

AGENDA

City of El Cajon

Successor Agency – Oversight Board

April 26, 2012, 8:00 A.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. Approval of Action Minutes - 4/11/2012 meeting
2. Approval of Successor Agency Administrative Budget – Fiscal Year 2012-2013
3. Approval of Cooperation Agreement for Reimbursement of Costs and City/Successor Agency Operations Loan
4. Authorization to Transfer Housing Enforceable Obligations, and Housing Funds Encumbered by Housing Enforceable Obligations to the El Cajon Housing Authority.
5. Approval of Recognized Obligation Payment Schedule (ROPS) for the Period July 1, 2012, to December 31, 2012

VI. OTHER ITEMS FOR CONSIDERATION:

VII. STAFF COMMUNICATIONS:

Upcoming work program

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.



DRAFT MINUTES
City of El Cajon
Successor Agency – Oversight Board
Wednesday, April 11, 2011
El Cajon Police Station Community Room #161
100 Civic Center Way, El Cajon, CA 92020

The meeting was called to order at 1:30 p.m.

BOARD PRESENT: Sahar Abushaban, Scott Buxbaum, Jim Griffin, Michael Griffiths, Manjeet Ranu and Debra Turner-Emerson

BOARD ABSENT: Gloria Chadwick

STAFF PRESENT: Douglas Williford, Melissa Ayres, Jenny Ficacci, Victoria Danganan, Ron Luis Valles, Holly Reed-Falk, David Keltner, and Michael Reid

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

The meeting was called to order at 1:30 p.m. by WILLIFORD, who thanked board members for their service. AYRES welcomed board members and gave an overview of today's agenda.

PUBLIC COMMENT:

Kerry SCHIMPF, a real estate broker and Senior Vice President with Cassidy Turley San Diego, noted that there are six properties that might be sold (five are in retail and one is in an industrial area) and recommended that a broker be selected to sell the properties. He noted that a broker can bring a higher price than going to auction.

WILLIFORD noted that the City Council would like to first consider this matter at a future Council meeting. Discussion ensued among board members and staff. SCHIMPF thanked the board for opportunity to speak. No action taken.

ACTION ITEM NO. 1: INTRODUCTIONS AND ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

GRIFFIN made a motion, seconded by SCOTT, to appoint TURNER-EMERSON as Chairperson. **Motion carried 6-0.**

TURNER-EMERSON made a motion, seconded by RANU, to appoint GRIFFIN as Vice Chairperson. **Motion carried 6-0.**

ACTION ITEM No. 2: TENTATIVE ESTABLISHMENT OF REGULAR MEETING DAYS, TIMES AND LOCATION

The following future meeting dates were set by the Oversight Board:

- Thursday, April 26, 2012 at 8 a.m. in the Community Room
- Thursday, June 21, 2012 at 8 a.m. in the Community Room
- Wednesday, July 18, 2012 at 8 a.m. in the Community Room
- Every third Wednesday morning of each month thereafter at 8 a.m.
- All meetings are to be held in the El Cajon Police Station Community Room, unless otherwise noted on future agendas.

ACTION ITEM NO. 3: APPROVAL OF SUCCESSOR AGENCY ADMINISTRATIVE BUDGET

FICACCI provided a revised Successor Agency Administrative Budget and summarized the staff report. The requested action will approve the Successor Agency Administrative Budget through June 30, 2012, of \$250,000, as amended, which will be paid through the source of payment identified in the ROPS.

GRIFFIN made a motion, seconded by ABUSHABAN, to approve the amended budget as presented. **Motion carried 6-0.**

ACTION ITEM NO. 4: APPROVAL OF FIRST RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)

FICACCI noted that staff and board received a revised ROPS at the beginning of today's meeting. At the request of GRIFFITHS, for the benefit of the Oversight Board, FICACCI went through each line item on the schedule. He also recommended a minor typographical correction to Project Line No. 18, removing "housing" from the Description column. FICACCI recommended revisions to Project Line No. 28 for the Owner Participation Agreement with JKC Palm Springs Automotive, Inc. for façade and major tenant improvements with the KIA auto dealership on Johnson Avenue, and recommended that the following amounts be added to the Total Due During the Fiscal Year column, in tiered amounts of \$300,000 in April, \$200,000 in May and \$150,000 in June, 2012.

The requested action for this action item will approve the Recognized Obligation Payment Schedule for the period of January 1, 2012, to June 30, 2012, with estimated funding at \$10,334,237.71, as amended. The ROPS identifies the funding sources for each obligation.

GRIFFITHS made a motion, seconded by GRIFFIN, to approve the First Recognized Obligation Payment Schedule with the following changes: in Project Line No. 18, remove "housing" from the Description column, and in Project Line No. 28 that the following be added to the Total Due During the Fiscal Year column, "\$300,000 in April, \$200,000 in May and \$150,000 in June, 2012." **Motion carried 6-0.**

TURNER-EMERSON will go to the office on Thursday, April 12, 2012 and sign and certify the Recognized Obligation Payment Schedule Consolidated cover form for amended ROPS, once corrections are made, and it will be forwarded to Department of Finance.

STAFF COMMUNICATIONS:

City Attorney Michael REID provided some background on the Brown Act, Conflict of Interest and Public Records Request. He noted that Oversight Board members are to complete an "Assuming Office" Form 700. VALLES was directed to send a Fair Political Practices Act link to the Oversight Board via email.

AYRES provided an overview of the upcoming work plan for future board meetings. The April 26, 2011, meeting will cover the Second ROPS schedule which will cover July 1, 2012, to December 31, 2012.

Discussion ensued regarding selection of a legal counsel for the Oversight Board. Staff was given direction to obtain statement of qualifications and fee proposals/schedules from at least three City Attorney offices in close proximity to El Cajon to see if they would be willing to provide legal services for approximately three hours per month to the Oversight Board.

GRIFFIN made a motion, seconded by BUXBAUM, to adjourn the meeting of the El Cajon Successor Agency Oversight Board at 4:30 p.m. this 11th day of April, 2012, until April 26, 2012, at 8:00 a.m. in the Police Station's Community Room, 100 Civic Center Way, El Cajon, CA. **Motion carried 6-0.**

AGENDA REPORT
CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD
April 26, 2012, Meeting

SUBJECT: APPROVAL OF SUCCESSOR AGENCY ADMINISTRATIVE BUDGET – FISCAL YEAR 2012-2013

RECOMMENDED ACTION: That the Oversight Board:

1. Adopt the Successor Agency Administrative Budget – Fiscal Year 2012-2013

BACKGROUND:

As required under Health and Safety Code (CH&SC) Section 34177(J), the Successor Agency must prepare a proposed administrative budget for each fiscal year 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; and
3. Proposals for arrangements for administrative and operations services provided by a city, county, city and county, or other entity.

Administrative cost allowances are limited to a maximum of three percent (3%) of the property tax allocated to the Successor Agency beginning in Fiscal Year 2012-2013 and 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.

The Successor Agency has prepared its draft annual budget for Fiscal Year 2012-2013 and determined that the anticipated property taxes required to pay enforceable obligations and eligible project costs total \$7,470,557, therefore an administrative allowance of 3% would equal \$224,117.71. Staff has prepared the Successor Agency Administration budget for FY 2012-2013 at \$301,529, with the minimum of \$250,000 paid by the Redevelopment Property Tax Trust Fund (RPTTF), and the balance of \$51,529 being paid by City General Fund.

The estimated Successor Agency administrative costs are included as a portion of line 54 and 56 of the Recognized Obligation Payment Schedule (“ROPS”) for the period of July 1, 2012, to December 31, 2012, which is a companion item on today’s agenda.

City staff provides staff support to both the City as Successor Agency and the Oversight Board. A proposed agreement for reimbursement of costs between the Successor Agency and the City of El Cajon has also been placed on today’s agenda for Oversight Board review and approval. This agreement provides that the \$250,000 RPTTF allowed by the

State legislature for administrative overhead will be used to reimburse the City for costs it incurs as Successor Agency in the implementation of AB X 26.

FISCAL IMPACT:

The requested action will approve the Successor Agency Administrative Budget of \$301,529, including \$250,000 paid with RPTTF funds and \$51,529 paid by the City. These costs / funding sources are reflected in the ROPS, also on today's agenda. The Oversight Board's actions will be reflected in the meeting minutes.

ATTACHMENTS:

1. Proposed Successor Agency Administration Budget – Fiscal Year 2012-2013

Prepared by:



**Jenny Ficacci,
Redevelopment and Housing Manager**

Reviewed by:



**Melissa Ayres,
Community Development Director**

Approved by:



**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 receive RPTTF monies or utilize other assets, including retained funds, for payment of administrative costs for this activity upon approval of an administrative budget by the Oversight Board, with a minimum of \$250,000 per year. Expenditures that exceed the 3% allowance or \$250,000 limit must be paid by the Successor Agency and covered elsewhere.

	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
Salaries & Benefits (7000)						-
Office Supplies (8150) (56)		690	502	498	1,000	1,690
Accounting & Auditing (8310) (30) & AUP (56)			5,000		5,000	5,000
Legal Services (8345) (54)		5,000	11,504	11,496	23,000	28,000
Records Management (8355) (56)		600	-	-	-	600
Other Prof/Tech Services (8395) - RSG (22)		5,000	-	-	-	5,000
Internal Prof/Technical Services (8396) (56)		236,910	162,078	108,051	270,129	507,039
Advertising (8522) (56)		1,200	600	600	1,200	2,400
Postage & Shipping (8568) (56)		600	600	600	1,200	1,800
Overhead Reimbursement (8510) (56)					-	-
PROJECT COST TOTAL:	-	250,000	180,284	121,245	301,529	551,529

Source(s) of Funds:						
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	250,000
Unfunded			-	51,529	51,529	51,529
FUNDING TOTAL:	-	250,000	180,284	121,245	301,529	551,529

AGENDA REPORT
CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD
April 26, 2012, Meeting

SUBJECT: APPROVAL OF COOPERATION AGREEMENT FOR REIMBURSEMENT OF COSTS AND CITY/SUCCESSOR AGENCY OPERATIONS LOAN

RECOMMENDED ACTION: That the Oversight Board:

1. Approve the Cooperation Agreement for Reimbursement of Costs and City/Successor Agency Operations Loan

BACKGROUND:

As required under Health and Safety Code (CH&SC) Section 34177(j), the Successor Agency must prepare a proposed administrative budget for each fiscal year and include, among other things, "(p)roposals for arrangements for administrative and operations services provided by a city, county, city and county, or other entity".

