

RESOLUTION NO. OB-02-12

A RESOLUTION APPROVING AN AMENDED RECOGNIZED
OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD
JANUARY 1, 2012, TO JUNE 30, 2012

WHEREAS, the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency held a regularly scheduled meeting on July 18, 2012, at which time it considered a proposed amended Recognized Obligation Payment Schedule for the period of January 1, 2012, to June 30, 2012; and

WHEREAS, the Oversight Board last approved an amended Recognized Obligation Payment Schedule for the period January 1, 2012, to June 30, 2012, at its April 11, 2012, meeting; and

WHEREAS, Assembly Bill (AB) 1484 (the "Trailer Bill") was signed by the Governor June 27, 2012, and became effective immediately thereafter, which amended sections of the California Health and Safety Code containing elements of California Redevelopment Law following the effectiveness of AB X1 26 (the "Dissolution Act") and requires transmission of residual Redevelopment Property Tax Trust Fund ("RPTTF") monies, including tax increment funds, to the County Auditor-Controller for distribution to the taxing entities; and

WHEREAS, the City of El Cajon as Successor Agency to the El Cajon Redevelopment Agency has since modified the ROPS for the period of January 1, 2012, to June 30, 2012; and

WHEREAS, the City of El Cajon as Successor Agency now desires that the Oversight Board ratify the amended ROPS for the period of January 1, 2012, to June 30, 2012.

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:

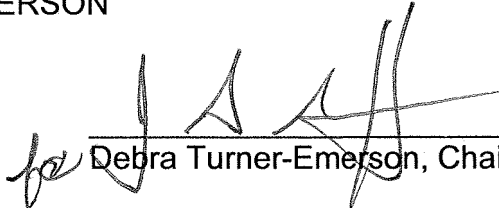
1. The recitals above are true and correct and have been incorporated herein by reference.
2. Approval of the amended ROPS is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) (General Rule) of the CEQA Guidelines because the proposed amendments will not cause a significant adverse physical change to the environment either directly or indirectly.

- B. The Oversight Board hereby APPROVES the amended Recognized Obligation Payment Schedule for the period of January 1, 2012, to June 30, 2012, 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.
- C. The Oversight Board, in accordance with the Dissolution Act and the Trailer Bill, hereby AUTHORIZES the City Manager, or designee to take such action as are necessary and appropriate to comply with the Dissolution Act and the Trailer Bill.
- D. 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 18th day of July, 2012, by the following vote to wit:

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



Debra Turner-Emerson, Chairperson

ATTEST:



Melissa Ayres, Oversight Board Secretary

Name of Successor Agency: City of El Cajon

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - Amended "Source of Payment"
Per AB 26 - Section 34177 (1)
Filed for Period : January 1, 2012 to June 30, 2012 -

