevelopment agency, continue development of properties, prepare an administrative budget, provide administrative cost estimates to the County Auditor Controller for each six-month fiscal period, and prepare a Recognized Obligation Payment Schedule (ROPS) for each six-month fiscal period.

**Scheduling:**

Ongoing activity. Funds during FY2012-2013 and beyond will be received from Redevelopment Property Tax Trust Fund (RPTTF) payments received from the County of San Diego Auditor Controller or other funds, including retained assets.

**Relationship to General & Community Plans:**

Consistent with the provisions of ABx1 26.

**Operating Budget Impact:**

The City as Successor Agency will utilize retained funds or receive RPTTF monies for payment of administrative costs for this activity upon approval of budget by the Oversight Board, to a maximum of \$250,000 per year. Expenditures that exceed the \$250,000 limit must be paid by the Successor Agency and covered elsewhere.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13 June-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Admin Costs Through ROPS
Salaries & Benefits (7000)	76,824					76,824
Office Supplies (8150) (56)	35	690	502	498	1,000	725
Accounting & Auditing (8310) (30) & AUP (56)	3,517		5,000		5,000	3,517
Legal Services (8345) (54)	124	5,000	11,504	11,496	23,000	5,124
Records Management (8355) (56)	10	600	-	-	-	610
Other Prof/Tech Services (8395) - RSG (22)	5,649	5,000	-	-	-	10,649
Internal Prof/Technical Services (8396) (56)		236,285	162,078	108,051	270,129	236,285
Advertising (8522) (56)		1,200	600	600	1,200	1,200
Postage & Shipping (8568) (56)		600	600	600	1,200	600
Overhead Reimbursement (8510) (56)	12,954				-	12,954
Property Taxes (8573) (18)	87,869				-	87,869
Property Insurance (8516) (56)	353				-	353
Bad Debt Expense (8523) (56)	-				-	-
Printing & Binding (8570) (56)	11				-	11
						-
<b>PROJECT COST TOTAL:</b>	<b>187,346</b>	<b>249,375</b>	<b>180,284</b>	<b>121,245</b>	<b>301,529</b>	<b>436,721</b>

Source(s) of Funds:						
Redevelopment Capital Fund (590)	187,346					187,346
Transfer In from 0490000-9910 (0590)		250,000				250,000
Redevelopment Tax Increment Funds (0590)	-	-	-	-	-	-
Redevelopment Property Tax Trust Fund (RPTTF)	-	-	180,284	69,716	250,000	-
Unfunded	-	(625)	-	51,529	51,529	(625)
						-
<b>FUNDING TOTAL:</b>	<b>187,346</b>	<b>249,375</b>	<b>180,284</b>	<b>121,245</b>	<b>301,529</b>	<b>436,721</b>

# LOW AND MODERATE-INCOME HOUSING FUND ADMINISTRATION FISCAL YEAR 2012-2013

**PROJECT NAME:** Low and Moderate-Income Housing Fund

290110

**Description:**

The purpose of this activity is to receive revenues and pay Enforceable Obligations, administration, program management and and debt-service costs for the Low and Moderate Housing Fund.

**Justification:**

Not less than 20% of all tax increment funds that are collected by the Agency shall be used for the purpose of increasing, preserving and improving the community's supply of low and moderate income housing available at an affordable housing cost. Planning and administrative costs are a necessary and appropriate expense to support these activities under California Redevelopment Law.

DRAFT

**Scheduling:**

This activity is no longer active effective with the dissolution of the El Cajon Redevelopment Agency on February 1, 2012.

**Relationship to General & Community Plans:**

Consistent with the Redevelopment Plan and California Health & Safety Code.

**Operating Budget Impact:**

No impact to the General Fund. All costs have been paid by the Low and Moderate-Income Housing Fund.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13	Est. Admin Costs Through ROPS
Salaries & Benefits (7000) (56)	30,546			30,546
Office Supplies (8150) (56)	35		-	35
Accounting & Auditing (8310) (30)	3,517			3,517
Legal Services (8345)			-	-
Legal Services (8345) (54)	31			31
Records Management (8355)	10		-	10
Other Prof/Tech Services (8395) - RSG General			-	-
Other Prof/Tech Services (8395) - RSG General (22)	2,114			2,114
Other Prof/Tech Services (8395) - RSG Plan Amndmt			-	-
Internal Prof/Technical Services (8396) (56)			-	-
Overhead Reimbursement/External (8531) (56)	10,897		-	10,897
Membership Dues, Lic (8552)			-	-
Property Taxes (8573)			-	-
Training/Meetings (8594)			-	-
Transfer Out (9910) - Bond Debt Svc			-	-
			-	-
			-	-
			-	-
<b>PROJECT COST TOTAL:</b>	<b>47,150</b>	-	-	<b>47,150</b>

<b>Source(s) of Funds:</b>				
Low and Moderate Housing Fund (290)	47,150	-		47,150
Transfer In from 0490000-9910 (298)	-	-	-	-
Redevelopment Property Tax Trust Fund (RPTTF)	-	-	-	-
Unfunded	-	-	-	-
			-	-
<b>FUNDING TOTAL:</b>	<b>47,150</b>	-	-	<b>47,150</b>



# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012 - 2013

**PROJECT NAME:** Downtown Specific Plan / SP182 Revision

**ACTIVITY:** 580000

**PROJECT NO:** MF0011

**Description:**

Completion and implementation of planning actions for the Downtown Specific Plan and Program EIR.

**Justification:**

Current development standards do not clearly provide for mixed use development in El Cajon. The last comprehensive plan for the downtown area was prepared in the early 1990's. The downtown specific plan and Program EIR is nearing completion. The new plan will provide a blueprint for further revitalization of the downtown area, including housing. Certain planning actions, comprehensive reports and capital improvements are needed to complete the Plan.

DRAFT

**Scheduling:**

In FY2009-10, the development of the draft Downtown Specific Plan document reached 80% of completion and the EIR consultant submitted the first and second screencheck drafts of the EIR for staff review and comment. Also during FY2009-10, community outreach presentations were made to small and large stakeholder and community groups which included developers, brokers, property owners, a school district, and community service organization to discuss the plan's goals and objectives. During FY2010-11, a draft Program Environmental Impact Report (PEIR) was made available for public review during December 2010 to January 2011. All comments will be made part of a final PEIR. During FY2011-12, several Planning Commission workshops are anticipated in December 2011 through Spring 2012 and public hearings for adoption of the new Downtown Specific Plan are likely to be held in Spring 2012.

**Relationship to General & Community Plans:**

This project represents a change to the current Specific Plan 182 and will require an amendment to the General Plan.

**Operating Budget Impact:**

No general funds are involved. The Redevelopment Capital and Low and Moderate Income Housing Bond Funds have comprised the bulk of funding in order to pay Enforceable Obligations and project management costs. The total estimated budget for this project since inception in FY2005-06 is \$1.58M.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13	Est. Project Costs Through ROPS
Operating Supplies (8150) (32)		1,000		1,000
Engineering Services-Internal (8336)		-		-
Legal Services (8345) (32)		2,500		2,500
Other Prof/Tech Services (8395) - RSG (22)	1,093	-		1,093
Other Prof/Tech Services (8395) - Recon (19)	1,619	3,844		5,463
Internal Prof/Tech Services (8396) (32)	26	25,405		25,431
Advertising (8522) (32)		1,000		1,000
Postage & Shipping (8568)				-
Printing & Binding (8570)		1,000		1,000
Printing & Binding (8570) (32)	565			565
Contingency (9060)				-
Transfer Out (9910)				-
<b>PROJECT COST TOTAL:</b>	<b>3,303</b>	<b>34,749</b>	<b>-</b>	<b>38,052</b>

Source(s) of Funds:				
Redevelopment LMIHF (290)				-
Redevelopment LMIHF 2005 Bond Proceeds (290)	661			661
Successor Agency LMIHF 2005 Bond Proceeds (0290)		6,950		6,950
Redevelopment Capital Fund (590)				-
Redevelopment 2007 Bond Proceeds (590)	2,642			2,642
Wastewater Fund (650)				-
Successor Agency 2007 Bond Proceeds (0597)		27,799		27,799
<b>FUNDING TOTAL:</b>	<b>3,303</b>	<b>34,749</b>	<b>-</b>	<b>38,052</b>



# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

**PROJECT NAME:** Business Retention and Recruiting

**ACTIVITY:** 0590900

**PROJECT NO:** RD0701S

**Description:**

This project provided funding incentives for the pro-active recruitment or relocation of new businesses to downtown El Cajon, or for the expansion of existing businesses and a marketing campaign of downtown business opportunities. Such efforts were designed to stimulate economic development, create new jobs, and eliminate blighting conditions caused by vacancies that may occur in existing buildings.

**Justification:**

One of the primary purposes of redevelopment was to assist in the economic development of business and properties within the Project Area. The use of tax increment funding for the pro-active recruitment of commercial/retail/office professional uses eliminated blight by filling vacant buildings, while adding new business, jobs, and stimulating economic growth.

**Scheduling:**

This activity will end in FY2011-12 with the dissolution of the El Cajon Redevelopment agency. Existing Enforceable Obligations that require ongoing monitoring funded under this activity will be moved to Project/Activity RD1201S (DDA Projects Monitoring) in FY2012-13.

**Relationship to General & Community Plans:**

Consistent with the General and Redevelopment Agency Plans.

**Operating Budget Impact:**

No general funds will be used for this project. All expenditures paid with funds Redevelopment Capital Funds (tax increment) to pay for Enforceable Obligations and eligible project costs.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Appropriation FY 12-13	Est. Project Costs Through ROPS
Architectural Services (8315)				-
Consulting Services (8325)				-
Engineering Services (8335)				-
Engineering Services-Internal (8336)				-
Legal Services (8345) (33)		2,000	-	2,000
Other Prof/Tech Services (8395)			-	-
Internal Prof/Technical Services (8396) (33)		2,460	-	2,460
Advertising (8522)				-
Contributions (8530)				-
Overhead Reimbursement/External (8531)				-
Permits & Fees (8560)				-
Other Misc. Expenses (8524, 8568, 8576 & 8594)				-
Land Improvements / Abatement & Demo (9055)				-
Loan Disbursements (9990)				-
<b>PROJECT COST TOTAL:</b>	-	4,460	-	4,460

Source(s) of Funds:				
Redevelopment Capital Funds (590)				-
Transfer In from 0490000-9910 (0590)		4,460		4,460
Successor Agency Tax Incr Funds (0590)	-	-	-	-
Redevelopment Property Tax Trust Fund (RPTTF)				-
Unfunded				-
<b>FUNDING TOTAL:</b>	-	4,460	-	4,460

# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: Façade and Design Improvement Program

ACTIVITY:  
PROJECT NO:

0590900  
RD0702S

**Description:**

The project assists in the prevention or elimination of blighting conditions by providing funding for physical improvements to existing properties in downtown El Cajon.

**Justification:**

One of the primary purposes of redevelopment is the elimination of blight. The Façade and Design Improvement Program has assisted property owners to make restoration or capital improvements to existing buildings in conformance with approved design guidelines. Renovated buildings increase property values and attract businesses, while reducing crime through private investment in revitalized properties. All improvements received design approval before receiving funding through this program.

**Scheduling:**

This activity is expected to be completed during FY2012-13 once Parkway Plaza and Kia complete renovation improvements. During FY2013-14 and beyond, existing Enforceable Obligations that require ongoing monitoring funded under this activity will be moved to Project/Activity RD1201S (DDA Projects Monitoring).

**Relationship to General & Community Plans:**

Consistent with the General and Redevelopment Agency Plans.

**Operating Budget Impact:**

No general funds will be used for this project. All Enforceable Obligation and project management expenditures to be paid with Redevelopment Agency Capital Funds (tax increment) or bond proceeds. During FY2011-12 and FY2012-13, assistance will be provided to Parkway Plaza GP, LLC. and JKC Palm Springs Automotive, Inc. (Kia) totaling \$2,650,000 under Owner Participation Agreements approved by the Agency on March 8, 2011.

