

RESOLUTION NO. OB-03-13

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 JULY 1, 2013, TO DECEMBER 31, 2013 (“ROPS 13-14A”)

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 February 20, 2013, at which time it considered a proposed Recognized Obligation Payment Schedule for the period of July 1, 2013, to December, 2013 (“ROPS 13-14A”); and

WHEREAS, the Successor Agency requested funding under ROPS 13-14A totaling \$11,022,053 for Fiscal Year 2013-14 from all sources, including \$1,975,115 from Bond Proceeds that are subject to receipt of a Finding of Completion from the California Department of Finance, Admin Allowance, and Redevelopment Property Tax Trust Funds (RPTTF);

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 13-14A 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 July 1, 2013, to December 31, 2013, in the form and content attached hereto as **Exhibit “A”** and incorporated herein by this reference, with a total due during Fiscal Year of \$11,022,053, including \$1,975,115 from Bond proceeds that are subject to receipt of a Finding of Completion from the DOF, subject to any minor conforming, technical, or clarifying changes approved by the City Manager, or designee.
- C. The Oversight Board hereby AUTHORIZES the Chair to execute the approved Recognized Obligation Payment Schedule for the period of July 1, 2013, to December 31, 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 March 1, 2013.

- D. The Oversight Board hereby AUTHORIZES Successor Agency staff to carryout 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 13-14A, 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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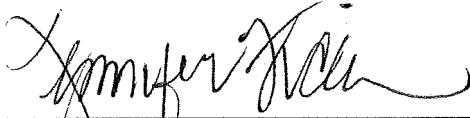
PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a meeting held this 20th day of February, 2013, by the following vote to wit:

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



Debra Turner-Emerson, Chairperson

ATTEST:



Jennifer Ficacci, Oversight Board Acting Secretary

SUCCESSOR AGENCY CONTACT INFORMATION

Successor Agency

ID: 282
County: San Diego
Successor Agency: El Cajon

Primary Contact

Honorific (Ms, Mr, Mrs)

First Name

Last Name

Title

Address

City

State

Zip

Phone Number

Email Address

Victoria
Danganan
Senior Accountant
200 Civic Center Way
El Cajon
CA
92020
619-441-1720
vdangana@cityofelcajon.us

Secondary Contact

Honorific (Ms, Mr, Mrs)

First Name

Last Name

Title

Phone Number

Email Address

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: **EL CAJON (SAN DIEGO)**

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$121,199,345

Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$1,276,429
B Enforceable Obligations Funded with RPTTF	\$5,667,690
C Administrative Allowance Funded with RPTTF	\$157,221
D Total RPTTF Funded (B + C = D)	\$5,824,911
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$7,101,340
F Enter Total Six-Month Anticipated RPTTF Funding	\$5,824,911
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$0

Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
H Enter Estimated Obligations Funded by RPTTF <i>(lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	\$4,227,883
I Enter Actual Obligations Paid with RPTTF	\$4,000,434
J Enter Actual Administrative Expenses Paid with RPTTF	\$180,284
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$47,165
L Adjustment to RPTTF (D - K = L)	\$5,777,746

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.

<u>Debra Turner Emerson</u> Chair	
Name	Title
<u><i>Debra Turner Emerson</i></u>	
/s/ Signature	Date
	2-20-13