Project Name / Debt Obligation	Payee (s)	Description	A		C - Payments by month**						D - Source of Payment						
			Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Jan	Feb	Mar	Apr	May	June	Total Payments Jan-Jun 2012	(1) RPTTF/ Formerly Tax Increment	(2) LMIH Fund	(3) Bond Proceeds	(4) RPTTF - Administrative Cost Allowance	(5) Other Revenue Sources	Total
1 2000 Taxable Tax Allocation Bonds	Bank of New York	Bond issue to fund housing/non-housing projects	\$ 51,544,287.00	\$ 1,250,965.50			\$ 612,508.00					\$ 612,508.00	\$ 569,632.44	\$ 42,875.56			\$ 612,508.00
2 2005 Tax Allocation Bonds	Bank of New York	Bond issue to fund housing/non-housing projects	96,998,156.00	2,520,605.50			763,053.00					\$ 763,053.00	610,442.40	152,610.60			\$ 763,053.00
3 2007 Tax Allocation Bonds	Bank of New York	Bond issue to fund non-housing projects	25,208,022.00	924,418.38			306,659.00					\$ 306,659.00	306,659.00				\$ 306,659.00
4 Bond administration & arbitrage services fees	Bank of New York/Bondlogistix	Fiscal agent and arbitrage fees	350,000.00	11,017.00						3,000.00		\$ 3,000.00	3,000.00				\$ 3,000.00
5 Tax increment administration	County of San Diego	Tax increment administration and collection fees	7,165,065.00	234,602.43						220,000.00		\$ 220,000.00	220,000.00				\$ 220,000.00
6 Promissory note	City of El Cajon	RD0801S - 100 Fletcher Parkway purchase and sale agreement	4,133,438.18	840,665.10								\$ -					\$ -
7 Construction contract	Ledcar Construction	RDR0708S - Civic Center Plaza construction and land improvement	2,414,504.00	2,235,629.52	1,323,348.13		24,027.00					\$ 1,347,375.13		1,347,375.13			\$ 1,347,375.13
8 Professional services agreement	Wimmer Yamada and Caughey	RDR0708S - Civic Center Plaza upgrades and landscape design services	18,604.68	21,150.00	2,944.00							\$ 2,944.00		2,944.00			\$ 2,944.00
9 Professional services agreement	SCS Engineers	RD0704S - Park/Ballantyne ongoing hazardous material testing required by the County Department Environmental Health and Region 9 Water Quality Control Board.	23,574.16	16,897.18	11,616.07							\$ 11,616.07	11,616.07				\$ 11,616.07
10 Professional services agreement	H.M. Pitt Labs, Inc.	RD1017S - Environmental testing at Johnson Ave	46,957.00	0.00								\$ -					\$ -
11 Professional services agreement	Overland Pacific Cutter, Inc.	Relocation services for Agency owned properties	8,480.00	0.00								\$ -					\$ -
12 Professional services agreement	Hargrave Environmental Consulting, Inc.	RD0706S - Southwest Corner ongoing testing required by the County Department Environmental Health and Region 9 Water Quality Control Board	23,694.87	23,397.30	8,771.00						12,685.00	\$ 21,456.00	21,456.00				\$ 21,456.00
13 Professional services agreement	Rosenow Spevacek	Consulting services for amendment of redevelopment plan	339,488.85	9,093.75								\$ -					\$ -
14 Professional services agreement	HVS Consulting & Valuation	RDR0703S - Civic Center Complex Revitalization consulting and valuation services	13,500.00	10,000.00							4,000.00	\$ 4,000.00	4,000.00				\$ 4,000.00
15 Professional services agreement	AES Property Services	RD0707S -Graffiti abatement services	47,916.00	47,916.00	3,993.00	3,993.00	3,993.00	3,993.00	3,993.00	3,993.00	3,993.00	\$ 23,958.00	23,958.00				\$ 23,958.00
16 Participation agreement	Downtown El Cajon Brewing Company	RD1201S - Promissory note for major tenant improvements	212,745.85	210,266.88								\$ -					\$ -
17 Disposition & development agreement	Chambers Senior Residences, L.P.	LM0704H - Linda Way housing project for affordable senior housing	4,400,000.00	2,260,703.00		176,000.00	497,234.00	884,403.00	267,167.00	435,899.00		\$ 2,260,703.00		2,260,703.00			\$ 2,260,703.00
18 Special assessments	Greater Downtown El Cajon PBID	Special assessment on Agency properties in PBID district	167,269.00	87,869.31	87,869.31							\$ 87,869.31	87,869.31				\$ 87,869.31
19 Professional services agreement	Recon Environmental Consultants	MF0011S - Environmental services related to Specific Plan, non-housing	166,256.53	48,313.04	1,618.75	3,844.00	0.00	0.00	0.00	0.00		\$ 5,462.75		5,462.75			\$ 5,462.75
20 Professional services agreement	Schmidt Design Group	RD1015S - Median improvements architectural services	19,473.49	0.00								\$ -					\$ -
21 Professional services agreement	Overland Pacific Cutter, Inc.	RDR0703S - Civic Center Complex Revitalization 120 Rea relocation services	5,312.50	1,567.50							1,000.00	\$ 1,000.00	1,000.00				\$ 1,000.00
22 Professional services agreement	Rosenow Spevacek	General/project consulting services - redevelopment and housing	230,254.84	38,043.75	8,855.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 13,855.00	5,648.75	2,113.75	1,092.50	5,000.00	\$ 13,855.00
23 Professional services agreement	Ninyo & Moore	Ongoing environmental testing as required by the County Department of Environmental Health	470,403.21	65,622.22	25,389.34		1,713.00	1,713.00	6,713.00	6,713.00		\$ 42,241.34	42,241.34				\$ 42,241.34
24 Professional services agreement	Anderson Valuation, Inc.	Appraisal services for agency owned properties	3,000.00	0.00								\$ -					\$ -
25 Professional services agreement	Andrew A. Smith Company	Appraisal services for agency owned properties	30,025.00	750.00						375.00		\$ 375.00	375.00				\$ 375.00

