

RESOLUTION NO. ECRA-425

A RESOLUTION OF THE EL CAJON REDEVELOPMENT AGENCY  
OF THE CITY OF EL CAJON TO AMEND THE  
ENFORCEABLE OBLIGATION PAYMENT SCHEDULE (EOPS)

WHEREAS, Assembly Bill X1 26 ("AB 26") and Assembly Bill X1 27 ("AB 27") were passed by the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011; and

WHEREAS, on August 23, 2011, the El Cajon Redevelopment Agency ("Agency") adopted Resolution No. ECRA-423 approving an Enforceable Obligation Payment Schedule ("EOPS"), as required by AB 26; and

WHEREAS, the EOPS adopted by the Agency included obligations required pursuant to AB 27; and

WHEREAS, on December 29, 2011, the California Supreme Court found that AB 26 was constitutional but AB 27 was not constitutional.

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF EL CAJON DOES HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The recitals set forth above are true and correct and incorporated herein by reference.

Section 2. Approval of Amended EOPS. The Agency hereby approves and adopts the amended EOPS, attached hereto as Exhibit "A" and incorporated herein by reference.

Section 3. Posting; Transmittal to Appropriate Agencies. The Acting Executive Director is hereby authorized and directed to post a copy of the EOPS on the City's website. The Acting Executive Director is further authorized and directed to transmit, by mail or electronic means, to the San Diego County Auditor-Controller, the State Controller and the State Department of Finance, notification providing the website location of the posted EOPS and other information as required by AB 1x 26.

Section 4. Effective Date. This Resolution shall take effect immediately upon its adoption.

(Continued on Page 2)

PASSED AND ADOPTED by the El Cajon Redevelopment Agency of the City of El Cajon, California, at an Adjourned Regular Joint City Council/Redevelopment Agency/Housing Authority Meeting held this 24<sup>th</sup> day of January, 2012, by the following vote to wit:

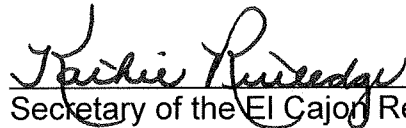
AYES	:	Lewis, Hanson-Cox, Kendrick, McClellan, Wells
NOES	:	None
ABSENT	:	None
DISQUALIFY:	:	None

MARK LEWIS  
Chair of the El Cajon Redevelopment Agency

ATTEST:

KATHIE RUTLEDGE  
Secretary of the El Cajon Redevelopment Agency

I hereby certify that the above and foregoing is a full and true copy of Resolution No. ECRA-425 of the Resolutions of the Redevelopment Agency of the City of El Cajon, California, as adopted by the Agency at the Adjourned Regular Joint Meeting of the City Council/Redevelopment Agency/Housing Authority on the 24<sup>th</sup> day of January, 2012.

  
Secretary of the El Cajon Redevelopment Agency

**AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34167 and 34169 (\*)

Amended items are in "bold & italics."