EL CAJON (SAN DIEGO)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 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	Total Due During Fiscal Year 2013-14	Funding Source					Six-Month Total
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	
1	Tax allocation bonds	8/25/2000	10/1/2030	Bank of New York	2000 Bonds - Housing/Non-housing projects (0490000)	Central Business District/ Amended Area	33,099,448	1,276,406	0	0	0	646,368	0	646,368
2	Tax allocation bonds	8/17/2005	10/1/2036	Bank of New York	2005 Bonds - Refund 1997 issue & Housing/Non-housing projects (0490000)	Central Business District/ Amended Area	56,216,646	3,052,306	0	0	0	1,787,853	0	1,787,853
3	Tax allocation bonds	3/14/2007	10/1/2037	Bank of New York	2007 Bonds - Non-housing projects (0490000)	Central Business District/ Amended Area	23,361,584	1,096,207	0	0	0	630,360	0	630,360
4	Contract for administration/operation	1992	Upon retirement of debt	Bank of New York/ Bondlogistix/ Bond Counsels	Fiscal agent, arbitrage, and bond counsel fees (0490000)	Central Business District/ Amended Area	14,250	14,250	0	0	0	14,250	0	14,250
5	Contract for administration/operation	1985	Upon retirement of debt	RAMS,LLP CPA (current auditors)	Financial auditing services (0490000 & 0590110)	Central Business District/ Amended Area	15,000	15,000	0	0	0	15,000	0	15,000
6	Professional services contract	12/1/2010	12/1/2015	Rosenow Spevacek	General redevelopment/project consulting (0590110)	Central Business District/ Amended Area	194,621	0	0	0	0	0	0	0
7	Contract for administration/operation	6/29/2011	Upon completion of all obligations of former redevelopment agency	McDougal Love Eckis Boehmer & Foley & Oversight Board Legal Counsel	Legal services - successor agency (0590110)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
8	Contract for administration/operation	6/29/2011	Upon completion of all obligations of former redevelopment agency	City of El Cajon - Successor Agency	Administration Allowance (0590110)	Central Business District/ Amended Area	250,000	250,000	0	0	157,221	0	0	157,221
9	Professional services contract	3/2/2011	3/2/2013	Andrew A. Smith Company	Appraisal of Agency owned properties	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
10	Professional services contract	9/15/2010	9/15/2015	Ninyo & Moore	Ongoing environmental testing (RD0801S, RD1017S RDR0703S)	Central Business District/ Amended Area	410,755	0	0	0	0	0	0	0
11	Contract for administration/operation	6/29/2011	Upon completion of project	City of El Cajon/Vendors	Hazmat Test Park/ Ballantyne - Environment project management and monitoring Park Magnolia Villas (RD0704S)	Central Business District/ Amended Area	72,500	72,500	0	0	0	48,750	0	48,750
12	Contract for administration/operation	6/29/2011	Upon completion of project	City of El Cajon/Vendors	Hazmat Test Prescott Promenade - Environmental project management and monitoring Prescott Promenade (RD0705S)	Central Business District/ Amended Area	42,000	42,000	0	0	0	21,000	0	21,000
13	Professional services contract	9/14/2010	9/13/2012	Hargrave Environmental Consulting, Inc.	Ongoing environmental testing - Southwest Corner (RD0706S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
14	Contract for administration/operation	6/29/2011	Upon completion of project	City of El Cajon/Vendors	SW Corner Environmental Testing - Environmental project management and monitoring - Priest Development Corp DDA (RD0706S)	Central Business District/ Amended Area	30,000	30,000	0	0	0	15,000	0	15,000
15	Contract for administration/operation	6/29/2011	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	487,162	487,162	0	0	0	414,091	0	414,091
16	Promissory note	6/16/2011	12/1/2015	City of El Cajon	Promissory note on purchase and sale agreement of 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area	2,452,107	840,665	0	0	0	840,665	0	840,665
17	Contract for administration/operation	6/29/2011	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	38,000	38,000	0	0	0	19,000	0	19,000
18	Contract for administration/operation	6/29/2011	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	86,500	86,500	0	0	0	75,750	0	75,750
19	Contract for administration/operation	6/29/2011	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	55,956	55,956	0	0	0	34,556	0	34,556