Name of Successor Agency: City of El Cajon

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - Amended "Source of Payment"

Per AB 26 - Section 34177 (1)

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

Project Name / Debt Obligation	Payee (s)	Description	A	B	C - Payments by month**						D - Source of Payment						
			Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Jan	Feb	Mar	Apr	May	June	Total Payments Jan-Jun 2012	(1) RPTTF/ Formerly Tax Increment	(2) LMIH Fund	(3) Bond Proceeds	(4) RPTTF - Administrative Cost Allowance	(5) Other Revenue Sources	Total
26 Affordable Housing Agreement	Weiland Development Company home buyers	LM0702S - First-time homebuyer funding for 26 inclusionary housing units	2,169,750.00	1,229,253.00			51,230.00				731,973.00	\$ 783,203.00		783,203.00			\$ 783,203.00
27 Affordable Housing Agreement	Bay Kitchen and Bath Remodelers	LM0707S - Greenovation - funding for acquisition and substantial rehabilitation	550,000.00	258,000.00						258,000.00		\$ 258,000.00		258,000.00			\$ 258,000.00
28 Owner Participation Agreement	JKC Palm Springs Automotive, Inc.	RD0702S - Façade and major tenant improvements	650,000.00	650,000.00					300,000.00	200,000.00	150,000.00	\$ 650,000.00			650,000.00		\$ 650,000.00
29 Owner Participation Agreement	Parkway Plaza GP, LLC	RD0702S - Façade and major tenant improvements	2,000,000.00	2,000,000.00							2,000,000.00	\$ 2,000,000.00			2,000,000.00		\$ 2,000,000.00
30 Professional services agreement	Rogers, Anderson, Malody & Scott/ Munservices LLC	Financial and property tax audit services	300,000.00	23,940.75	10,550.00						10,000.00	\$ 20,550.00	17,033.34	3,516.66			\$ 20,550.00
31 Professional services agreement	Community Housingworks	Consulting services for housing loss mitigation	41,186.64	0.00								\$ -					\$ -
32 MF0011S - Specific Plan 182	City of El Cajon/Vendors	Project management and monitoring - Specific plan 182	38,000.00	37,695.95	591.26	5,581.00	7,081.00	5,581.00	5,581.00	7,081.00	7,081.00	\$ 31,496.26			31,496.26		\$ 31,496.26
33 RD0701S - Business Retention/Recruit	City of El Cajon/Vendors	Project monitoring - El Cajon Brewery	65,000.00	6,443.40		492.00	1,492.00	1,492.00	492.00	492.00	492.00	\$ 4,460.00	4,460.00				\$ 4,460.00
34 RD0702S - Façade Improvement	City of El Cajon/Vendors	Project management and monitoring - Parkway Plaza, JKC Palm Springs	94,000.00	31,375.92		5,798.00	5,798.00	5,798.00	6,798.00	6,998.00	6,998.00	\$ 31,190.00			31,190.00		\$ 31,190.00
35 RD0704S - Hazmat Test Park/ Ballantyne	City of El Cajon/Vendors	Environmental project management and monitoring - Park Magnolia Villas	TBD pursuant to DDA & DEH	61,450.72	442.08	2,113.00	1,413.00	2,613.00	13,948.00	40,148.00	40,148.00	\$ 60,677.08	60,677.08				\$ 60,677.08
36 RD0705S - Hazmat Test Prescott Promenade	City of El Cajon/Vendors	Environmental project management and monitoring - Prescott Promenade	TBD Settlement Agreement	0.00								\$ -					\$ -
37 RD0706S - SW Corner Environmental Testing	City of El Cajon/Vendors	Environmental project management and monitoring - Priest Development	TBD pursuant to DDA & DEH	9,541.34	1,415.72	713.00	713.00	1,913.00	713.00	1,913.00	1,913.00	\$ 7,380.72	7,380.72				\$ 7,380.72