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	Prior Year(s) Expend Actual	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Project Costs Through ROPS
Architectural Services (8315)					-	-
Consulting Services (8325)					-	-
Engineering Services (8335)					-	-
Engineering Services-Internal (8336)					-	-
Legal Services (8345) (34)		2,000	3,000	-	3,000	2,000
Other Prof/Tech Services (8395)					-	-
Internal Prof/Tech Services (8396) (34)		28,990	14,531	-	14,531	28,990
Advertising (8522)					-	-
Contributions (8530)					-	-
Overhead Reimbursement/External (8531)					-	-
Permits & Fees (8560) (34)		200	200	-	200	200
Land Acquisition (9050)					-	-
Construction-Buildings (9060)					-	-
Infrastructure (9065)					-	-
Relocation Costs (9080)					-	-
Other Misc. Expenses (8524, 8568, 8576 & 8594)					-	-
Land Improvements / Abatement & Demo (9055)					-	-
Loan Disbursements (9990) - Parkway Plaza (29)		2,000,000	650,000	-	650,000	2,000,000
Contingency (9060)					-	-
<b>PROJECT COST TOTAL:</b>	-	2,031,190	667,731	-	667,731	2,031,190

Source(s) of Funds:						
Redevelopment Capital Funds (590)					-	-
Redevelopment 2005 Bond Proceeds (590)		2,031,190			-	2,031,190
Successor Agency Tax Incr Funds (0590)	-				-	-
Successor Agency 2005 Bond Proceeds (0595)			667,731	-	667,731	-
Successor Agency 2007 Bond Proceeds (0597)					-	-
					-	-
<b>FUNDING TOTAL:</b>	-	2,031,190	667,731	-	667,731	2,031,190

# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: Hazmat Testing / Park & Ballantyne

ACTIVITY:  
PROJECT NO:

0590900  
RD0704S

**Description:**

Funding for the on-going testing of a former Brownfields site as required by the San Diego County Department of Environmental Health (DEH) and Region 9 Water Quality Control Board, pursuant to a Reimbursement and Indemnity Agreement between the Agency and Priest Development Corporation dated December 16, 2003 that is considered an Enforceable Obligation.

**Justification:**

The subject property is the former site of a leaking underground storage tank (LUST) from a former gasoline station. The Redevelopment Agency purchased the property for the purposes of converting a known Brownfields location to residential development and for remediation under an Accommodation Agreement on April 16, 1996 for environmental cleanup of the property. The Agency entered into a Disposition and Development Agreement with Priest Development Corporation on January 29, 2003, and Reimbursement and Indemnity Agreement with Priest Development Corporation on December 16, 2003, whereby the Agency indemnified the developer and/or agreed to reimburse the developer for hazardous waste removal activities. With the assistance of the County of San Diego LUST team, the Redevelopment Agency successfully achieved clearance in order to begin the development of 103 single-family townhomes. Testing of the site requires four consecutive quarters to meet County requirements for closure status. As of January 23, 2012, the County Department of Environmental Health (DEH) has required preparation of a Workplan to complete downgradient investigations, which will likely involve installation of monitoring wells on private property. The DEH request is on hold pending Oversight Board direction.

**Scheduling:**

Ongoing project until testing results in minimal findings and clearance through the County Department of Environmental Health (DEH).

**Relationship to General & Community Plans:**

Consistent with the General and Redevelopment Agency Plans.

**Operating Budget Impact:**

No general funds will be used for this project. All expenditures to be paid with Redevelopment Agency Capital Funds (tax increment), Redevelopment Property Tax Trust Funds (RPTTF), or other funds received.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Project Costs Through ROPS
Architectural Services (8315)					-	-
Consulting Services (8325)					-	-
Engineering Services (8335)					-	-
Engineering Services-Internal (8336) (35)	442				-	442
Legal Services (8345) (35)		2,000	5,000	-	5,000	2,000
Other Prof/Tech Services (8395) - SCS Engineers (9)	11,616	25,070	39,623	10,577	50,200	36,686
Other Prof/Tech Services (8395) - County VAP (35)		3,600	3,600	1,400	5,000	3,600
Internal Prof/Tech Services (8396) (35)		4,565	7,000	1,000	8,000	4,565
Contributions (8530) (35)		25,000	25,000	-	25,000	25,000
Permits & Fees (8560)					-	-
Land Acquisition (9050)					-	-
Construction-Buildings (9060)					-	-
Infrastructure (9065)					-	-
Relocation Costs (9080)					-	-
Other Misc. Expenses (8524, 8568, 8576 & 8594)					-	-
Land Improvements / Abatement & Demo (9055)					-	-
Contingency (9060)					-	-
<b>PROJECT COST TOTAL:</b>	<b>12,058</b>	<b>60,235</b>	<b>80,223</b>	<b>12,977</b>	<b>93,200</b>	<b>72,293</b>

Source(s) of Funds:						
Redevelopment Capital Funds (590)	12,058				-	12,058
Transfer In from 0490000-9910 (0590)		60,235				60,235
Successor Agency Tax Incr Funds (0590)	-	-			-	-
Redevelopment Property Tax Trust Fund (RPTTF)			80,223	12,977	93,200	-
Unfunded					-	-
					-	-
<b>FUNDING TOTAL:</b>	<b>12,058</b>	<b>60,235</b>	<b>80,223</b>	<b>12,977</b>	<b>93,200</b>	<b>72,293</b>

# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: Hazmat Testing / Prescott Promenade

ACTIVITY:  
PROJECT NO:

0590900  
RD0705S

**Description:**

Funding for the on-going testing of a former Brownfields site as required by the San Diego County Department of Environmental Health (DEH) and Region 9 Water Quality Control Board, pursuant to a Settlement Agreement between the former owner, Texaco, Shell Oil, and Unocal dated September 15, 1995, and is considered an Enforceable Obligation.

**Justification:**

The subject property is the former site of a leaking underground storage tank from a former gasoline station. The Redevelopment Agency purchased the property for the purposes of converting a known Brownfields location to public open space and entered into a Settlement Agreement with the former owner, Texaco, Shell Oil, and Unocal for shared responsibility of hazardous waste cleanup efforts. A portion of sales proceeds are still held in an escrow account to pay remediation costs. However, the Agency is responsible for 20% of all future cleanup costs, with a right to reimbursement of \$100,000 per year, if any. With the assistance of the County of San Diego LUST team, the Redevelopment Agency successfully achieved clearance to develop Prescott Promenade park used on a daily basis as urban in-fill open space. However, continued testing is required and the site requires four consecutive quarters of monitoring to determine final closure status and funding during FY2012-13 will allow for the former Agency's proportionate share of testing required by the County DEH, if any.

**Scheduling:**

Ongoing project until testing results in minimal findings and clearance through DEH.

**Relationship to General & Community Plans:**

Consistent with the General and Redevelopment Agency Plans.

**Operating Budget Impact:**

Funding provided by a combination of Redevelopment Capital Funds (tax increment), Redevelopment Property Tax Trust Funds (RPTTF), Bond Proceeds, or other funds received.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Project Costs Through FY 12-13
Architectural Services (8315)					-	-
Consulting Services (8325)					-	-
Engineering Services (8335)					-	-
Engineering Services-Internal (8336)					-	-
Legal Services (8345)			-	5,000	5,000	5,000
Other Prof/Tech Services (8395)			-	30,000	30,000	30,000
Advertising (8522)					-	-
Permits & Fees (8560)					-	-
Land Acquisition (9050)					-	-
Construction-Buildings (9060)					-	-
Infrastructure (9065)					-	-
Relocation Costs (9080)					-	-
Other Misc. Expenses (8524, 8568, 8576 & 8594)					-	-
Land Improvements / Abatement & Demo (9055)					-	-
Contingency (9060)					-	-
<b>PROJECT COST TOTAL:</b>	-	-	-	35,000	35,000	35,000

Source(s) of Funds:						
Redevelopment Capital Funds (590)					-	-
Transfer In from 0490000-9910 (0590)		-				-
Successor Agency Tax Incr Funds (0590)	-	-	-			-
Redevelopment Property Tax Trust Fund (RPTTF)		-	-	35,000	35,000	35,000
Successor Agency 2007 Bond Proceeds (0597)					-	-
Unfunded					-	-
<b>FUNDING TOTAL:</b>	-	-	-	35,000	35,000	35,000

# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: SW Corner / Environmental Testing

ACTIVITY:  
PROJECT NO:

0590900  
RD0706S

**Description:**

Funding for the on-going testing of a former Brownfields site as required by the San Diego County Department of Environmental Health (DEH) and Region 9 Water Quality Control Board, pursuant to a Reimbursement and Indemnity Agreement executed by the Agency and Priest Development Corporation on April 11, 2002, and is considered an Enforceable Obligation.

**Justification:**

The subject property is the former site of a leaking underground storage tank from a diesel gasoline station and dry cleaners. The Redevelopment Agency purchased the property for the purposes of converting a known Brownfields location to residential/commercial development. On April 11, 2002, the Agency entered into a Reimbursement and Indemnity Agreement with Priest Development Corporation to pay for costs associated with the contamination cleanup of the 2.27 acre site. With the assistance of the County of San Diego LUST team, the Redevelopment Agency successfully achieved clearance allow the development of 28 single-family townhomes and 20,000 square feet of commercial/retail space. Testing of the site requires four consecutive quarters to meet County requirements for closure status. Funding during FY2012-213 will allow for ongoing testing required by the County DEH.

**Scheduling:**

Ongoing project until testing results in minimal findings and clearance through DEH.

**Relationship to General & Community Plans:**

Consistent with the General and Redevelopment Agency Plans.

**Operating Budget Impact:**

No general funds will be used for this project. All Enforceable Obligation and project management expenditures to be paid with Redevelopment Agency Capital Funds (tax increment), Redevelopment Property Tax Trust Funds (RPTTF), or other funds received.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Project Costs Through ROPS
Legal Services (8345)					-	-
Other Prof/Tech Services (8395) - Hargrave Enviro (12)	8,771	12,685	12,000	6,000	18,000	21,456
Other Prof/Tech Services (8395) - County VAP (37)	753	2,400	2,400	2,400	4,800	3,153
Internal Prof/Tech Services (8396) (37)	663	3,565	3,834	3,836	7,670	4,228
Advertising (8522)					-	-
Permits & Fees (8560)					-	-
Other Misc. Expenses (8524, 8568, 8576 & 8594)					-	-
Land Improvements / Abatement & Demo (9055)					-	-
Contingency (9060)					-	-
<b>PROJECT COST TOTAL:</b>	<b>10,187</b>	<b>18,650</b>	<b>18,234</b>	<b>12,236</b>	<b>30,470</b>	<b>28,837</b>

Source(s) of Funds:						
Redevelopment Capital Funds (590)	10,187				-	10,187
Transfer In from 0490000-9910 (0590)		18,650				18,650
Successor Agency Tax Incr Funds (0590)	-	-			-	-
Redevelopment Property Tax Trust Fund (RPTTF)			18,234	12,236	30,470	-
Unfunded					-	-
<b>FUNDING TOTAL:</b>	<b>10,187</b>	<b>18,650</b>	<b>18,234</b>	<b>12,236</b>	<b>30,470</b>	<b>28,837</b>

# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

**PROJECT NAME:** Graffiti Abatement Program

**ACTIVITY:** 0590900

**PROJECT NO:** RD0707S

**Description:**

Funding for the elimination of blighting conditions, specifically graffiti, within the Redevelopment Project Area and Citywide.

**Justification:**

One of the primary purposes of redevelopment is the elimination of blight. This program provides for the eradication of graffiti on public and private properties, with consent of property owners, to prevent blighting conditions.

**Scheduling:**

This activity will end in FY2011-12 with the dissolution of the City Redevelopment Agency.

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**Relationship to General & Community Plans:**

Consistent with the General and Redevelopment Agency Plans.

**Operating Budget Impact:**

All expenditures for this project were layered with both general funds, Redevelopment Agency Capital Funds and Redevelopment Property Tax Trust Funds (RPTTF). This project/activity represents only the Agency funded portion of an Enforceable Obligation and project management expenditures. Costs will be paid with Redevelopment Agency Capital Funds (tax increment) or other funds received.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13	Est. Project Costs Through ROPS
Legal Services (8345)				-
Other Prof/Tech Services (8395)				-
Internal Prof/Tech Services (8396) (38)	1,803	7,815	-	9,618
Advertising (8522)				-
Graffiti Abatement (8538) (15)	3,993	19,965	-	23,958
Permits & Fees (8560)				-
Other Misc. Expenses (8524, 8568, 8576 & 8594)				-
Land Improvements / Abatement & Demo (9055)				-
Contingency (9060)				-
<b>PROJECT COST TOTAL:</b>	5,796	27,780	-	33,576

<b>Source(s) of Funds:</b>				
Redevelopment Capital Funds (590)	5,796			5,796
Transfer In from 0490000-9910 (0590)		27,780		27,780
Successor Agency Tax Incr Funds (0590)	-	-	-	-
Redevelopment Property Tax Trust Fund (RPTTF)				-
Unfunded				-
				-
<b>FUNDING TOTAL:</b>	5,796	27,780	-	33,576

# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: Old Police Station

ACTIVITY:  
PROJECT NO:

0590900  
RD0801S

**Description:**

This project was developed to explore alternatives to maximize development of the existing police facility located within the Project Area at the intersection of Magnolia Avenue and Fletcher Parkway.

**Justification:**

With completion of the new Public Safety Facility in August 2011, the current police station on a key parcel in the Project Area at the corner of Magnolia Avenue and Fletcher Parkway became available for redevelopment. The Agency acquired the property on June 3, 2011 and entered into a Promissory Note and Deed of Trust for \$3.85M, which is the balance of the purchase price and is an Enforceable Obligation. This project is intended to provide funding for a feasibility analysis, acquisition, demolition, rezoning, consolidation, and redevelopment of the property.