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source					Six-Month Total
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	
20	Rental subsidies	6/29/2011	Pursuant to relocation law and upon sale of property	Property owners/tenants	Civic Center Plaza Revitalization - Relocation agreements/obligations associated with Civic Center Complex properties (RDR0703S)	Central Business District/ Amended Area	TBD	0	0	0	0	0	0	0
21	Contract for administration/operation	6/29/2011	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	476,557	476,557	0	0	0	430,247	0	430,247
22	Owner Participation Agreement	3/9/2011	Upon completion of project	JKC Palm Springs Automotive, Inc.	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
23	Owner Participation Agreement	3/8/2011	Upon completion of project	Parkway Plaza GP, LLC	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
24	Contract for administration/operation	6/29/2011	Upon completion of project	City of El Cajon/Vendors	Facade Improvement - Project management and monitoring (RD0702S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
25	Contract for administration/operation	6/29/2011	Upon completion of project	City of El Cajon/Vendors	Civic Center Plaza Improvements - Project management and other construction services and supplies/materials (RDR0708S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
26	Contract for administration/operation	4/19/2011	Upon completion of project	GAFCON, Inc.	Construction project management - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
27	Construction contract	4/19/2011	Upon completion of project	Ledcor Construction	Construction contract- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
28	Federal/state required payments	6/29/2011	6/30/2013	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	0	0	0	0	0	0	0	0
29	July - December 2011 enforceable obligations	6/27/2012		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	0	0	0	0	0	0	0	0
30	Affordable Housing Agreement	3/11/2009	Upon sale of last housing unit	Weiland Development Co homebuyers	First Time Homebuyer funding of 26 inclusionary housing units (LM0702H)	Central Business District/ Amended Area	12,814	0	0	0	0	0	0	0
31	Contract for administration/operation	6/29/2011	Upon completion of project	El Cajon Housing Authority/ Vendors	First Time Homebuyer - Project management and monitoring (LM0702H)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
32	Disposition Development Agreement	3/23/2010	Upon completion of project	Chambers Senior Residences, L.P.	Construction loans affordable senior housing-Linda Way (LM0704H)	Central Business District/ Amended Area	649,568	0	0	0	0	0	0	0
33	Contract for administration/operation	6/29/2011	Upon completion of project	El Cajon Housing Authority/ Vendors	Linda Way - Project management and monitoring (LM0704H)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
34	Affordable Housing Agreement	3/24/2011	Upon completion of project	Bay Kitchen and Bath Remodelers	Greenovation - acquisition and substantial rehabilitation housing projects (LM0707H)	Central Business District/ Amended Area	550,000	550,000	0	538,629	0	11,371	0	550,000
35	Contract for administration/operation	6/29/2011	Upon completion of project	El Cajon Housing Authority/ Vendors	Greenovation - Project management and monitoring (LM0707H)	Central Business District/ Amended Area	45,334	0	0	0	0	0	0	0
36	Contract for administration/operation	1972	6/30/2012	County of San Diego	Tax increment administration and collection fees (0490000)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
37	Professional services contract	9/22/2009	3/20/2012	Wimmer Yamada and Caughey	Architectural services- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
38	Professional services contract	6/15/2010	6/14/2012	SCS Engineers	Hazardous material testing - Park/Ballantyne (RD0704S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
39	Professional services contract	6/15/2010	6/30/2012	H.M. Pitt Labs, Inc.	Environmental testing - Johnson Ave Corridor (RD1017S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
40	Rental subsidies	7/8/2008	6/30/2012	Overland Pacific Cutler, Inc.	Relocation services for tenants on Agency properties	Central Business District/ Amended Area	0	0	0	0	0	0	0	0