As City staff provides support to both the City as Successor Agency and the Oversight Board in winding down the activities of the former El Cajon Redevelopment Agency, it is necessary that the City and Successor Agency enter into an agreement for reimbursement of costs incurred by the City to support Successor Agency operations and obligations.

The proposed Cooperation Agreement for Reimbursement of Costs and City/Successor Agency Operations Loan ("Cooperation Agreement") provides a mechanism for the City to allocate and be reimbursed for staff time, administrative and direct project costs relating to the payment of Enforceable Obligations, approved by the Oversight Board in each administrative budget and Recognized Obligation Payment Schedule ("ROPS").

The Cooperation Agreement also includes repayment language for situations where the City may advance funds to pay enforceable obligations prior to receipt of property taxes from the County Auditor-Controller's office. Those advances would be considered a City/Agency Successor Agency Operations Loan and would require repayment to the City from future Redevelopment Property Tax Trust Funds ("RPTTF") or other funds approved by the Oversight Board.

FISCAL IMPACT:

The requested action will approve the Cooperation Agreement for Reimbursement of Costs and City/Successor Agency Operations Loan between the City of El Cajon and the Successor Agency. All costs associated with the Cooperation Agreement are included in the ROPS. The Oversight Board's actions will be reflected in the meeting minutes and the Cooperation Agreement will be forwarded to the Successor Agency for approval at their next regularly scheduled meeting.

ATTACHMENTS:

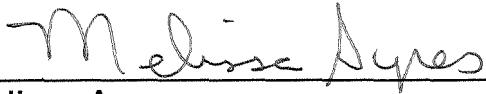
1. Proposed Cooperation Agreement for Reimbursement of Costs and City/Successor Agency Operations Loan.

Prepared by:



**Jenny Ficacci,
Redevelopment and Housing Manager**

Reviewed by:



**Melissa Ayres,
Community Development Director**

Approved by:



**Douglas Williford
Executive Director/City Manager**

**COOPERATION AGREEMENT FOR REIMBURSEMENT OF COSTS
AND CITY/SUCCESSOR AGENCY OPERATIONS LOAN**

This **COOPERATION AGREEMENT FOR REIMBURSEMENT OF COSTS AND CITY/SUCCESSOR AGENCY OPERATIONS LOAN** ("Cooperation Agreement") is made and entered into as of _____, 2012 by and among the **CITY OF EL CAJON**, a California municipal corporation ("City"), and the **CITY OF EL CAJON ACTING AS SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY** ("City Successor Agency")

RECITALS

- A. The El Cajon Redevelopment Agency ("Agency") was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.* ("CRL"), and previously authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City.
- B. The El Cajon Housing Authority is a housing authority and public body corporate and politic organized, existing, and operating pursuant to the California Housing Authorities Law, Health and Safety Code Section 34200, *et seq.*
- C. Assembly Bill X1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies ("Dissolution Act").
- D. On December 29, 2011, in *California Redevelopment Association v. Matosantos*, Case No. S194861, the California Supreme Court upheld the Dissolution act and thereby all redevelopment agencies in California are subject to the Dissolution Act and were dissolved effective February 1, 2012.
- E. The Agency is now a dissolved community redevelopment agency pursuant to the Dissolution Act.
- F. The City Council at an open public meeting on January 10, 2012, chose to become and serve as the "City Successor Agency" to the dissolved Agency under the Dissolution Act.
- G. As of and on and after February 1, 2012, the City serves as the "City Successor Agency" and will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by an initial seven-member oversight board formed thereunder and any county-wide oversight board that may succeed the initial oversight Board in accordance with the Dissolution Act (the initial oversight board and the county-wide oversight board, herein referred to as the "Oversight Board").
- H. By a resolution considered and approved by the City Council at an open public meeting on January 24 2012, pursuant to California Health and Safety Code Section 34176 of the Dissolution Act, the City declined to assume the housing assets and functions of the Agency and selected the El Cajon Housing Authority to so assume such housing assets and functions,

and on such date also pursuant to Section 34176 the Authority accepted and assumed the housing assets and functions of the Agency and as of February 1, 2012, became and serves as the "Successor Housing Agency" of the former Agency pursuant to the Dissolution Act. At this time, any assets assigned and transferred by operation of law, and those assets to be assigned and transferred by authorization of and direction from the Oversight Board when formed and operating pursuant to the Dissolution Act to the Successor Housing Agency, are not adequate to fund administrative support costs and expenses unless any Low and Moderate Income Housing fund balances are authorized to be transferred to the Successor Housing Agency from the City Successor Agency, through approval of the Oversight Board pursuant to California Health and Safety Code Section 34181(c).

- I. The City Successor Agency is responsible for the management and/or transfer of Low and Moderate-Income Housing Funds of the former Agency, and shall transmit or transfer funds to the Successor Housing Agency for the payment of enforceable obligations and Direct Project Management expenses approved on the Enforceable Obligation Payment Schedule ("EOPS") and each Recognized Obligation Payment Schedule ("ROPS") by the Oversight Board.
- J. The City Successor Agency is engaged in activities necessary and appropriate to wind down the activities of El Cajon Redevelopment Agency's Redevelopment Plans ("Redevelopment Plans") for the Central Business District and the Amended Redevelopment Project Area ("Project Areas") that were originally adopted and amended by ordinances of the City Council.
- K. Employees of the City will perform day-to-day administration and operation of the Successor Agency's duties and functions. Since the El Cajon Redevelopment Agency was originally formed and upon Successor Agency's effectiveness as of February 1, 2012, City has provided and shall continue to provide services to the Successor Agency, including but not limited to providing administrative, accounting, auditing, planning, engineering, maintenance, legal, risk management, financial, clerical, record-keeping, and other services necessary for the Successor Agency to carry out its responsibilities.
- L. City and City Successor Agency desire to affirm and document an on-going cooperation agreement regarding administrative and project management services and payment for services by entering into a contract whereby City agrees to provide administrative and project management services and City Successor Agency agrees to pay City of the cost of all such services to be provided by City for City Successor Agency in amount equal to the City Successor Agency Administrative Budget prepared pursuant to California Health and Safety Section 34177 (j), or those project management costs included as part of each Recognized Obligation Payment Schedule ("ROPS"), approved by the Oversight Board for each six-month or fiscal year period under the term of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and conditions herein contained, the parties hereto agree as follows:

1. **Services to be Provided.** City agrees to continue to aid and cooperate in the planning, undertaking, construction and operation of remaining enforceable obligations of the City Successor Agency previously incurred by the former Agency as it relates to

enforceable obligations and assets of the former Agency provided the cost of such services are paid by City Successor Agency. At the request of the City Successor Agency through its Executive Director and duly authorized designees, City and its officers and employees shall perform services for City Successor Agency in carrying out its work related to meeting the former Agency's enforceable obligations and for winding down the activities of the former Agency and shall have access to any and all personnel and the facilities of the departments and offices for each agency in a dual capacity. The City Manager and other appropriate City officials on behalf of the City, and the Executive Director of City Successor Agency, and their duly authorized designees shall determine and establish the procedures to be followed in requesting and rendering such services. The costs of administrative services shall be considered "Administrative Expenses" and shall be part of the Successor Agency Administrative Allowance in the annual budget submitted to the Oversight Board. The costs of other City Successor Agency expenses where supported by City services are identified as specific line items on the EOPS and/or ROPS and shall not be part of the estimated Administrative Expenses identified in Section 1.1. Services provided by City staff will fall under two categories:

- 1.1 **Administrative Services**. City staff shall provide general administrative and operational services on behalf of the City Successor Agency including, but not limited to: clerical, financial, accounting and auditing (accounts payable, receivable, purchasing), planning, reporting, public meeting coordination, legal, record keeping, legislative, etc.
- 1.2 **Direct Project Management Services**: City staff shall provide services directly related to the management of projects including, but not limited to: accounting, planning, engineering, property maintenance, legal, risk management, reporting, property disposition, property management, contract management, etc.
2. **Reimbursement of Administrative and Direct Project Management Expenses**: The City Successor Agency shall be liable to the City for the payment of its administrative and direct project management expenses as set forth in this Agreement and as adopted as part of an annual budget prepared by the City Successor Agency, as approved by the Oversight Board, as such annual budget may be amended, revised or reconciled from time to time. Costs eligible for reimbursement shall include the successor agency administrative allowance ("Successor Agency Administration Allowance") and be in addition to any direct program or project management expenses ("Project Expenses") incurred and noted on the Enforceable Obligations Payment Schedule ("EOPS") and in each Recognized Obligation Payment Schedule ("ROPS").
3. **Cost of Successor Agency Administrative Allowance ("Administrative Expenses")**. The Successor Agency will submit the administrative allowance budget to the Oversight Board as part of each Recognized Obligation Payment Schedule (ROPS) that is approved, amended and/or restated.

