

# AGENDA

City of El Cajon

Successor Agency – Oversight Board

8:00 a.m., Wednesday, August 19, 2015

(NOTE: The regular meeting of the Oversight Board for the month of August, although previously cancelled, will be held as scheduled on August 19, 2015 at 8:00 a.m.)

## BOARD MEMBERS:

**SAHAR ABUSHABAN**  
*Chancellor of the California  
Community Colleges  
Representative*

**SCOTT BUXBAUM**  
*County Board of Education  
Representative*

**GLORIA CHADWICK**  
*Grossmont Healthcare District  
Representative*

**DENNIS DAVIES**  
*City of El Cajon*

**MICHELLE NGUYEN**  
*County Board of Supervisors  
Representative*

**ANTHONY SHUTE**  
*(Former RDA/MMPEG  
Employee) City of El Cajon*

**DEBRA TURNER-EMERSON**  
*County Board of Supervisors  
Representative*

**OB LEGAL COUNSEL:**  
**MEYERS NAVE**

**SUCCESSOR AGENCY**  
**STAFF:**

**DOUGLAS WILLIFORD**  
*Executive Director/  
City Manager*

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

**MORGAN FOLEY**  
*General Counsel*

**CLAY SCHOEN**  
*Director of Finance*

**HOLLY REED-FALK**  
*Financial Operations Manager*

**VICTORIA DANGANAN**  
*Senior Accountant*

**ADRIANA CASTAÑEDA**  
*Management Analyst*

**RON LUIS VALLES**  
*Administrative Secretary*

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**El Cajon City Hall**  
**Fifth Floor Conference Room**  
**200 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 – March 18, 2015, meeting
2. Approval of an Exclusive Negotiation Agreement Between the Successor Agency and Brixton Capital and Excel Hotel Group, Inc.
3. Approval of Recognized Obligation Payment Schedule ("ROPS 15-16B") for the period of January 1, 2016, to June 31, 2016

VI. OTHER ITEMS FOR CONSIDERATION:

VII. STAFF COMMUNICATIONS:

1. Upcoming projects.

VIII. BOARD REPORTS/COMMENTS:

IX. ADJOURNMENT:

**DRAFT**

## **SUMMARY MINUTES**

### **Successor Agency to the El Cajon Redevelopment Agency Oversight Board**

**Meeting - Wednesday, March 18, 2015  
El Cajon City Hall, Fifth Floor Conference Room  
200 Civic Center Way, El Cajon, CA 92020**

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**BOARD PRESENT:** Sahar Abushaban, Scott Buxbaum, Gloria Chadwick, Dennis Davies, Anthony Shute and Debra Turner-Emerson (Chair)

**BOARD ABSENT:** Vacancy due to resignation of Jim Griffin

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

**STAFF PRESENT:** Assistant City Manager Majed Al-Ghafry, Director of Finance Clay Schoen, Financial Operations Manager Holly Reed-Falk, Senior Accountant Victoria Danganan, Management Analyst Adriana Castañeda, and Administrative Secretary Ron Luis Valles

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#### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE:**

The meeting was called to order at 8:01 a.m. by TURNER-EMERSON.

**PUBLIC COMMENT:** None

#### **ACTION ITEM NO. 1: APPROVAL OF ACTION MINUTES – February 18, 2015**

SHUTE made a motion, seconded by CHADWICK, to approve the minutes of the February 18, 2015, meeting. **Motion carried 6-0 (VACANCY due to GRIFFIN's resignation).**

#### **ACTION ITEM NO. 2: ADOPT RESOLUTION APPROVING THE FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF EL CAJON AS SUCCESSOR AGENCY AND AND JKC EL CAJON, LLC, FOR THE SALE OF SITE #10, APN 482-250-34-00, LOCATED AT 572-588 NORTH JOHNSON AVENUE.**

AL-GHAFRY summarized the staff report, and noted that this amendment was approved at the City Council meeting on March 10, 2015. Staff does not foresee any issues and recommended approval.

DAVIES made a motion, seconded by SHUTE, to adopt Resolution OB-04-15 as presented by staff, approving the purchase and sale agreement between the City of El

Cajon as Successor Agency and JKC El Cajon, LLC, for the sale of site # 10, APN 482-250-34-00, located at 572-588 North Johnson Avenue.

**Motion carried 6-0 (VACANCY due to GRIFFIN's resignation).**

**STAFF COMMUNICATIONS:**

AL-GHAFRY informed that escrow closed on 531-555 Raleigh Avenue and funds will be received today or tomorrow. In response to a question from the Chair, he replied that the Courtyard by Marriott project is proceeding well, with groundbreaking projected to take place around mid-May. He emphasized that it will be a signature project for Downtown El Cajon. The Chair noted that she went to an event where the granddaughter of Marriott was a speaker and was quite impressed. TURNER-EMERSON highly recommended that an invitation be extended to her so that she could be a part of the festivities.

**BOARD REPORTS/COMMENTS:**

There were none.

**ADJOURNMENT:**

SHUTE made a motion, seconded by CHADWICK, to adjourn the regularly-scheduled meeting of the El Cajon Successor Agency Oversight Board at 8:09 a.m. this 18th day of March 2015, to 8:00 a.m., April 15, 2015, in the Fifth Floor Conference Room at City Hall, 200 Civic Center Way, El Cajon, California.

**Motion carried 6-0 (VACANCY due to GRIFFIN's resignation).**

APPROVED:

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Debra Turner-Emerson, Chairperson

ATTEST:

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Majed Al-Ghafry, Oversight Board Secretary

**AGENDA REPORT**  
**CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD**  
**August 19, 2015, Meeting**

**SUBJECT: APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND BRIXTON CAPITAL AND EXCEL HOTEL GROUP, INC.**

**RECOMMENDED ACTION:** That the Oversight Board adopt the proposed Resolution No. OB-05-15 to:

1. Approve an Exclusive Negotiation Agreement (“ENA”) between the City of El Cajon, as Successor Agency to the former El Cajon Redevelopment Agency and Brixton Capital and Excel Hotel Group, Inc., for the sale and development of Successor Agency-owned property, 100 Fletcher Parkway, APN# 483-071-52-00, with such changes as may be approved by the Executive Director; and
2. Approve execution by the Executive Director or designee of all documents necessary to sign the Successor Agency’s ENA on behalf of the Successor Agency, including such extensions, amendments, and modifications, necessary to complete negotiations of a disposition and development agreement; and
3. Direct the Secretary to the Oversight Board to forward a copy of the ENA to the San Diego County Auditor-Controller, the County Administrative Officer, the California State Controller’s Office, and the California Department of Finance (“DOF”).

**BACKGROUND:** Enactment of Assembly Bill 1484 on June 27, 2012, required the City of El Cajon, as Successor Agency to the former El Cajon Redevelopment Agency (Successor Agency), to prepare and submit a Long Range Property Management Plan (“LRPMP”) for the disposition of former redevelopment agency properties. The LRPMP was amended (“Amended Plan”), and approved by the Oversight Board on January 15, 2014, by the DOF on February 21, 2014, and by the City Council as Successor Agency, on March 11, 2014.

Part of the Amended Plan includes the disposition of real property located at 100 Fletcher Parkway (“Site”). The Site is approximately a 3.48 acre parcel located at the intersection of Highway 67 and Fletcher Parkway within the Redevelopment Project Area. In accordance with the Amended Plan, the disposal strategy of the property was to authorize the Successor Agency to either offer the property for sale to persons on interest list, or offer the property for sale in the open market through an approved broker. Subsequently, in order to market the Site at its optimum value the City acquired excess right-of-way for additional costs of \$268,000 and access rights to Fletcher Parkway for additional costs of \$179,000 (totaling \$447,000 plus \$10,000 for other fees) from CalTrans, and sought proposals for the development of both parcels.

In early May 2015, staff received a viable proposal from Brixton Capital and Excel Hotel Group, Inc. (together, the "Developer"). The following criteria were considered for their selection:

1. Financial capacity,
2. Project development,
3. Management capability, and
4. Past experience in development and management.

The selected Developer clearly demonstrated their competency in their ability to complete project developments coupled with their past experience in hotel development and management in addition to their solid financial portfolio.

On July 14, 2015, the Successor Agency directed staff to negotiate an ENA with the Developer pertaining to the purchase and development of this Site. Accordingly, staff prepared the attached ENA, which will be executed by the Executive Director for the Successor Agency and the representative of the Developer upon approval of the Oversight Board and DOF. This will allow the Successor Agency to negotiate in good faith the price and terms of such sale, planned uses, and scope of development that would be constructed on this Site. This would include a plan for the demolition and proper remediation and removal of any asbestos products, lead-based paint (if any) and any complete site clearance for development, thereby eliminating a building that has become frequented by transients breaking into the building, building fires, and creating dangerous conditions on the Site. The Successor Agency believes that by requiring such work on the part of the Developer the proposal recommended will maximize the value of the Site. Concurrently with this ENA, the City will execute a separate ENA with Brixton Capital and Excel Hotel Group, Inc. for the City-owned excess right-of-way and access rights to Fletcher Parkway.