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source					Six-Month Total
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	
41	Professional services contract	2/24/2011	6/30/2012	Rosenow Spevacek	Consulting services amendment of redevelopment plan	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
42	Professional services contract	3/16/2011	6/30/2012	HVS Consulting & Valuation	Consulting & valuation services Civic Center Complex (RDR0703S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
43	Professional services contract	5/23/2011	6/30/2012	AES Property Services	Graffiti abatement services (RD0707S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
44	Owner Participation Agreement	2/11/2010	6/30/2012	Downtown El Cajon Brewing Company	Business retention & recruitment tenant improvement loans (RD0701S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
45	Contract for administration/operation	6/14/2011	6/30/2012	Greater Downtown El Cajon PBID	Special assessments (PBID) on Agency properties	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
46	Professional services contract	8/4/2008	6/30/2012	Recon Environmental Consultants	Environmental services-Specific Plan 182 (MF0011S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
47	Professional services contract	8/21/2009	8/21/2011	Schmidt Design Group	Architectural services-Median Improvements (RD1015S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
48	Professional services contract	6/21/2010	6/30/2012	Overland Pacific Cutler, Inc.	Relocation services 120 Rea Ave tenants - Civic Center Complex (RDR0703S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
49	Professional services contract	10/1/2010	6/30/2012	Anderson Valuation, Inc.	Appraisal of Agency owned properties	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
50	Professional services contract	10/6/2010	6/30/2012	Community Housingworks	Housing loss mitigation (298110)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
51	Contract for administration/operation	6/29/2011	6/30/2012	City of El Cajon/Vendors	Specific Plan 182 - Project management and monitoring (MF0011S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
52	Contract for administration/operation	6/29/2011	6/30/2012	City of El Cajon/Vendors	Business Retention/Recruit - Project monitoring (RD0701S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
53	Contract for administration/operation	6/29/2011	6/30/2012	City of El Cajon/Vendors	Graffiti Removal - Project management and monitoring graffiti abatement (RD0707S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
54	Contract for administration/operation	6/5/2009	6/30/2012	Geocon	Soil testing services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
55	Contract for administration/operation	7/24/2009	6/30/2012	Kleinfelder West, Inc.	Construction/soil inspection services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
56	Professional services contract	5/25/2011	6/30/2012	Helix Environment Planning Inc.	Air quality and greenhouse gas testing services - 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
57	Professional services contract	5/25/2011	6/30/2012	Kimley-Horn	Traffic engineering services - 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area	0	0	0	0	0	0	0	0
58	Promissory note	41,290	Upon payment in full	City of El Cajon	Loan from City to cover cash shortages for payment of enforceable obligations on Items # 30 and 32	Central Business District/ Amended Area	663,430	663,430	0	0	0	663,430	0	663,430
59	Alley Improvements Project	41,456	Upon completion of project	City of El Cajon/Vendors	Alley Improvements (RD1015S)	Central Business District/ Amended Area	595,000	595,000	275,000	0	0	0	0	275,000
60	Median Island Improvements Project	41,456	Upon completion of project	City of El Cajon/Vendors	Median Island Improvements (RDR0705S)	Central Business District/ Amended Area	1,380,115	1,380,115	462,800	0	0	0	0	462,800

EL CAJON (SAN DIEGO)
Pursuant to Health and Safety Code section 34186 (a)
PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)
July 1, 2012 through December 31, 2012

Item #	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
					\$2,021,434	\$2,841,053	\$342,731	\$300,136	\$0	\$0	\$180,284	\$180,284	\$5,287,926	\$4,000,434	\$0	\$0
1	Tax allocation bonds	Bank of New York	2000 Bonds - Housing/Non-housing projects (0490000)	Central Business District/ Amended Area									642,508	642,508		
2	Tax allocation bonds	Bank of New York	2005 Bonds - Refund 1997 issue & Housing/Non-housing projects (0490000)	Central Business District/ Amended Area									1,773,053	1,773,053		
3	Tax allocation bonds	Bank of New York	2007 Bonds - Non-housing projects (0490000)	Central Business District/ Amended Area									621,660	621,659		
4	Contract for administration/operation	Bank of New York/ Bondlogistix/ Bond Counsels	Fiscal agent, arbitrage, and bond counsel fees (0490000)	Central Business District/ Amended Area									15,667	4,939		
5	Contract for administration/operation	RAMS,LLP CPA (current auditors)	Financial auditing services (0490000 & 0590110)	Central Business District/ Amended Area							5,000	12,025	5,000	5,000		
6	Professional services contract	Rosenow Spevacek	General redevelopment/project consulting (0590110)	Central Business District/ Amended Area												
7	Contract for administration/operation	McDougal Love Eckis Boehmer & Foley & Oversight Board Legal Counsel	Legal services - successor agency (0590110)	Central Business District/ Amended Area							11,504	2,996				
8	Contract for administration/operation	City of El Cajon - Successor Agency	Administration Allowance (0590110)	Central Business District/ Amended Area							163,780	165,263				
9	Professional services contract	Andrew A. Smith Company	Appraisal of Agency owned properties	Central Business District/ Amended Area												
10	Professional services contract	Ninyo & Moore	Ongoing environmental testing (RD0801S, RD1017S RDR0703S)	Central Business District/ Amended Area									57,000	1,435		
11	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									80,223	3,217		
12	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												
13	Professional services contract	Hargrave Environmental Consulting, Inc.	Ongoing environmental testing - Southwest Corner (RD0706S)	Central Business District/ Amended Area									12,000	11,520		
14	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									6,234	2,445		
15	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									440,950	29,270		
16	Promissory note	City of El Cajon	Promissory note on purchase and sale agreement of 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area									840,666	840,665		
17	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									38,386	5,665		
18	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									18,890	3,424		
19	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									105,302	18,661		
20	Rental subsidies	Property owners/tenants	Civic Center Plaza Revitalization - Relocation agreements/obligations associated with Civic Center Complex properties (RDR0703S)	Central Business District/ Amended Area												
21	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									436,824	36,972		