**Scheduling:**

Council approval to amend the General Plan and various zoning designations occurred on April 26, 2011; acquisition occurred on June 16, 2011. Efforts to demolish and acquire the adjacent Caltrans property in order to generate the greatest return to taxing entities will now be subject to approval by the Oversight Board (OB) and the Department of Finance (DOF) and require use of non-Agency or Redevelopment Property Tax Trust Fund (RPTTF) sources. The method and timing of disposal of the property will also be subject to Oversight Board approval.

**Relationship to General & Community Plans:**

Redevelopment of this site is consistent with the General and Redevelopment Agency Plans.

**Operating Budget Impact:**

No general funds will be used for this project. All Enforceable Obligation and project management expenditures to be paid with Redevelopment Agency Capital Funds (tax increment), Redevelopment Property Tax Trust Funds (RPTTF), or other funds received.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Project Costs Through ROPS
Architectural Services (8315)					-	-
Consulting Services (8325)					-	-
Engineering Services (8335)					-	-
Engineering Services-Internal (8336)	387				-	387
Legal Services (8345) (39)		2,000	6,000	6,000	12,000	2,000
Other Prof/Tech Services (8395) - Ahlee (39)	55					55
Other Prof/Tech Services (8395) - appraiser (39)		5,000	-	-	-	5,000
Other Prof/Tech Services (8395) - Ninyo & Moore (23)	8,387		20,000	-	20,000	8,387
<b>Other Prof/Tech Services (8395) - Helix (disputed)</b>	<b>11,250</b>					<b>11,250</b>
Internal Prof/Tech Services (8396) (39)	2,737	23,385	21,234	21,233	42,467	26,122
Property Insurance (8516)				3,700	3,700	-
Advertising (8522)					-	-
Contributions (8530)					-	-
Permits & Fees (8560)					-	-
Property Taxes (8573) (39)			500	-	500	-
Repairs & Maintenance (8576) (39)		2,500	2,496	2,504	5,000	2,500
Service/Maintenance Contracts (8584) - fencing (39)			1,000	-	1,000	-
Utilities (8598) (39)	235	5,000	4,500	4,500	9,000	5,235
Land Acquisition (9050) (6)			840,666	-	840,666	-
Land Improvements / Abatement & Demo (9055)					-	-
Construction-Buildings (9060)					-	-
Contingency (9060)					-	-
Infrastructure (9065)					-	-
Relocation Costs (9080)					-	-
Other Misc. Expenses (8524, 8568, 8576 & 8594)					-	-
<b>PROJECT COST TOTAL:</b>	<b>23,051</b>	<b>37,885</b>	<b>896,396</b>	<b>37,937</b>	<b>934,333</b>	<b>60,936</b>

Source(s) of Funds:						
Redevelopment Capital Funds (590)	23,051				-	23,051
Transfer In from 0490000-9910 (0590)		37,885				37,885
Successor Agency Tax Incr Funds (0590)	-	-			-	-
Redevelopment Property Tax Trust Fund (RPTTF)			896,396	37,937	934,333	-
Unfunded					-	-
<b>FUNDING TOTAL:</b>	<b>23,051</b>	<b>37,885</b>	<b>896,396</b>	<b>37,937</b>	<b>934,333</b>	<b>60,936</b>

# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: Johnson Avenue Corridor Revitalization Project

ACTIVITY:  
PROJECT NO:

0590900  
RD1017S

**Description:**

This project will serve to revitalize the Johnson Avenue Corridor with retail, automotive sales and miscellaneous service uses. One or more parcels may be combined in order to facilitate mid to large retail uses or mid to large automotive dealerships. The Agency's goal is to establish the Corridor as a vibrant and distinct commercial district that invites shoppers and other visitors to El Cajon. Sustainable design and development practices will be encouraged.

**Justification:**

The Agency seeks to implement the Redevelopment Plan for the Project Area by pursuing the acquisition and redevelopment of properties located on the west side of Johnson Avenue, south of Interstate 8. This project sought to eliminate blighting conditions or those that would lead to blight by acquiring properties that were vacant and deteriorating and consolidating them into a parcel or parcels adequate for a use to be planned for the project.

**Scheduling:**

Acquisition of land initiated in FY 2009-10 and demolition of three Johnson Avenue parcels occurred in Spring 2010. During FY2010-11, the Agency entered into a Disposition and Development Agreement (DDA) with Inland Properties (US) Inc. for the sale of two parcels and the development of a Kenworth dealership. Under the DDA, Inland has constructed and will maintain a large commercial truck sales and service center for not less than 15 years. Completion is anticipated in April 2012. The project also provides for the ongoing testing and remediation of contaminated soils until clearance is achieved through DEH.

**Relationship to General & Community Plans:**

The acquisition and development of properties in the Johnson Avenue Corridor are consistent with the General Plan and the objectives of the Redevelopment Agency Plan.

**Operating Budget Impact:**

Enforceable Obligation and eligible project costs to be paid from the Redevelopment Capital Fund (tax increment), Redevelopment Property Tax Trust Fund (RPTTF), and other amounts received, including rents.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Project Costs Through ROPS
Architectural Services (8315)					-	-
Consulting Services (8325)					-	-
Engineering Services-Internal (8336) (40)	186				-	186
Legal Services (8345)			6,000	6,000	12,000	-
Other Prof/Tech Services (8395) - County VAP (40)	1,619	1,500	600	-	600	3,119
Other Prof/Tech Services (8395) - Ninyo & Moore (23)	2,600	6,852	2,000	-	2,000	9,452
Other Prof/Tech Services (8395) - appraiser			5,000	-	5,000	-
Internal Prof/Tech Services (8396) (40)		22,695	9,156	9,150	18,306	22,695
Property Insurance (8516)			-	650	650	-
Advertising (8522)					-	-
Bank Charges & Fees (8524)					-	-
Permits & Fees (8560)					-	-
Property Taxes (8573)			200	-	200	-
Rent Expenses (8574)					-	-
Repairs & Maintenance (8576) (40)		4,000	10,000	10,000	20,000	4,000
Maintenance Agreements (8584) (40)	165	420	600	600	1,200	585
Utilities (8598) (40)	458	2,900	1,230	1,230	2,460	3,358
Land Acquisition (9050)					-	-
Land - Demolition (9050)					-	-
Land Improvements (9055)					-	-
Other Misc. Expenses (8524,8530)					-	-
Construction (9060)					-	-
<b>PROJECT COST TOTAL:</b>	<b>5,028</b>	<b>38,367</b>	<b>34,786</b>	<b>27,630</b>	<b>62,416</b>	<b>43,395</b>

Source(s) of Funds:						
Redevelopment Capital Funds (590)	5,028				-	5,028
Transfer In from 0490000-9910 (0590)		38,367				38,367
Successor Agency Tax Incr Funds (0590)	-	-			-	-
Redevelopment Property Tax Trust Fund (RPTTF)			34,786	27,630	62,416	-
Unfunded					-	-
<b>FUNDING TOTAL:</b>	<b>5,028</b>	<b>38,367</b>	<b>34,786</b>	<b>27,630</b>	<b>62,416</b>	<b>43,395</b>



# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

**PROJECT NAME:** Civic Center Complex Revitalization Project

**ACTIVITY:**

0590900

**PROJECT NO:**

RDR0703S

**Description:**

Formerly known as Mixed Use Parking Structure Project or Mixed Use Project #1, this project primarily served to identify the site for construction of a 200-space parking garage to service the downtown area and provide for various mixed use projects including retail, office, housing, and open space. On March 22, 2011, the Agency entered into a Exclusive Negotiation Agreement (ENA) with E. Neal Arthur to explore development and financing opportunities for development of the project site, including the El Cajon Performing Arts Center property, with a upscale full-service hotel.

**Justification:**

The project identified in the Exclusive Negotiation Agreement provides for the development of Agency and City-owned property by developing an upscale hotel, provides for the rehabilitation and continued operations of the El Cajon Performing Arts Center, the job creation, and increased economic activity to the City, surrounding businesses, and taxing entities.

DRAFT

**Scheduling:**

Site identification and initiation of land acquisition began in FY 2006-07; temporary parking facilities completed in FY 2008-09; acquisition of all properties completed in November 2010. Efforts to demolish the property in order to generate the greatest return to the taxing entities will now be subject to Oversight Board (OB) and the Department of Finance (DOF) and require use of non-Agency or Redevelopment Property Tax Trust Fund (RPTTF) sources. The method and timing of disposal of the property will also be subject to Oversight Board approval.

**Relationship to General & Community Plans:**

The project is consistent with the General Plan and the objectives of the Redevelopment Agency Plan.

**Operating Budget Impact:**

Non general funds will be used for this project. Project costs to be paid from the Redevelopment Capital Fund (tax increment), the Redevelopment Property Tax Trust Fund (RPTTF), or other funds received.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Project Costs Through ROPS
Architectural Services (8315)					-	-
Engineering Services-Internal (8336) (43)	743				-	743
Legal Services (8345) (43)	41	2,000	6,000	6,000	12,000	2,041
Records Management (8355) (43)	20					20
Other Prof/Tech Services (8395) - Ahlee backflow (43)		500	-	-	-	500
Other Prof/Tech Services (8395) - Ninyo & Moore (23)	14,402	10,000	35,000	-	35,000	24,402
Other Prof/Tech Services (8395) - OPC relocation (21)		1,000	-	-	-	1,000
Other Prof/Tech Services (8395) - HVS (14)		4,000	-	-	-	4,000
Internal Prof/Technical Services (8396) (43)		15,415	26,064	26,059	52,123	15,415
Property Insurance (8516)			-	2,241	2,241	-
Advertising (8522)					-	-
Permits & Fees (8560)					-	-
Property Taxes (8573)			13,264	-	13,264	-
Repairs & Maintenance (8576) (43)	784	4,000	-	-	-	4,784
Utilities (8598) (43)	1,149	2,540	600	600	1,200	3,689
Land Acquisition (9050)					-	-
Contingency (9060)					-	-
<b>PROJECT COST TOTAL:</b>	<b>17,139</b>	<b>39,455</b>	<b>80,928</b>	<b>34,900</b>	<b>115,828</b>	<b>56,594</b>

Source(s) of Funds:						
Redevelopment Capital Funds (590)	17,139				-	17,139
Transfer In from 0490000-9910 (0590)		39,455				39,455
Successor Agency Tax Incr Funds (0590)	-	-	-	-	-	-
Redevelopment Property Tax Trust Fund (RPTTF)	-	-	80,928	34,900	115,828	-
Unfunded					-	-
					-	-
<b>FUNDING TOTAL:</b>	<b>17,139</b>	<b>39,455</b>	<b>80,928</b>	<b>34,900</b>	<b>115,828</b>	<b>56,594</b>

# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

**PROJECT NAME:** CIVIC CENTER PLAZA IMPROVEMENTS

**ACTIVITY:** 0590900  
**PROJECT NO:** RDR0708S

**Description:**

Design and construct enhancements to the Civic Center core including water feature, plaza and associated landscape areas. Improvements include removal of existing walkway/paving and replacement with custom finished concrete/brickwork to match new safety facility paving, removal of existing benches, waste containers and planters, and replacement with new furnishings and lighting matching safety facility improvements. Additionally, removal and replacements of plants as required to match Public Safety Facility landscaping.

**Justification:**

Community revitalization. The existing pond has time worn leaks and outdated plumbing that result in inefficient use of water and chemicals. Frequent maintenance is required due to constant need for replacement of equipment. The adjacent walkway paving has uneven surfaces due to cracks, separations and voids in the 30-year-old masonry. Existing waste containers, benches, signage and planters are over 30 years old and are cracked and weathered. New improvements should match the Public Safety Facility design.

**Scheduling:**

Design was completed in Fiscal Year 2010. Construction was completed and the park was open to the public on January 21, 2012.

**Relationship to General & Community Plans:**

Consistent with the General Plan and the Redevelopment Agency Plan.

