

RESOLUTION NO. OB-04-12

A RESOLUTION APPROVING AN AMENDMENT TO THE FISCAL YEAR 2012-13 SUCCESSOR AGENCY BUDGET AND APPROVAL OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JANUARY 1, 2013, TO JUNE 30, 2013

WHEREAS, the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency held a regularly scheduled meeting on August 15, 2012, at which time it considered proposed budget adjustments and Recognized Obligation Payment Schedule for the period of January 1, 2013, to June 30, 2013; and

WHEREAS, the City of El Cajon as Successor Agency requested a budget adjustment in the amount of \$365,000 to the Civic Center Plaza Improvements project, to be paid with bond proceeds, in order to pay costs under an existing Enforceable Obligation approved by the Department of Finance, thereby increasing the Fiscal Year 2012-13 Budget from \$10,596,815 to \$10,961,815;

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 amended ROPS 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 budget adjustment of \$365,000 to the Civic Center Plaza Improvements project (Line 25 and 27), to be paid with bond proceeds, thereby amending the Fiscal Year 2012-12 Budget from \$10,596,815 to \$10,961,815.
- C. The Oversight Board hereby APPROVES the Recognized Obligation Payment Schedule for the period of January 1, 2013, to June 30, 2013, in the form and content attached hereto as Exhibit "A" and incorporated herein by this reference, subject to any minor conforming, technical, or clarifying changes approved by the City Manager, or designee.
- D. The Oversight Board hereby AUTHORIZES the Chair to execute the approved Recognized Obligation Payment Schedule for the period of January 1, 2013, to

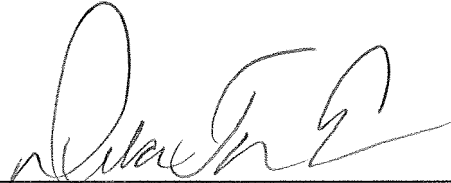
June 30, 2013, for submission to the County Auditor Controller, the State Department of Finance, the County Administrative Officer, the State Controller's Office, and to post on the Successor Agency website not later than September 1, 2012.

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

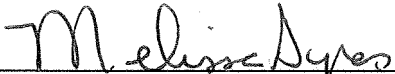
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PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly scheduled meeting held this 15<sup>th</sup> day of August, 2012, by the following vote to wit:

AYES: ABUSHABAN, BUXBAUM, CHADWICK, GRIFFIN, GRIFFITHS,  
RANU, TURNER-EMERSON  
NOES: NONE  
ABSENT: NONE

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

ATTEST:

  
\_\_\_\_\_  
Melissa Ayres, Oversight Board Secretary

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Name of Successor Agency:  
County:

City of El Cajon  
San Diego

Oversight Board Approval Date: 8-15-12

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)  
January 1, 2013 through June 30, 2013