Item #	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
22	Owner Participation Agreement	JKC Palm Springs Automotive, Inc.	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area			325,000	289,869								
23	Owner Participation Agreement	Parkway Plaza GP, LLC	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area												
24	Contract for administration/operation	City of El Cajon/Vendors	Facade Improvement - Project management and monitoring (RD0702S)	Central Business District/ Amended Area			17,731	10,267								
25	Contract for administration/operation	City of El Cajon/Vendors	Civic Center Plaza Improvements - Project management and other construction services and supplies/materials (RDR0708S)	Central Business District/ Amended Area												
26	Contract for administration/operation	GAFCON, Inc.	Construction project management - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area												
27	Construction contract	Ledcor Construction	Construction contract- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area												
28	Federal/state required payments	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												
29	July - December 2011 enforceable obligations	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												
30	Affordable Housing Agreement	Weiland Development Co homebuyers	First Time Homebuyer funding of 26 inclusionary housing units (LM0702H)	Central Business District/ Amended Area	200,000	212,814										
31	Contract for administration/operation	El Cajon Housing Authority/ Vendors	First Time Homebuyer - Project management and monitoring (LM0702H)	Central Business District/ Amended Area	12,142	6,128										
32	Disposition Development Agreement	Chambers Senior Residences, L.P.	Construction loans affordable senior housing-Linda Way (LM0704H)	Central Business District/ Amended Area	1,515,298	2,614,866										
33	Contract for administration/operation	El Cajon Housing Authority/ Vendors	Linda Way - Project management and monitoring (LM0704H)	Central Business District/ Amended Area	6,100	5,491										
34	Affordable Housing Agreement	Bay Kitchen and Bath Remodelers	Greenovation - acquisition and substantial rehabilitation housing projects (LM0707H)	Central Business District/ Amended Area	263,894											
35	Contract for administration/operation	El Cajon Housing Authority/ Vendors	Greenovation - Project management and monitoring (LM0707H)	Central Business District/ Amended Area	24,000	1,755										
36	Contract for administration/operation	County of San Diego	Tax increment administration and collection fees (0490000)	Central Business District/ Amended Area									193,563			
37	Professional services contract	Wimmer Yamada and Caughey	Architectural services- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area												
38	Professional services contract	SCS Engineers	Hazardous material testing - Park/Ballantyne (RD0704S)	Central Business District/ Amended Area												
39	Professional services contract	H.M. Pitt Labs, Inc.	Environmental testing - Johnson Ave Corridor (RD1017S)	Central Business District/ Amended Area												
40	Rental subsidies	Overland Pacific Cutler, Inc.	Relocation services for tenants on Agency properties	Central Business District/ Amended Area												
41	Professional services contract	Rosenow Spevacek	Consulting services amendment of redevelopment plan	Central Business District/ Amended Area												
42	Professional services contract	HVS Consulting & Valuation	Consulting & valuation services Civic Center Complex (RDR0703S)	Central Business District/ Amended Area												
43	Professional services contract	AES Property Services	Graffiti abatement services (RD0707S)	Central Business District/ Amended Area												
44	Owner Participation Agreement	Downtown El Cajon Brewing Company	Business retention & recruitment tenant improvement loans (RD0701S)	Central Business District/ Amended Area												
45	Contract for administration/operation	Greater Downtown El Cajon PBID	Special assessments (PBID) on Agency properties	Central Business District/ Amended Area												