**Operating Budget Impact:**

All Enforceable Obligation and project management costs will be paid with Redevelopment 2007 bond proceeds. The project has resulted in a reduction in operational costs for the pond due to decrease in overall water volume, thereby reducing chemical control and utility requirements.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13	Est. Project Costs Through ROPS
Architectural Services (8315) (8)	2,944			2,944
Other Prof/Tech Services (8395) - Kleinfelder (51)	34,755			34,755
Internal Prof/Technical Services (8396) (44)		3,266	-	3,266
Advertising (8522)				-
Permits & Fees (8560)				-
Land Acquisition (9050)				-
Land Improvements (9055) - Ledcor (7) & CB&T (7)	1,323,348	24,027	-	1,347,375
Land Improvements (9055) - Gafcon (50)	85,910	22,915		108,825
Printing & Binding (8570)				-
<b>PROJECT COST TOTAL:</b>	<b>1,446,957</b>	<b>50,208</b>	<b>-</b>	<b>1,497,165</b>

Source(s) of Funds:				
Redevelopment Capital Fund (590)				-
Redevelopment 2007 Bonds (590)	1,446,957			1,446,957
Redevelopment 2005 Bonds (590)				-
Successor Agency 2005 Bond Proceeds (0595)		50,208	-	50,208
Successor Agency 2007 Bond Proceeds (0597)				-
<b>FUNDING TOTAL:</b>	<b>1,446,957</b>	<b>50,208</b>	<b>-</b>	<b>1,497,165</b>

# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: DDA Projects Monitoring

ACTIVITY:  
PROJECT NO:

0590900  
RD1201S

**Description:**

This activity provides internal overhead costs directly related to the monitoring and management of agreements that are Enforceable Obligations of the former El Cajon Redevelopment Agency, including: Disposition and Development Agreements (DDA), Owner Participation Agreements (OPA), Operating Agreements (OA), Reimbursement and Indemnity Agreements, and other agreements that are not directly related to an ongoing project.

**Justification:**

Section 34167(d) and 34171(d) of the California Health and Safety Code provide for the definition of Enforceable Obligations, which includes, but is not limited to in part, "any legally binding and enforceable agreement or contract". As many contracts and agreements with the former El Cajon Redevelopment Agency could continue for years, the staff of the Successor Agency is tasked with the ongoing monitoring and enforcement of such agreements.

**Scheduling:**

Ongoing until all contracts and agreements are paid, fulfilled or extinguished.

**Relationship to General & Community Plans:**

Required pursuant to ABx1 26.

**Operating Budget Impact:**

No general funds will be used for this project. All Enforceable Obligation and project management expenditures to be paid with Redevelopment Agency Capital Funds (tax increment), Redevelopment Property Tax Trust Funds (RPTTF) or other funds received.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Project Costs Through ROPS
Architectural Services (8315)					-	-
Consulting Services (8325)					-	-
Engineering Services (8335)					-	-
Engineering Services-Internal (8336)					-	-
Legal Services (8345) (41)		2,500	6,000	6,000	12,000	2,500
Other Prof/Tech Services (8395)					-	-
Internal Prof/Technical Services (8396) (41)		13,900	10,890	10,890	21,780	13,900
Advertising (8522) (41)			2,000	1,000	3,000	-
Bank Charges & Fees (8524)					-	-
Contributions (8530)					-	-
Permits & Fees (8560)					-	-
Property Taxes (8573)					-	-
Rent Expenses (8574)					-	-
Repairs & Maintenance (8576)					-	-
Maintenance Agreements (8584)					-	-
Utilities (8598)					-	-
Land Acquisition (9050)					-	-
Land - Demolition (9050)					-	-
Land Improvements (9055)					-	-
Other Misc. Expenses (8524,8530)					-	-
Construction (9060)					-	-
<b>PROJECT COST TOTAL:</b>	-	16,400	18,890	17,890	36,780	16,400

Source(s) of Funds:						
Redevelopment Capital Funds (590)					-	-
Transfer In from 0490000-9910 (0590)		16,400				16,400
Successor Agency Tax Incr Funds (0590)		-			-	-
Redevelopment Property Tax Trust Fund (RPTTF)			18,890	17,890	36,780	-
Unfunded					-	-
<b>FUNDING TOTAL:</b>	-	16,400	18,890	17,890	36,780	16,400

# SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: Real Property Asset Management

ACTIVITY:  
PROJECT NO:

0590900  
RD1202S

**Description:**

This activity provides internal overhead costs directly to the disposition, management, and disposal of former El Cajon Redevelopment Agency properties now under the control of the Successor Agency.

**Justification:**

Pursuant to Section 34181 of the California Health and Safety Code, the Oversight Board shall direct the Successor Agency to dispose of all assets and properties of the former redevelopment agency. This activity would include the use of Successor Agency staff to: prepare property disposition and disposal plans; solicitation of proposals for appraisal, brokerage or other services; negotiations with buyers; preparing summary reports; holding public hearings; other other activities necessary for property disposition.

**Scheduling:**

Ongoing until all properties are transferred or sold.

DRAFT

**Relationship to General & Community Plans:**

Required pursuant to ABx1 26.

**Operating Budget Impact:**

No general funds will be used for this project. All expenditures to be paid with Redevelopment Agency Capital Funds (tax increment), Redevelopment Property Tax Trust Funds (RPTTF) or other funds received.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan to June	Appropriation FY 12-13	Est. Project Costs Through ROPS
Architectural Services (8315)					-	-
Consulting Services (8325)					-	-
Engineering Services (8335)					-	-
Engineering Services-Internal (8336)					-	-
Legal Services (8345) (42)		2,500	6,000	6,000	12,000	2,500
Other Prof/Tech Services (8395) - appraiser			32,000		32,000	-
Internal Prof/Technical Services (8396) (42)		55,545	79,446	79,443	158,889	55,545
Property Insurance (8516) (42)		1,765			-	1,765
Advertising (8522)			1,200	1,200	2,400	-
Bank Charges & Fees (8524)					-	-
Contributions (8530)					-	-
Permits & Fees (8560)					-	-
Property Taxes (8573)			6,656	-	6,656	-
Rent Expenses (8574)					-	-
Repairs & Maintenance (8576)					-	-
Maintenance Agreements (8584)					-	-
Utilities (8598)					-	-
Land Acquisition (9050)					-	-
Land - Demolition (9050)					-	-
Land Improvements (9055)					-	-
Other Misc. Expenses (8524, 8530)					-	-
Construction (9060)					-	-
<b>PROJECT COST TOTAL:</b>	-	59,810	125,302	86,643	211,945	59,810

Source(s) of Funds:						
Redevelopment Capital Funds (590)					-	-
Transfer In from 0490000-9910 (0590)		59,810			-	59,810
Successor Agency Tax Incr Funds (0590)	-	-	-		-	-
Redevelopment Property Tax Trust Fund (RPTTF)			125,302	86,643	211,945	-
Unfunded					-	-
<b>FUNDING TOTAL:</b>	-	59,810	125,302	86,643	211,945	59,810

# HOUSING AUTHORITY PROJECT FISCAL YEAR 2012-2013

**PROJECT NAME:** California Dream First-Time Homebuyer Program

**ACTIVITY:** 298900

**PROJECT NO:** LM0702H

**Description:**

With dissolution of the El Cajon Redevelopment Agency effective February 1, 2012, this project is a continuation of first time homebuyer project/activity LM0702 now under the Housing Authority and will assist low and moderate-income households to obtain homeownership under the Birchwood Lane and Greenovation Projects. This program is anticipated to be funded through the return of funds from an Enforceable Obligation with Weiland Development Company and Bay Kitchen and Bath Remodelers.

**Justification:**

The cost of housing is out of reach for most households in San Diego County without some type of assistance or subsidy. This program provides down payment and closing cost assistance to qualified low- and moderate-income households in amount needed only to fill the gap to make the unit affordable. Each loan is secured by a Deed of Trust, Affordable Housing Agreement, and Notice of Affordability Restrictions and requires repayment, with equity-share, under an affordability period as required under Community Redevelopment Law.

**Scheduling:**

Funding is specifically designated to two former Redevelopment Agency funded projects, assigned to the Housing Authority, and may be reprogrammed due to funding limitations.

**Relationship to General & Community Plans:**

The Project is consistent with the General Plan designation for housing and meets the objectives of Community Redevelopment and Housing Authority Law for the creation of affordable housing.

**Operating Budget Impact:**

No impact to the General Fund. All Enforceable Obligation and project management costs will be paid with Low- and Moderate-Income Housing Funds received by the Housing Authority from the Successor Agency under an Enforceable Obligation (Weiland) outlined in the ROPS.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13	Est. Project Costs Through ROPS
Salaries & Benefits (7110-7360)				-
Legal Services (8345) (45)		2,500	5,000	2,500
Other Prof/Tech Services (8395) (45)		400	9,500	400
Other Prof/Tech Services (8395) (45)	45		-	45
Internal Prof/Tech (8396) (45)		5,780	5,000	5,780
Bank Charges & Fees (8524) (45)		200	200	200
Advertising (8522)				-
Permits & Fees (8560)				-
Postage & Shipping (8568)			200	-
Land Acquisition (9050)				-
Relocation Costs (9080)				-
Other Misc. Expenses (8568, 8576 & 8594)				-
Land Improvements / Abatement & Demo (9055)				-
Contingency (9060)				-
Loan Disbursements (9990) (26)		783,203	200,000	783,203
<b>PROJECT COST TOTAL:</b>	45	792,083	219,900	792,128

Source(s) of Funds:				
Housing Authority Fund (298)	-	792,083	219,900	792,083
Low and Mod Hsg Fund (290)	45			45
				-
				-
<b>FUNDING TOTAL:</b>	45	792,083	219,900	792,128

# HOUSING AUTHORITY PROJECT FISCAL YEAR 2012-2013

**PROJECT NAME:** Linda Way / Chambers Senior Residences Project

**ACTIVITY:** 298900  
**PROJECT NO:** LM0704H

**Description:**

With dissolution of the El Cajon Redevelopment Agency effective February 1, 2012, this is a continuation of project/activity LM0702 now under the Housing Authority. This project targeted the acquisition and removal of severely blighted properties which created a public nuisance and substandard living conditions in the Project Area. The site will be redeveloped for the creation of 49 affordable senior housing units with mixed-use office/retail opportunities. The project is located at the intersection of Linda Way and Chambers Street.

**Justification:**

The lack of housing continues to drive many buyers away from the San Diego region. This project consists of seven parcels built in the 1950's that suffered from significant deferred maintenance resulting in housing barely suitable for habitation. The project has provided safe and suitable housing for the previous occupants through relocation assistance. Removal of the structures improved a blighted area of downtown and will provide affordable housing when redeveloped.

**Scheduling:**

The Agency acquired all seven parcels as of July 2008; demolition occurred in April 2008; and execution of an Disposition and Development Agreement (DDA) with Chambers Senior Residences, L.P. (a partnership of Affirmed Housing Group) occurred in March 2010. A First Amendment to the DDA was approved in March 2011 and tax credit approval was obtained in June 2011. A Second Amendment to the DDA was delayed until March 13, 2012 due to ABx1 26. A groundbreaking ceremony was held at the site on April 3, 2012, and construction will begin shortly thereafter with completion expected in May 2013.

**Relationship to General & Community Plans:**

The Project is consistent with the General Plan designation for housing and meets the objectives of the Community Redevelopment Law for blight removal and creation of affordable housing.

**Operating Budget Impact:**

No impact to the General Fund. All costs will be paid with Low and Moderate-Income Housing Funds received by the Housing Authority from the Successor Agency to pay the Enforceable Obligation with Chambers Sr. Residences, L.P. and eligible project management costs.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13	Est. Project Costs Through ROPS
Operating Supplies (8160)				-
Engineering Services-Internal (8336)				-
Legal Services (8345) (46)	1,147	9,000	5,000	10,147
Other Prof/Tech Services (8395) (46)		2,000	-	2,000
Internal Prof/Tech Services (8396) (46)		10,155	7,200	10,155
Advertising (8522)				-
Bank Charges & Fees (8524) (46)		150		150
Permits & Fees (8560)				-
Postage & Shipping (8568) (46)		500		500
Property Tax Assessments (8573)				-
Repairs & Maintenance (8576)				-
Service/Maint Contracts (8584)				-
Utilities (8598)				-
Land Improvements / Abatement & Demo (9055)				-
Contingency (9060)				-
Loan Disbursement (9990) (17)		2,260,703	1,965,298	2,260,703
<b>PROJECT COST TOTAL:</b>	<b>1,147</b>	<b>2,282,508</b>	<b>1,977,498</b>	<b>2,283,655</b>

<b>Source(s) of Funds:</b>				
Housing Authority Fund (298)	-	2,282,508	1,977,498	2,282,508
Low and Mod Hsg Fund (290)	1,147			1,147
				-
				-
<b>FUNDING TOTAL:</b>	<b>1,147</b>	<b>2,282,508</b>	<b>1,977,498</b>	<b>2,283,655</b>

# HOUSING AUTHORITY PROJECT FISCAL YEAR 2012-2013

**PROJECT NAME:** Greenovation Acquisition/Rehabilitation/Resale Program

**ACTIVITY:** 298900

**PROJECT NO:** LM0707

**Description:**

This project will provide funding for the acquisition of substandard properties with recurring code violations or properties currently owned by large banks/servicers that are for sale at a discount to government entities. Each property will be rehabilitated with not less than 25% of the after-rehabilitation or re-sale value and include much needed health and safety, green and energy efficient improvements to single-family properties. Each unit will then be re-sold to low-and moderate- income households under the California Dream First-Time Homebuyer Program through a return of program funds. Considered improvements may include low flow toilets and fixtures, programmable thermostats, solatube or skylights, high "R" value insulation, tankless water heaters, whole house fans, energy efficient windows and doors, solar panels, xeriscape landscaping, etc.