 - 3.1 The administrative allowance budget will be prepared each fiscal year pursuant to H&SC Section 34171 as follows:

- 3.1.1 February 1, 2012, through June 30, 2012: Up to 5% of the property tax allocated to the City Successor Agency, but shall not be less than two hundred fifty thousand dollars (\$250,000).
 - 3.1.2 Fiscal Year 2012-13 and beyond: Up to 3% of the property tax allocated to the City Successor Agency's Redevelopment Obligation Retirement Fund ("RORF"), but shall not be less than two hundred fifty thousand dollars for any fiscal year. However, the allowance amount shall exclude any administrative costs that can be paid from bond proceeds or from sources other than property tax.
- 3.2 The cost of administrative services performed by City employees shall be calculated utilizing the number of hours spent by each employee as documented on the employee's timesheet multiplied by the City's fully burdened hourly rate for the employee's classification. The fully burdened hourly rate includes wage, benefit, and indirect overhead costs.
- 3.3 The cost of administrative services performed by vendors/contractors, not related to a specific project, will be charged to the administrative allowance as invoiced.
- 4. **Cost of Direct Project Management Expenses ("Project Expenses")**. The City Successor Agency will submit the direct project management expenses budget to the Oversight Board as part of each Recognized Obligation Payment Schedule (ROPS) that is approved, amended and/or restated.
 - 4.1 The cost of direct project management services performed by City employees shall be calculated utilizing the number of hours spent by each employee as documented on the employee's timesheet multiplied by that employee's benefitted hourly rate. The benefitted hourly rate includes wage and benefit costs.
 - 4.2 The cost of direct project management services performed by vendors/contractors will be charged to the project as invoiced.
- 5. **Meeting Facilities**. City agrees to make available to City Successor Agency such office space and meeting space as is necessary for conducting meetings and the business of such agency, including use of the City Council Chambers and appropriate conference room(s) for open public meetings, closed session meetings, and study session meetings of the City Successor Agency and Oversight Board, and meetings of City Successor Agency staff, counsel, consultants, and other representatives. Each agency shall use such space in accordance with the rules and regulations of the City as applicable to other buildings and offices of the City.
- 6. **Annual Expenses Deemed City Advance**. For each year in which City Successor Agency has not received an allocation of property tax from the Redevelopment Property Tax Trust Fund ("RPTTF"), or does not have adequate funds in any fund balance reserve, including the Redevelopment Obligation Retirement Fund ("RORF") to pay and

reimburse for Administrative Expenses as shown in the adopted Administrative Budget, or for Direct Project Management Costs approved in any ROPS, each such amount shall be deemed an advance by City to City Successor Agency and such amount shall be deemed to have been loaned by City to City Successor Agency ("City/City Successor Agency Operations Loan").

7. **Repayment of Operations Loan.** City Successor Agency agrees to repay the City/City Successor Agency Operations Loan (and all future advances thereto) from funds allocated to City Successor Agency that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund ("RPTTF") pursuant to California Health and Safety Code Section 34177 (k). City Successor Agency shall repay to City the principal amount of the City/City Successor Agency Operations Loan on or before the last date that City Successor Agency may receive RPTTF pursuant to the time and financial limitations required to meet all enforceable obligations of the City Successor Agency.
8. **Provisions Severable.** If any provision of this Cooperation Agreement or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Cooperation Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Cooperation Agreement are severable. The City Council and City Successor Agency Board each hereby declares that it would have approved this Agreement irrespective of the invalidity of any particular portion hereof.
9. **Effective Date of Agreement.** This Cooperation Agreement shall become effective as of the first day noted above and shall continue thereafter until modified or terminated by the parties hereto.
10. **Subordination Indebtedness.** The indebtedness of the City/City Successor Agency Operations Loan under this Cooperation Agreement shall be junior and subordinate to other allocated moneys made from the Redevelopment Property Tax Trust Fund including those pursuant to California Health and Safety Code Section 34183 (a) (1) through (2).

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their officers thereunto duly authorized on the date first above written.

CITY OF EL CAJON, a California municipal corporation

By: _____
Douglas Williford, City Manager

ATTEST:

Kathie Rutledge, City Clerk

APPROVED AS TO FORM:

Morgan Foley, City Attorney

**SUCCESSOR AGENCY TO THE EL CAJON
REDEVELOPMENT AGENCY**

By: _____
Douglas Williford
Successor Agency Executive Director

ATTEST:

Kathie Rutledge, City Clerk
on behalf of the Successor Agency

APPROVED AS TO FORM:

Morgan Foley, Legal Counsel

AGENDA REPORT
CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD
April 26, 2012, Meeting

SUBJECT: AUTHORIZATION TO TRANSFER HOUSING ENFORCEABLE OBLIGATIONS AND HOUSING FUNDS ENCUMBERED BY HOUSING ENFORCEABLE OBLIGATIONS TO THE HOUSING AUTHORITY

RECOMMENDED ACTION: That the Oversight Board:

1. Authorize the transfer of Low and Moderate Income Housing Fund Enforceable Obligations and housing funds encumbered by those Enforceable Obligations totaling \$6,763,081.69 to the El Cajon Housing Authority.

BACKGROUND:

On January 24, 2012, the City of El Cajon designated the El Cajon Housing Authority ("ECHA") under Resolution No. 8-12 to receive the housing assets and functions of the former El Cajon Redevelopment Agency ("Agency"). Housing assets of the former Agency were transferred by operation of law pursuant to California Health and Safety Code Section 34176(c) with the dissolution of the Agency on February 1, 2012. However, the transfer of assets excluded amounts in the Low and Moderate Income Housing Fund ("LMIHF") necessary to pay Enforceable Obligations.

At the April 11, 2012, Oversight Board meeting, staff reported outstanding housing Enforceable Obligations on the Recognized Obligation Payment Schedule encumbered by the LMIHF at \$7,255,936.64. The amounts of these obligations were effective as of July 1, 2011.

As of January 31, 2012, the outstanding Enforceable Obligations encumbered by the LMIHF total \$6,804,268.33. Pursuant to California Health and Safety Code Section 34181(c), staff is requesting authorization from the Oversight Board to transfer \$6,804,268.33 less \$41,186.64 for Community HousingWorks, for a total transfer of \$6,763,081.68 of Low and Moderate Income Housing Funds. These funds are encumbered by their outstanding LMIHF Enforceable Obligations and will be transferred to the Housing Authority effective February 1, 2012.

FISCAL IMPACT:

The requested action will authorize the transfer of Low and Moderate Income Housing Fund Enforceable Obligations and funds encumbered by those Enforceable Obligations totaling \$6,763,081.69 to the El Cajon Housing Authority effective February 1, 2012. The Oversight Board's actions will be reflected in the meeting minutes.

ATTACHMENTS:

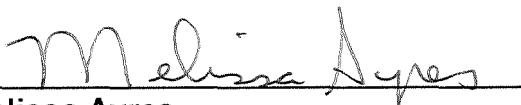
1. City of El Cajon Successor Agency – Low and Moderate Income Housing Enforceable Obligations through January 31, 2012.
2. Interoffice Memorandum dated January 31, 2012 – Transfers of El Cajon Redevelopment Agency housing assets to the El Cajon Housing Authority as successor in interest.

Prepared by:



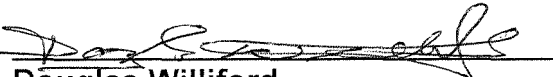
**Jenny Ficacci,
Redevelopment and Housing Manager**

Reviewed by:



**Melissa Ayres,
Community Development Director**

Approved by:



**Douglas Williford
Executive Director/City Manager**

City of El Cajon Successor Agency
Low and Moderate Income Housing Enforceable Obligations
through January 31, 2012

ROP Item No.	Project Number	Project Name / Obligation	Payee (s)	Total Outstanding Obligations July 1, 2011	Total Payments Jul-Dec 2011	Total Payments January, 2012	Total Outstanding Obligations January 31, 2012
17	LM0704H	Disposition & Development Agreement - Linda Way affordable housing senior project	Chambers Senior Residences, L.P.	\$ 4,400,000.00	\$ -	\$ -	\$ 4,400,000.00
26	LM0702H	Affordable Housing Agreement - First time homebuyer funding for 26 inclusionary housing units	Weiland Development Company homebuyers	2,169,750.00	(446,050.00)	-	1,723,700.00
27	LM0707H	Affordable Housing Agreement - Greenovation funding for acquisition and rehabilitation	Bay Kitchen and Bath Remodelers	550,000.00	-	-	550,000.00
31	298110	Community HousingWorks	Consulting services for housing loss mitigation	41,186.64	-	-	41,186.64
Item was removed from the Recognized Obligation Payment Schedule at the April 12, 2012 Oversight Board meeting.							
45	LM0702H	First Time Homebuyer project management and monitoring	El Cajon Housing Authority/ Vendors	10,000.00	(915.00)	(1,085.00)	8,000.00
46	LM0704H	Linda Way project management and monitoring	El Cajon Housing Authority/ Vendors	75,000.00	(2,296.45)	(1,147.00)	71,556.55
47	LM0707H	LM0707H - Greenovation project management and monitoring	El Cajon Housing Authority/ Vendors	10,000.00	(174.86)	-	9,825.14
Totals				\$ 7,255,936.64	\$ (449,436.31)	\$ (2,232.00)	\$ 6,804,268.33



CITY OF EL CAJON



INTEROFFICE MEMORANDUM

DATE: January 31, 2012

TO: Rob Turner, Acting City Manager/Executive Director

FROM: Jenny Ficacci, Redevelopment & Housing Manager 
Victoria Danganan, Sr. Accountant 

VIA: Melissa Ayres, Director of Community Development

CC: Nancy Palm, Deputy City Manager/Director of Finance
Holly Reed-Falk, Financial Operations Manager

SUBJECT: Transfer of El Cajon Redevelopment Agency housing assets to the El Cajon Housing Authority as successor in interest.

California Health and Safety Code §34176 (added by ABx1 26) provides, among other things, that all housing assets and functions of a former redevelopment agency shall be transferred to the control of the entity selected for administration pursuant to the provisions of the law. The assets shown on the attached schedules are an inventory of known housing related real property and loans/accounts receivables to be transferred from the El Cajon Redevelopment Agency to the El Cajon Housing Authority as the successor in interest effective February 1, 2012, as provided in §34176. These transfers are made pursuant to action taken at the joint meeting of the City, Agency and Housing Authority held on January 24, 2012, under Resolution No's: 8-12, ECRA-427, and ECHA-1.