38 RD0707S - Graffiti Removal	City of El Cajon/Vendors	Project management and monitoring graffiti abatement	20,700.00	20,656.22	1,802.80	1,563.00	1,563.00	1,563.00	1,563.00	1,563.00	1,563.00	\$ 9,617.80	9,617.80				\$ 9,617.80
39 RD0801S - Old Police Station	City of El Cajon/Vendors	GP and zoning amendments, project management and monitoring, property management and disposition - 100 Fletcher Parkway	325,000.00	63,721.51	3,413.87	6,177.00	6,677.00	6,677.00	6,677.00	11,677.00	11,677.00	\$ 41,298.87	41,298.87				\$ 41,298.87
40 RD1017S - Johnson Ave Corridor	City of El Cajon/Vendors	Property and project management, environmental coordination, and disposition - Johnson Ave	190,000.00	38,695.43	2,427.94	5,023.00	6,473.00	6,023.00	6,473.00	7,523.00	7,523.00	\$ 33,942.94	33,942.94				\$ 33,942.94
41 RD1201S - DDA Projects	City of El Cajon/Vendors	Project Monitoring - SW Corner (Promenade Square LLC), NW Corner (Priest Development Corp), Smith's DDA, St Madelines Sophies Center	82,000.00	16,400.00		3,280.00	3,280.00	3,280.00	3,280.00	3,280.00	3,280.00	\$ 16,400.00	16,400.00				\$ 16,400.00
42 RD1202S - Real Property Asset Management	City of El Cajon/Vendors	Management and disposition of agency properties	299,050.00	59,810.00		11,962.00	11,962.00	11,962.00	11,962.00	11,962.00	11,962.00	\$ 59,810.00	59,810.00				\$ 59,810.00
43 RDR0703S - Civic Center Revitalization	City of El Cajon/Vendors	Project and property management, disposition - Real/Magnolia Hotel ENA	200,000.00	39,212.37	2,736.53	3,591.00	5,091.00	5,091.00	5,091.00	5,591.00	5,591.00	\$ 27,191.53	27,191.53				\$ 27,191.53
44 RDR0708S - Civic Center Plaza Improvements	City of El Cajon/Vendors	Property and project management - pond and plaza improvements	5,800.00	5,792.87		1,633.00	1,633.00					\$ 3,266.00		3,266.00			\$ 3,266.00
45 LM0702H - First time Homebuyer	El Cajon Housing Authority/ Vendors	Project management and monitoring	10,000.00	10,880.00	1,085.00	1,656.00	1,856.00	2,056.00	1,656.00	1,656.00	1,656.00	\$ 9,965.00		9,965.00			\$ 9,965.00
46 LM0704H - Linda Way	El Cajon Housing Authority/ Vendors	Project management and monitoring	75,000.00	25,248.45	1,147.00	5,581.00	5,631.00	3,531.00	3,531.00	3,531.00	3,531.00	\$ 22,952.00		22,952.00			\$ 22,952.00
47 LM0707H - Greenovation	El Cajon Housing Authority/ Vendors	Project management and monitoring	10,000.00	3,274.86		410.00	410.00	410.00	1,460.00	410.00	410.00	\$ 3,100.00		3,100.00			\$ 3,100.00
48 Relocation agreements/obligations	Property owners/tenants	RDR0703S - Relocation agreements and obligations associated with Civic Center Complex properties	TBD pursuant to Relocation Law	0.00								\$ -					\$ -
49 Professional services agreement	Geocon	RDR0708S - Soil testing and reporting services for Civic Center Plaza	30,000.00	0.00								\$ -					\$ -
50 Professional services agreement	GAFCON, Inc.	RDR0708S - Construction management of Civic Center Plaza Improvement project	165,000.00	108,825.25	85,910.25					22,915.00		\$ 108,825.25			108,825.25		\$ 108,825.25