DRAFT

**Justification:**

As the costs of housing and daily living expenses continue to escalate and natural resources dwindle, household income available for home improvements declines and properties suffer with deferred maintenance. The program will increase owner-occupied homeownership, increase affordability with reduced utility costs, improve and extend the life of existing housing stock, eliminate blighting conditions, mandate energy efficient improvements, minimize the strain on natural resources, and improve the social, economic and environmental vitality of our community.

**Scheduling:**

Implementaton of the Program occurred in March 2011 and has been delayed due to ABx1 26. Transfer of former Low and Moderate-Income Housing Assets and Functions to the Housing Authority, including the existing contract with Bay Kitchen and Bath, occurred effective February 1, 2012.

**Relationship to General & Community Plans:**

The Project is consistent with the General Plan designation for housing and meets the objectives of Community Redevelopment Law for blight removal and creation of affordable housing.

**Operating Budget Impact:**

No impact to the General Fund. All costs will be paid with Low and Moderate-Income Housing Funds received by the Housing Authority from the Successor Agency to pay the Enforceable Obligation with Bay Kitchen and Bath Remodelers and eligible project management costs.

	January 2012 Expend Estimate	Current Year Expend Estimate	Appropriation FY 12-13	Est. Project Costs Through ROPS
Architectural Services (8315)				-
Consulting Services (8325)				-
Engineering Services (8335)				-
Engineering Services-Internal (8336)				-
Legal Services (8345)		1,000		1,000
Other Prof/Tech Services (8395)		375	32,500	375
Internal Prof/Tech Services (8396)		2,050	15,000	2,050
Advertising (8522)				-
Bank Charges & Fees (8524)		50		50
Permits & Fees (8560)				-
Contingency (9060)				-
Loan Disbursements (9990)		258,000	538,629	258,000
<b>PROJECT COST TOTAL:</b>	-	261,475	586,129	261,475

<b>Source(s) of Funds:</b>				
Housing Authority Fund (298)	-	261,475	586,129	261,475
Low and Mod Hsg Fund (290)				-
				-
<b>FUNDING TOTAL:</b>	-	261,475	586,129	261,475



# CITY OF EL CAJON

## COMMUNITY DEVELOPMENT

Planning / Director's Office: 619.441.1741  
 Building and Fire Safety: 619.441.1726  
Fax: 619.441.1743

Redevelopment and Housing: 619.441.1710  
Fax: 619.441.1595

March 26, 2012 (REV)

Department of Finance  
Mark Hill, Program Budget Mgr  
915 L Street, Floor 8  
Sacramento, CA 95814

Re: Dispute of non-qualifying Enforceable Obligations  
Enforceable Obligation Payment Schedule amended 1/24/2012

Dear Mr. Hill,

We are in receipt of your letter dated March 2, 2012, regarding the review of our January 24, 2012, adopted Enforceable Obligation Payment Schedule (EOPS) indicating that three items "do not qualify as Enforceable Obligations". Those items include item #14 and 15 on page 2 totaling \$30,389 and item #5 on page 3 totaling \$68,150,810.

While we agree that item #5 no longer qualifies as an Enforceable Obligation (EO), we dispute the disqualification of item #14 and 15 for the following reasons:

1. The Helix Environmental Planning Inc. and Kimley-Horn contracts directly relate to the rezoning of 100 Fletcher Parkway, which was an El Cajon Redevelopment Agency owned property, until transfer to the Successor Agency on February 1, 2012. The property currently has a General Plan designation of Public Institution (PI) with the Special Development Area No. 8 overlay and three zoning designations of M (Manufacturing), C-N (Neighborhood Commercial) and RS-6 (Residential, Single-Family, 6,000 sq. ft.). These designations are not conducive to efficient land uses and are not consistent with the surrounding commercial designations and developments that facilitate the highest and best use for disposition of this property;
2. On April 26, 2011, the City Council/Redevelopment Agency approved item #1.5 on the El Cajon City Council Agenda to amend the General Plan, SDA No. 8, SP No. 19, Title 17 (Zoning Ordinance) of the Municipal Code, establishment of a budget, and approve expenditures up to \$40,000 for technical studies associated with these land use changes (attachment) from Redevelopment Agency Project/Activity #590900-8395-RD0801;
3. On May 25, 2011, Kathi J. Henry, the City Manager/Executive Director, authorized execution of agreements between Kimley-Horn & Associates in the amount of \$17,914 and Helix Environmental in the amount of \$12,375, in conformance with the staff report on the April 26, 2011 City Council/Agency agenda (attachment);



As mentioned in the April 26, 2011 staff report, the appropriation of Redevelopment Agency funding was approved, as were the technical studies eventually prepared by Kimley-Horn & Associates and Helix Environmental required for the land use amendments to bring the Agency property consistent with the surrounding commercial designations and developments, and increase the value and marketability of the property. These entitlement actions ultimately will yield the greatest return to the taxing entities in the form of a higher sales price.

In addition, the City Manager/Executive Director approved execution of two separate Professional Services Agreement(s) with Kimley-Horn and Helix on May 25, 2011. Clearly these contracts were "awarded" before June 29, 2011 and the delays in our Purchasing Division, U.S. Mail or with the Consultant in executing the contract should not be cause for a denial and use of Redevelopment funds.

Based on these factors and in accordance with the DOF "Additional Frequently Asked Questions 2-29-2012", the City of El Cajon as Successor Agency will amend our ROPS and indicate that the Kimley-Horn and Helix Professional Services Agreements are "disputed items" and may be paid with retained or "Other" funds, rather than RPTTF, while DOF considers these two contracts as Enforceable Obligations.

Your review and response to our letter of dispute in a very timely manner would be greatly appreciated as we are seeking to have a majority of the Oversight Board appointed and to meet by the first week of April so that we can meet DOF and County ROPS deadlines.

In the event you have questions regarding our letter or require additional information, please contact me at (619) 441-1768 or via email at [jficacci@cityofelcajon.us](mailto:jficacci@cityofelcajon.us).

Regards,



Jenny Ficacci  
Redevelopment and Housing Manager

Attachments:

1. DOF letter dated March 2, 2012;
2. Adopted EOPS – January 24, 2012;
3. Agenda Report, item #1.5, April 26, 2011
4. Memorandum – May 25, 2011: Proposals for Professional Services for 100 Fletcher Parkway
5. (DOF) Additional Frequently Asked Questions 2-29-2012

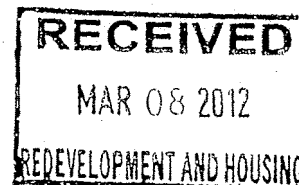


DEPARTMENT OF  
**FINANCE**

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

March 2, 2012



Jenny Ficacci, Redevelopment & Housing Manager  
Redevelopment and Housing Division  
City of El Cajon  
200 Civic Center Way  
El Cajon, CA 92020

Dear Ms. Ficacci:

On January 26, 2012, pursuant to Health and Safety Code (HSC) section 34169(g)(1), the El Cajon Redevelopment Agency, for which you are now the Successor, submitted an adopted Enforceable Obligation Payment Schedule (EOPS) to the California Department of Finance (Finance). Finance recently contacted you to get further clarification for items listed in the EOPS.

HSC section 34171(d) lists characteristics of obligations considered enforceable. Based on our interpretation of the law, the following items do not qualify as Enforceable Obligations.

- Items 14 and 15 on page 2 totaling \$30,289. HSC section 34163(b) prohibits a redevelopment agency from entering into a contract with any entity after June 29, 2011. It is our understanding that contracts for these line items were awarded after June 29, 2011.
- Item 5 on page 3 totaling \$68,150,810. The requirement to set aside 20 percent of RDA tax increment for low and moderate income housing purposes ended with the passing of the redevelopment dissolution legislation. HSC section 34177(d) requires that all unencumbered balances in the Low and Moderate Income Housing Fund be remitted to the county auditor controller for distribution to the taxing entities.

Finance recognizes our timeframe to review the EOPS has lapsed. However, should these items be on the Recognized Obligation Payment Schedule (ROPS) that is adopted by your Oversight Board, we will return the ROPS for reconsideration. This action will cause the ROPS to be ineffective until Finance approval and may cause payment delays for valid obligations.

✓ If you believe we have reached this conclusion in error, please provide further evidence that the items questioned above meet the definition of an Enforceable Obligation.

Sincerely,

MARK HILL  
Program Budget Manager

El Cajon RDA

Questionable Items

Number	Project Name or Section	Item #	Page	Project Name/Debt Obligation	Payee	Description	Fund Source (Tax Increment, Low-Mod, Bond Revenues, etc.)	Amount	Reason for Questioning
1	n/a	14	2	100 Fletcher Parkway - Professional Services Agmt	Helix Environmental Planning Inc	Air quality and greenhouse gas testing services	Unknown	\$ 12,375	Contract entered into after 6/29/11.
2	n/a	15	2	100 Fletcher Parkway - Professional Services Agmt	Kimley-Horn	Traffic engineering services	Unknown	\$ 17,914	Contract entered into after 6/29/11.
3	n/a	5	3	Housing 20% set aside	El Cajon RDA	20% housing set aside	Unknown	\$ 68,150,810	No longer applicable

Total: \$ 68,181,099

**AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34167 and 34169 (\*)

Amended items are in ***bold & italics***.