Attachments:

1. Attachment 1 – Housing Real Property Assets, effective 1/31/2012
2. Attachment 2 – Housing Loans/Receivables, effective 1/31/2012

El Cajon Redevelopment Agency
Housing Real Property Assets
Effective 1/31/2012

Parcel #	Site Address Description	Date Acquired	Purchase Price	Current Use
487-180-09-00	151-155 Chambers Street, El Cajon, CA 92020	07/26/07	\$ 687,175.00	Vacant land; under DDA with Chambers Sr. Residences, L.P.
487-180-10-00	382-386 Linda Way, El Cajon, CA 92020	03/15/06	\$ 633,440.00	Vacant land; under DDA with Chambers Sr. Residences, L.P.
487-180-11-00	376-380 Linda Way, El Cajon, CA 92020	04/06/06	\$ 633,448.04	Vacant land; under DDA with Chambers Sr. Residences, L.P.
487-180-12, 13	360-364 & 366-370 Linda Way, El Cajon, CA 92020	06/07/07	\$ 1,455,703.13	Vacant land; under DDA with Chambers Sr. Residences, L.P.
487-191-14, 15	131 Chambers & adjacent pkg lot, El Cajon, CA	07/25/08	\$ 751,465.58	Vacant land; under DDA with Chambers Sr. Residences, L.P.
488-111-14-00	146 Ballantyne Street, El Cajon, CA 92020	03/03/82	\$ 815,018.20	Leased to El Cajon Senior Tower Apartments
488-111-33-00	Vacant lot adjacent to 146 Ballantyne Street	08/24/73	\$ 119,406.67	Leased to El Cajon Senior Tower Apartments
488-212-21-00	250 E. Lexington Avenue, El Cajon, CA 92020	07/01/94	\$ 416,484.76	Under DDA and Ground Lease with Lexington Avenue Senior Apartments
	TOTAL		\$ 5,512,141.38	

El Cajon Redevelopment Agency
Housing Loans/Receivables
Effective 1/31/2012

Loan #	Property Address	Parcel #	Date	Current Balance	Accrued Interest	Total Due
PE95GOVE	1578 Nicholas Place	511-290-69-00	February 23, 1995	\$ 43,995.23	\$ -	\$ 43,995.23
PE95HEINZ	776 Nicholas Place	511-290-59-00	February 23, 1995	\$ 67,235.00	\$ -	\$ 67,235.00
PE95LUNA	745 Nicholas Street	511-290-71-00	February 23, 1995	\$ 39,935.00	\$ -	\$ 39,935.00
PE95MACDON	1587 Nicholas Way	511-290-76-00	February 24, 1995	\$ 58,655.00	\$ -	\$ 58,655.00
PE95MCFARL	1580 Nicholas Way	511-290-74-00	February 24, 1995	\$ 67,235.00	\$ -	\$ 67,235.00
PE95MELTON	1554 Nicholas Place	511-290-66-00	April 28, 1995	\$ 66,005.00	\$ -	\$ 66,005.00
PE95SCOTT	1555 Nicholas Place	511-290-65-00	February 23, 1995	\$ 59,555.00	\$ -	\$ 59,555.00
PE95TURNER	790 Nicholas Street	511-290-57-00	February 23, 1995	\$ 41,700.00	\$ -	\$ 41,700.00
LAURELVLGR		492-342-28 to 29,30,31,32,33	July 2, 1997	\$ 690,000.00	\$ 563,607.13	\$ 1,253,607.13
FTHB0129R	451 Raymond Street	493-430-12-00	August 1, 2001	\$ 23,500.00	\$ -	\$ 23,500.00
FTHB0130R	1405 Marline Avenue	507-283-02-00	August 22, 2001	\$ 25,000.00	\$ -	\$ 25,000.00
FTHB0133R	525 El Monte Road	487-031-04-00	August 27, 2001	\$ 25,000.00	\$ -	\$ 25,000.00
FTHB0134R	533 N. Mollison Avenue	488-062-22-09	September 1, 2001	\$ 25,000.00	\$ -	\$ 25,000.00
FTHB0204R	374 Minnesota Avenue	493-031-15-00	February 26, 2002	\$ 25,000.00	\$ -	\$ 25,000.00
FTHB0206R	1465 E. Lexington Avenue #21B	511-280-83-58	May 8, 2002	\$ 25,000.00	\$ -	\$ 25,000.00
FTHB0211R	389 Hosmer Street	481-382-08-00	May 28, 2002	\$ 21,430.00	\$ -	\$ 21,430.00
FTHB0213R	1120 Evilo Street	489-061-05-00	June 17, 2002	\$ 22,171.00	\$ -	\$ 22,171.00
FTHB0217R	1380 E. Washington Avenue #21	511-260-82-02	September 4, 2002	\$ 24,268.27	\$ -	\$ 24,268.27
FTHB0308R	1143 Evilo Street	489-062-08-00	June 6, 2003	\$ 58,800.00	\$ -	\$ 58,800.00
FTHB0313R	523 Robert Avenue	489-102-06-00	September 29, 2003	\$ 60,000.00	\$ -	\$ 60,000.00
FTHB0315R	732 E. Lexington Avenue #3	488-261-02-03	November 4, 2003	\$ 42,180.00	\$ -	\$ 42,180.00
FTHB0321R	738 E. Anza Street #B	493-103-62-08	November 10, 2003	\$ 53,380.00	\$ -	\$ 53,380.00
FTHB0322R	978 E. Main Street #A	489-130-52-06	October 21, 2003	\$ 60,800.00	\$ -	\$ 60,800.00
FTHB0328R	580 Wayne Avenue	489-090-01-00	November 14, 2003	\$ 60,000.00	\$ -	\$ 60,000.00
FTHB0329R	648 Joey Avenue	483-361-22-00	November 6, 2003	\$ 65,000.00	\$ -	\$ 65,000.00
FTHB0337R	716 N. Mollison Avenue #C	484-321-17-36	January 2, 2004	\$ 22,100.00	\$ -	\$ 22,100.00
FTHB0338R	986 N. Mollison Avenue	484-281-63-15	January 2, 2004	\$ 52,469.00	\$ -	\$ 52,469.00
FTHB0408R	487 S. Lincoln Avenue	488-261-81-24	April 16, 2004	\$ 30,000.00	\$ -	\$ 30,000.00
FTHB0412R	455 Ballantyne Street #6	483-310-17-06	December 6, 2004	\$ 42,866.25	\$ -	\$ 42,866.25
FTHB0413R	434 Richfield Avenue #2	487-500-04-02	August 25, 2004	\$ 60,446.40	\$ -	\$ 60,446.40
FTHB0418R	589 N. Johnson Avenue #123	482-260-19-34	November 12, 2004	\$ 58,880.00	\$ -	\$ 58,880.00
FTHB0502R	1122 Tulsa Street	489-232-29-00	March 1, 2005	\$ 65,000.00	\$ -	\$ 65,000.00
FTHB0504R	807 S. Mollison Avenue #27	493-103-55-27	March 25, 2005	\$ 56,635.30	\$ -	\$ 56,635.30
FTHB0507R	589 N. Johnson Avenue #124	482-260-19-35	May 23, 2005	\$ 62,980.00	\$ -	\$ 62,980.00
FTHB0509R	978 E. Main Street #F	489-130-52-01	October 21, 2005	\$ 100,476.40	\$ -	\$ 100,476.40
FTHB0602R	284 S. Pierce Street	487-250-57-14	March 10, 2006	\$ 84,928.64	\$ -	\$ 84,928.64
FTHB0603R	1016 Cajon Greens Drive	484-340-14-00	April 4, 2006	\$ 141,500.00	\$ -	\$ 141,500.00
FTHB0604R	1398 North Cuyamaca Street #3	482-032-14-03	May 10, 2006	\$ 80,450.00	\$ -	\$ 80,450.00
FTHB0605R	779 N. Mollison Avenue #G	484-322-47-01	June 6, 2006	\$ 91,100.00	\$ -	\$ 91,100.00
FTHB0606R	550 Graves Avenue #24	483-330-45-24	July 12, 2006	\$ 81,470.00	\$ -	\$ 81,470.00
FTHB0609R	1045 Peach Avenue #65	484-300-64-65	August 4, 2006	\$ 61,770.00	\$ -	\$ 61,770.00
FTHB0612R	1045 Peach Avenue #5	484-300-64-05	July 24, 2006	\$ 69,770.00	\$ -	\$ 69,770.00
FTHB0621R	1280 W. Main Street #19	487-110-20-19	December 22, 2006	\$ 85,700.00	\$ -	\$ 85,700.00
FTHB0623R	160 Chambers Street #160	487-160-18-37	February 1, 2007	\$ 67,970.00	\$ -	\$ 67,970.00
FTHB0624R	1270 E. Madison Avenue #B	489-310-11-15	April 23, 2007	\$ 76,970.00	\$ -	\$ 76,970.00
FTHB0625R	1045 Peach Avenue #55	484-300-64-55	March 8, 2007	\$ 80,000.00	\$ -	\$ 80,000.00
FTHB0701R	1197 N. Mollison Avenue #B	483-395-05-00	August 23, 2007	\$ 86,300.00	\$ -	\$ 86,300.00
FTHB0704R	929 Jamacha Road	514-370-08-06	December 11, 2007	\$ 74,000.00	\$ -	\$ 74,000.00
FTHB0707R	1595 Gustavo Street	514-090-75-00	January 4, 2008	\$ 124,100.00	\$ -	\$ 124,100.00
FTHB0711R	650 Palomar Avenue	492-472-14-00	March 20, 2008	\$ 88,250.00	\$ -	\$ 88,250.00
FTHB0712R	1838 Granite Hills Drive #F	511-290-53-25	April 15, 2008	\$ 77,000.00	\$ -	\$ 77,000.00