The basic proposed terms of the ENA are as follows:

1. The Successor Agency will obtain all necessary approvals of the Successor Agency's Oversight Board and DOF for the acquisition of this Site.
2. The Successor Agency will sell the site for not less than \$3,618,000.
3. The City will sell the excess right-of-way and access rights to Fletcher Parkway for not less than \$457,000.
4. The Developer will promptly clear the Site of all improvements, removing any hazardous materials found on the site, and eliminating the large, vacant, building, allowing the Developer to construct a commercial center which will consist of retail and hotel components, consistent with the Developer's proposal.

The subsequently negotiated disposition and development agreements ("DDA") for both the Successor Agency Site and the City parcel will require that one parcel cannot be sold to the Developer without the sale of the other parcel to the same Developer. It shall be a requirement of the DDA involving the Successor Agency that **upon transfer of the property to the developer, the Successor Agency DDA must be assigned to**

**the City for enforcement of obligations and enjoyment of benefits at the close of escrow, thereby removing the Successor Agency from any responsibility and further participation.**

A separate report to the City Council, acting in its capacity as the Successor Agency, for approval and execution of the ENA and related documents, under terms outlined in this report, was presented at its regularly-scheduled meeting held on August 11, 2015, and the ENA and related documents were approved at that time by the City Council acting as the Successor Agency.

**FISCAL IMPACT:** Pursuant to the Amended Plan, the net proceeds from the sale of the Site (\$3,618,000) will be remitted by the Successor Agency to the San Diego County Auditor-Controller's Office for distribution to the Affected Taxing Entities ("ATEs"). **After the close of escrow, the Successor Agency will no longer be responsible for any costs and financial obligations associated with the Site.**

**Prepared by:**



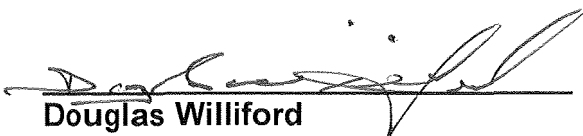
**Adriana Castañeda  
Management Analyst**

**Reviewed by:**



**Majed Al-Ghafry  
Secretary / Assistant City Manager**

**Approved by:**



**Douglas Williford  
Executive Director / City Manager**

Attachments:

- A. Draft Exclusive Negotiation Agreement - Brixton Capital Excel Hotel Group, Inc. and Successor Agency
- B. Proposed Successor Agency Resolution

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**EXCLUSIVE NEGOTIATION AGREEMENT  
BY AND BETWEEN THE  
CITY OF EL CAJON AND BRIXTON  
CAPITAL and EXCEL HOTEL GROUP, INC.**

This Exclusive Negotiation Agreement (the "Agreement") by and between the CITY OF EL CAJON, a charter city and municipal corporation, solely in its capacity as the SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY (the "Successor Agency"), and BRIXTON CAPITAL and EXCEL HOTEL GROUP, INC., a California corporation (collectively, the "Developer") (Successor Agency and Developer are occasionally referred to herein individually as the "Party" and collectively as the "Parties"), is entered into on the date in which it is fully executed, and based on the terms and provisions set-forth below.

RECITALS

WHEREAS, The Successor Agency and the City of El Cajon (the "City") are fee title owners of two parcels comprising approximately 4.14 acres of real property generally located at 100 Fletcher Parkway, on the north side of Fletcher Parkway, the east side of North Magnolia Avenue, and west of Highway 67 in the City of El Cajon, County of San Diego, State of California (the "Property"). The Property is the site of the former El Cajon Police Department Station and adjacent right-of-way previously owned by the Department of Transportation for the State of California. Of the two parcels comprising the Property, the Successor Agency owns the parcel comprising approximately 3.48 acres (the "Successor Agency Parcel"). The City owns the parcel comprising approximately .66 acres (the "City Parcel"). The City is not a party to this Agreement; and

WHEREAS, the Successor Agency is interested in selling the Successor Agency Parcel to the Developer with the intention of combining the Successor Agency Parcel with the City Parcel for the purpose of developing an upscale, approximately 80-bed Hampton Inn hotel project with possible secondary retail and office uses (the "Project"); and

WHEREAS, the Project's intended development is part of the City's efforts to revitalize dormant properties along Fletcher Parkway and maintain a vibrant and expanding group of businesses in the City to promote economic development and employment opportunities for its citizens; and

WHEREAS, recent changes in redevelopment law and the allocation of property tax revenues between municipalities and the State of California require the public and private sectors to consider new and innovative structures to promote redevelopment in order to realize significant public benefits in the form of increase revenues and employment opportunities, and to continue in efforts to prevent or eliminate blight in the community; and



WHEREAS, the Successor Agency and the Developer desire to enter into this Agreement to: (1) negotiate in good faith as to the development of the Project on the Successor Agency Parcel; (2) outline the Project description and design; (3) conduct due diligence on the economic viability of the Project; (4) prepare separate Development Agreements for the City Parcel and the Successor Agency Parcel (each, a "Development Agreement," together the "Development Agreements") for the Successor Agency's consideration; (5) determine if and how the Successor Agency can promote the economic sustainability of the Project; and (6) determine what, if any, modifications may be necessary and appropriate to the Project to improve its viability as a vital business enterprise in the City; and

WHEREAS, the Successor Agency anticipates that following execution of this Agreement, and through the period of negotiation and preparation of the Development Agreements, the Successor Agency, as well as certain consultants and attorneys for the Successor Agency, will devote substantial time and effort in reviewing documents, proposals, and plans, and meeting with the Developer, each other, and other necessary parties; and

WHEREAS, the Successor Agency acknowledges that the Developer will also expend substantial time and resources hereunder and the Parties are willing to engage in these activities, subject to the terms and conditions set-forth in this Agreement.

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

A. Project Site.

1. The Developer has selected the Property as the location for development of the Project. The Property is located within the City as generally depicted on Exhibit A, attached hereto and incorporated herein by this reference.
2. During the term of this Agreement, the Developer at its sole expense shall determine the exact square footage of the Property during the planning activities outlined below. The Successor Agency shall provide reasonable cooperative assistance to the Developer, as determined in the reasonable discretion of the City Manager.

B. Period of Negotiations.

1. The Successor Agency agrees to negotiate exclusively with the Developer regarding the future use and disposition of the Successor Agency Parcel and any future modifications to, and use and disposition of, the Successor Agency Parcel during the term of this Agreement. The Agreement shall commence upon the date the Successor Agency approves and executes this Agreement (the "Effective Date") and continue for 180 days (the "Negotiation Period"). The Negotiation Period may be extended as provided for herein. The Parties agree to negotiate in good faith and conduct due diligence activities during

the Negotiation Period and any extension thereof. If Development Agreements for both the Successor Agency Parcel and City Parcel have not yet been executed upon the termination of the initial Negotiation Period, this Agreement may be extended for 90 days by written consent of the Developer and the City Manager to enable the Successor Agency to: (1) determine whether it desires to enter into such Development Agreements, and (2) take the actions necessary to authorize the Successor Agency to sign the Development Agreements, if the City desires to enter into such Development Agreements.

2. If the Successor Agency and the City have not signed both Development Agreements by the expiration of the Negotiation Period (as the Negotiation Period may be extended by operation of the preceding paragraph), then this Agreement shall automatically terminate, unless the Successor Agency, in its sole discretion, agrees in writing to an extension. **It is expressly understood by the Parties that the execution and delivery of each Development Agreement shall be a condition precedent the execution and delivery of the other Development Agreement, so that the Successor Agency Parcel and the City Parcel shall be sold together to the Developer for the Project.**
3. The duration of the Negotiation Period shall be extended by the duration of any "Event of Force Majeure" that may occur from time to time during the term hereof. The term "Event of Force Majeure" shall mean any and all acts of God, strikes, lock-outs, other industrial disturbances, acts of the public enemy, laws, rules, and regulations of governmental entities, wars or warlike action (whether actual, impending, or expected and whether de jure or de facto), insurrections, riots, vandalism, terrorism, epidemics, inclement weather, fire or other casualty, civil disturbances, confiscation or seizure by any government or public authority, lawsuits brought by third parties, governmental or administrative action, inaction, or omission, or any other causes, whether the kind herein enumerated or otherwise, that are not reasonably within the control of, or caused by, the Party claiming the right to delay the performance on account of such occurrence; provided however, in no circumstances shall the monetary inability of a Party to perform any covenant, agreement, or other obligation contained in this Agreement be construed to be an Event of Force Majeure. Upon either Party hereto becoming aware of an Event of Force Majeure, it shall promptly notify the other Party hereof of such occurrence.
4. The Successor Agency agrees that during the Negotiation Period, the Successor Agency shall neither negotiate nor enter into a development agreement with any other person or entity regarding the Successor Agency Parcel. The obligation to negotiate in good faith requires the respective parties to communicate with each other with respect to those issues for which agreement has not been reached, and in such communication to follow

reasonable negotiation procedures, including meetings, telephone conversations, and correspondence.