Item #	Project Name / Debt Obligation	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation as of	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
<b>Grand Total</b>							\$ 137,451,083	\$ 12,513,749	\$ 1,143,302	\$ 365,000	\$ -	\$ 250,000	\$ 4,163,399	\$ -	\$ 5,921,701
1	Tax allocation bonds	08/25/2000	10/01/2030	Bank of New York	2000 Bonds - Housing/Non-housing projects (0490000)	Central Business District/ Amended Area	34,353,323	1,253,876					611,368		\$ 611,368
2	Tax allocation bonds	08/17/2005	10/01/2036	Bank of New York	2005 Bonds - Refund 1997 issue & Housing/Non-housing projects (0490000)	Central Business District/ Amended Area	58,732,551	2,515,906					742,853		\$ 742,853
3	Tax allocation bonds	03/14/2007	10/01/2037	Bank of New York	2007 Bonds - Non-housing projects (0490000)	Central Business District/ Amended Area	24,283,603	922,020					300,360		\$ 300,360
4	Contract for administration/operation	1992	10/01/2037	Bank of New York/ Bondlogistix/ Bond Counsels	Fiscal agent, arbitrage, and bond counsel fees (0490000)	Central Business District/ Amended Area	339,863	23,000					7,333		\$ 7,333
5	Contract for administration/operation	1985	10/01/2037	RAMS,LLP CPA (current auditors)	Financial auditing services (0490000 & 0590110)	Central Business District/ Amended Area	279,559	10,000				5,000			\$ 5,000
6	Professional services contract	12/01/2010	12/01/2015	Rosenow Spevacek	General redevelopment/project consulting (0590110)	Central Business District/ Amended Area	194,621	-							\$ -
7	Contract for administration/operation	06/29/2011 - ABx1 26	10/01/2037	McDougal Love Eckis Boehmer & Foley & Oversight Board Legal Counsel	Legal services - successor agency (0590110)	Central Business District/ Amended Area	65,489	23,000				23,000			\$ 23,000
8	Contract for administration/operation	06/29/2011 - ABx1 26	10/01/2037	City of El Cajon - Successor Agency	Administration Allowance (0590110)	Central Business District/ Amended Area	6,310,964	222,000				222,000			\$ 222,000
9	Professional services contract	03/02/2011	03/02/2013	Andrew A. Smith Company	Appraisal of Agency owned properties	Central Business District/ Amended Area	29,650								\$ -
10	Professional services contract	09/15/2010	09/15/2015	Ninyo & Moore	Ongoing environmental testing (RD0801S, RD1017S RDR0703S)	Central Business District/ Amended Area	412,189	57,000					-		\$ -
11	Contract for administration/operation	06/29/2011 - ABx1 26	Upon project completion	City of El Cajon/Vendors	Hazmat Test Park/ Ballantyne - Environment project management and monitoring Park Magnolia Villas (RD0704S )	Central Business District/ Amended Area	TBD pursuant to DDA & DEH	93,200					52,500		\$ 52,500
12	Contract for administration/operation	06/29/2011 - ABx1 26	Upon project completion	City of El Cajon/Vendors	Hazmat Test Prescott Promenade - Environmental project management and monitoring Prescott Promenade (RD0705S )	Central Business District/ Amended Area	TBD Settlement Agreement	35,000					35,000		\$ 35,000
13	Professional services contract	09/14/2010	09/13/2012	Hargrave Environmental Consulting, Inc.	Ongoing environmental testing - Southwest Corner (RD0706S)	Central Business District/ Amended Area	6,944	-							\$ -
14	Contract for administration/operation	06/29/2011 - ABx1 26	Upon project completion	City of El Cajon/Vendors	SW Corner Environmental Testing - Environmental project management and monitoring - Priest Development Corp DDA (RD0706S )	Central Business District/ Amended Area	TBD pursuant to DDA & DEH	30,470					12,236		\$ 12,236
15	Contract for administration/operation	06/29/2011 - ABx1 26	Upon sale of property	City of El Cajon/Vendors	Former Police Station - GP and zoning amendments, project management and monitoring, property management and disposition (RD0801S )	Central Business District/ Amended Area	478,887	478,887					425,674		\$ 425,674
16	Promissory note	06/16/2011	12/01/15	City of El Cajon	Promissory note on purchase and sale agreement of 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area	3,292,773	840,666							\$ -
17	Contract for administration/operation	06/29/2011 - ABx1 26	Upon sale of property	City of El Cajon/Vendors	Johnson Ave Corridor - Property and project management, environmental coordination, and disposition (RD1017S )	Central Business District/ Amended Area	169,516	66,016					27,630		\$ 27,630
18	Contract for administration/operation	06/29/2011 - ABx1 26	Upon termination of DDAs	City of El Cajon/Vendors	DDAs Project Monitoring - SW Corner (Promenade Square LLC), NW Corner (Priest Development Corp), Smith's DDA, St Madelines Sophies Center (RD1201S )	Central Business District/ Amended Area	79,304	36,780					17,890		\$ 17,890