El Cajon Redevelopment Agency
Housing Loans/Receivables
Effective 1/31/2012

Loan #	Property Address	Parcel #	Date	Current Balance	Accrued Interest	Total Due
FTHB0713R	155 Minnesota Avenue	492-210-01-00	May 8, 2008	\$ 83,000.00	\$ -	\$ 83,000.00
FTHB0714R	1238 E. Washington Avenue	489-322-16-00	June 2, 2008	\$ 77,000.00	\$ -	\$ 77,000.00
FTHB0715R	1401 Finch Street	482-430-05-38	June 5, 2008	\$ 115,000.00	\$ -	\$ 115,000.00
FTHB0716R	1014 W. Chase Avenue	492-225-10-00	June 12, 2008	\$ 96,000.00	\$ -	\$ 96,000.00
FTHB0718R	431 Wisconsin Lane	487-174-07-00	June 24, 2008	\$ 25,000.00	\$ -	\$ 25,000.00
FTHB0719R	407 Wisconsin Lane	487-174-01-00	June 25, 2008	\$ 114,000.00	\$ -	\$ 114,000.00
FTHB0720R	419 Wisconsin Lane	487-174-04-00	June 25, 2008	\$ 94,721.29	\$ -	\$ 94,721.29
FTHB0721R	423 Wisconsin Lane	487-174-05-00	June 24, 2008	\$ 50,000.00	\$ -	\$ 50,000.00
FTHB0724R	411 Wisconsin Lane	487-174-02-00	June 24, 2008	\$ 25,000.00	\$ -	\$ 25,000.00
FTHB0801R	427 Wisconsin Lane	487-174-06-00	July 14, 2008	\$ 140,800.00	\$ -	\$ 140,800.00
FTHB0803R	415 Wisconsin Avenue	487-174-03-00	December 19, 2008	\$ 93,500.00	\$ -	\$ 93,500.00
FTHB0901R	483 Foundation Lane	493-040-26-00	December 23, 2009	\$ 68,210.74	\$ -	\$ 68,210.74
FTHB0902R	481 Foundation Lane	493-040-25-00	December 23, 2009	\$ 68,190.49	\$ -	\$ 68,190.49
FTHB0905R	2025 Flying Hills Court	386-450-22-00	December 7, 2009	\$ 155,000.00	\$ -	\$ 155,000.00
FTHB0911R	487 Foundation Lane	493-040-18-00	February 23, 2010	\$ 58,679.09	\$ -	\$ 58,679.09
FTHB0914R	561 Grape Street	511-015-24-00	April 15, 2010	\$ 56,900.00	\$ -	\$ 56,900.00
FTHB0915R	485 Foundation Lane	493-040-27-00	June 14, 2010	\$ 49,302.25	\$ -	\$ 49,302.25
FTHB0918R	1186 Lostinda Street	514-432-14-00	May 19, 2010	\$ 139,400.00	\$ -	\$ 139,400.00
FTHB1102R	423 Birchwood Lane	483-241-29-00	March 2, 2011	\$ 174,100.00	\$ -	\$ 174,100.00
FTHB1103R	408 Birchwood Lane	483-241-06-00	March 2, 2011	\$ 131,700.00	\$ -	\$ 131,700.00
FTHB1104R	435 Birchwood Lane	483-241-28-00	March 16, 2011	\$ 104,950.00	\$ -	\$ 104,950.00
FTHB1105R	434 Birchwood Lane	483-241-08-00	March 15, 2011	\$ 191,500.00	\$ -	\$ 191,500.00
FTHB1106R	412 Birchwood Lane	483-241-07-00	March 28, 2011	\$ 177,700.00	\$ -	\$ 177,700.00
FTHB1107R	403 Birchwood Lane	483-241-31-00	July 5, 2011	\$ 25,600.00	\$ -	\$ 25,600.00
FTHB1108R	448 Birchwood Lane	483-241-09-00	July 20, 2011	\$ 25,750.00	\$ -	\$ 25,750.00
FTHB1109R	462 Birchwood Lane	483-241-10-00	July 8, 2011	\$ 98,100.00	\$ -	\$ 98,100.00
FTHB1110R	459 Birchwood Lane	483-241-26-00	August 8, 2011	\$ 25,600.00	\$ -	\$ 25,600.00
FTHB1111R	411 Birchwood Lane	483-241-30-00	September 13, 2011	\$ 25,600.00	\$ -	\$ 25,600.00
FTHB1112R	447 Birchwood Lane	483-241-27-00	September 19, 2011	\$ 164,600.00	\$ -	\$ 164,600.00
FTHB1113R	467 Birchwood Lane	483-241-25-00	December 19, 2011	\$ 30,000.00	\$ -	\$ 30,000.00
FTHB1114R	485 Birchwood Lane	483-241-23-00	December 19, 2011	\$ 25,400.00	\$ -	\$ 25,400.00
FTHB1115R	486 Birchwood Lane	483-241-12-00	December 19, 2011	\$ 25,400.00	\$ -	\$ 25,400.00
FTHB218R	785 Ballantyne Street	483-271-01-00	April 20, 2001	\$ 24,354.72	\$ -	\$ 24,354.72
SF-97-05	812 Pearl Place	492-111-02-00	May 18, 1998	\$ 25,462.00	\$ -	\$ 25,462.00
SF-97-06	2125 Dryden Road	486-103-08-00	January 13, 1999	\$ 19,559.00	\$ -	\$ 19,559.00
SF-97-07	1745 Chatsbury Street	400-432-11-00	June 17, 1998	\$ 31,791.00	\$ -	\$ 31,791.00
SF-98-06	1256 E. Lexington Avenue	489-251-01-00	January 8, 1999	\$ 44,343.00	\$ -	\$ 44,343.00
Weiland	Birchwood Lane - 26 units	483-241-06 to 33	March 11, 2009	\$ 1,352,032.39	\$ 3,370.82	\$ 1,355,403.21
Lex Sr Apts	250 E Lexington Avenue	488-212-21-00	November 30, 1993	\$ 316,250.00	\$ -	\$ 316,250.00
Chambers	Linda Way & Chambers St	Multi	March 23, 2010	\$ 100,000.00	\$ -	\$ 100,000.00
	TOTAL			\$ 8,323,472.46	\$ 566,977.95	\$ 8,890,450.41

AGENDA REPORT
CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD
April 26, 2012, Meeting

SUBJECT: APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS”) FOR THE PERIOD JULY 1, 2012, TO DECEMBER 31, 2012

RECOMMENDED ACTION: That the Oversight Board:

1. Adopt the ROPS for the period July 1, 2012, to December 31, 2012;
2. Authorize the Chair to execute the approved ROPS for submission to the County Auditor Controller (“CAC”), the State Department of Finance (DOF), the County Controller’s Office, and to post on the Successor Agency website not later than May 11, 2012; and
3. Authorize the Successor Agency staff to carry out activities necessary to meet approved obligations outlined in the ROPS, including re-entering into third party service agreements for continuation of projects pursuant to City of El Cajon adopted policies, procedures and practices, in place.

BACKGROUND:

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; and
6. Other revenue sources, including rents, concessions, asset sale proceeds, interest earnings, and any other revenues derived from the former redevelopment agency.

The ROPS for the period July 2012 through December 2012 was prepared in conjunction with the City budget process that is currently underway. The ROPS consists of project/program costs that are included in the proposed City budget for FY 2012-13.

Project costs for the Civic Center Revitalization Project (Line 43-RDR0703S) and the Former Police Station (Line39-RD0801S) include estimated amounts programmed for needed hazardous materials abatement and planned demolition. Although an asset management plan has not yet been adopted by the Oversight Board, including these anticipated costs in the ROPS and appropriating the necessary funds in the City budget

provides for continuity and the ability to move forward with approved activities, upon approval by the Oversight Board of individual asset management plans without additional delays.

Changes on the ROPS from the prior period (January 2012 through June 2012) includes a reduction in obligations for agreements that are not likely to be renewed, cancelled, and for completed projects that are anticipated to be fully expended by June 30, 2012. These obligations are line No's: 7-8, 10-11, 13, 15-16, 18-19, 24, 29, 31-33, 38, 44, 49, and 50-53.

The ROPS for the period of July 1, 2012 through December 31, 2012, is attached and must be approved by the Oversight Board and submitted to the CAC, Controller's Office, DOF, and posted on the Successor Agency's website not later than May 11, 2012.

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.

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.

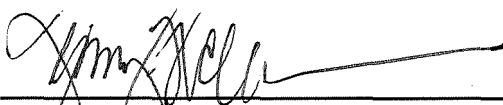
FISCAL IMPACT:

This action will approve the Recognized Obligation Payment Schedule for the period of July 1, 2012, through December 31, 2012, with estimated funding at \$7,832,375. The ROPS identifies the funding sources for each obligation.

ATTACHMENTS:

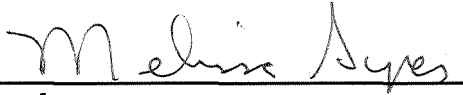
1. Recognized Obligation Payment Schedule for the period July 1, 2012, to December 31, 2012
2. Successor Agency Administration – Project/Program budget sheets

Prepared by:



Jenny Ficacci,
Redevelopment and Housing Manager

Reviewed by:



**Melissa Ayres,
Community Development Director**

Approved by:



**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 : July 1, 2012 to December 31, 2012

No	Status	Project No.	Project Name / Obligation / Description	Payee (s)	A	B - Payments by month						C - Source of Payment					
					Total Outstanding Obligation (Unreconciled)	July	August	September	October	November	December	Total Due Jul-Dec 2012	RPTTF	LMIH Fund	Bond Proceeds	Administrative Allowance	Other Revenue Sources
1	A	0490000	2000 Taxable Tax Allocation Bonds - Housing and non-housing projects	Bank of New York	\$ 50,293,322				\$ 642,508			\$ 642,508	\$ 642,508				\$ 642,508
2	A	0490000	2005 Tax Allocation Refunding Bonds - Refund 1997 bonds and housing and non-housing projects	Bank of New York	94,477,551				1,773,053			1,773,053	1,773,053				1,773,053
3	A	0490000	2007 Tax Allocation Bonds - Non-housing projects	Bank of New York	24,283,604				621,660			621,660	621,660				621,660
4	A	0490000	Bond administration - Fiscal agent, arbitrage, and bond counsel fees	Bank of New York/Bondlogistix/Bond counsels	338,983		4,667	2,000	2,000	3,000	4,000	15,667	15,667				15,667
5	A	0490000	Tax increment administration and collection fees	County of San Diego	6,930,463					193,563		193,563	193,563				193,563
6	A	RD0801S	Former Police Station - Promissory note on purchase and sale agreement of 100 Fletcher Parkway	City of El Cajon	3,292,773						840,666	840,666	840,666				840,666
7	C	RDR0708S	Civic Center Plaza Improvements-Construction contract	Ledcor Construction	-							-					-
8	C	RDR0708S	Civic Center Plaza Improvements-Professional services agreement for landscape design services	Wimmer Yamada and Caughey	-							-					-
9	A	RD0704S	HazMat Test Park/Ballantyne - Professional services for ongoing hazardous material testing required by the County Department Environmental Health (DEH) and Region 9 Water Quality Control Board	SCS Engineers	6,677	2,000	5,000	13,260	5,000	9,363	5,000	39,623	39,623				39,623
10	C	RD1017S	Johnson Ave Corridor - Professional services agreement for environmental testing	H.M. Pitt Labs, Inc.	-							-					-
11	C		Professional services agreement for relocation services of Agency owned properties	Overland Pacific Cutler, Inc.	-							-					-
12	A	RD0706S	Southwest Corner - Professional services agreement for ongoing testing required by the County DEH and Region 9 Water Quality Control Board	Hargrave Environmental Consulting, Inc.	298			6,000			6,000	12,000	12,000				12,000
13	C		Amendment of redevelopment plan Professional services agreement for consulting services	Rosenow Spevacek	-							-					-
14	A	RDR0703S	Civic Center Complex Revitalization - Professional services agreement for consulting and valuation services	HVS Consulting & Valuation	3,500							-					-
15	C	RD0707S	Graffiti Abatement - Professional services agreement services	AES Property Services	-							-					-
16	C	RD0701S	Business Retention & Recruitment - Participation agreement and promissory note for major tenant improvements	Downtown El Cajon Brewing Company	-							-					-