Item #	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
46	Professional services contract	Recon Environmental Consultants	Environmental services-Specific Plan 182 (MF0011S)	Central Business District/ Amended Area												
47	Professional services contract	Schmidt Design Group	Architectural services-Median Improvements (RD1015S)	Central Business District/ Amended Area												
48	Professional services contract	Overland Pacific Cutler, Inc.	Relocation services 120 Rea Ave tenants - Civic Center Complex (RDR0703S)	Central Business District/ Amended Area												
49	Professional services contract	Anderson Valuation, Inc.	Appraisal of Agency owned properties	Central Business District/ Amended Area												
50	Professional services contract	Community Housingworks	Housing loss mitigation (298110)	Central Business District/ Amended Area												
51	Contract for administration/operation	City of El Cajon/Vendors	Specific Plan 182 - Project management and monitoring (MF0011S)	Central Business District/ Amended Area												
52	Contract for administration/operation	City of El Cajon/Vendors	Business Retention/Recruit - Project monitoring (RD0701S)	Central Business District/ Amended Area												
53	Contract for administration/operation	City of El Cajon/Vendors	Graffiti Removal - Project management and monitoring graffiti abatement (RD0707S)	Central Business District/ Amended Area												
54	Contract for administration/operation	Geocon	Soil testing services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area												
55	Contract for administration/operation	Kleinfelder West, Inc.	Construction/soil inspection services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area												
56	Professional services contract	Helix Environment Planning Inc.	Air quality and greenhouse gas testing services - 100 Fletcher Parkway (RD0801S) (RD0801S)	Central Business District/ Amended Area												
57	Professional services contract	Kimley-Horn	Traffic engineering services - 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area												

EL CAJON (SAN DIEGO)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)

July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
1	Tax allocation bonds	
2	Tax allocation bonds	
3	Tax allocation bonds	
4	Contract for administration/operation	
5	Contract for administration/operation	In the tab "Prior Period Payments", Administration Allowance funds expended for auditing were higher than anticipated due to the (2) Diligence Review Reports required per AB1484.
6	Professional services contract	
7	Contract for administration/operation	
8	Contract for administration/operation	
9	Professional services contract	
10	Professional services contract	
11	Contract for administration/operation	All expenditures are consultant and project management costs associated with a Reimbursement and Indemnity Agreement between the former Agency and Priest Development Corporation, dated December 16, 2003, for hazardous waste remediation, testing and monitoring. Ongoing testing is required by the County Department of Environmental Health (DEH) and the State Water Resources Control Board (SWRCB) until case-closure is obtained.
12	Contract for administration/operation	All expenditures are consultant and project management costs associated with a Settlement Agreement between the former property owner, the former Agency and three gasoline corporations, dated September 15, 1995, for hazardous waste remediation, testing and monitoring on former Agency property that is now a public park: Prescott Promenade. Ongoing testing is required by DEH and the SWRCB until case-closure is obtained.
13	Professional services contract	
14	Contract for administration/operation	All expenditures are consultant and project management costs associated with a Reimbursement and Indemnity Agreement between the former Agency and Priest Development Corporation, dated April 11, 2002, for hazardous waste remediation, testing and monitoring. Ongoing testing is required by DEH and the SWRCB until case-closure is obtained.
15	Contract for administration/operation	All expenditures are consultant, project management, maintenance, and operations costs of a former Agency property located at 100 Fletcher Parkway. \$320,020 in hard costs for demolition have been budgeted to clear the functionally obsolete former Police Station Headquarters for new development, but expenditure of demolition funds is subject to approval of the LRPMP by the DOF.
16	Promissory note	
17	Contract for administration/operation	All expenditures are consultant, project management, maintenance, and operations costs of a former Agency property located at 588 N. Johnson Ave and 531-555 Raleigh Avenue. Two of the three units are currently leased, with one sub-lessee, for a total of three tenants.
18	Contract for administration/operation	All expenditures are internal or external costs directly related to the enforcement, negotiations, collections, and management of agreements that are Enforceable Obligations of the former Agency. Significant legal/enforcement costs are anticipated on ROPS 13-14A due to the bankruptcy of Downtown El Cajon Brewing Co. Inc. to ensure repayment of approximately \$601,000 in outstanding loans receivable to the Agency.
19	Contract for administration/operation	All expenditures are consultant, project management, maintenance, and operations costs of the remaining former Agency properties where no other project has been identified. Ongoing maintenance includings landscaping, utilities, property taxes, fencing, and repairs.
20	Rental subsidies	
21	Contract for administration/operation	All expenditures are consultant, project management, maintenance, and operations costs of five former Agency properties located at: Rea Avenue Parking Lot, 118-130 Rea Avenue, 115 Rea Avenue, 141 N. Magnolia Avenue, and Magnolia Employee Parking Lot. \$367,400 in hard costs for demolition have been budgeted to clear the functionally obsolete properties at 118-130 Rea and 141 N. Magnolia Avenue for a new hotel development, but expenditure of demolition funds are subject to approval of the LRPMP by the DOF.
22	Owner Participation Agreement	
23	Owner Participation Agreement	