Item #	Project Name / Debt Obligation	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation as of	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
19	Contract for administration/operation	06/29/2011 - ABx1 26	Upon sale of property	City of El Cajon/Vendors	Real Property Asset Management - Property management and disposition of agency properties (RD1202S )	Central Business District/ Amended Area	306,095	207,945					181,463		\$ 181,463
20	Rental subsidies	06/29/2011 - ABx1 26	Pursuant to Relocation Law	Property owners/tenants	Civic Center Plaza Revitalization - Relocation agreements/obligations associated with Civic Center Complex properties (RDR0703S)	Central Business District/ Amended Area	TBD pursuant to Relocation Law	-							\$ -
21	Contract for administration/operation	06/29/2011 - ABx1 26	Upon sale of property	City of El Cajon/Vendors	Civic Center Revitalization - Project and property management, disposition, Rea/Magnolia Hotel ENA (RDR0703S )	Central Business District/ Amended Area	461,228	461,228					384,804		\$ 384,804
22	Owner Participation Agreement	03/09/2011	Upon project completion	JKC Palm Springs Automotive, Inc.	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area	289,869	325,000							\$ -
23	Owner Participation Agreement	03/08/2011	Upon project completion	Parkway Plaza GP, LLC	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area	27,600	-							\$ -
24	Contract for administration/operation	06/29/2011 - ABx1 26	Upon termination of DDAs	City of El Cajon/Vendors	Facade Improvement - Project management and monitoring (RD0702S )	Central Business District/ Amended Area	80,491	17,731							\$ -
25	Contract for administration/operation	06/29/2011 - ABx1 26	Upon project completion	City of El Cajon/Vendors	Civic Center Plaza Improvements - Project management and other construction services and supplies/materials (RDR0708S)	Central Business District/ Amended Area	32,000	32,000		32,000					\$ 32,000
26	Contract for administration/operation	04/19/2011	Upon project completion	GAFCON, Inc.	Construction project management - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	73,843								\$ -
27	Construction contract	04/19/2011	Upon completion and acceptance of construction	Ledcor Construction	Construction contract- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	333,000	333,000		333,000					\$ 333,000
28	Federal/state required payments	06/29/2011 - ABx1 26	Until paid-off	City of El Cajon	Unfunded PERS liability and compensated absences for former redevelopment agency employees through January 31, 2012 (0810000)	Central Business District/ Amended Area	1,497,925	1,387,971	381,209				1,006,762		\$ 1,387,971
29	July - December 2011 enforceable obligations	06/27/2012 AB1484	Until paid-off	City of El Cajon - Successor Agency/ RORF	July-December 2011 enforceable obligation for which no tax increment or RPTTF was received as a result of the "July 2012 True-up process."	Central Business District/ Amended Area	357,526	357,526					357,526		\$ 357,526
30	Affordable Housing Agreement	03/11/2009	07/31/2012	Weiland Development Co homebuyers	First Time Homebuyer funding of 26 inclusionary housing units (LM0702H )	Central Business District/ Amended Area	1,672,470	200,000							\$ -
31	Contract for administration/operation	06/29/2011 - ABx1 26	Upon termination of housing agreement	El Cajon Housing Authority/ Vendors	First Time Homebuyer - Project management and monitoring (LM0702H )	Central Business District/ Amended Area	19,900	19,900	7,758						\$ 7,758
32	Disposition Development Agreement	03/23/2010	65 years from Certificate of Occupancy	Chambers Senior Residences, L.P.	Construction loans affordable senior housing-Linda Way (LM0704H)	Central Business District/ Amended Area	2,614,866	1,965,298	450,000						\$ 450,000
33	Contract for administration/operation	06/29/2011 - ABx1 26	Upon termination of DDA	El Cajon Housing Authority/ Vendors	Linda Way - Project management and monitoring (LM0704H )	Central Business District/ Amended Area	57,534	12,200	6,100						\$ 6,100
34	Affordable Housing Agreement	03/24/2011	03/24/2013	Bay Kitchen and Bath Remodelers	Greenovation - acquisition and substantial rehabilitation housing projects (LM0707H )	Central Business District/ Amended Area	550,000	538,629	274,735						\$ 274,735
35	Contract for administration/operation	06/29/2011 - ABx1 26	Upon termination of housing agreement	El Cajon Housing Authority/ Vendors	Greenovation - Project management and monitoring (LM0707H )	Central Business District/ Amended Area	47,500	47,500	23,500						23,500
36	Contract for administration/operation	1972 (estimated tax year)	Retired	County of San Diego	Tax increment administration and collection fees (0490000)	Central Business District/ Amended Area	-								\$ -
37	Professional services contract	09/22/2009	03/20/2012	Wimmer Yamada and Caughey	Architectural services- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	-								\$ -
38	Professional services contract	06/15/2010	06/14/2012	SCS Engineers	Hazardous material testing - Park/Ballantyne (RD0704S)	Central Business District/ Amended Area	-								\$ -
39	Professional services contract	06/15/2010	Retired	H.M. Pitt Labs, Inc.	Environmental testing - Johnson Ave Corridor (RD1017S)	Central Business District/ Amended Area	-								\$ -