No	Status	Project No.	Project Name / Obligation / Description	Payee (s)	A	B - Payments by month						C - Source of Payment						
					Total Outstanding Obligation (Unreconciled)	July	August	September	October	November	December	Total Due Jul-Dec 2012	RPTTF	LMIH Fund	Bond Proceeds	Administrative Allowance	Other Revenue Sources	Total
17	H	LM0704H	Linda Way - Disposition & development agreement for construction of affordable senior housing project	Chambers Senior Residences, L.P.	2,139,297	405,899	792,061	317,338				1,515,298		1,515,298				1,515,298
18	C		Property Based Improvement District - Special assessments on properties in the PBID area	Greater Downtown El Cajon PBID	-							-						-
19	C	MF0011S	Specific Plan 182 - Professional services agreement for environmental services	Recon Environmental Consultants	-							-						-
20	A	RD1015S	Median Improvements - Professional services agreement for architectural services	Schmidt Design Group	19,473							-						-
21	A	RDR0703S	Civic Center Complex Revitalization - Professional services agreement for relocation services for 120 Rea Ave tenants	Overland Pacific Cutler, Inc.	3,745							-						-
22	A	0590110	General redevelopment/project consulting - Professional services agreement	Rosenow Spevacek	192,211							-						-
23	A	RD0801S RD1017S RDR0703S	Ongoing environmental testing as required by the County Department of Environmental Health - Professional services agreement	Ninyo & Moore	404,781	1,000	1,000	22,000	22,000	11,000		57,000	57,000					57,000
24	C		Appraisal of Agency owned properties - Professional services agreement	Anderson Valuation, Inc.	-							-						-
25	A		Appraisal of Agency owned properties - Professional services agreement	Andrew A. Smith Company	29,275							-						-
26	H	LM0702H	First Time Homebuyer - Affordable Housing Agreement for funding of 26 inclusionary housing units	Weiland Development Company homebuyers	940,497	100,000	100,000					200,000		200,000				200,000
27	H	LM0707H	Greenovation - Affordable Housing Agreement for acquisition and substantial rehabilitation housing projects	Bay Kitchen and Bath Remodelers	292,000				258,000	2,947	2,947	263,894		263,894				263,894
28	A	RD0702S	Facade Improvements - Owner Participation Agreement for facade and major tenant improvements	JKC Palm Springs Automotive, Inc.	-	325,000						325,000			325,000			325,000
29	A	RD0702S	Facade Improvements - Owner Participation Agreement for facade and major tenant improvements	Parkway Plaza GP, LLC	-							-						-
30	A	0490000	Financial audit and tax audits - Professional services agreement	Rogers, Anderson, Malody & Scott/ Muniservices LLC	138,030						5,000	5,000	5,000					5,000
30	A	0590110	Financial audit and tax audits - Professional services agreement	Rogers, Anderson, Malody & Scott/ Muniservices LLC	138,030						5,000	5,000			5,000			5,000
31	C		Consulting for housing loss mitigation - Professional services agreement	Community Housingworks	-							-						-
32	C	MF0011S	Specific Plan 182 - Project management and monitoring	City of El Cajon/Vendors	-							-						-
33	C	RD0701S	Business Retention/Recruit - Project monitoring of Downtown El Cajon Brewery	City of El Cajon/Vendors	-							-						-
34	A	RD0702S	Facade Improvement - Project management and monitoring	City of El Cajon/Vendors	62,624	8,200	7,000	2,531				17,731			17,731			17,731

No	Status	Project No.	Project Name / Obligation / Description	Payee (s)	A	B - Payments by month						C - Source of Payment						
					Total Outstanding Obligation (Unreconciled)	July	August	September	October	November	December	Total Due Jul-Dec 2012	RPTTF	LMIH Fund	Bond Proceeds	Administrative Allowance	Other Revenue Sources	Total
35	A	RD0704S	Hazmat Test Park/ Ballantyne - Environment project management and monitoring Park Magnolia Villas	City of El Cajon/Vendors	TBD pursuant to DDA & DEH	28,200	2,000	5,200	2,000	3,200		40,600	40,600					40,600
36	A	RD0705S	Hazmat Test Prescott Promenade - Environmental project management and monitoring Prescott Promenade	City of El Cajon/Vendors	TBD Settlement Agreement							-						-
37	A	RD0706S	SW Corner Environmental Testing - Environmental project management and monitoring - Priest Development Corp DDA	City of El Cajon/Vendors	TBD pursuant to DDA & DEH	1,839	639	639	1,839	639	639	6,234	6,234					6,234
38	C	RD0707S	Graffiti Removal - Project management and monitoring graffiti abatement	City of El Cajon/Vendors	-							-						-
39	A	RD0801S	Former Police Station - GP and zoning amendments, project management and monitoring, property management and disposition	City of El Cajon/Vendors	261,278	10,455	14,955	21,455	204,755	182,375	6,955	440,950	440,950					440,950
40	A	RD1017S	Johnson Ave Corridor - Property and project management, environmental coordination, and disposition	City of El Cajon/Vendors	151,305	13,636	8,226	3,036	7,626	3,236	2,626	38,386	38,386					38,386
41	A	RD1201S	DDAs Project Monitoring - SW Corner (Promenade Square LLC), NW Corner (Priest Development Corp), Smith's DDA, St Madelines Sophies Center	City of El Cajon/Vendors	65,600	2,815	2,815	3,815	2,815	2,815	3,815	18,890	18,890					18,890
42	A	RD1202S	Real Property Asset Management - Property management and disposition of agency properties	City of El Cajon/Vendors	265,840	14,241	14,241	14,241	18,241	19,441	24,897	105,302	105,302					105,302
43	A	RDR0703S	Civic Center Revitalization - Project and property management, disposition, Rea/Magnolia Hotel ENA	City of El Cajon/Vendors	213,588	14,360	12,360	12,360	94,360	163,760	139,624	436,824	436,824					436,824
44	C	RDR0708S	Civic Center Plaza Improvements - Property and project management	City of El Cajon/Vendors	-							-						-
45	H	LM0702H	First Time Homebuyer - Project management and monitoring	El Cajon Housing Authority/Vendors	(880)	892	992	1,062	5,832	832	2,532	12,142		12,142				12,142
46	H	LM0704H	Linda Way - Project management and monitoring	El Cajon Housing Authority/Vendors	49,752	1,850	600	600	1,850	600	600	6,100		6,100				6,100
47	H	LM0707H	Greenovation - Project management and monitoring	El Cajon Housing Authority/Vendors	6,725	4,250	4,250	4,750	2,250	4,250	4,250	24,000		24,000				24,000
48	A	RDR0703S	Civic Center Plaza Revitalization - Relocation agreements/obligations associated with Civic Center Complex properties	Property owners/tenants	TBD pursuant to Relocation Law							-						-
49	C	RDR0708S	Civic Center Plaza Improvements - Professional services agreement for soil testing services	Geocon	-							-						-
50	C	RDR0708S	Civic Center Plaza Improvements - Professional services agreement for construction project management	GAFCON, Inc.	-							-						-
51	C	RDR0708S	Civic Center Plaza Improvements - Professional services agreement for construction inspection services	Kleinfelder West, Inc.	-							-						-
52	C	RD0801S	Former Police Station - Professional services agreement for air quality and greenhouse gas testing services	Helix Environment Planning Inc.	-							-						-

No	Status	Project No.	Project Name / Obligation / Description	Payee (s)	A	B - Payments by month						C - Source of Payment								
					Total Outstanding Obligation (Unreconciled)	July	August	September	October	November	December	Total Due Jul-Dec 2012	RPTTF	LMIH Fund	Bond Proceeds	Administrative Allowance	Other Revenue Sources	Total		
53	C	RD0801S	Former Police Station - Professional services agreement for traffic engineering services	Kimley-Horn	-															
54	A	0590110	Legal services - successor agency	McDougal Love Eckis Boehmer & Foley	63,155	1,924	1,916	1,916	1,916	1,916	1,916	11,504				11,504				11,504
55	A	0810000	Unfunded retirement and other long-term liabilities - Agency's share of unfunded retirement liabilities and compensated absences as of 01/31/2012	City of El Cajon	1,497,925															
56	A	0590110	Administration Allowance - staff, supplies and services	City of El Cajon - Successor Agency	6,250,000	27,300	27,296	27,296	27,296	27,296	27,296	163,780				163,780				163,780
TOTALS					\$ 192,811,419	\$ 963,861	\$ 1,000,018	\$ 459,499	\$ 3,695,001	\$ 630,233	\$ 1,083,763	\$ 7,832,375	\$ 5,287,926	\$ 2,021,434	\$ 342,731	\$ 180,284	\$ -			\$ 7,832,375

Status:

A Active projects and/or obligations for period July 1, 2012 - December 31, 2012.

C Completed projects and/or obligations as of July 1, 2012 assuming estimated payments in the January-June 2012 ROPS were made.

H Housing projects and/or enforceable obligations pending transfer to the El Cajon Housing Authority.