C. Negotiation Deposit.

1. The Developer shall tender to the Successor Agency, no later than fifteen (15) days after the Effective Date of this Agreement, and the City shall accept, a deposit (the "Negotiation Deposit") in the amount of Five Thousand Dollars (\$5,000.00), in the form of a cashier or certified check, or wire transfer, payable to the Successor Agency. The Developer agrees that the Successor Agency may use the Negotiation Deposit to reimburse itself for its costs to negotiate the Development Agreement as contemplated under this Agreement (the "Successor Agency Negotiation Costs"). Such Successor Agency Negotiation Costs shall be limited to those costs incurred after the date of this Agreement and shall include costs such as: attorneys' fees, appraiser fees, title reports, and any other third party costs as needed to complete the negotiations of the Development Agreements.
2. The Successor Agency shall submit to the Developer invoices detailing the Successor Agency Negotiation Costs. The Successor Agency shall be free to withdraw funds from the Negotiation Deposit, as needed, provided that it has submitted such invoices to the Developer and those invoices are solely for Successor Agency Negotiation Costs. The Successor Agency shall submit to the Developer prospective costs in excess of the Negotiation Deposit for approval by the Developer. If the Developer fails to approve such costs in excess of the Negotiation Deposit within ten (10) days of submission of said costs by the Successor Agency, this Agreement shall terminate. The Negotiation Deposit, less the Successor Agency Negotiation Costs, shall be refundable to the Developer in the event this Agreement is terminated prior to the execution of a Development Agreement. In the event a Development Agreement is fully executed and approved by all requisite action, the balance of the Negotiation Deposit, if any, shall be either returned to the Developer or applied as a credit against amounts, if any, to be paid by the Developer to the Successor Agency pursuant to the Development Agreement. Should the Successor Agency Negotiation Costs exceed the amount of the Negotiation Deposit, the Successor Agency shall submit to the Developer a reimbursement notice along with written evidence of such additional Successor Agency Negotiation Costs. Within thirty (30) days of the receipt of a reimbursement notice and evidence of additional Successor Agency Negotiation Costs, the Developer shall reimburse the Successor Agency for such Successor Agency Negotiation Costs.

D. Negotiations.

1. Commencing on the Effective Date of this Agreement, the Parties agree to negotiate in good faith to attempt to formulate a plan for development of the Project on the Property, along with the terms and conditions of the

Development Agreements. Negotiations regarding the Project and the Development Agreements shall include, but not be limited to the following elements:

- a. The type and scope of development and planned uses on the site, including at a minimum, an approximately 80-bed Hampton Inn hotel with associated amenities such as onsite parking, pool, gym, and conference rooms (the "Hotel"). The Project may also include secondary retail and office uses unrelated to hotel. The Project shall include a detailed site plan and frontage improvements, floor plans, building elevations, building materials, and signage, and a table showing types of uses, square footage planned for each use, number of parking stalls, lot coverage, and planned compliance with the City of El Cajon's General Plan, any existing or pending specific plans, the City's zoning ordinance, building codes, storm water ordinance and regulations, and state and federal laws and regulations requiring non-discrimination in access to the facilities (e.g., ADA).
- b. The schedule for, and phasing of all required development activities, including construction lending, planning entitlements, building permits, construction activities, and implementation of any required environmental mitigations measures.
- c. Terms of the Development Agreements substantially consistent with the preliminary terms described in Exhibit B, attached hereto and incorporated herein by this reference.
- d. Such covenants necessary to ensure the economic sustainability of the Project.
- e. Any design and operational changes that can and should be made to the Hotel to improve its viability and sustainability.

E. Development Agreement Provisions.

The Parties acknowledge that the financial feasibility of the activity to be proposed and the associated terms are yet to be determined. Although the Parties have reached agreement on preliminary terms of the Development Agreements as described in the attached Exhibit B, each Party assumes the risk that, notwithstanding this Agreement, there is no assurance that the Parties will enter into the Development Agreements.

F. Obligations of the Parties.

1. From time to time, the Successor Agency and the Developer agree to make oral and/or written progress reports advising each other of all material matters and studies being conducted with respect to project feasibility, constraints,

and design. The Successor Agency and the Developer agree to share all results of studies, reports, and findings, which result in the formation of any conclusions or determinations as to the decision of whether to enter into the Development Agreements.

2. The Developer agrees to assume full responsibility for any and all environmental impacts, which impact the Successor Agency Parcel as a result of any action taken by the Developer during the term of this Agreement.

G. Assignment.

The Parties understand and agree that the Successor Agency has selected the Developer as a party to this Agreement based upon its skills and reputation, and its confidence in the Developer successfully constructing and operating the Project. Therefore it is a material condition of this Agreement that the Developer remain a party to this Agreement. Accordingly, this Agreement shall not be assigned by the Developer without the prior written approval of the Successor Agency, which approval the Successor Agency may withhold at its sole discretion, provided, however, the Developer may assign the rights and obligations under this Agreement to any wholly owned subsidiary or other entity of which it maintains control without the consent of the Successor Agency.

H. Successor Agency's Remedies for Breach.

1. In the event that the Developer fails to perform any obligation herein, or in the event that the Successor Agency reasonably believes that the Developer is not negotiating diligently and in good faith, the Successor Agency shall provide written notice of such breach to the Developer. The Developer shall then have ten (10) days, after receipt of such written notice, within which to remedy such breach unless additional time is needed to remedy the breach, in which event the Developer shall commence the cure of the breach within the ten (10) day period and thereafter diligently pursue the cure to completion.
2. If the Developer fails to remedy such breach in a timely and reasonable manner within the above period, the Developer and the Successor Agency agree that the Successor Agency may elect to cure a Developer breach and deduct those costs incurred to cure the breach from the Negotiation Deposit, prior to its termination of this Agreement. All remaining amounts of the Negotiation Deposit shall thereafter be refunded to Developer. Should the Successor Agency Negotiation Costs incurred as contemplated by Paragraph C and this Paragraph H exceed the Negotiation Deposit, the Successor Agency shall be entitled to receive from the Developer and the Developer shall pay the Successor Agency such actual costs within fifteen (15) days. Should the Developer fail to pay such costs within fifteen (15) days from notice or invoice from the Successor Agency, the outstanding balance shall

accrue interest at the rate of ten percent (10%) per annum, until all principal and interest is paid.

I. Insurance and Liability.

During the period of this Agreement, and until such time as the parties to the Agreement fail to reach accord on the execution of the Development Agreements, the Developer shall defend, assume all responsibility for, and hold the Successor Agency, its officers, agents and employees, harmless from all claims or suits for, and damages to, property and injuries to persons, including accidental death (including attorneys' fees and costs), to the extent caused by any of its representatives' activities under this Agreement, whether such activities or performance thereof by the Developer or anyone directly or indirectly employed by, or under contract with, the Developer and whether such damage shall accrue or be discovered before or after termination of this Agreement. The Developer shall take out and maintain during such period, a comprehensive liability policy in the amount of One Million Dollars (\$1,000,000) combined single limit, consistent with City Council Policy D-3 on insurance, and shall protect the Developer, the Successor Agency and its elected and appointed officers, officials, agents, and employees from claims for such damages, evidenced by such endorsements approved by the Successor Agency's general counsel. Evidence of such insurance shall be submitted to the Successor Agency prior to the acceptance and execution of this Agreement by the City. The certificate of insurance shall name the Successor Agency and its elected and appointed officers, officials, agents, and employees as additional insureds under the policy. The certificate of insurance by the insurance carrier shall contain a statement of obligation on the part of the carrier to notify the Successor Agency of any material change, cancellation or termination of the coverage at least thirty (30) days in advance of the effective date of any such material change, cancellation or termination. Coverage provided hereunder by the Developer shall be primary insurance and not contributing with any insurance maintained by the Successor Agency and the policy shall contain such endorsement.

J. Miscellaneous.

1. The terms, covenants, conditions and restrictions of this Agreement shall extend to and shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the Successor Agency and the Developer.
2. This Agreement contains the entire agreement between the Parties relating to the subject matter hereof. Any prior agreements, promises, negotiations or representations, which are not expressly set forth in this Agreement are superseded and of no further force or effect. Subsequent modification of this Agreement shall be in writing and signed by both the Successor Agency and the Developer.