Item #	Project Name / Debt Obligation	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation as of	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
40	Rental subsidies	07/08/2008	Retired	Overland Pacific Cutler, Inc.	Relocation services for tenants on Agency properties	Central Business District/ Amended Area	-								\$ -
41	Professional services contract	02/24/2011	Retired	Rosenow Spevacek	Consulting services amendment of redevelopment plan	Central Business District/ Amended Area	-								\$ -
42	Professional services contract	03/16/2011	Retired	HVS Consulting & Valuation	Consulting & valuation services Civic Center Complex (RDR0703S)	Central Business District/ Amended Area	-								\$ -
43	Professional services contract	05/23/2011	Paid off	AES Property Services	Graffiti abatement services (RD0707S)	Central Business District/ Amended Area	-								\$ -
44	Owner Participation Agreement	02/11/2010	Paid-off	Downtown El Cajon Brewing Company	Business retention & recruitment tenant improvement loans (RD0701S)	Central Business District/ Amended Area	-								\$ -
45	Contract for administration/operation	06/14/2011	Paid-off	Greater Downtown El Cajon PBID	Special assessments (PBID) on Agency properties	Central Business District/ Amended Area	-								\$ -
46	Professional services contract	08/04/2008	Retired	Recon Environmental Consultants	Environmental services-Specific Plan 182 (MF0011S)	Central Business District/ Amended Area	-								\$ -
47	Professional services contract	08/21/2009	08/21/2011	Schmidt Design Group	Architectural services-Median Improvements (RD1015S)	Central Business District/ Amended Area	-								\$ -
48	Professional services contract	06/21/2010	06/30/2012	Overland Pacific Cutler, Inc.	Relocation services 120 Rea Ave tenants - Civic Center Complex (RDR0703S)	Central Business District/ Amended Area	-								\$ -
49	Professional services contract	10/01/2010	Retired	Anderson Valuation, Inc.	Appraisal of Agency owned properties	Central Business District/ Amended Area	-								\$ -
50	Professional services contract	10/06/2010	Retired	Community Housingworks	Housing loss mitigation (298110)	Central Business District/ Amended Area	-								\$ -
51	Contract for administration/operation	06/29/2011	Retired	City of El Cajon/Vendors	Specific Plan 182 - Project management and monitoring (MF0011S )	Central Business District/ Amended Area	-								\$ -
52	Contract for administration/operation	06/29/2011	Retired	City of El Cajon/Vendors	Business Retention/Recruit - Project monitoring (RD0701S )	Central Business District/ Amended Area	-								\$ -
53	Contract for administration/operation	06/29/2011	Retired	City of El Cajon/Vendors	Graffiti Removal - Project management and monitoring graffiti abatement (RD0707S )	Central Business District/ Amended Area	-								\$ -
54	Contract for administration/operation	06/05/2009	Retired	Geocon	Soil testing services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	-								\$ -
55	Contract for administration/operation	07/24/2009	Paid off	Kleinfelder West, Inc.	Construction/soil inspection services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	-								\$ -
56	Professional services contract	05/25/2011	Paid-off	Helix Environment Planning Inc.	Air quality and greenhouse gas testing services - 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area	-								\$ -
57	Professional services contract	05/25/2011	Paid-off	Kimley-Horn	Traffic engineering services - 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area	-								\$ -

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

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III) -- Notes (Optional)**  
**January 1, 2013 through June 30, 2013**