July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
24	Contract for administration/operation	
25	Contract for administration/operation	
26	Contract for administration/operation	
27	Construction contract	
28	Federal/state required payments	
29	July - December 2011 enforceable obligations	
30	Affordable Housing Agreement	In the tab "Prior Period Payments", actual LMIHF amount exceeded estimated amount. Based on DOF's recommendation on its DDR-LMIHF determination letter dated 12/21/2012, the Successor Agency requested a loan from the City for the amount in excess of the estimate to cover the cash shortfall. See note 58 for additional notes/comments.
31	Contract for administration/operation	
32	Disposition Development Agreement	In the tab "Prior Period Payments", actual LMIHF amount exceeded estimated amount. Based on DOF's recommendation on its DDR-LMIHF determination letter dated 12/21/2012, the Successor Agency requested a loan from the City for the amount in excess of the estimate to cover the cash shortfall. See note 58 for additional notes/comments.
33	Contract for administration/operation	
34	Affordable Housing Agreement	In the tab "Prior Period Payments", LMIHF estimate amount is anticipated to be disbursed by 06/30/2013 and will be reported in ROPS III. This item is the balance of the \$550,000 Enforcable Obligation with James and Marcia Miller, dba Bay Kitchen and Bath Remodelers, not disbursed in ROPS 2 or ROPS 3.
35	Contract for administration/operation	
36	Contract for administration/operation	Obligation has been retired since the County's administrative costs are deducted first prior to distribution of RPTTF.
37	Professional services contract	Retired
38	Professional services contract	Retired
39	Professional services contract	Retired
40	Rental subsidies	Retired
41	Professional services contract	Retired
42	Professional services contract	Retired
43	Professional services contract	Retired
44	Owner Participation Agreement	Retired
45	Contract for administration/operation	Retired
46	Professional services contract	Retired
47	Professional services contract	Retired
48	Professional services contract	Retired
49	Professional services contract	Retired
50	Professional services contract	Retired
51	Contract for administration/operation	Retired
52	Contract for administration/operation	Retired
53	Contract for administration/operation	Retired
54	Contract for administration/operation	Retired
55	Contract for administration/operation	Retired
56	Professional services contract	Retired
57	Professional services contract	Retired

July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
58	Promissory note	Successor Agency requested a loan from the City to cover payment of enforceable obligations items # 30 and 32. ROPS item#30 was for a senior housing project that was ahead of the construction schedule and required disbursements of project funds for \$649,568 to the developer. ROPS item#32 for \$12,814 was the portion of a housing loan disbursement that exceeded the \$200,000 payment estimated in ROPS2. Since the amounts could not be retained from the LMIHF balances per the DDR determination and the items were not listed on approved ROPS 2 and 3, the disbursements resulted to shortfalls in the Successor Agency's cash. To address its cash flow shortage, the Agency requested a loan from the City pursuant to HSC section 34173 (h) and DOF's recommendation in its LMIHF DDR determination letter date December 21, 2012. The total amount requested include accrued interest of \$1,048 for the period 1/17/2013-7/1/2013.
59	Contract for administration/operation	The Alley Improvements project is a 2007 Tax Exempt Bond Proceeds funded project and expenditures are subject to receipt of a Finding and Completion (FOC) and DOF approval. The FOC is anticipated to be received in April 2013, therefore the Successor Agency requests conditional approval "subject to issuance of a Finding of Completion".
60	Contract for administration/operation	The Median Island Improvements project is a 2007 Tax Exempt Bond Proceeds funded project and expenditures are subject to receipt of a Finding and Completion (FOC) and DOF approval. The FOC is anticipated to be received in April 2013, therefore the Successor Agency requests conditional approval "subject to issuance of a Finding of Completion".