3. Captions in this Agreement are for convenience only and shall not be used in construing meaning. This Agreement shall be construed as a whole and in accordance with its fair meaning.
4. The laws of the State of California shall govern the interpretation and enforcement of this Agreement. Any action to interpret or enforce the Agreement or any of its terms shall be brought in the Superior Court of California, San Diego County, Central or East County divisions, or (if in federal court) in the Southern District of California, in San Diego County. Developer hereby expressly waives any right to remove any such action from San Diego County as is otherwise permitted by California Code of Civil Procedure section 394.
5. Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.
6. Any failures or delays by either Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive either such Party of its right to institute and maintain any actions or proceedings, which it may deem necessary to protect, assert or enforce any such rights or remedies.
7. If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall be valid and binding on the Parties.
8. The Successor Agency and the Developer agree to cooperate with each other so as to achieve the objectives of this Agreement in a timely and efficacious manner.
9. Upon further request, the Successor Agency and the Developer shall execute, deliver, or cause to be executed and delivered, such additional instruments and documents as are necessary to perform the terms of this Agreement.
10. All waivers of the provisions of this Agreement must be in writing by the appropriate authorities and representatives of the City and the Developer, and all amendments hereto must be in writing by the appropriate authorities and representatives of the Successor Agency and the Developer.
11. Except as otherwise provided herein, in any circumstance where, under this Agreement, either Party is required to approve or disapprove any matter, approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, the City and the Developer have signed this Agreement on the respective dates set-forth below.

\_\_\_\_\_, 2015

SUCCESSOR AGENCY TO THE EI  
CAJON REDEVELOPMENT AGENCY  
a public body, corporate and politic.

By: \_\_\_\_\_  
DOUGLAS WILLIFORD  
Executive Director

EXCEL HOTEL GROUP, INC.  
a California corporation

\_\_\_\_\_, 2015

By: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
BRIXTON CAPITAL

\_\_\_\_\_, 2015

By: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
\_\_\_\_\_  
Attorney for Developer

\_\_\_\_\_  
MORGAN L. FOLEY  
General Counsel

ATTEST:

\_\_\_\_\_  
BELINDA HAWLEY  
City Clerk



Exhibit A  
Project Site Description  
[To be provided]

Exhibit B

Preliminary Terms of Development Agreement

1.

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RESOLUTION NO. OB-05-15

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER EL CAJON REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE EXECUTION OF AN EXCLUSIVE NEGOTIATION AGREEMENT WITH BRIXTON CAPITAL AND EXCEL HOTEL GROUP, INC., FOR THE PURCHASE AND DEVELOPMENT OF SUCCESSOR AGENCY-OWNED PROPERTY ALONG THE NORTH SIDE OF FLETCHER PARKWAY AND THE EAST SIDE OF NORTH MAGNOLIA AVENUE (100 FLETCHER PARKWAY)

WHEREAS, the City of El Cajon as Successor Agency to the El Cajon Redevelopment Agency (the "Successor Agency") owns one (1) commercial parcel (the "Parcel") identified as 100 Fletcher Parkway, located along the north side of Fletcher Parkway and along the east side of North Magnolia Avenue, in the City of El Cajon; and

WHEREAS, the City of El Cajon (the "City") owns adjacent property acquired from the State of California Department of Transportation, which property lies between the Parcel and the off ramp for California State Route 67, as well as between the Parcel 483-071-53-00 creates approximately 4.14 acres of commercially-developable property (the "Project Site"); and

WHEREAS, the City, in exercising its powers of redevelopment, has identified the Project Site as a desirable location for the construction of a hotel and additional retail commercial development; and

WHEREAS, the Successor Agency and the City both desire to enter cooperatively and facilitate the development of the Project Site with a quality hotel, along with on-site parking and complementary commercial development; and

WHEREAS, the City and the Successor Agency have jointly marketed the Project Site through a Request For Proposals and, having evaluated the proposals, have determined that it is in the best interests of the Successor Agency, the City, and the various affected taxing entities for the Project Site to be sold and developed by Brixton Capital and Excel Hotel Group, Inc. (the "Developer"), for the purpose of constructing an 80-bed Hampton Inn hotel (the "Hotel"), along with on-site parking, and other commercial buildings that would complement the Hotel with one or more quality restaurants and other retail uses, all to be located on the Project Site;

WHEREAS, the Developer has requested to enter into an agreement (the "Agreement") with the Successor Agency for the exclusive right to negotiate the purchase and development of the Project Site and the creation of a development agreement to direct the desired development of the Project Site; and

WHEREAS, the Developer has qualified through the request for proposal bidding process, and a review of its qualifications, and will expend substantial time and resources in order to negotiate in good faith the price and terms of sale, planned uses, and development of the scope of use of the Project Site.

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

- A. The Oversight Board finds that:
  - 1. The recitals above are true and correct and have been incorporated herein by reference; and
  - 2. Approval to execute an Agreement is exempt from the California Environmental Quality Act (CEQA) in accordance with section 15061(b); (General Rule) of the CEQA Guidelines. Any future Disposition and Development Agreement resulting from this ENA will be subject to CEQA review; and
  - 3. The proposed agreement would be in the best interests of the affected taxing entities and the public by bringing buyers who will acquire and develop Successor Agency properties to their fullest potential, resulting in increased property taxes, sale tax, new jobs, and economic prosperity to El Cajon.
- B. The Oversight Board hereby APPROVES the execution of an agreement, as recommended by the City Manager, between the City of El Cajon and Brixton Capital and Excel Hotel Group, Inc., in substantially the form as presented at this meeting; and
- C. The Oversight Board hereby APPROVES the execution of said agreement by the City Manager of the City of El Cajon, or such person designated by the City Manager, acting in the capacity of chief executive officer for the Successor Agency, with such changes as the person executing the agreement and the City Attorney shall approve.

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PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly-scheduled meeting held this 19th day of August, 2015, by the following vote to wit:

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

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Debra Turner-Emerson, Chairperson

ATTEST:

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Majed Al-Ghafry, Oversight Board Secretary

**AGENDA REPORT**  
**CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD**  
**AUGUST 19, 2015, Meeting**

**SUBJECT: APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS 15-16B”) FOR THE PERIOD JANUARY 1, 2016, TO JUNE 30, 2016**

**RECOMMENDED ACTION:** That the Oversight Board adopt the proposed Resolution OB-06-15 to:

1. Approve the ROPS 15-16B for the period January 1, 2016, to June 30, 2016;
2. Authorize the Chair to execute the approved ROPS 15-16B for submission to the County Auditor Controller (CAC), the State Department of Finance (DOF), the County Administrative Officer (CAO), the State Controller’s Office (SCO), and to post on the Successor Agency website not later than October 5, 2015; and
3. Approve the Successor Agency staff carrying out activities outlined in the Cooperation Agreement for Reimbursement of Costs and City/Successor Agency Loan (Cooperation Agreement) approved by the Oversight Board on April 26, 2012, which are necessary to meet approved obligations outlined in the ROPS 15-16B, including re-entering into third party service agreements for continuation of projects pursuant to City of El Cajon adopted policies, procedures and practices, in place.

**BACKGROUND:**

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

1. Bond Proceeds
2. Reserve Balances
3. Other Funds include rents, grants, asset sale proceeds, interest earnings, and any other revenues derived from the former redevelopment agency.
4. Redevelopment Property Tax Trust Fund (“RPTTF”) Non-Administrative Costs, 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
5. RPTTF Administrative Costs

The proposed ROPS 15-16B for the period of January 1, 2016, through June 30, 2016, is attached and must be approved by the Oversight Board and submitted to the CAC, DOF, CAO, SCO, and posted on the Successor Agency's website not later than October 5, 2015. The DOF has 45 days to complete its review and make a determination as to whether the items are allowable. Any modifications by the DOF following its review and initial determination will be subject to a Meet and Confer Process.

The ROPS 15-16B was prepared using the format provided by the DOF and includes the following five (5) schedules:

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

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

- Items 1, 2, and 3 are the debt service payments on the tax allocation bonds due on April 1, 2016.
- Item 16 is the remaining balance of the Promissory Note due to the City of El Cajon related to the Purchase and Sale Agreement for 100 Fletcher Parkway.
- Items 60, 92, 94, 95, and 98 are the capital improvement projects utilizing bond proceeds. These projects are currently in progress and the project funds need to be rolled forward to ROPS 15-16B.

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



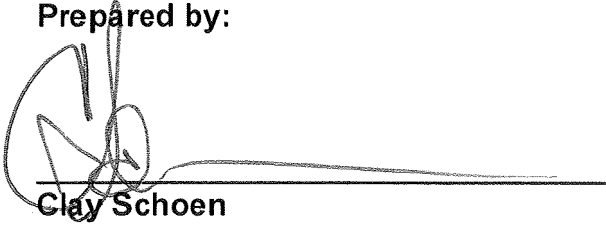
**FISCAL IMPACT:** This action will approve the Recognized Obligation Payment Schedule for the period of January 1, 2016, through June 30, 2016. The total six-month funding requested by the Successor Agency for these enforceable obligations is \$7,783,280.