Item #	Notes/Comments
1	Total outstanding obligation amount restated per results of Agreed Upon Procedure audit dated May 18,2012.
2	Total outstanding obligation amount restated per results of Agreed Upon Procedure audit dated May 18,2012.
3	
4	
5	Oversight Board and DOF approved in the July-December, 2012 ROPS, but insufficient RPTTF funding.
6	
7	Oversight Board and DOF approved in the July-December, 2012 ROPS, but insufficient RPTTF funding.
8	Oversight Board and DOF approved in the July-December, 2012 ROPS, but insufficient RPTTF funding.
9	
10	
11	Oversight Board and DOF approved in the July-December, 2012 ROPS, but insufficient RPTTF funding.
12	
13	
14	
15	Oversight Board and DOF approved in the July-December, 2012 ROPS, but insufficient RPTTF funding.
16	
17	
18	



Item #	Notes/Comments
19	Oversight Board and DOF approved in July-December, 2012 ROPS, but insufficient RPTTF funding.
20	
21	Oversight Board and DOF approved in July-December, 2012 ROPS, but insufficient RPTTF funding.
22	
23	
24	
25	Fiscal year 2012-2013 appropriations are for anticipated expenditures necessary to complete construction & improvements.
26	
27	Fiscal year appropriations are for anticipated expenditures related to change orders that have been approved but not yet paid or change orders under review and not yet processed or rejected.
28	Unfunded PERS liability for former El Cajon Redevelopment Agency employees based on the most recent PERS actuarial report available (June 30, 2010) was estimated at \$1,295,102. This liability amount, if not paid in full, may change due to interest rate charged by PERS. The remaining amount of \$92,869 represents compensated absences of the employees as of January 31, 2012.
29	July-December 2011 enforceable obligations for which no tax increment or RPTTF was received as a result of the July-2012 True-up Process.
30	
31	
32	
33	
34	
35	
36	Retired - County administration fees deducted first from RPTTF distribution
37	Paid-off
38	Retired
39	Retired
40	Retired

Item #	Notes/Comments
41	Retired
42	Retired
43	Paid off
44	Paid-off
45	Paid-off
46	Retired
47	Retired
48	Retired
49	Retired
50	Retired
51	Retired
52	Retired
53	Retired
54	Retired



Name of Successor Agency:

City of El Cajon

County:

San Diego

Pursuant to Health and Safety Code section 34186 (a)  
 PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS  
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS I)  
 January 1, 2012 through June 30, 2012