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month**						Total
					Jan	Feb	Mar	Apr	May	June	
1) 2000 Taxable Tax Allocation Bonds	Bank of New York	Bond issue to fund housing/non-housing	51,544,287.00	1,250,965.00			612,508.00				\$ 612,508.00
2) 2005 Tax Allocation Bonds	Bank of New York	Bond issue to fund housing/non-housing	96,998,156.00	2,520,605.00			763,053.00				\$ 763,053.00
3) 2007 Tax Allocation Bonds	Bank of New York	Bond issue to fund non-housing projects	25,209,022.00	924,419.00			306,660.00				\$ 306,660.00
4) <i>Fiscal agent &amp; arbitrage fees</i>	<i>Bank of New York/Bondlogistix</i>	<i>Administration of bonds and arbitrage evaluation costs</i>	<i>350,000.00</i>	<i>13,500.00</i>							\$ -
5) <i>Tax increment administration fees</i>	<i>County of San Diego</i>	<i>Administration and collection of tax</i>	<i>7,165,065.00</i>	<i>220,000.00</i>				220,000.00			\$ 220,000.00
6) 100 Fletcher Parkway Promissory Note	City of El Cajon	Purchase and Sale Agreement	4,133,438.18	840,665.00							\$ -
7) <i>Civic Center Plaza Upgrades - Construction contract</i>	<i>Ledcor Construction</i>	<i>Construction and land improvement project</i>	<i>2,414,504.00</i>	<i>2,414,504.00</i>	<i>725,000.00</i>	<i>650,000.00</i>	<i>125,000.00</i>				\$ 1,500,000.00
8) <i>Civic Center Plaza Upgrades - Professional services agreement</i>	<i>Wimmer Yamada and Caughey</i>	<i>Landscape design services</i>	<i>18,604.68</i>	<i>18,604.68</i>							\$ -
9) Hazardous Material Testing (Park/Ballantyne) - Professional services Agreement	SCS Engineers	On-going testing as required by the County Department Environmental Health (DEH) and Region 9 Water Quality Control Board	23,574.16	23,574.16		4,500.00	4,500.00	4,500.00	5,000.00	5,000.00	\$ 23,500.00
10) Hazardous Material Testing (Johnson Ave) Professional services Agreement	H.M. Pitt Labs, Inc.	Environmental services for Johnson Ave	46,957.00	46,957.00							\$ -
11) Agency owned properties - Professional services agreement	Overland Pacific Cutler, Inc.	Relocation services for Agency owned properties	8,480.00	8,480.00							\$ -
12) <i>Environmental Testing (Southwest Corner) - Professional services agreement</i>	<i>Hargrave Environmental Consulting, Inc.</i>	<i>On-going testing as required by the County Department Environmental Health (DEH) and Region 9 Water Quality Control Board</i>	<i>23,694.87</i>	<i>23,694.87</i>	<i>3,950.00</i>	<i>3,950.00</i>	<i>3,950.00</i>	<i>3,950.00</i>	<i>3,950.00</i>	<i>3,944.87</i>	\$ 23,694.87
13) <i>Professional services agreement</i>	<i>Rosenow Spvecek</i>	<i>Consulting services for Redevelopment Plan Amendment</i>	<i>339,488.85</i>	<i>9,093.75</i>							\$ -
14) Civic Center Complex Revitalization - Professional services agreement	HVS Consulting & Valuation	Consulting and valuation services	13,500.00	13,500.00							\$ -
15) Graffiti Abatement - Professional services agreement	AES Property Services	Graffiti abatement services	47,916.00	47,916.00	3,993.00	3,993.00	3,993.00	3,993.00	3,993.00	3,993.00	\$ 23,958.00
16) Business Recruitment/Retention - Participation Agreement	Downtown El Cajon Brewing Company	Promissory Note for major tenant improvements	212,745.85	212,745.85							\$ -
17) Linda Way/Chambers Senior Residences Disposition & Development Agreement	Chambers Senior Residences, L.P.	Housing project for senior housing	4,400,000.00	4,400,000.00	638,794.00	737,444.00	387,442.00	439,774.00	409,774.00	790,536.00	\$ 3,403,764.00
18) <i>Administration/operation of Agency</i>	<i>City of El Cajon/Agency Employees</i>	<i>Staff costs for administration/operation of agency/projects</i>	<i>2,863,538.00</i>	<i>1,365,613.00</i>	<i>93,000.00</i>	<i>76,700.00</i>	<i>76,700.00</i>	<i>76,700.00</i>	<i>76,700.00</i>	<i>76,700.00</i>	\$ 476,500.00
19) <i>Special assessments</i>	<i>Greater Downtown El Cajon PBID</i>	<i>Special assessment on Agency properties in PBID district</i>	<i>167,269.00</i>	<i>87,869.00</i>	<i>87,869.00</i>						\$ 87,869.00
20) Environmental services - Professional services agreement	Recon Environmental Consultants	Environmental services relating to Specific Plan amendment	166,256.53	166,256.53	21,000.00		21,000.00		21,000.00		\$ 63,000.00
21) Median Improvements - Professional services agreement	Schmidt Design Group	Architectural services for medians	19,473.49	19,473.49							\$ -
22) Civic Center Complex Revitalization - Professional services agreement	Overland Pacific Cutler, Inc.	Relocation services for 120 Rea	5,312.50	5,312.50	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
23) Consulting - Professional services agreement	Rosenow Spvecek	Consulting services - General Redevelopment	230,254.84	230,254.84	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	\$ 24,000.00
24) Environmental services (Redevelopment project areas/properties) - Professional services agreement	Ninyo & Moore	Environmental testing services as required by the County Department of Environmental Health	470,403.21	470,403.21	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	\$ 51,000.00
25) Agency owned properties - Professional Services Agreement	Anderson Valuation, Inc.	Appraisal services	3,000.00	3,000.00							\$ -
26) Agency owned properties - Professional Services Agreement	Andrew A. Smith Company	Appraisal services	30,025.00	30,025.00							\$ -
27) <i>First-time Homebuyer Assistance - Affordable Housing Agreement</i>	<i>Weiland Development Company home buyers</i>	<i>Funding for 26 inclusionary housing units</i>	<i>2,169,750.00</i>	<i>2,169,750.00</i>		<i>226,900.00</i>				<i>1,496,800.00</i>	\$ 1,723,700.00
28) <i>Greenovation - Affordable Housing Agreement</i>	<i>Bay Kitchen and Bath Remodelers</i>	<i>Funding for acquisition and substantial rehabilitation</i>	<i>550,000.00</i>	<i>550,000.00</i>						<i>260,000.00</i>	\$ 260,000.00
29) Façade Improvement - Owner Participation Agreement	JKC Palm Springs Automotive, Inc.	Façade and major tenant improvements	650,000.00	650,000.00						650,000.00	\$ 650,000.00
30) Façade Improvement - Owner Participation Agreement	Parkway Plaza GP, LLC	Façade and major tenant improvements	2,000,000.00	2,000,000.00						2,000,000.00	\$ 2,000,000.00
Totals - This Page			\$ 202,273,716.16	\$ 20,737,181.88	\$ 1,586,306.00	\$ 1,716,187.00	\$ 2,317,506.00	\$ 761,617.00	\$ 533,117.00	\$ 5,299,673.87	\$ 12,214,406.87
Totals - Page 2			\$ 2,223,419.64	\$ 1,243,859.64	\$ 139,456.58	\$ 135,768.17	\$ 46,165.00	\$ 46,165.00	\$ 46,165.00	\$ 50,165.00	\$ 463,884.75
Totals - Other Obligations			\$ 255,342,930.00	\$ 6,470,249.00	\$ 771,896.00	\$ 84,800.00	\$ 172,700.00	\$ 1,476,094.00	\$ 431,700.00	\$ 1,181,113.00	\$ 4,118,303.00
Grand total - All Pages			\$ 459,840,065.80	\$ 28,451,290.52	\$ 2,497,658.58	\$ 1,936,755.17	\$ 2,536,371.00	\$ 2,283,876.00	\$ 1,010,992.00	\$ 6,530,951.87	\$ 16,796,594.82

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 \*\* Include only payments to be made after the adoption of the amended EOPS. All payment amounts are estimates.

**AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34167 and 34169 (\*)

Amended items are in "bold & italics."

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debtor Obligation	Total Due During Fiscal Year	Payments by month***						Total	
					Jan	Feb	Mar	Apr	May	June		
1) Agency auditing services	Rogers, Anderson, Malody & Scott/ Muniservices LLC	Annual audit of Agency's financials per CRL 33080.1 and property tax audit	300,000.00	18,000.00	10,550.00						4,000.00	\$ 14,550.00
2) Consulting - Professional services	Community Housingworks	Loss mitigation consulting	41,186.64	41,186.64								\$ -
3) Administration/operation of Agency	Agency vendors (1)	Operating costs pursuant to CRL 34167(d)(6); 33127; and 33134	47,850.00	47,850.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 15,000.00
4) Administration/operation of Agency	City of El Cajon (2)	Operating costs pursuant to CRL 34167(d)(6); 33127; and 33134	280,444.00	290,444.00	24,200.00	24,200.00	24,200.00	24,200.00	24,200.00	24,200.00	24,200.00	\$ 145,200.00
5) Agency lease agreements	Agency vendors (3)	Utilities, property tax, property liability insurance, maintenance obligations associated with Agency leases/properties	100,000.00	20,000.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	\$ 9,600.00
6) Agency properties - functional maintenance	City of El Cajon (2)	Maintenance and servicing of Agency properties directly by City staff	771,950.00	154,390.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	12,865.00	\$ 77,190.00
7) Civic Center Complex Agency properties - Relocation obligations	EC Bail Bonds; Tortora; (4)	Relocation obligations associated with Civic Center Complex properties	200,000.00	200,000.00								\$ -
8) Agency - Other professional/technical services	Agency vendors (5)	Other technical/professional services utilized for ongoing operations of Agency	40,200.00	40,200.00								\$ -
9) Agency legal services	McDougal Love Eckis Boehmer & Foley	Legal costs associated with ongoing operations of the Agency	144,000.00	144,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	\$ 30,000.00
10) Civic Center Plaza Improvement - Professional services	Geocon	Soil testing and reporting services for Civic Center Plaza	30,000.00	30,000.00								\$ -
11) Civic Center Plaza Improvement - Construction management	GAFCON, Inc	Construction management of Civic Center Plaza Improvement project	165,000.00	165,000.00	45,465.75	60,000.00						\$ 105,465.75
12) Remittance agreement	City of El Cajon	Voluntary remittance payment required under ABx 27	0.00	0.00	Invalid per Supreme Court decision.						\$ -	
13) Civic Center Plaza Improvement - Professional services	Kleinfelder West, Inc	Inspection services for Civic Center Plaza construction and improvements	60,000.00	60,000.00	25,375.00	25,000.00						\$ 50,375.00
14) 100 Fletcher Parkway - Professional services agreement	Helix Environment Planning Inc (PO 90664)	Air quality and greenhouse gas testing services	12,375.00	12,375.00	7,771.83	4,603.17						\$ 12,375.00
15) 100 Fletcher Parkway - Professional services agreement	Kimley-Horn (PO90667)	Traffic engineering services	17,914.00	17,914.00	1,629.00							\$ 1,629.00
16) 100 Fletcher Parkway - Professional services agreement	State of California, SD County Clerk	Notice of Determination - preparation, filing and fees.	2,500.00	2,500.00	2,500.00							\$ 2,500.00
17)												\$ -
18)												\$ -
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<b>Totals - This Page</b>			<b>\$ 2,223,419.64</b>	<b>\$ 1,243,859.64</b>	<b>\$ 139,456.58</b>	<b>\$ 135,768.17</b>	<b>\$ 46,165.00</b>	<b>\$ 46,165.00</b>	<b>\$ 46,165.00</b>	<b>\$ 46,165.00</b>	<b>\$ 50,165.00</b>	<b>\$ 463,884.75</b>

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 \*\* Include only payments to be made after the adoption of the amended EOPS. All payment amounts are estimates.

- (1) Staples, Greatland, Creative Forms, Impact Govt, Iron Mountain, EC Gazette, EC Californian, Union Tribune, Union Bank, First American Title, Fidelity National Title, Chicago Title, CRA, ICSC, City of EC, Federal Express, EC Blueprint, Applied Business Software, Calyx, Metroscan, Thompson-West, CRA, Agency staff training reimbursements.
- (2) City of El Cajon
- (3) County of SD, National Construction Rentals, Helix Water District, SDGE, Waste Management, Dixieline, Alliant Insurance, Diamond Environment, etc.
- (4) East Meets West (Ver Hoeve); UJ Music.
- (5) County of SD, LS/FNIS Tax Service, Idcheckdirect.com, Affordable Housing Applications, Graffiti Tracker, GAFCON, Inc

Name of Redevelopment Agency: El Cajon Redevelopment Agency  
 Project Area(s): Central Business District and Amended Area

**AMENDED OTHER OBLIGATION PAYMENT SCHEDULE**

Per AB 26 - Section 34167 and 34169 (\*)

Amended items are in "bold & italics."

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month**						Total
					Jan	Feb	Mar	Apr	May	June	
1) Pass through agreement	County of San Diego	Payments per former CRL 33401	142,178,360.00	1,513,684.00	98,901.00	16,200.00	27,600.00	214,406.00	77,600.00	781,000.00	\$ 1,215,707.00
2) Pass through agreement	Cajon Valley School District	Payments per former CRL 33401	20,857,053.00	1,070,839.00	192,920.00	21,200.00	41,000.00	234,478.00			\$ 489,598.00
3) Pass through agreement	Grossmont Union HS District	Payments per former CRL 33401	771,055.00	708,238.00	95,723.00	9,800.00	21,000.00	200,000.00	69,000.00	24,313.00	\$ 419,836.00
4) <i>Statutory pass through payments</i>	<i>Various Taxing Agencies</i>	<i>Payments per CRL 33607.5 and .7</i>	<i>16,885,652.00</i>	<i>20,900.00</i>						<i>20,900.00</i>	<i>\$ 20,900.00</i>
5) <i>Housing 20% set aside</i>	<i>El Cajon Redevelopment Agency</i>	<i>20% Housing Set Aside</i>	<i>68,150,810.00</i>	<i>2,906,588.00</i>	<i>384,352.00</i>	<i>37,600.00</i>	<i>83,100.00</i>	<i>827,210.00</i>	<i>285,100.00</i>	<i>104,900.00</i>	<i>\$ 1,722,262.00</i>
6) <i>Inflationary Pass Through</i>	<i>Various Agencies</i>	<i>Payment per CRL 33576</i>	<i>0.00</i>	<i>0.00</i>	<i>County deducts amount from tax increment distribution</i>						<i>\$ -</i>
7) <i>Successor Agency - Administrative Allowance</i>	<i>City of El Cajon</i>	<i>Minimum Payment per CRL 34171 (b)</i>	<i>6,500,000.00</i>	<i>250,000.00</i>						<i>250,000.00</i>	<i>\$ 250,000.00</i>
8)											\$ -
9)											\$ -
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<b>Totals - Other Obligations</b>			<b>\$ 255,342,930.00</b>	<b>\$ 6,470,249.00</b>	<b>\$ 771,896.00</b>	<b>\$ 84,800.00</b>	<b>\$ 172,700.00</b>	<b>\$ 1,476,094.00</b>	<b>\$ 431,700.00</b>	<b>\$ 1,181,113.00</b>	<b>\$ 4,118,303.00</b>

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City Clerk Date Stamp  
RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA  
2011 APR 20 P 4:05

# City of El Cajon



MEETING: April 26, 2011

ITEM NO: 1.5

## Agenda Report

**DATE:** April 15, 2011

**TO:** Mayor/Chairman Lewis, Mayor Pro Tem /Agency Member Kendrick, Councilmembers/Agency Members Hanson-Cox, McClellan and Wells

**FROM:** Melissa Ayres, Director of Community Development

**SUBJECT:** ADOPTION OF A RESOLUTION OF INTENT TO AMEND THE GENERAL PLAN / LAND USE MAP, SPECIAL DEVELOPMENT AREA NO. 8, SPECIFIC PLAN NO. 19, AND TITLE 17 (ZONING ORDINANCE) OF THE MUNICIPAL CODE AS THEY PERTAIN TO 100 FLETCHER PARKWAY (EXISTING POLICE STATION)

**RECOMMENDATION:** That the City Council:

1. Move to adopt the next RESOLUTION in order initiating amendments to the General Plan / Land Use Map, Special Development Area No. 8, Specific Plan No. 19 and Title 17 (Zoning Ordinance) of the Municipal Code as they pertain to 100 Fletcher Parkway; and

that the Redevelopment Agency Board:

1. Establish a project budget as Project/Activity No. 590900-8395-RD0801 in the amount of \$40,000.00 from RDA capital project savings for FY10-11.