**ATTACHMENTS:**

1. Proposed Resolution OB-06-15
2. Proposed Recognized Obligation Payment Schedule for the period January 1, 2016, to June 30, 2016 (ROPS 15-16B)

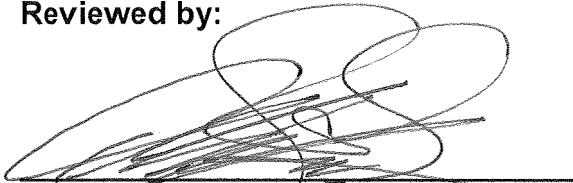
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**Prepared by:**

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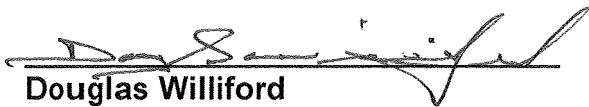
**Clay Schoen**  
**Director of Finance**

**Reviewed by:**

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**Majed Al-Ghafry**  
**Secretary/Assistant City Manager**

**Approved by:**

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**Douglas Williford**  
**Executive Director/City Manager**

RESOLUTION NO. OB-06-15

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER EL CAJON REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JANUARY 1, 2016, TO JUNE 30, 2016, ("ROPS 15-16B")

WHEREAS, the Oversight Board (the "Oversight Board") of the Successor Agency of the former El Cajon Redevelopment Agency (the "Successor Agency"), held a regularly-scheduled meeting on August 19, 2015, at which time it considered a proposed Recognized Obligation Payment Schedule for the period of January 1, 2016, to June 30, 2016, ("ROPS 15-16B"); and

WHEREAS, the Successor Agency requested funding under ROPS 15-16B totaling \$7,783,280 for the period of January 1, 2016, to June 30, 2016, from all sources, including \$4,612,000 from Bond Proceeds, \$24,000 from Reserve Balance, \$81,500 from Other Funds, \$2,940,780 from Redevelopment Property Tax Trust Funds (RPTTF) Non-Administrative Costs, and \$125,000 from RPTTF Administrative Costs.

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

- A. The Oversight Board finds that:
  - 1. The recitals above are true and correct and have been incorporated herein by reference.
  - 2. Approval of the ROPS 15-16B is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) (General Rule) of the CEQA Guidelines because the proposed amendments will not cause a significant adverse physical change to the environment either directly or indirectly.
- B. The Oversight Board hereby APPROVES the Recognized Obligation Payment Schedule for the period of January 1, 2016, to June 30, 2016, (ROPS 15-16B), in the form and content attached hereto as **Exhibit "A"** and incorporated herein by this reference, with a total requested funds during the period of January 1, 2016, to June 30, 2016, of \$7,783,280, including \$4,612,000 from Bond Proceeds, \$24,000 from Reserve Balance, \$81,500 from Other Funds, \$2,940,780 from RPTTF Non-Administrative Costs, and \$125,000 from RPTTF Administrative Costs.

- C. The Oversight Board hereby APPROVES execution by the Chair of the approved Recognized Obligation Payment Schedule for the period of January 1, 2016, to June 30, 2016, for submission to the County Auditor Controller, the State Department of Finance, the County Administrative Officer, the State Controller's Office, and to post on the Successor Agency website not later than October 5, 2015.
  
- D. The Oversight Board hereby APPROVES the Successor Agency staff carrying out activities outlined in the Cooperation Agreement for Reimbursement of Costs and City/Successor Agency Operations Loan approved by the Oversight Board on April 26, 2012, which are necessary to meet obligations outlined in the ROPS 15-16B, including re-entering into third party service agreements for continuation of projects pursuant to City of El Cajon adopted policies, procedures and practices, in place.

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PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly-scheduled meeting held this 19<sup>th</sup> day of August 2015, by the following vote to wit:

AYES :  
NOES :  
ABSENT :

\_\_\_\_\_  
Debra Turner-Emerson, Chairperson

ATTEST:

\_\_\_\_\_  
Majed Al-Ghafry, Oversight Board Secretary

## Recognized Obligation Payment Schedule (ROPS 15-16B) - Summary

Filed for the January 1, 2016 through June 30, 2016 Period

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

<b>Current Period Requested Funding for Outstanding Debt or Obligation</b>	<b>Six-Month Total</b>
<b>A Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):</b>	<b>\$ 4,717,500</b>
B Bond Proceeds Funding (ROPS Detail)	4,612,000
C Reserve Balance Funding (ROPS Detail)	24,000
D Other Funding (ROPS Detail)	81,500
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>	<b>\$ 3,065,780</b>
F Non-Administrative Costs (ROPS Detail)	2,940,780
G Administrative Costs (ROPS Detail)	125,000
<b>H Total Current Period Enforceable Obligations (A+E):</b>	<b>\$ 7,783,280</b>

<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
I Enforceable Obligations funded with RPTTF (E):	3,065,780
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(170,210)
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 2,895,570</b>

<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
L Enforceable Obligations funded with RPTTF (E):	3,065,780
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>3,065,780</b>

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

Name	Title
/s/	
Signature	Date

El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail  
 January 1, 2016 through June 30, 2016  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P		
										M						Six-Month Total	
										Nondisaster							RPTTF
										Funding Source							
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin			
								\$ 105,598,764		\$ 4,612,000	\$ 24,000	\$ 81,500	\$ 2,940,780	\$ 125,000	\$ 7,783,280		
1	El Cajon Redevelopment Agency	Bonds Issued On or Before 12/31/10	8/25/2000	10/1/2030	Bank of New York	2000 Bonds - Refunding of bank notes	Central Business District/ Amended Area	29,925,970	N				634,118		\$ 634,118		
2	El Cajon Redevelopment Agency Tax Allocation Refunding Bonds, Issue of 2005	Bonds Issued On or Before 12/31/10	8/17/2005	10/1/2036	Bank of New York	2005 Bonds - Refunding of 1997 issue & use of proceeds for housing and non-housing projects	Central Business District/ Amended Area	49,377,095	N				1,259,990		\$ 1,259,990		
3	El Cajon Redevelopment Agency Tax Allocation Bonds, Issue of 2007	Bonds Issued On or Before 12/31/10	3/14/2007	10/1/2037	Bank of New York	2007 Bonds - Use of bond proceeds for non-housing projects	Central Business District/ Amended Area	20,872,499	N				465,972		\$ 465,972		
4	El Cajon Redevelopment Agency Tax Allocation Bonds - Issues 2000, 2005, and 2007 (Parity Bonds)	Fees	8/25/2000	10/1/2037	Bank of New York, Bond Logistix, Bond Counsels, County of San Diego	Fiscal agent and trustee administration, arbitrage calculation, and bond counsel services	Central Business District/ Amended Area	3,000	N			3,000			\$ 3,000		
5	El Cajon Redevelopment Agency Tax Allocation Bonds - Issues 2000, 2005, and 2007 (Parity Bonds)	Professional Services	8/25/2000	10/1/2037	RAMS,LLP CPA (current auditors)	Financial auditing services to file an annual audited financial statements with the format required by the bond indentures continuing disclosure.	Central Business District/ Amended Area	5,000	N			5,000			\$ 5,000		
8	Successor Agency Administration	Admin Costs	6/29/2011	10/1/2037	City of El Cajon - Successor Agency	Staff costs, supplies/equipment, records services, meetings	Central Business District/ Amended Area	125,000	N					125,000	\$ 125,000		
10	RD0801S - 100 Fletcher Parkway (Former Police Station)	Professional Services	9/15/2010	9/15/2015	Ninyo & Moore	100 Fletcher Parkway - Professional and technical services for ongoing hazardous materials testing and abatement in preparation of the real property for disposition.	Central Business District/ Amended Area	-	Y						\$ -		
11	RD0704S - Hazmat Testing Park/Ballantyne	Remediation	9/21/2012	10/1/2037	SCS Engineers, County of San Diego DEH	Professional/technical services and County reimbursement/fees for ongoing environmental testing at Park Magnolia Villas, former Brownfields site, required by the County DEH, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA	Central Business District/ Amended Area	50,000	N			50,000			\$ 50,000		
12	RD0705S - Hazmat Testing Prescott Promenade	Remediation	10/4/1995	10/1/2037	Phyllis Chrisman Trust Fund c/o Mark Feinberg, Attorney	Professional and technical services for ongoing environmental testing at the Prescott Promenade, former Brownfields site, required under the Settlement Agreement between Chrisman, Texaco, Shell, Unocal and the former RDA	Central Business District/ Amended Area	10,000	N		10,000				\$ 10,000		
13	RD0706S - Southwest Corner Environmental Testing	Remediation	8/6/2012	10/1/2037	Hargrave Environmental Consulting, Inc. County of San Diego - DEH	Professional/technical services and County reimbursement/fees for ongoing environmental testing at the SW Corner, a former Brownfields site, as required by the County DEH, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA.	Central Business District/ Amended Area	-	N						\$ -		
14	RD0706S - Southwest Corner Environmental Testing	Remediation	4/11/2002	10/1/2037	County of San Diego - DEH/VAP	County reimbursement/fees for ongoing environmental testing at the SW Corner, a former Brownfields site, as required by the County DEH, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA.	Central Business District/ Amended Area	-	Y						\$ -		