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
<b>Grand Total</b>						\$ 3,580,559	\$ 2,110,184	\$ 4,216,407	\$ 3,818,512	\$ 90,312	\$ -	\$ 250,000	\$ 250,000	\$ 2,196,960	\$ 1,773,300	\$ -	\$ -
Pg.1/ROPS Jan-Jun 2012	1	Tax allocation bonds	Bank of New York	2000 Bonds - Housing/Non-housing projects (0490000)	Central Business District/ Amended Area	42,876	42,876							569,632	569,632		
Pg.1/ROPS Jan-Jun 2012	2	Tax allocation bonds	Bank of New York	2005 Bonds - Refund 1997 issue & Housing/Non-housing projects (0490000)	Central Business District/ Amended Area	152,611	152,611							610,442	610,442		
Pg.1/ROPS Jan-Jun 2012	3	Tax allocation bonds	Bank of New York	2007 Bonds - Non-housing projects (0490000)	Central Business District/ Amended Area									306,659	306,659		
Pg.1/ROPS Jan-Jun 2012	4	Contract for administration/operation	Bank of New York	Fiscal agent, arbitrage, and bond counsel fees (0490000)	Central Business District/ Amended Area									3,000	2,120		
Pg.1/ROPS Jan-Jun 2012	5	Contract for administration/operation	County of San Diego	Tax increment administration and collection fees (0490000)	Central Business District/ Amended Area									220,000			
Pg.1/ROPS Jan-Jun 2012	6	Promissory note	City of El Cajon	Promissory note on purchase and sale agreement of 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	7	Construction contract	Ledcor Construction	Construction contract- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area			1,347,375	1,329,165								
Pg.1/ROPS Jan-Jun 2012	8	Professional services contract	Wimmer Yamada and Caughey	Architectural services- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area			2,944	2,944								
Pg.1/ROPS Jan-Jun 2012	9	Professional services contract	SCS Engineers	Hazardous material testing - Park/Ballantyne (RD0704S)	Central Business District/ Amended Area									11,616	14,392		
Pg.1/ROPS Jan-Jun 2012	10	Professional services contract	H.M. Pitt Labs, Inc.	Environmental testing - Johnson Ave Corridor (RD1017S)	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	11	Rental subsidies	Overland Pacific Cutler, Inc.	Relocation services for tenants on Agency properties ()	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	12	Professional services contract	Hargrave Environmental Consulting, Inc.	Ongoing environmental testing - Southwest Corner (RD0706S)	Central Business District/ Amended Area									21,456	14,810		
Pg.1/ROPS Jan-Jun 2012	13	Professional services contract	Rosenow Spevacek	Consulting services amendment of redevelopment plan ()	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	14	Professional services contract	HVS Consulting & Valuation	Consulting & valuation services Civic Center Complex (RDR0703S)	Central Business District/ Amended Area									4,000			
Pg.1/ROPS Jan-Jun 2012	15	Professional services contract	AES Property Services	Graffiti abatement services (RD0707S)	Central Business District/ Amended Area									23,958	23,958		
Pg.1/ROPS Jan-Jun 2012	16	Owner Participation Agreement	Downtown El Cajon Brewing Company	Business retention & recruitment tenant improvement loans (RD0701S)	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	17	Disposition Development Agreement	Chambers Senior Residences, L.P.	Construction loans affordable senior housing-Linda Way (LM0704H)	Central Business District/ Amended Area	2,260,703	1,785,134										
Pg.1/ROPS Jan-Jun 2012	18	Contract for administration/operation	Greater Downtown El Cajon PBID	Special assessments (PBID) on Agency properties ()	Central Business District/ Amended Area									87,869	87,869		
Pg.1/ROPS Jan-Jun 2012	19	Professional services contract	Recon Environmental Consultants	Environmental services-Specific Plan 182 (MF0011S)	Central Business District/ Amended Area			5,463	12,643								