**BACKGROUND:** On November 2, 2004, Proposition "O" was approved by the voters of the City of El Cajon, which increased the sales tax in the City to fund the development of the new Public Safety Center and other public facilities. The new Public Safety Center is under construction and the Police Department is anticipated to move out of its existing facilities spread around the City, including its main headquarters at 100 Fletcher Parkway, and move into the new facilities this summer. The property is currently listed in the 5-Year CIP as a Redevelopment Agency project and the pre-development costs associated with these amendments are legitimate project expenditures.

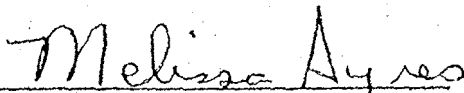
The 100 Fletcher Parkway police headquarters will no longer be needed for municipal purposes once the Police Department moves out. One of the many steps necessary to prepare the site for disposition is to amend the general plan, and zoning designations on the property to accommodate future desired uses of the property. The existing police

station site has a current General Plan designation of Public Institution (PI) with the Special Development Area No. 8 overlay and three zonings designations of M (Manufacturing), C-N (Neighborhood Commercial) and RS-6 (Residential, Single-Family, 6,000 sq. ft.). These designations are not conducive to efficient commercial development of the property and are not consistent with the surrounding commercial designations and developments that would facilitate disposition of this excess property.

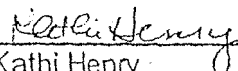
Pursuant to State Law governing general plan amendments, and Chapter 17.20 of the Municipal Code governing zoning map amendments, staff is requesting that the Council adopt a resolution initiating amendments to the General Plan, Specific Plan and Zoning regulations governing 100 Fletcher Parkway with the intent to: 1) change the General Plan land use designation on the property from Public Institutional to Regional Commercial; 2) Amend Special Development Area No. 8 and Specific Plan No. 19 to remove this property from those regulations; and 3) rezone the property to C-R (Regional Commercial). The proposed amendments will facilitate future commercial development of the property consistent with surrounding properties and increase its marketability in the process.

**FISCAL IMPACT:** There is no impact to the General Fund. The proposed amendments are subject to environmental review. Staff anticipates expending up to \$40,000 in FY10-11 to prepare needed technical studies (traffic, air quality, and greenhouse gas emissions) and other environmental documentation related to the proposed amendments. These costs will be paid under Redevelopment Project/Activity No. 590900-8395-RD0801, with savings achieved through other Redevelopment capital projects.

**PREPARED BY:**

  
Melissa Ayres, Director  
Community Development Department

**APPROVED BY:**

  
Kathi Henry  
City Manager/Executive Director

**Attachments:**

1. Vicinity Map (Exhibit "A")
2. Proposed Resolution



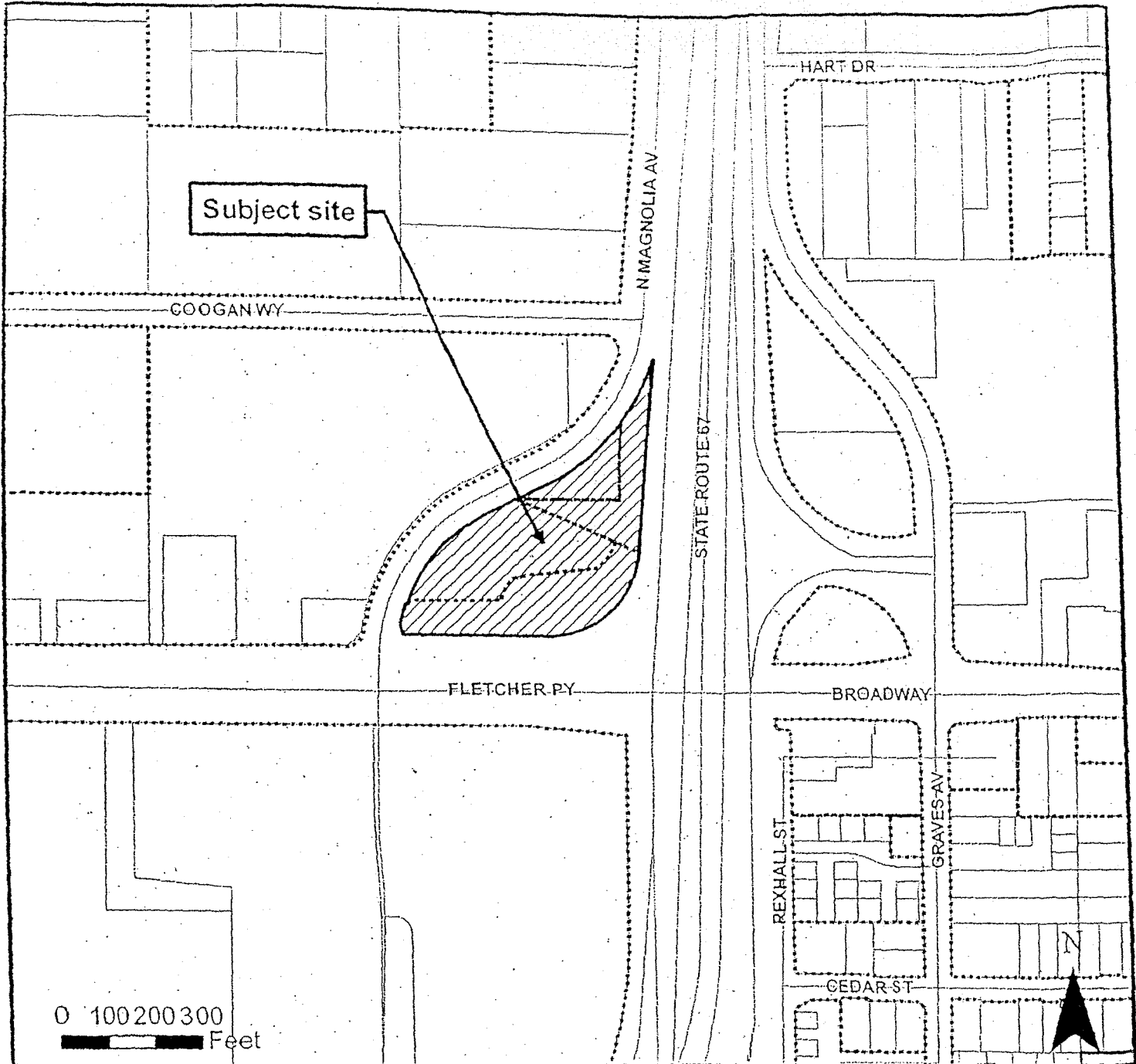


Exhibit "A"  
City Council Resolution No. \_\_\_\_\_

RESOLUTION NO.     -11    

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY  
OF EL CAJON INITIATING AMENDMENTS TO THE GENERAL PLAN,  
SPECIAL DEVELOPMENT AREA NO. 8, SPECIFIC PLAN NO. 19,  
AND TITLE 17 OF THE MUNICIPAL CODE AS THEY PERTAIN  
TO PROPERTY LOCATED AT 100 FLETCHER PARKWAY

WHEREAS, the property located at 100 Fletcher Parkway (APN 483-071-52) ("Property") has an existing General Plan Land Use designation of Public Institution (PI)/ Special Development Area No. 8 (SDA 8); and

WHEREAS, Specific Plan No. 19 is the governing ordinance that implements Special Development Area No. 8; and

WHEREAS, portions of the property are zoned C-N (Neighborhood Commercial), M (Manufacturing) and RS-6 (Residential, Single-Family, 6,000 square feet); and

WHEREAS, the City of El Cajon owns the property which is currently used and developed with the City's Police Station; and

WHEREAS, the City's police department will soon begin operating from the new Public Safety Center and the property will no longer be needed for municipal purposes once the Police Department moves out; and

WHEREAS, the existing General Plan, Specific Plan and zoning designations governing the property are not conducive to efficient commercial development and are not consistent with the surrounding commercial designations and developments that would facilitate disposition of this excess property; and

WHEREAS, the existing General Plan and zoning and all related policies and implementation programs need to be changed to allow the property to be developed with other uses; and

WHEREAS, Chapter 17.20 of the Municipal Code provides that amendments can be initiated by the City Council upon adoption of a Resolution of Intention; and

WHEREAS, State Government Code Section 65860 requires the zoning of properties within a jurisdiction to be consistent with the same jurisdiction's general plan; and

WHEREAS, a General Plan land use designation and commercial zone that are compatible with the surrounding area may be more appropriate for the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The City Council hereby initiates an amendment to the General Plan to consider changing the land use designation of the property from the "Public Institution / (PI) Special Development Area No. 8 (SDA 8)" to "Regional Commercial (RC)".

2. The City Council hereby initiates an amendment to Specific Plan 19 to consider deleting this property from the boundaries of Specific Plan No. 19.

3. The City Council hereby initiates an amendment to Title 17 of the Municipal Code to consider rezoning the property from the C-N, M and RS-6 Zones, to the C-R Zone.

4. The Secretary of the Planning Commission is directed to schedule a public hearing before the Planning Commission to consider this matter further.

4/26/11 (Item 1.5)

Reso of Intent GPA and ZR Police Station

# CITY OF EL CAJON



## MEMORANDUM

DATE: MAY 25, 2011  
TO: KATHI J. HENRY, CITY MANAGER / EXECUTIVE DIRECTOR  
FROM: ANTHONY SHUTE, SENIOR PLANNER  
VIA: MELISSA AYRES, DIRECTOR OF COMMUNITY DEVELOPMENT  
SUBJECT: PROPOSALS FOR PROFESSIONAL SERVICES FOR 100 FLETCHER PKWY

Staff received proposals for professional services from three local traffic engineering firms and three environmental planning firms to perform a traffic analysis and air quality and greenhouse gas analyses for the completion of an environmental review in accordance with State CEQA Guidelines. These technical studies are necessary for the amendment of the general plan, zoning and governing specific plan for the existing police station property to entitle the site for subsequent disposition. The Planning Division preliminarily believes that a Mitigated Negative Declaration (MND) would be the appropriate CEQA document for this project, pending preparation of an Initial Study and results of technical studies.

Based on certain evaluation criteria established by the Planning Division and the recommendation of the City Traffic Engineer, staff is recommending acceptance as follows: **Kimley-Horn & Associates** proposal for traffic engineering services for a fixed fee of \$16,285, plus \$1,629 in contingency (10%) for a total of \$17,914, and **Helix Environmental** for air quality and greenhouse gas analysis for a fixed fee of \$11,250, plus \$1,125 in contingency (10%), for a total of \$12,375. City Council staff report dated April 26, 2011, indicated that the fiscal impact would be \$40,000 for CEQA compliance.

Please review the attached proposals and advise if you have questions regarding the above recommendation. Upon notification of your decision, professional service agreements and applicable documentation will be requested and submitted to the Finance Department for processing and coordination with the City Attorney's office for Kimley-Horn and Helix. These will be two separate agreements.

Submitted by:  
Anthony Shute  
Senior Planner

Handwritten signature of Anthony Shute.

Signed:  
Kathi J. Henry  
City Manager/Executive Director

Handwritten signature of Kathi J. Henry.

Recommendation Approved:   
Recommendation Not Approved:

Comments:

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Attachments

## Additional Frequently Asked Questions 2-29-2012

Q. In the interim between January 1, 2012 and whenever a Recognized Obligation Payment Schedule (ROPS) is approved, can an Enforceable Obligation Payment Schedule (EOPS) be adopted or extended and obligations paid based on that?

A. ABx1 26 provide for an EOPS to be used to provide public review of obligations qualified to be paid before the ROPS could be established. Under the Supreme Court decision, the deadline for adopting a draft ROPS for the period from January 1, 2012 to June 30 2012 is extended to March 1, 2012 and payments of obligations on and after May 1, 2012 are to be made pursuant to the approved ROPS. We strongly encourage successor agencies and their oversight boards to develop the ROPS for this entire six-month period as soon as practicable and submit it to Department of Finance, the county auditor-controller, and the State Controller for review. Thus the ROPS will overlap any EOPS currently applicable but will cover the full period and clearly identify the funding source(s) for each obligation. We encourage successor agencies to share draft ROPSs with us so we can start our reviews of complex issues. Under the Supreme Court decision, ROPS must be submitted to reviewers by April 15, 2012.