El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail  
 January 1, 2016 through June 30, 2016  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P		
										M						N	O
										Funding Source							
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total		
15	RD0801S - 100 Fletcher Parkway (Former Police Station)	Property Maintenance	6/16/2011	10/1/2037	SDGE, Helix Water, Ahlee, National Construction Rentals, City of El Cajon, County of San Diego, various vendors	100 Fletcher Parkway - Landscaping, utilities, repairs/maintenance, property insurance & taxes, fencing costs for ongoing property maintenance to prevent blight conditions in the property and surrounding areas.	Central Business District/ Amended Area	25,000	N				25,000		\$ 25,000		
16	RD0801S - 100 Fletcher Parkway (Former Police Station)	City/County Loans On or Before 6/27/11	6/16/2011	12/1/2016	City of El Cajon	100 Fletcher Parkway - Promissory note on purchase and sale agreement	Central Business District/ Amended Area	515,700	N				515,700		\$ 515,700		
17	RD1017S - Johnson Avenue Corridor Revitalization Project	Professional Services	9/15/2010	9/15/2015	Ninyo & Moore	Johnson Ave Corridor - Professional and technical services for ongoing environmental testing and remediation of contaminated sites required by the County DEH	Central Business District/ Amended Area	-	Y						\$ -		
18	RD1201S - Management of DDAs, OPAs, OAs, and Reimbursement and Indemnity Agreements	Project Management Costs	6/29/2011	10/1/2037	City of El Cajon	Project staff costs related to the enforcement, negotiations, and management of various agreements to protect the Successor Agency's assets. SW Corner (Promenade Square LLC), NW Corner (Priest Development Corp), Smith's DDA, St. Madeleine Sophie's Center, Downtown El Cajon Brewing Company (DECB)	Central Business District/ Amended Area	-	N						\$ -		
20	RDR0703S - Civic Center Complex Revitalization Project	Property Dispositions	6/23/2009	10/1/2037	Property owners/tenants	Civic Center Complex - Relocation agreements and obligations associated with the former property owners and tenants of the Civic Center Complex properties.	Central Business District/ Amended Area	-	Y						\$ -		
21	RDR0703S - Civic Center Complex Revitalization Project	Property Maintenance	6/23/2009	10/1/2037	SDGE, Helix Water, Ahlee, National Construction Rentals, City of El Cajon, County of San Diego, Downtown El Cajon Business Partners, various vendors	Civic Center Complex - Landscaping, utilities, repairs/maintenance, property insurance & taxes, fencing costs for ongoing maintenance to prevent blight conditions in the properties and surrounding areas.	Central Business District/ Amended Area	3,000	N			3,000			\$ 3,000		
34	LM0707H - Greenovation Acquisition/ Rehabilitation/Resale Program	OPA/DDA/Construction	3/24/2011	6/30/2013	Bay Kitchen and Bath Remodelers	Greenovation - Acquisition and substantial rehabilitation housing project	Central Business District/ Amended Area	-	Y						\$ -		
35	LM0707H - Greenovation Acquisition/ Rehabilitation/Resale Program	Professional Services	6/29/2011	6/30/2013	James & Marcia Miller	Greenovation - On-site construction management and non- construction project costs	Central Business District/ Amended Area	-	Y						\$ -		
60	RDR0705S - Median Island Improvements Project	Improvement/Infrastructure	7/1/2013	10/1/2037	City of El Cajon	Median Island Improvements in the Project Area	Central Business District/ Amended Area	720,000	N	720,000					\$ 720,000		
61	RD0704S - Hazmat Testing Park/Ballantyne	Remediation	12/16/2003	10/1/2037	County of San Diego - DEH/VAP	County reimbursement/fees for ongoing environmental testing at Park Magnolia Villas, former Brownfields site, required by the County DEH, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA.	Central Business District/ Amended Area	-	Y						\$ -		



El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail  
 January 1, 2016 through June 30, 2016  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P				
										M						N	O		
										Funding Source								Non-Admin	Admin
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF						
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total				
62	RD0704S - Hazmat Testing Park/Ballantyne	Legal	12/16/2003	10/1/2037	McDougal Love Eckis Boehmer & Foley	Legal services for ongoing environmental testing at Park Magnolia Villas, former Brownfields site, required by the County DEH, pursuant to the Reimbursement & Indemnity Agreement between the developer & former RDA	Central Business District/ Amended Area	500	N			500			\$ 500				
63	RD0704S - Hazmat Testing Park/Ballantyne	Project Management Costs	12/16/2003	10/1/2037	City of El Cajon	Project staff costs for ongoing environmental testing at Park Magnolia Villas, former Brownfields site, required by the County DEH, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA	Central Business District/ Amended Area	2,500	N			2,500			\$ 2,500				
64	RD0704S - Hazmat Testing Park/Ballantyne	Remediation	12/16/2003	10/1/2037	Property Owners at Park Magnolia Villas	Settlement/reimbursement due to property owners at Park Magnolia Villas, former Brownfields site, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA.	Central Business District/ Amended Area	-	N						\$ -				
65	RD0704S - Hazmat Testing Park/Ballantyne	Miscellaneous	12/16/2003	10/1/2037	City of El Cajon, County of San Diego, various vendors	Encroachment permits/fees and miscellaneous expenses for ongoing environmental testing of Park Magnolia Villas, former Brownfields site as required by the County DEH, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA.	Central Business District/ Amended Area	-	Y						\$ -				
66	RD0705S - Hazmat Testing Prescott Promenade	Legal	10/4/1995	10/1/2037	McDougal Love Eckis Boehmer & Foley	Legal services for ongoing environmental testing at the Prescott Promenade, former Brownfields site, required under the Settlement Agreement between Chrisman, Texaco, Shell, Unocal and the former RDA	Central Business District/ Amended Area	1,000	N		1,000				\$ 1,000				
67	RD0705S - Hazmat Testing Prescott Promenade	Project Management Costs	10/4/1995	10/1/2037	City of El Cajon	Project staff costs for ongoing environmental testing at the Prescott Promenade, former Brownfields site, required under the Settlement Agreement between Chrisman, Texaco, Shell, Unocal and the former RDA	Central Business District/ Amended Area	500	N			500			\$ 500				
68	RD0706S - Southwest Corner Environmental Testing	Project Management Costs	6/29/2011	10/1/2037	City of El Cajon	Project staff costs for ongoing environmental testing at the SW Corner, a former Brownfields site, as required by the County DEH, pursuant to the Reimbursement & Indemnity Agreement between the developer and former RDA.	Central Business District/ Amended Area	1,000	N		1,000				\$ 1,000				

El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail  
 January 1, 2016 through June 30, 2016  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P	
										M						Six-Month Total
										N			O			
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		
										Funding Source						
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
69	RD0706S - Southwest Corner Environmental Testing	Miscellaneous	6/29/2011	10/1/2037	City of El Cajon, County of San Diego, various vendors	Encroachment permits/fees and miscellaneous expenses for ongoing environmental testing at the SW Corner, a former Brownfields site, as required by County DEH, pursuant to the Reimbursement and Indemnity Agreement between the developer and former RDA.	Central Business District/ Amended Area	-	Y						\$ -	
70	RD0801S - 100 Fletcher Parkway (Former Police Station)	Legal	6/16/2011	10/1/2037	McDougal Love Eckis Boehmer & Foley	100 Fletcher Parkway - Legal services for property maintenance, hazardous materials testing/abatement and preparation of the real property for disposition.	Central Business District/ Amended Area	500	N			500			\$ 500	
71	RD0801S - 100 Fletcher Parkway (Former Police Station)	Project Management Costs	6/16/2011	10/1/2037	City of El Cajon	100 Fletcher Parkway - Project staff costs for ongoing property maintenance, landscaping, hazardous materials testing, abatement, and preparation of the real property for disposition.	Central Business District/ Amended Area	12,000	N		12,000				\$ 12,000	
72	RD0801S - 100 Fletcher Parkway (Former Police Station)	Property Dispositions	7/1/2013	10/1/2037	Andrew A. Smith, Commercial Properties Group, Retail Insite, and various vendors.	100 Fletcher Parkway - Appraisal fees, broker fees, closing costs, public notices, and misc. costs associated with the disposition of the real property.	Central Business District/ Amended Area	25,000	N				25,000		\$ 25,000	
74	RD1017S - Johnson Avenue Corridor Revitalization Project	Remediation	6/15/2010	10/1/2037	County of San Diego DEH/VAP	Johnson Ave Corridor - County reimbursements/fees for ongoing environmental testing and remediation of contaminated sites required by the County DEH.	Central Business District/ Amended Area	-	Y						\$ -	
75	RD1017S - Johnson Avenue Corridor Revitalization Project	Legal	8/24/2009	10/1/2037	McDougal Love Eckis Boehmer & Foley	Johnson Ave Corridor - Legal services for ongoing environmental testing and remediation of contaminated sites required by the County DEH, in preparation for the disposition of the real property.	Central Business District/ Amended Area	500	N			500			\$ 500	
76	RD1017S - Johnson Avenue Corridor Revitalization Project	Property Maintenance	8/24/2009	10/1/2037	SDGE, Helix Water, Ahlee, National Construction Rentals, City of El Cajon, County of San Diego, various vendors	Johnson Ave - Landscaping, utilities, repairs/maintenance, property insurance & taxes, fencing costs for ongoing property maintenance for the current tenants and to prevent blight conditions in the property and surrounding areas.	Central Business District/ Amended Area	1,000	N			1,000			\$ 1,000	
77	RD1017S - Johnson Avenue Corridor Revitalization Project	Property Dispositions	7/1/2013	10/1/2037	Andrew A. Smith, Commercial Properties Group, Retail Insite, and various vendors.	Johnson Ave Corridor - Appraisal fees, broker fees, closing costs and misc. costs associated with the disposition of the real property.	Central Business District/ Amended Area	5,000	N			5,000			\$ 5,000	
78	RD1017S - Johnson Avenue Corridor Revitalization Project	Project Management Costs	6/29/2011	10/1/2037	City of El Cajon	Johnson Ave Corridor - Project staff costs for ongoing property maintenance, environmental testing/remediation and preparation for the disposition of the real property.	Central Business District/ Amended Area	10,000	N			10,000			\$ 10,000	