Name of Successor Agency: City of El Cajon

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - Amended "Source of Payment"

Per AB 26 - Section 34177 (1)

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

Project Name / Debt Obligation	Payee (s)	Description	A	B	C - Payments by month**						D - Source of Payment							
			Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Jan	Feb	Mar	Apr	May	June	Total Payments Jan-Jun 2012	(1) RPTTF/ Formerly Tax Increment	(2) LMIH Fund	(3) Bond Proceeds	(4) RPTTF - Administrative Cost Allowance	(5) Other Revenue Sources	Total	
51 Professional services agreement	Kleinfelder West, Inc.	RDR0708S - Civic Center Plaza construction and improvements inspection services	62,000.00	62,003.20	34,755.00							\$ 34,755.00			34,755.00		\$ 34,755.00	
52 Professional services agreement	Helix Environment Planning Inc.	RD0801S - Air quality and greenhouse gas testing services at 100 Fletcher Parkway	12,375.00	11,250.00	11,250.00							\$ 11,250.00	11,250.00				\$ 11,250.00	
53 Professional services agreement	Kimley-Horn	RD0801S - Traffic engineering services at 100 Fletcher Parkway	17,914.00	16,285.00								\$ -	0.00				\$ -	
54 Administration Allowance - Legal services	McDougal Love Eckis Boehmer & Foley	Legal services - general redevelopment and successor agency	75,000.00	11,844.74	155.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 5,155.00	0.00	31.00		5,000.00	124.00	\$ 5,155.00
55 Unfunded retirement and other long-term liabilities	City of El Cajon	Agency's share of unfunded retirement liabilities and compensated absences as of 01/31/2012	1,497,925.00	0.00								\$ -						\$ -
56 Administration Allowance	City of El Cajon - Successor Agency	Allowable administration cost	6,500,000.00	885,266.98	131,675.66	47,895.00	47,545.00	47,545.00	47,545.00	47,545.00	49,470.00	\$ 371,675.66	0.00	41,488.15		240,000.00	90,187.51	\$ 371,675.66
Totals			\$ 209,526,128.80	\$ 16,546,361.12	\$ 1,763,762.71	\$ 289,305.00	\$ 2,371,035.00	\$ 1,520,644.00	\$ 877,933.00	\$ 3,511,558.00	\$ 10,334,237.71	\$ 2,196,960.59	\$ 3,580,558.72	\$ 4,216,406.89	\$ 250,000.00	\$ 90,311.51	\$ 10,334,237.71	

"**Bold & Italics**" are the amended items from the Initial Recognized Obligation Payment Schedule (ROPS_submitted on February 28,2012.

Lines 32-47: Reallocation to projects and administration allowance of EOPS items listed on pages-lines: 1-18, 2-3, 2-4, 2-5, 2-6, 2-8, 2-9, 2-16. Pursuant to CRL 34167 (d)(6); 34171(d)(1); 33127; and 33134.

Lines 54-56: Reallocation to administrative allowance of EOPS items on pages-lines: 1-18 and 2-4. Pursuant to CRL 34167(d)(6); 34171(d)(1); 33127; and 33134.

***Reclassify source of payment from (5) Other Revenue Sources to (1) RPTTF. Tax increment revenues received prior to February 1, 2012 were categorized "Other Revenue Sources." Following the State's Department of Finance guideline and clarification, these tax increment were to be classified as RPTTF.**

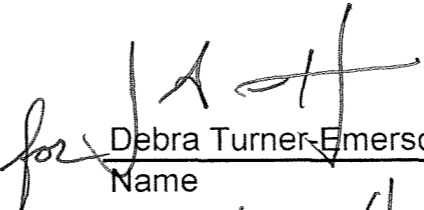
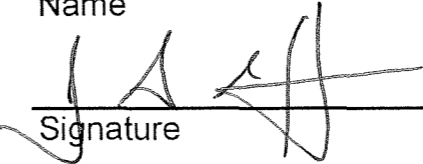
RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED

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

Name of Successor Agency City of El Cajon

Balance Carried Forward From:	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation (From columns A & B, Totals)	\$ 209,526,128.80	\$ 16,546,361.12
	Total Due for Six Month Period	
Outstanding Debt or Obligation (From column C, Totals)	\$ 10,334,237.71	
Available Revenues other than anticipated funding from RPTTF (From columns D(2) - D(5), Totals)	\$ 7,887,277.12	
Anticipated Funding from Redevelopment Property Tax Trust Fund (RPTTF) (From column D(1) and D(4), Totals)	\$ 2,446,960.59	

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

for  Debra Turner Emerson, Chairperson
 Name Title
 7-18-12
 Signature Date

*Original ROPS approved on April 11, 2012. Revised to be presented to Oversight Board on July 18, 2012.