The ROPS must cover this entire period even though it overlaps the EOPS because it will be used to determine the amount of funds that is due to be distributed to taxing agencies under Section 34183 from the first distribution of property taxes (tax increment) for the 2011-12 fiscal year. Successor agencies and oversight boards will also need to adopt administrative budgets for this period and designate the amount that needs to be funded from this distribution of property tax. This is limited to 5 percent of the property tax allocated to the successor agency for recognized obligations as defined in Section 34171 (b).

Q. For redevelopment agencies that received an allocation of tax increment from the fall 2011 property tax payments, how will the distribution of funds pursuant to Section 34183 be accomplished with respect to those funds? For such agencies, the distribution of property taxes included amounts for pass through payments.

A. The Supreme Court postponed the date for this distribution to May 16, 2012. We believe it did not intend that the distribution would be voided by its stay. Had it intended that result, we believe it would have been explicitly done so. As the Supreme Court stated the court action "ought not prevent the Legislature's valid enactment from taking effect. Thus, the court reformed the dates not to eliminate the need for performance of any action but simply to delay that performance.

In order to accomplish the intent of the decision, we have consulted with county auditor-controllers and successor agencies to develop the following recommended procedures.

We assume redevelopment agencies have made the pass through payments associated with this revenue. If these payments have not yet been made, they are enforceable obligations of the successor agency.

We recommend that successor agencies report their Recognized Obligation Payment Schedule and the administrative cost allowance for the entire six month period from January 1, 2012 to June 30, 2012 as soon as practical to the review agencies and the county auditor-controller, and in no case later than April 15, 2012. For those agencies

that received the regular property tax allocation in December, those amounts determined to be due to taxing agencies for the January to June period should be deducted from the June 1 payments due to successor agencies for the July 1, 2012, through December 31, 2012 period. This will effectively recover the entire yearly amount of payments due to taxing agencies from the June 2012 property tax allocations. Successor agencies will retain the unspent balances of funds from the December or allocations. If there are insufficient funds available in the June allocations to pay the full amounts to taxing agencies, an enforceable obligation will exist for the successor agency to pay the difference to the county auditor-controller for subsequent distribution to the taxing agencies.

Q. If the Department of Finance does not approve one or more items on the Recognized Obligation Payment Schedule (ROPS) and the successor agency and its oversight board do not agree to remove the items from the ROPS, how can disputes be resolved without jeopardizing allocations of property tax on the statutorily required dates and without jeopardizing payments for obligations that are not in dispute?

A. Section 34179 (h) provides that the Department of Finance may review any oversight board action, including the adoption of an ROPS. Board actions are deemed approved if Department of Finance does not request more review time within three business days. If the Department desires to review any items in more detail, we must provide specific objections and return the action to the oversight board for reconsideration within 10 days. While we will endeavor to quickly review the ROPS and e-mail questions and requests for more information, we recognize that some items will be complex and require significant time to produce records, and for us to review and make determinations as to what constitute enforceable obligations in our view.

Department of Finance recognizes that a primary goal of ABx1 26 is to ensure that contractual obligations are performed and payments made in a timely manner. Another primary objective is to allow funds not needed to satisfy enforceable obligations to flow promptly to taxing agencies and successor agencies on statutorily specified dates. In order for funds to flow promptly and be available to successors to pay obligations (especially undisputed ones), a ROPS must be available to the county auditor in sufficient time to determine the amount of property tax to distribute to Recognized Obligation Trust Funds and to taxing agencies.

While we hope that most issues can be resolved before the time that the auditor must make the property tax distribution, we recognize that some may require extensive review and some will simply be matters to be disputed. The most expeditious way for a ROPS to be adopted timely is for a successor agency with a disputed item or items to agree to remove the disputed items from the ROPS, while retaining the right to continue the discussion or resolution of the dispute. If items can be satisfied from retained funds rather than current period property tax revenues, then Finance may agree to the establishment of reserves for such items to be included in the ROPS, with the expressed understanding that no expenditures may be made from those reserves without a subsequent amendment of the ROPS, also subject to Finance review. If a dispute is resolved, the item may be amended into the ROPS and property tax can be allocated for it on a future distribution date, if that is the appropriate funding source.

Based on our discussion with county auditors, we believe it is essential that they receive an approved ROPS no later than five business days before the date property tax must

be distributed to successor agencies and taxing agencies. Department of Finance will deem whatever items that are not disputed at that time to be the valid ROPS for that time period and will transmit that information to the county auditor.

Any taxing agency, Department of Finance, and the State Controller may litigate to enforce any provision under the dissolution provisions of ABx1 26. While we prefer not to take this course, this may be one way of resolving disputes. Successor agencies or other parties may also initiate litigation. Again we do not see this as the best way to resolve most disputes and it will often not be very timely, thus we will endeavor to resolve as many disputes as we can outside of the litigation process.

Q. Should pass through payments made under Section 34183 (a) be limited to the amount of property tax share of net of amounts of redevelopment property tax after payment of obligations and administration as indicated by Section 34188 (a ) (2)?

A: Department of Finance believes that the intent of ABx1 26 was to preserve existing property tax allocations for current revenues, including pass through payments. Section 34183 controls those allocations. Finance believes the intent of that paragraph in Sec 34188 is to apply a limitation only to payments of other moneys than those that are distributed through the Redevelopment Property Tax Trust Fund. For the distribution of other money, such as proceeds from asset sales, an agency with a pass through agreement can receive additional money to the extent the amount of funds exceeds its share of the property tax after debt service, administration, and the amount of pass through payments it has already received under Sec. 34183 for that six month fiscal period.

Q. How can successor agencies and oversight boards ensure that variations in obligations payment requirements between the six month periods ABx1 26 sets up can be accommodated and bills paid in a timely fashion?

A. The architecture of AB 26x1 is that current payments due should typically be funded with current revenues or the funds that were previously raised for those purposes. ABx1 26 provides for a priority to use existing balances and dedicated funds before using current tax allocations. We recognize that some future payments may be much higher than typical payments, e.g. bullet payments for bonds, and payments on large construction projects. To the extent bond funds or grant funds are available for such construction payments; they must be used until exhausted. If it is necessary to create reserves to ensure large bond payments can be made, such reserves should be created. However, we recommend that they not be funded all at once or from current balances unless a level contribution approach cannot be made to work. This will preserve current and future stability of revenues to taxing agencies.

Finance suggests that successor agencies develop a long term budget that incorporates estimates of periodic payments and revenues, such as staff compensation, debt service on bonds and payments on projects and a long term asset and liability disposition plan discussed below. This should be revised as assets and liability values are determined and payment dates are firmed up. Such a long term plan will help avoid surprises that could result in payments to taxing agencies being significantly reduced or reserves redirected to purposes other than what they were created for because payments were not anticipated.

In its reviews of oversight board actions, Finance will be endeavoring to both ensure maximum stable revenues to taxing agencies and prudent fiscal management to provide for payment of obligations, both present and future. To assist us in this we would appreciate receiving any long term budgets and asset and liability disposition plans. Deposits to reserves for extraordinary future obligations may be included in an ROPS. Finance is prepared to accept these if there is a demonstration of the need for them such as would be apparent from the long term budget.

Q. Is it permissible to carry or create reserves for contingencies such as potential liability due to current or expected litigation, claims related to construction contracts, unfunded liabilities for employees or other future period obligations?

A. ABx1 26 explicitly recognizes that there will be a need to create reserves for some bond payments. It generally recognizes that the successor and oversight boards have fiduciary duties to obligation holders and should take whatever actions are prudent to ensure payments. The statute does not currently recognize contingent or unknown obligations, thus creation of reserves for such things through a Recognized Obligation Payment Schedule is not permitted. It is expected that bond proceeds will be retained in reserves for future payments including close-out claims.

Q. How should successor agencies deal with the disposition of the many assets and longer term liabilities they have received from the former redevelopment agency and how should those be managed?

A. While ABx1 26 does not specify a time when such work should be done, it does direct that successor agencies conduct this work timely and with the intent to maximize value. Finance recommends that the oversight board direct staff to develop an overall asset and liability disposition plan. Each asset and liability should be cataloged, determinations made as to when payments may be due or received, and a value estimated. Agencies should be able to use the audits required under existing law and ABx1 26 to help in this work. To the extent that outside expertise is needed for valuations, this should be acquired at the direction of the oversight board. It is the intent of the bill that funds and asset values may be retained to the extent they are necessary or are already pledged to retire future liabilities (see Sec. 34177 (c) (e)).

Once a complete catalog of assets and liabilities values exist, the successor agency should develop a plan for retirement of debt that first uses dedicated funds, and secondly spreads the fiscal burden of payments over the remaining years of the liability so that proceeds to taxing agencies do not vary more than necessary. Alternately the oversight board may direct that existing balances or funds to be received from assets be paid or reserved for liabilities, to reduce overall costs. While it is our expectation that some large unencumbered balances may be available for distribution to taxing agencies soon, the oversight board should assure itself that it has a workable plan to retire all known or foreseeable debts before large disbursements are made.

Q. How should unfunded liabilities of pension systems contracted with the Public Employees Retirement System be handled? How should other public employee benefit liabilities, such as retiree health care, be handled?

A. These are liabilities transferred to the successor agency and constitute enforceable obligations when payments will become due. In the next few years, it is Finance's



expectation that the employees of successor agencies that are retaining employees covered by a PERS contract will continue to be active members and the successor agency will continue to pay regular rates. Once the successor agency reaches a stage where there are few employees left or a plan exists to reach that state, PERS will be able to reevaluate the actuarial liability. At that point, since tax proceeds can continue to pay liabilities until the agency would have ceased existence under prior law, there are options for how to deal with remaining employees and liabilities. The transfer of employees to the successor agency does not trigger an automatic termination of the PERS plan. No successor agency should terminate its retirement plan with PERS without consulting with them about the options. It will likely be more financially favorable to continue as an active system, an inactive system, or shift to sunset status for some period of time. Successor agencies should also estimate the value of other employee benefit obligations as part of their overall long-term asset and liability plan and establish a reserving plan to fund them.

Successor agencies whose employees are members of non-PERS plans should consult with the administrator of the plan regarding liabilities and payment options. To the extent that city, county, or JPA employees were doing work on contract with the redevelopment agency, and continue to so function, Finance believes no unfunded liability obligation exists to the city, county or JPA retirement system unless it was explicitly set forth and monetized in the contract.

**Melissa Ayres - Fwd: RE: Letter Dated March 26, 2012**

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**From:** Jenny Ficacci  
**To:** Holly Reed-Falk; Victoria Danganan  
**Date:** 4/6/2012 10:15 AM  
**Subject:** Fwd: RE: Letter Dated March 26, 2012  
**CC:** Melissa Ayres; Nancy Palm

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Yay!

>>> "Patterson, Mindy" <Mindy.Patterson@dof.ca.gov> 4/6/2012 10:12 AM >>>  
My interpretation of the documents was that you are planning on disposing the property and have to bring it up to a marketable level. Performing these services was necessary to do that. These types of items are allowed if they are approved by the oversight board. So yes, DOF will approve them as enforceable obligations.

Mindy

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**From:** Jenny Ficacci [mailto:JFicacci@cityofelcajon.us]  
**Sent:** Friday, April 06, 2012 10:09 AM  
**To:** Patterson, Mindy  
**Cc:** Victoria Danganan  
**Subject:** Re: Letter Dated March 26, 2012

Hi Mindy,

These two items are on our first ROPS that will go to OB for approval next week and are shown as disputed items and are to be paid by "Other Revenue Sources". We are also asking the OB to find that they are enforceable obligations, subject to DOF approval. Does your email mean to say that if our OB approves the items, that DOF will approve them as an enforceable obligation subject to payment from other sources?

Jenny

Jenny Ficacci  
Redevelopment & Housing Manager  
City of El Cajon  
Redevelopment and Housing Division  
200 Civic Center Way  
El Cajon, CA 92020  
(619) 441-1768  
(619) 441-1595 fax  
[jficacci@cityofelcajon.us](mailto:jficacci@cityofelcajon.us)

**NEW CITY HALL HOURS****Effective Monday, August 22, 2011****El Cajon City Hall will be open: Monday - Thursday 7:30 a.m. - 5:30 p.m. Alternate Fridays: 8 a.m. to 5 p.m.**

NOTICE: This e-mail transmission, including any attachments, may contain confidential information. Unauthorized use, distribution or copying is prohibited. If you received this e-mail in error, please notify the sender by reply e-mail or by calling 619.441.1768. Thank you.

>>> "Patterson, Mindy" <[Mindy.Patterson@dof.ca.gov](mailto:Mindy.Patterson@dof.ca.gov)> 4/6/2012 9:54 AM >>>  
Hello Ms. Ficacci,

Thank you for your letter dated March 26, 2012 regarding your dispute of non-qualifying enforceable obligations. Thank you for the additional information. Upon further review, we will remove those items off the questioned items. These questioned items will not appear once you submit your final Oversight Board-approved ROPS.

Mindy Patterson  
Lead Analyst  
Department of Finance  
916.322.2985 x 3117