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED

Filed for Period : July 1, 2012 to December 31, 2012

Name of Successor Agency City of El Cajon

Balance Carried Forward From:	Current	
	Total Outstanding Debt or Obligation	Total Due for Six Month Period
Outstanding Debt or Obligation (From columns A & B, Totals)	\$ 192,811,419	\$ 7,832,375
	Total Due for Six Month Period	
Outstanding Debt or Obligation (From column B, Totals)	\$ 7,832,375	
Anticipated Funding from: (From column C)		
Redevelopment Property Tax Trust Fund (RPTTF)	\$ 5,287,926	
Low & Moderate Income Housing Fund (LMIH)	\$ 2,021,434	
Bond Proceeds	\$ 342,731	
Administrative Cost Allowance	\$ 180,284	
Other Revenue Sources	\$ -	
Administrative Allowance Greater of 3% of anticipated Funding from RPTTF or \$250,000. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure.	\$ 250,000	

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.

Debra Turner-Emerson, Chairperson
Name Title

Signature Date

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, auditing and legal requirements associated with those Enforceable Obligations. During FY2011-12 with the dissolution of the El Cajon Redevelopment Agency, debt-service fund assets were transferred to the Successor Agency Capital Fund (0590) to pay costs associated with Enforceable Obligations.

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 has the fiduciary responsibility to pay all Enforceable Obligations of the former El Cajon Redevelopment Agency, including the payment of bonds.

Scheduling:

Ongoing activity. Funds during FY2012-13 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, subject to Oversight Board approval.

	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
Accounting & Auditing (8310) (30)		10,000	5,000		5,000	15,000
Legal Services (8345) (4)			5,000	5,000	10,000	10,000
Bank Charges & Fees (8524) - BNY, Bondlogix (4)		3,000	10,667	2,333	13,000	16,000
Bank Charges & Fees (8524) - County of SD (5)		220,000	193,563		193,563	413,563
Principal (8810) - 2007 Bonds (3)		-	315,000		315,000	315,000
Principal (8810) - 2005 Bonds (2)		-	1,010,000		1,010,000	1,010,000
Principal (8810) - 2000 Bonds (1)		-	30,000		30,000	30,000
Interest (8820) - 2007 Bonds (3)		306,659	306,660	300,360	607,020	913,679
Interest (8820) - 2005 Bonds (2)		763,053	763,053	742,853	1,505,906	2,268,959
Interest (8820) - 2000 Bonds (1)		612,508	612,508	611,368	1,223,876	1,836,384
Transfer Out (9910) - 0590110		250,000			-	250,000
Transfer Out (9910) - RD0701S		4,460			-	4,460
Transfer Out (9910) - RD0704S		60,235			-	60,235
Transfer Out (9910) - RD0706S		18,650			-	18,650
Transfer Out (9910) - RD0707S		27,780			-	27,780
Transfer Out (9910) - RD0801S		37,885			-	37,885
Transfer Out (9910) - RD1017S		38,367			-	38,367
Transfer Out (9910) - RDR0703S		39,455			-	39,455
Transfer Out (9910) - RD1201S		16,400			-	16,400
Transfer Out (9910) - RD1202S		59,810			-	59,810
					-	-
PROJECT COST TOTAL:	-	2,468,262	3,251,451	1,661,914	4,913,365	7,381,627

Source(s) of Funds:						
Successor Agency Debt Svc Funds (0490)	-	2,468,262	-		-	2,468,262
Redevelopment Property Tax Trust Fund (RPTTF)		-	3,251,451	1,661,914	4,913,365	4,913,365
					-	-
FUNDING TOTAL:	-	2,468,262	3,251,451	1,661,914	4,913,365	7,381,627

SUCCESSOR AGENCY ADMINISTRATION FISCAL YEAR 2012-2013

PROJECT NAME: Successor Agency Administration

ACTIVITY:

0590110

PROJECT NO:

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 receive RPTTF monies or utilize other assets, including retained funds, for payment of administrative costs for this activity upon approval of an administrative budget by the Oversight Board, with a minimum of \$250,000 per year. Expenditures that exceed the 3% allowance or \$250,000 limit must be paid by the Successor Agency and covered elsewhere.

	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
Salaries & Benefits (7000)						-
Office Supplies (8150) (56)		690	502	498	1,000	1,690
Accounting & Auditing (8310) (30) & AUP (56)			5,000		5,000	5,000
Legal Services (8345) (54)		5,000	11,504	11,496	23,000	28,000
Records Management (8355) (56)		600	-	-	-	600
Other Prof/Tech Services (8395) - RSG (22)		5,000	-	-	-	5,000
Internal Prof/Technical Services (8396) (56)		236,910	162,078	108,051	270,129	507,039
Advertising (8522) (56)		1,200	600	600	1,200	2,400
Postage & Shipping (8568) (56)		600	600	600	1,200	1,800
Overhead Reimbursement (8510) (56)					-	-
PROJECT COST TOTAL:	-	250,000	180,284	121,245	301,529	551,529

Source(s) of Funds:						
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	250,000
Unfunded			-	51,529	51,529	51,529
FUNDING TOTAL:	-	250,000	180,284	121,245	301,529	551,529

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 responsibility of 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 an amount needed to bridge 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 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.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan-June	Appropriation FY 12-13	Est. Project Costs Through FY 12-13
Salaries & Benefits (7110-7360)					-	-
Legal Services (8345) (45)		2,500	2,496	2,504	5,000	7,500
Other Prof/Tech Services (8395) (45)		400	6,950	2,550	9,500	9,900
Other Prof/Tech Services (8395) (45)			-		-	-
Internal Prof/Tech (8396) (45)		5,780	2,496	2,504	5,000	10,780
Bank Charges & Fees (8524) (45)		200	100	100	200	400
Advertising (8522)					-	-
Permits & Fees (8560)					-	-
Postage & Shipping (8568) (45)			100	100	200	200
Loan Disbursements (9990) (26)		783,203	200,000		200,000	983,203
PROJECT COST TOTAL:	-	792,083	212,142	7,758	219,900	1,011,983
Source(s) of Funds:						
Housing Authority Fund (298) - LM0702H	-	792,083	212,142	7,758	219,900	1,011,983
					-	-
FUNDING TOTAL:	-	792,083	212,142	7,758	219,900	1,011,983

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 responsibility of 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 is currently being 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 affordable housing continues to drive many households away from the San Diego region, including very low-income seniors. 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 provided safe and suitable replacement housing for the previous occupants through relocation assistance. Removal of the structures improved a blighted area of downtown and will provide affordable housing to very low-income seniors 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 and the dissolution of the former redevelopment agency. A groundbreaking ceremony was held at the site on April 3, 2012, and construction is underway. Completion of the project is 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.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan-June	Appropriation FY 12-13	Est. Project Costs Through FY 12-13
Engineering Services-Internal (8336)					-	-
Legal Services (8345) (46)		9,000	2,500	2,500	5,000	14,000
Other Prof/Tech Services (8395) (46)		2,000	-		-	2,000
Internal Prof/Tech Services (8396) (46)		10,155	3,600	3,600	7,200	17,355
Advertising (8522)					-	-
Bank Charges & Fees (8524) (46)		150			-	150
Permits & Fees (8560)					-	-
Postage & Shipping (8568) (46)		500			-	500
Contingency (9060)					-	-
Loan Disbursement (9990) (17)		2,260,703	1,515,298	450,000	1,965,298	4,226,001
PROJECT COST TOTAL:	-	2,282,508	1,521,398	456,100	1,977,498	4,260,006

Source(s) of Funds:						
Housing Authority Fund (298) - LM0704H	-	2,282,508	1,521,398	456,100	1,977,498	4,260,006
					-	-
FUNDING TOTAL:	-	2,282,508	1,521,398	456,100	1,977,498	4,260,006

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 resale 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. Residential improvements may include low flow toilets and fixtures, programmable thermostats, solatube or skylights, high "R" value insulation, tankless waterheaters, whole house fans, energy efficient windows and doors, solar panels, xeriscape landscaping, etc.

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 and dissolution of the former redevelopment agency. 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.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Appropriation FY 12-13 July-Dec	Appropriation FY 12-13 Jan-June	Appropriation FY 12-13	Est. Project Costs Through FY 12-13
Legal Services (8345) (47)		1,000	1,000	1,000	2,000	3,000
Other Prof/Tech Services (8395) (47)		375	15,500	15,000	30,500	30,875
Internal Prof/Tech Services (8396) (47)		2,050	7,500	7,500	15,000	17,050
Advertising (8522)					-	-
Bank Charges & Fees (8524) (47)		50			-	50
Permits & Fees (8560)					-	-
Contingency (9060)					-	-
Loan Disbursements (9990) (27)		258,000	263,894	274,735	538,629	796,629
PROJECT COST TOTAL:	-	261,475	287,894	298,235	586,129	847,604

Source(s) of Funds:						
Housing Authority Fund (298)	-	261,475	287,894	298,235	586,129	847,604
FUNDING TOTAL:	-	261,475	287,894	298,235	586,129	847,604

SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: Façade and Design Improvement Program

ACTIVITY:

0590900

PROJECT NO:

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 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.

	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
Engineering Services-Internal (8336)					-	-
Legal Services (8345) (34)		2,000	3,000	-	3,000	5,000
Other Prof/Tech Services (8395)				-	-	-
Internal Prof/Tech Services (8396) (34)		28,990	14,531	-	14,531	43,521
Permits & Fees (8560) (34)		200	200	-	200	400
Loan Disbursements (9990) - Parkway Plaza (29)		2,000,000	-	-	-	2,000,000
Loan Disbursements (9990) - JKC Palm Springs (28)		650,000	325,000	-	325,000	975,000
Contingency (9060)				-	-	-
PROJECT COST TOTAL:	-	2,681,190	342,731	-	342,731	3,023,921
Source(s) of Funds:						
Successor Agency Tax Incr Funds (0590)	-				-	-
Successor Agency 2005 Bond Proceeds (0595)		2,681,190	342,731	-	342,731	3,023,921
Successor Agency 2007 Bond Proceeds (0597)					-	-
					-	-
FUNDING TOTAL:	-	2,681,190	342,731	-	342,731	3,023,921

SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: Hazmat Testing / Park & Ballantyne

ACTIVITY:

0590900

PROJECT NO:

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 entered into an Accomodation Agreement on April 16, 1996 for environmental cleanup of the property. The Agency then entered into a Disposition and Development Agreement with Priest Development Corporation on January 29, 2003, and a 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.

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.