El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail  
 January 1, 2016 through June 30, 2016  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P		
										M						N	O
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF				
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total		
80	RD1201S - Management of DDAs, OPAs, OAs, and Reimbursement and Indemnity Agreements	Legal	10/30/2000	10/1/2037	McDougal Love Eckis Boehmer & Foley Lambert & Rogers, Bankruptcy Receivership	Legal costs related to the enforcement, negotiations, and management of various agreements to protect the Successor Agency's assets. SW Corner (Promenade Square LLC), NW Corner (Priest Development Corp), Smith's DDA, St. Madeleine Sophie's Center, Downtown El Cajon Brewing Company (DECB).	Central Business District/ Amended Area	-	N						\$ -		
81	RD1201S - Management of DDAs, OPAs, OAs, and Reimbursement and Indemnity Agreements	Litigation	4/1/2013	10/1/2037	East County Californian, AT&T, SDA Security, SDGE, Helix Water, Sewer, etc.	OPA DECB - Maintenance costs to safeguard and preserve the collateral for DECB's loans while waiting for new owners to take over the business.	Central Business District/ Amended Area	-	N						\$ -		
85	RDR0703S - Civic Center Complex Revitalization Project	Professional Services	9/15/2010	9/15/2015	Ninyo & Moore	Civic Center Complex - Professional and technical services for ongoing hazardous materials testing and abatement in preparation of the real property for disposition.	Central Business District/ Amended Area	-	Y						\$ -		
86	RDR0703S - Civic Center Complex Revitalization Project	Legal	6/23/2009	10/1/2037	McDougal Love Eckis Boehmer & Foley	Civic Center Complex - Legal services for maintenance issues, hazardous materials testing/abatement, and preparation of the properties for disposition.	Central Business District/ Amended Area	-	N						\$ -		
87	RDR0703S - Civic Center Complex Revitalization Project	Project Management Costs	6/23/2009	10/1/2037	City of El Cajon	Civic Center Plaza - Project staff costs for ongoing property maintenance, landscaping, hazardous materials testing, abatement, and preparation of the real properties for disposition.	Central Business District/ Amended Area	-	N						\$ -		
89	RDR0703S - Civic Center Complex Revitalization Project	Property Dispositions	7/1/2013	10/1/2037	Andrew A. Smith, Commercial Properties Group, Retail Insite, and various vendors.	Civic Center Plaza - Appraisal fees, broker fees, closing costs, public notices, and misc. costs associated with the disposition of the real property.	Central Business District/ Amended Area	15,000	N				15,000		\$ 15,000		
92	HA1501 - Housing Authority Development and Revitalization Activities	Improvement/Infrastructure	7/1/2014	10/1/2037	City of El Cajon	Production, replacement, and/or preservation of affordable housing units	Central Business District/ Amended Area	692,000	N	692,000					\$ 692,000		
93	RD1201S - Management of DDAs, OPAs, OAs, and Reimbursement and Indemnity Agreements	Miscellaneous	7/1/2014	10/1/2037	County of San Diego, East County Californian	County recording fees and public notices for termination of various agreements	Central Business District/ Amended Area	-	N						\$ -		
94	RD1502S - Fire Station 6 Renovation	Improvement/Infrastructure	7/1/2014	10/1/2037	City of El Cajon	Fire Station 6 Renovation	Central Business District/ Amended Area	1,500,000	N	1,500,000					\$ 1,500,000		
95	RD1503S - Ronald Reagan Community Center Plaza	Improvement/Infrastructure	7/1/2014	10/1/2037	City of El Cajon	Ronald Reagan Community Center Renovation	Central Business District/ Amended Area	900,000	N	900,000					\$ 900,000		
98	RD1504S - East Count Performing Arts Center Improvements	Improvement/Infrastructure	7/1/2015	10/1/2037	City of El Cajon	East County Performing Arts Center Improvements	Central Business District/ Amended Area	800,000	N	800,000					\$ 800,000		

**EI Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Cash Balances  
(Report Amounts in Whole Dollars)**

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

A	B	C	D	E	F	G	H	I	
		<b>Fund Sources</b>							
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>		<b>Other</b>	<b>RPTTF</b>		
	<b>Cash Balance Information by ROPS Period</b>	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	<b>Comments</b>	
<b>ROPS 14-15B Actuals (01/01/15 - 06/30/15)</b>									
1	<b>Beginning Available Cash Balance (Actual 01/01/15)</b>	6,676,947	-	108,908		162,265	418,552		
2	<b>Revenue/Income (Actual 06/30/15)</b> RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015	24,510				48,916	2,539,868		
3	<b>Expenditures for ROPS 14-15B Enforceable Obligations (Actual 06/30/15)</b> RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	327,718		84,866		86,596	1,880,950		
4	<b>Retention of Available Cash Balance (Actual 06/30/15)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	1,317,480					765,000		
5	<b>ROPS 14-15B RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the self-reported ROPS 14-15B PPA in the Report of PPA, Column S	No entry required						170,210	
6	<b>Ending Actual Available Cash Balance</b> C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 5,056,259	\$ -	\$ 24,042	\$ -	\$ 124,585	\$ 142,260		
<b>ROPS 15-16A Estimate (07/01/15 - 12/31/15)</b>									
7	<b>Beginning Available Cash Balance (Actual 07/01/15)</b> (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 6,373,739	\$ -	\$ 24,042	\$ 765,000	\$ 124,585	\$ 312,470		
8	<b>Revenue/Income (Estimate 12/31/15)</b> RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015	6,000		-		2,000	3,878,160		
9	<b>Expenditures for ROPS 15-16A Enforceable Obligations (Estimate 12/31/15)</b>	450,000		-	765,000	45,000	4,020,420		
10	<b>Retention of Available Cash Balance (Estimate 12/31/15)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	1,317,480							
11	<b>Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)</b>	\$ 4,612,259	\$ -	\$ 24,042	\$ -	\$ 81,585	\$ 170,210		

El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments  
 Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)  
 (Report Amounts in Whole Dollars)

**ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):** Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	
		\$ 5,279,226	\$ 327,718	\$ 150,350	\$ 84,866	\$ 125,400	\$ 86,596	\$ 2,691,160	\$ 2,691,160	\$ 2,691,160	\$ 2,627,001	\$ 64,159	\$ 125,000	\$ 125,000	\$ 125,000	\$ 18,949	\$ 106,051	\$ 170,210	
1	El Cajon	-	-	-	-	-	-	633,518	633,518	\$ 633,518	633,518	\$ -						\$ -	
2	El Cajon	-	-	-	-	-	-	1,261,397	1,261,397	\$ 1,261,397	1,261,396	\$ 1						\$ 1	
3	El Cajon Redevelopment Agency Tax Allocation Bonds, Issue of 2007	-	-	-	-	-	-	463,516	463,516	\$ 463,516	463,516	\$ -						\$ -	
4	El Cajon Redevelopment Agency Tax Allocation Bonds - Issues 2000, 2005, and 2007 (Parity Bonds)	-	-	-	-	-	-	2,500	2,500	\$ 2,500	2,332	\$ 168						\$ 168	
5	El Cajon Redevelopment Agency Tax Allocation Bonds - Issues 2000, 2005, and 2007 (Parity Bonds)	-	-	-	-	-	-	5,000	5,000	\$ 5,000	3,925	\$ 1,075						\$ 1,075	
7	Successor Agency Administration	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -	
8	Successor Agency Administration	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -	
10	RD0801S - 100 Fletcher Parkway (Former Police Station)	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -	
11	RD0704S - Hazmat Testing Park/Ballantyne	-	-	-	-	30,000	9,413	-	-	\$ -	-	\$ -						\$ -	
12	RD0705S - Hazmat Testing Prescott Promenade	-	-	-	-	-	-	10,000	10,000	\$ 10,000	-	\$ 10,000						\$ 10,000	
13	RD0706S - Southwest Corner Environmental Testing	-	-	-	-	40,700	37,304	4,800	4,800	\$ 4,800	-	\$ 4,800						\$ 4,800	