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
Pg.1/ROPS Jan-Jun 2012	20	Professional services contract	Schmidt Design Group	Architectural services-Median Improvements (RD1015S)	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	21	Professional services contract	Overland Pacific Cutler, Inc.	Relocation services 120 Rea Ave tenants - Civic Center Complex (RDR0703S)	Central Business District/ Amended Area									1,000			
Pg.1/ROPS Jan-Jun 2012	22	Professional services contract	Rosenow Spevacek	General redevelopment/project consulting (0590110)	Central Business District/ Amended Area	2,114	4,704	1,093	1,093			5,000		5,649	5,649		
Pg.1/ROPS Jan-Jun 2012	23	Professional services contract	Ninyo & Moore	Ongoing environmental testing (RD0801S RD1017S RDR0703S)	Central Business District/ Amended Area									42,241	34,833		
Pg.1/ROPS Jan-Jun 2012	24	Professional services contract	Anderson Valuation, Inc.	Appraisal of Agency owned properties ()	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	25	Professional services contract	Andrew A. Smith Company	Appraisal of Agency owned properties ()	Central Business District/ Amended Area									375			
Pg.2/ROPS Jan-Jun 2012	26	Affordable Housing Agreement	Weiland Development Co homebuyers	First Time Homebuyer funding of 26 inclusionary housing units (LM0702H )	Central Business District/ Amended Area	783,203	51,230										
Pg.2/ROPS Jan-Jun 2012	27	Affordable Housing Agreement	Bay Kitchen and Bath Remodelers	Greenovation - acquisition and substantial rehabilitation housing projects (LM0707H )	Central Business District/ Amended Area	258,000											
Pg.2/ROPS Jan-Jun 2012	28	Owner Participation Agreement	JKC Palm Springs Automotive, Inc.	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area			650,000	360,131								
Pg.2/ROPS Jan-Jun 2012	29	Owner Participation Agreement	Parkway Plaza GP, LLC	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area			2,000,000	1,972,400								
Pg.2/ROPS Jan-Jun 2012	30	Contract for administration/operation	RAMS,LLP CPA / Muniservices LLC	Financial auditing services (0490000)	Central Business District/ Amended Area	3,517	3,517							17,033	13,533		
Pg.2/ROPS Jan-Jun 2012	31	Professional services contract	Community Housingworks	Housing loss mitigation (298110)	Central Business District/ Amended Area												
Pg.2/ROPS Jan-Jun 2012	32	Contract for administration/operation	City of El Cajon/Vendors	Specific Plan 182 - Project management and monitoring (MF0011S )	Central Business District/ Amended Area			31,496	901								
Pg.2/ROPS Jan-Jun 2012	33	Contract for administration/operation	City of El Cajon/Vendors	Business Retention/Recruit - Project monitoring (RD0701S )	Central Business District/ Amended Area									4,460	783		
Pg.2/ROPS Jan-Jun 2012	34	Contract for administration/operation	City of El Cajon/Vendors	Facade Improvement - Project management and monitoring (RD0702S )	Central Business District/ Amended Area			31,190	13,323								
Pg.2/ROPS Jan-Jun 2012	35	Contract for administration/operation	City of El Cajon/Vendors	Hazmat Test Park/Ballantyne - Environment project management and monitoring Park Magnolia Villas (RD0704S )	Central Business District/ Amended Area									60,677	1,934		
Pg.2/ROPS Jan-Jun 2012	36	Contract for administration/operation	City of El Cajon/Vendors	Hazmat Test Prescott Promenade - Environmental project management and monitoring Prescott Promenade (RD0705S )	Central Business District/ Amended Area												
Pg.2/ROPS Jan-Jun 2012	37	Contract for administration/operation	City of El Cajon/Vendors	SW Corner Environmental Testing - Environmental project management and monitoring - Priest Development Corp DDA (RD0706S )	Central Business District/ Amended Area									7,381	4,064		
Pg.2/ROPS Jan-Jun 2012	38	Contract for administration/operation	City of El Cajon/Vendors	Graffiti Removal - Project management and monitoring graffiti abatement (RD0707S )	Central Business District/ Amended Area									9,618	4,269		
Pg.2/ROPS Jan-Jun 2012	39	Contract for administration/operation	City of El Cajon/Vendors	Former Police Station - GP and zoning amendments, project management and monitoring, property management and disposition (RD0801S )	Central Business District/ Amended Area									41,299	25,295		
Pg.2/ROPS Jan-Jun 2012	40	Contract for administration/operation	City of El Cajon/Vendors	Johnson Ave Corridor - Property and project management, environmental coordination, and disposition (RD1017S )	Central Business District/ Amended Area									33,943	15,732		



Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
Pg.2/ROPS Jan-Jun 2012	41	Contract for administration/operation	City of El Cajon/Vendors	DDAs Project Monitoring - SW Corner (Promenade Square LLC), NW Corner (Priest Development Corp), Smith's DDA, St Madelines Sophies Center (RD1201S)	Central Business District/ Amended Area									16,400	2,696		
Pg.2/ROPS Jan-Jun 2012	42	Contract for administration/operation	City of El Cajon/Vendors	Real Property Asset Management - Property management and disposition of agency properties (RD1202S)	Central Business District/ Amended Area									59,810	19,555		
Pg.2/ROPS Jan-Jun 2012	43	Contract for administration/operation	City of El Cajon/Vendors	Civic Center Revitalization - Project and property management, disposition, Rea/Magnolia Hotel ENA (RDR0703S)	Central Business District/ Amended Area									27,192	3,825		
Pg.2/ROPS Jan-Jun 2012	44	Contract for administration/operation	City of El Cajon/Vendors	Civic Center Plaza Improvements - Property and project management (RDR0708S)	Central Business District/ Amended Area			3,266									
Pg.2/ROPS Jan-Jun 2012	45	Contract for administration/operation	El Cajon Housing Authority/ Vendors	First Time Homebuyer - Project management and monitoring (LM0702H)	Central Business District/ Amended Area	9,965	13,392										
Pg.2/ROPS Jan-Jun 2012	46	Contract for administration/operation	El Cajon Housing Authority/ Vendors	Linda Way - Project management and monitoring (LM0704H)	Central Business District/ Amended Area	22,952	15,170										
Pg.2/ROPS Jan-Jun 2012	47	Contract for administration/operation	El Cajon Housing Authority/ Vendors	Greenovation - Project management and monitoring (LM0707H)	Central Business District/ Amended Area	3,100	31										
Pg.2/ROPS Jan-Jun 2012	48	Rental subsidies	Property owners/tenants	Civic Center Plaza Revitalization - Relocation agreements/obligations associated with Civic Center Complex properties (RDR0703S)	Central Business District/ Amended Area												
Pg.2/ROPS Jan-Jun 2012	49	Contract for administration/operation	Geocon	Soil testing services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area												
Pg.2/ROPS Jan-Jun 2012	50	Contract for administration/operation	GAFCON, Inc.	Construction project management - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area			108,825	91,157								
Pg.3/ROPS Jan-Jun 2012	51	Contract for administration/operation	Kleinfelder West, Inc.	Construction/soil inspection services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area			34,755	34,755								
Pg.3/ROPS Jan-Jun 2012	52	Contract for administration/operation	Helix Environment Planning Inc.	Air quality and greenhouse gas testing services - 100 Fletcher Parkway (RD0801S) (RD0801S)	Central Business District/ Amended Area									11,250	11,250		
Pg.3/ROPS Jan-Jun 2012	53	Contract for administration/operation	Kimley-Horn	Traffic engineering services - 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area												
Pg.3/ROPS Jan-Jun 2012	54	Contract for administration/operation	McDougal Love Eckis Boehmer & Foley	Legal services - successor agency (0590110)	Central Business District/ Amended Area	31	31			124		5,000	2,790				
Pg.3/ROPS Jan-Jun 2012	55	Federal/state required payments	City of El Cajon	Unfunded retirement and other long-term liabilities - Agency's share as of 01/31/2012 (0810000)	Central Business District/ Amended Area												
Pg.3/ROPS Jan-Jun 2012	56	Contract for administration/operation	City of El Cajon - Successor Agency	Administration Allowance (0590110)	Central Business District/ Amended Area	41,488	41,488			90,188		240,000	247,210				



**Successor Agency Contact Information**

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

Primary Contact Name: Victoria Danganan  
Primary Contact Title: Senior Accountant  
Address: 200 Civic Center Way, El Cajon  
Contact Phone Number: (619) 441-1720  
Contact E-Mail Address: vdangana@cityofelcajon.ca.us

Secondary Contact Name: \_\_\_\_\_  
Secondary Contact Title: \_\_\_\_\_  
Secondary Contact Phone Number: \_\_\_\_\_  
Secondary Contact E-Mail Address: \_\_\_\_\_

**SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: City of El Cajon

	Total Outstanding Debt or Obligation
<b>Outstanding Debt or Obligation</b>	<b>\$ 137,451,083</b>
<b>Current Period Outstanding Debt or Obligation</b>	<b>Six-Month Total</b>
A Available Revenues Other Than Anticipated RPTTF Funding	1,508,302
B Enforceable Obligations Funded with RPTTF	4,163,399
C Administrative Allowance Funded with RPTTF	250,000
D Total RPTTF Funded (B + C = D)	4,413,399
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	<b>\$ 5,921,701</b>
E Enter Total Six-Month Anticipated RPTTF Funding ( <i>Net of Projected County Administration Costs &amp; Pass-throughs</i> )	4,650,000
F Variance (D - E = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	<b>\$ 236,601</b>
<b>Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments</b> (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF ( <i>Should be the same amount as RPTTF approved by Finance, including admin allowance</i> )	2,446,960
H Enter Actual Obligations Paid with RPTTF	1,773,300
I Enter Actual Administrative Expenses Paid with RPTTF	250,000
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	423,660
<b>K Adjustment to RPTTF</b>	<b>\$ 3,989,739</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.

*Debra Turner Emerson, Chair*  
Name \_\_\_\_\_ Title \_\_\_\_\_  
*[Signature]*  
Signature \_\_\_\_\_ Date *8/15/12*