	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
Legal Services (8345) (35)		2,000	5,000	-	5,000	7,000
Other Prof/Tech Services (8395) - SCS Engineers (9)		25,070	39,623	10,577	50,200	75,270
Other Prof/Tech Services (8395) - County VAP (35)		3,600	3,600	1,400	5,000	8,600
Internal Prof/Tech Services (8396) (35)		4,565	7,000	1,000	8,000	12,565
Contributions (8530) (35)		25,000	25,000	-	25,000	50,000
Permits & Fees (8560)					-	-
Contingency (9060)					-	-
PROJECT COST TOTAL:	-	60,235	80,223	12,977	93,200	153,435

Source(s) of Funds:						
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	93,200
					-	-
FUNDING TOTAL:	-	60,235	80,223	12,977	93,200	153,435

SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: Hazmat Testing / Prescott Promenade

ACTIVITY:

0590900

PROJECT NO:

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 \$.20 for each dollar recovered, if any. With the assistance of the County of San Diego LUST team, the Redevelopment Agency successfully achieved clearance to develop the 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 to meet County requirements for closure status. 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
Legal Services (8345) (36)			-	5,000	5,000	5,000
Other Prof/Tech Services (8395) (36)			-	30,000	30,000	30,000
Advertising (8522)					-	-
Permits & Fees (8560)					-	-
Contingency (9060)					-	-
PROJECT COST TOTAL:	-	-	-	35,000	35,000	35,000
Source(s) of Funds:						-
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)					-	-
					-	-
FUNDING TOTAL:	-	-	-	35,000	35,000	35,000

SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: SW Corner / Environmental Testing

ACTIVITY:

0590900

PROJECT NO:

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 mixed-use, residential/commercial development. On April 11, 2002, the Agency entered into a Reimbursement and Indemnity Agreement with Priest Development Corporation where the Agency agreed to pay for 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.

	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
Legal Services (8345)					-	-
Other Prof/Tech Services (8395) - Hargrave Enviro (12)		12,685	12,000	6,000	18,000	30,685
Other Prof/Tech Services (8395) - County VAP (37)		2,400	2,400	2,400	4,800	7,200
Internal Prof/Tech Services (8396) (37)		3,565	3,834	3,836	7,670	11,235
Advertising (8522)					-	-
Permits & Fees (8560)					-	-
Other Misc. Expenses (8524, 8568, 8576 & 8594)					-	-
Land Improvements / Abatement & Demo (9055)					-	-
Contingency (9060)					-	-
PROJECT COST TOTAL:	-	18,650	18,234	12,236	30,470	49,120

Source(s) of Funds:						
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	30,470
					-	-
FUNDING TOTAL:	-	18,650	18,234	12,236	30,470	49,120

SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: Former Police Station (100 Fletcher Parkway)

ACTIVITY:

0590900

PROJECT NO:

RD08015

Description:

This project was developed to explore alternatives to maximize development of the former 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 located 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 16, 2011, and entered into a Promissory Note and Deed of Trust for \$3.85M with the City, 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, possible acquisition of adjacent Caltrans property, 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.

	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
Legal Services (8345) (39)		2,000	6,000	6,000	12,000	14,000
Other Prof/Tech Services (8395) - Ahlee (39)						-
Other Prof/Tech Services (8395) - appraiser (39)		5,000	10,000	-	10,000	15,000
Other Prof/Tech Services (8395) - Ninyo & Moore (23)			20,000	-	20,000	20,000
Other Prof/Tech Services (8395) - Helix (apprvd by OB) (52)						-
Internal Prof/Tech Services (8396) (39)		23,385	57,434	21,233	78,667	102,052
Property Insurance (8516) (39)				3,700	3,700	3,700
Permits & Fees (8560) - demo, PM, erosion (39)			20,000	-	20,000	20,000
Property Taxes (8573) (39)			500	-	500	500
Repairs & Maintenance (8576) (39)		2,500	2,496	2,504	5,000	7,500
Service/Maintenance Contracts (8584) - fencing (39)			1,000	-	1,000	1,000
Utilities (8598) (39)		5,000	4,500	4,500	9,000	14,000
Land Acquisition (9050) (6)			840,666	-	840,666	840,666
Land - Demolition (9050) - incl abatement (39)			308,200	-	308,200	308,200
Land - Demolition (9050) - contingency 10% (39)			30,820		30,820	30,820
Other Misc. Expenses (8524, 8568, 8576 & 8594)					-	-
PROJECT COST TOTAL:	-	37,885	1,301,616	37,937	1,339,553	1,377,438

Source(s) of Funds:						
Transfer In from 0490000-9910 (0590)		37,885				37,885
Successor Agency Tax Incr Funds (0590)	-	-			-	-
Redevelopment Property Tax Trust Fund (RPTTF)			1,301,616	37,937	1,339,553	1,339,553
					-	-
FUNDING TOTAL:	-	37,885	1,301,616	37,937	1,339,553	1,377,438

SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: Johnson Avenue Corridor Revitalization Project

ACTIVITY:

0590900

PROJECT NO:

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 useful development 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 of the Kenworth project occurred 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.

	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
Legal Services (8345) (40)			6,000	6,000	12,000	12,000
Other Prof/Tech Services (8395) - County VAP (40)		1,500	1,200	-	1,200	2,700
Other Prof/Tech Services (8395) - Ninyo & Moore (23)		6,852	2,000	-	2,000	8,852
Other Prof/Tech Services (8395) - appraiser (40)			10,000	-	10,000	10,000
Internal Prof/Tech Services (8396) (40)		22,695	9,156	9,150	18,306	41,001
Property Insurance (8516) (40)			-	650	650	650
Property Taxes (8573) (40)			200	-	200	200
Rent Expenses (8574)					-	-
Repairs & Maintenance (8576) (40)		4,000	10,000	10,000	20,000	24,000
Maintenance Agreements (8584) (40)		420	600	600	1,200	1,620
Utilities (8598) (40)		2,900	1,230	1,230	2,460	5,360
Other Misc. Expenses (8524,8530)					-	-
PROJECT COST TOTAL:	-	38,367	40,386	27,630	68,016	106,383

Source(s) of Funds:						
Transfer In from 0490000-9910 (0590)		38,367				38,367
Successor Agency Tax Incr Funds (0590)	-	-			-	-
Redevelopment Property Tax Trust Fund (RPTTF)			40,386	27,630	68,016	68,016
					-	-
FUNDING TOTAL:	-	38,367	40,386	27,630	68,016	106,383

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 redevelopment and financing opportunities for 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, thereby creating new jobs, and increased economic activity to the City, surrounding businesses, and taxing entities.

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.

	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
Legal Services (8345) (43)		2,000	6,000	6,000	12,000	14,000
Other Prof/Tech Services (8395) - Ahlee backflow (43)		500	-	-	-	500
Other Prof/Tech Services (8395) - Ninyo & Moore (23)		10,000	35,000	-	35,000	45,000
Other Prof/Tech Services (8395) - OPC relocation (21)		1,000	-	-	-	1,000
Other Prof/Tech Services (8395) - HVS (14)		4,000	-	-	-	4,000
Other Prof/Tech Services (8395) - Appraiser (43)			20,000	-	20,000	20,000
Internal Prof/Technical Services (8396) (43)		15,415	36,560	15,563	52,123	67,538
Property Insurance (8516) (43)			-	2,241	2,241	2,241
Permits & Fees (8560) - demo, erosion (43)			70,000		70,000	70,000
Property Taxes (8573) (43)			13,264	-	13,264	13,264
Repairs & Maintenance (8576) (43)		4,000	-	-	-	4,000
Utilities (8598) (43)		2,540	600	600	1,200	3,740
Land - Demolition (9050) - incl abatement (43)			264,000		264,000	264,000
Land - Demolition (9050) - contingency 10% (43)			26,400		26,400	26,400
Contingency (9060)					-	-
PROJECT COST TOTAL:	-	39,455	471,824	24,404	496,228	535,683

Source(s) of Funds:						
Transfer In from 0490000-9910 (0590)		39,455				39,455
Successor Agency Tax Incr Funds (0590)	-	-	-	-	-	-
Redevelopment Property Tax Trust Fund (RPTTF)	-	-	471,824	24,404	496,228	496,228
					-	-
FUNDING TOTAL:	-	39,455	471,824	24,404	496,228	535,683

SUCCESSOR AGENCY CAPITAL FUNDS PROJECT FISCAL YEAR 2012-2013

PROJECT NAME: DDA Projects Monitoring

ACTIVITY:
PROJECT NO:

0590900
RD1201S

Description:

This activity provides for internal or external 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, which could include legal enforcement.

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 FY 12-13
Legal Services (8345) (41)		2,500	6,000	6,000	12,000	14,500
Other Prof/Tech Services (8395)					-	-
Internal Prof/Technical Services (8396) (41)		13,900	10,890	10,890	21,780	35,680
Advertising (8522) (41)			2,000	1,000	3,000	3,000
Other Misc. Expenses (8524,8530)					-	-
PROJECT COST TOTAL:	-	16,400	18,890	17,890	36,780	53,180

Source(s) of Funds:						
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	36,780
					-	-
FUNDING TOTAL:	-	16,400	18,890	17,890	36,780	53,180

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 and external 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.

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 FY 12-13
Consulting Services (8325)					-	-
Legal Services (8345) (42)		2,500	6,000	6,000	12,000	14,500
Other Prof/Tech Services (8395) - appraiser (42)			12,000	16,000	28,000	28,000
Internal Prof/Technical Services (8396) (42)		55,545	79,446	79,443	158,889	214,434
Property Insurance (8516) (42)		1,765			-	1,765
Advertising (8522) (42)			1,200	1,200	2,400	2,400
Property Taxes (8573) (42)			6,656	-	6,656	6,656
Repairs & Maintenance (8576)					-	-
Utilities (8598)					-	-
Other Misc. Expenses (8524,8530)					-	-
PROJECT COST TOTAL:	-	59,810	105,302	102,643	207,945	267,755

Source(s) of Funds:						
Transfer In from 0490000-9910 (0590)		59,810				59,810
Successor Agency Tax Incr Funds (0590)	-	-	-		-	-
Redevelopment Property Tax Trust Fund (RPTTF)			105,302	102,643	207,945	207,945
					-	-
FUNDING TOTAL:	-	59,810	105,302	102,643	207,945	267,755