El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments  
 Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)  
 (Report Amounts in Whole Dollars)

**ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):** Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	
		\$ 5,279,226	\$ 327,718	\$ 150,350	\$ 84,866	\$ 125,400	\$ 86,596	\$ 2,691,160	\$ 2,691,160	\$ 2,691,160	\$ 2,627,001	\$ 64,159	\$ 125,000	\$ 125,000	\$ 125,000	\$ 18,949	\$ 106,051	\$ 170,210	
14	RD0706S - Southwest Corner Environmental Testing	-	-	-	-	-	-	1,500	1,500	\$ 1,500		\$ 1,500						\$ 1,500	
15	RD0801S - 100 Fletcher Parkway (Former Police Station)	-	-	-	-	-	-	12,800	12,800	\$ 12,800	12,800	\$ -						\$ -	
16	RD0801S - 100 Fletcher Parkway (Former Police Station)	-	-	-	-	-	-	236,929	236,929	\$ 236,929	236,929	\$ -						\$ -	
17	RD1017S - Johnson Avenue Corridor Revitalization Project	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -	
18	RD1201S - Management of DDAs, OPAs, OAs, and Reimbursement and Indemnity Agreements	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -	
19	RD1202S - Real Property Asset Management	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -	
20	RDR0703S - Civic Center Complex Revitalization Project	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -	
21	RDR0703S - Civic Center Complex Revitalization Project	-	-	-	-	-	-	4,700	4,700	\$ 4,700	913	\$ 3,787						\$ 3,787	
34	LM0707H - Greenovation Acquisition/ Rehabilitation/Resale Program	-	-	140,100	84,866	-	-	-	-	\$ -		\$ -						\$ -	

El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments  
 Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)  
 (Report Amounts in Whole Dollars)

**ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):** Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	
		\$ 5,279,226	\$ 327,718	\$ 150,350	\$ 84,866	\$ 125,400	\$ 86,596	\$ 2,691,160	\$ 2,691,160	\$ 2,691,160	\$ 2,627,001	\$ 64,159	\$ 125,000	\$ 125,000	\$ 125,000	\$ 18,949	\$ 106,051	\$ 170,210	
35	LM0707H - Greenovation Acquisition/ Rehabilitation/Resale Program	-	-	10,250	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
59	RD1015S - Alley Improvements Project	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
60	RDR0705S - Median Island Improvements Project	1,295,000	316,868	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
61	RD0704S - Hazmat Testing Park/Ballantyne	-	-	-	-	2,500	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
62	RD0704S - Hazmat Testing Park/Ballantyne	-	-	-	-	500	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
63	RD0704S - Hazmat Testing Park/Ballantyne	-	-	-	-	3,600	1,859	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
64	RD0704S - Hazmat Testing Park/Ballantyne	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
65	RD0704S - Hazmat Testing Park/Ballantyne	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
66	RD0705S - Hazmat Testing Prescott Promenade	-	-	-	-	-	-	1,000	1,000	\$ 1,000	-	\$ 1,000	-	-	-	-	-	\$ 1,000	
67	RD0705S - Hazmat Testing Prescott Promenade	-	-	-	-	-	-	1,000	1,000	\$ 1,000	-	\$ 1,000	-	-	-	-	-	\$ 1,000	
68	RD0706S - Southwest Corner Environmental Testing	-	-	-	-	2,500	868	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
69	RD0706S - Southwest Corner Environmental Testing	-	-	-	-	500	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	



El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments  
 Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)  
 (Report Amounts in Whole Dollars)

**ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):** Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	
		\$ 5,279,226	\$ 327,718	\$ 150,350	\$ 84,866	\$ 125,400	\$ 86,596	\$ 2,691,160	\$ 2,691,160	\$ 2,691,160	\$ 2,627,001	\$ 64,159	\$ 125,000	\$ 125,000	\$ 125,000	\$ 18,949	\$ 106,051	\$ 170,210	
70	RD0801S - 100 Fletcher Parkway (Former Police Station)	-	-	-	-	-	-	500	500	\$ 500	-	\$ 500	-	-	-	-	-	\$ 500	
71	RD0801S - 100 Fletcher Parkway (Former Police Station)	-	-	-	-	-	-	20,000	20,000	\$ 20,000	7,166	\$ 12,834	-	-	-	-	-	\$ 12,834	
72	RD0801S - 100 Fletcher Parkway (Former Police Station)	-	-	-	-	-	-	15,500	15,500	\$ 15,500	4,500	\$ 11,000	-	-	-	-	-	\$ 11,000	
73	RD0801S - 100 Fletcher Parkway (Former Police Station)	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
74	RD1017S - Johnson Avenue Corridor Revitalization Project	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
75	RD1017S - Johnson Avenue Corridor Revitalization Project	-	-	-	-	1,000	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
76	RD1017S - Johnson Avenue Corridor Revitalization Project	-	-	-	-	4,100	1,742	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
77	RD1017S - Johnson Avenue Corridor Revitalization Project	-	-	-	-	12,000	8,370	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
78	RD1017S - Johnson Avenue Corridor Revitalization Project	-	-	-	-	2,000	2,000	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	



El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments  
 Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)  
 (Report Amounts in Whole Dollars)

**ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):** Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	
		\$ 5,279,226	\$ 327,718	\$ 150,350	\$ 84,866	\$ 125,400	\$ 86,596	\$ 2,691,160	\$ 2,691,160	\$ 2,691,160	\$ 2,627,001	\$ 64,159	\$ 125,000	\$ 125,000	\$ 125,000	\$ 18,949	\$ 106,051	\$ 170,210	
79	LM0707H - Greenovation Acquisition/Rehabilitation/Resale Program	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
80	RD1201S - Management of DDAs, OPAs, OAs, and Reimbursement and Indemnity Agreements	-	-	-	-	26,000	25,040	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
81	RD1201S - Management of DDAs, OPAs, OAs, and Reimbursement and Indemnity Agreements	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
82	RD1202S - Real Property Asset Management	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
83	RD1202S - Real Property Asset Management	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
84	RD1202S - Real Property Asset Management	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
85	RDR0703S - Civic Center Complex Revitalization Project	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	
86	RDR0703S - Civic Center Complex Revitalization Project	-	-	-	-	-	-	2,000	2,000	\$ 2,000	-	\$ 2,000	-	-	-	-	-	\$ 2,000	
87	RDR0703S - Civic Center Complex Revitalization Project	-	-	-	-	-	-	2,000	2,000	\$ 2,000	-	\$ 2,000	-	-	-	-	-	\$ 2,000	
88	RDR0703S - Civic Center Complex Revitalization Project	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	\$ -	

El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments  
 Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)  
 (Report Amounts in Whole Dollars)

**ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):** Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	
		\$ 5,279,226	\$ 327,718	\$ 150,350	\$ 84,866	\$ 125,400	\$ 86,596	\$ 2,691,160	\$ 2,691,160	\$ 2,691,160	\$ 2,627,001	\$ 64,159	\$ 125,000	\$ 125,000	\$ 125,000	\$ 18,949	\$ 106,051	\$ 170,210	
89	RDR0703S - Civic Center Complex Revitalization Project	-	-	-	-	-	-	12,500	12,500	\$ 12,500	6	\$ 12,494						\$ 12,494	
91	RD0801S - 100 Fletcher Parkway (Former Police Station)	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -	
92	HA1501 - Housing Authority Development and Revitalization Activities	689,226	-	-	-	-	-	-	-	\$ -		\$ -						\$ -	
93	RD1201S - Management of DDAs, OPAs, OAs, and Reimbursement and Indemnity Agreements	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -	
94	RD1502S - Fire Station 6 Renovation	1,695,000	3,216	-	-	-	-	-	-	\$ -		\$ -						\$ -	
95	RD1503S - Ronald Reagan Community Center Plaza	900,000	7,634	-	-	-	-	-	-	\$ -		\$ -						\$ -	
96	RD1501S - Center City Infrastructure Improvements	700,000	-	-	-	-	-	-	-	\$ -		\$ -						\$ -	
97	298110 - Housing Authority Administration	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -	

El Cajon Recognized Obligation Payment Schedule (ROPS 15-16B) - Notes  
January 1, 2016 through June 30, 2016

Item #	Notes/Comments
1 - 3	Amount requested include half of the bond principal payments due October 1,2016.