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month**						
					Jan	Feb	Mar	Apr	May	June	Total
1) 2000 Taxable Tax Allocation Bonds	Bank of New York	Bond issue to fund housing/non-housing	51,544,287.00	1,250,965.00			612,508.00				\$ 612,508.00
2) 2005 Tax Allocation Bonds	Bank of New York	Bond issue to fund housing/non-housing	96,998,156.00	2,520,605.00			763,053.00				\$ 763,053.00
3) 2007 Tax Allocation Bonds	Bank of New York	Bond issue to fund non-housing projects	25,208,022.00	924,419.00			306,660.00				\$ 306,660.00
4) <i>Fiscal agent &amp; arbitrage fees</i>	<i>Bank of New York/Bondlogistix</i>	<i>Administration of bonds and arbitrage evaluation costs</i>	<i>350,000.00</i>	<i>13,500.00</i>							\$ -
5) <i>Tax increment administration fees</i>	<i>County of San Diego</i>	<i>Administration and collection of tax</i>	<i>7,165,065.00</i>	<i>220,000.00</i>				<i>220,000.00</i>			\$ 220,000.00
6) 100 Fletcher Parkway Promissory Note	City of El Cajon	Purchase and Sale Agreement	4,133,438.18	840,665.00							\$ -
7) <i>Civic Center Plaza Upgrades - Construction contract</i>	<i>Ledcor Construction</i>	<i>Construction and land improvement project</i>	<i>2,414,504.00</i>	<i>2,414,504.00</i>	<i>725,000.00</i>	<i>650,000.00</i>	<i>125,000.00</i>				\$ 1,500,000.00
8) <i>Civic Center Plaza Upgrades - Professional services agreement</i>	<i>Wimmer Yamada and Caughey</i>	<i>Landscape design services</i>	<i>18,604.68</i>	<i>18,604.68</i>							\$ -
9) Hazardous Material Testing (Park/ Ballantyne) - Professional services Agreement	SCS Engineers	On-going testing as required by the County Department Environmental Health (DEH) and Region 9 Water Quality Control Board	23,574.16	23,574.16		4,500.00	4,500.00	4,500.00	5,000.00	5,000.00	\$ 23,500.00
10) Hazardous Material Testing (Johnson Ave) Professional services Agreement	H.M. Pitt Labs, Inc.	Environmental services for Johnson Ave	46,957.00	46,957.00							\$ -
11) Agency owned properties - Professional services agreement	Overland Pacific Cutler, Inc.	Relocation services for Agency owned properties	8,480.00	8,480.00							\$ -
12) <i>Environmental Testing (Southwest Corner) - Professional services agreement</i>	<i>Hargrave Environmental Consulting, Inc.</i>	<i>On-going testing as required by the County Department Environmental Health (DEH) and Region 9 Water Quality Control Board</i>	<i>23,694.87</i>	<i>23,694.87</i>	<i>3,950.00</i>	<i>3,950.00</i>	<i>3,950.00</i>	<i>3,950.00</i>	<i>3,950.00</i>	<i>3,944.87</i>	\$ 23,694.87
13) <i>Professional services agreement</i>	<i>Rosenow Spevacek</i>	<i>Consulting services for Redevelopment Plan Amendment</i>	<i>339,488.85</i>	<i>9,093.75</i>							\$ -
14) Civic Center Complex Revitalization - Professional services agreement	HVS Consulting & Valuation	Consulting and valuation services	13,500.00	13,500.00							\$ -
15) Graffiti Abatement - Professional services agreement	AES Property Services	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	\$ 23,958.00
16) Business Recruitment/Retention - Participation Agreement	Downtown El Cajon Brewing Company	Promissory Note for major tenant improvements	212,745.85	212,745.85							\$ -
17) Linda Way/Chambers Senior Residences Disposition & Development Agreement	Chambers Senior Residences, L.P.	Housing project for senior housing	4,400,000.00	4,400,000.00	638,794.00	737,444.00	387,442.00	439,774.00	408,774.00	790,536.00	\$ 3,403,764.00
18) <i>Administration/operation of Agency</i>	<i>City of El Cajon/Agency Employees</i>	<i>Staff costs for administration/operation of agency/projects</i>	<i>2,863,538.00</i>	<i>1,365,613.00</i>	<i>93,000.00</i>	<i>76,700.00</i>	<i>76,700.00</i>	<i>76,700.00</i>	<i>76,700.00</i>	<i>76,700.00</i>	\$ 476,500.00
19) <i>Special assessments</i>	<i>Greater Downtown El Cajon PBID</i>	<i>Special assessment on Agency properties in PBID district</i>	<i>167,269.00</i>	<i>87,869.00</i>	<i>87,869.00</i>						\$ 87,869.00
20) Environmental services - Professional services agreement	Recon Environmental Consultants	Environmental services relating to Specific Plan amendment	166,256.53	166,256.53	21,000.00		21,000.00		21,000.00		\$ 63,000.00
21) Median Improvements - Professional services agreement	Schmidt Design Group	Architectural services for medians	19,473.49	19,473.49							\$ -
22) Civic Center Complex Revitalization-Professional services agreement	Overland Pacific Cutler, Inc.	Relocation services for 120 Rea	5,312.50	5,312.50	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
23) Consulting - Professional services agreement	Rosenow Spevacek	Consulting services - General Redevelopment	230,254.84	230,254.84	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	\$ 24,000.00
24) Environmental services (Redevelopment project areas/properties) - Professional services agreement	Ninyo & Moore	Environmental testing services as required by the County Department of Environmental Health	470,403.21	470,403.21	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	\$ 51,000.00
25) Agency owned properties - Professional Services Agreement	Anderson Valuation, Inc.	Appraisal services	3,000.00	3,000.00							\$ -
26) Agency owned properties - Professional Services Agreement	Andrew A. Smith Company	Appraisal services	30,025.00	30,025.00							\$ -
27) <i>First-time Homebuyer Assistance - Affordable Housing Agreement</i>	<i>Weiland Development Company home buyers</i>	<i>Funding for 26 inclusionary housing units</i>	<i>2,169,750.00</i>	<i>2,169,750.00</i>		<i>226,900.00</i>				<i>1,496,800.00</i>	\$ 1,723,700.00
28) <i>Greenovation - Affordable Housing Agreement</i>	<i>Bay Kitchen and Bath Remodelers</i>	<i>Funding for acquisition and substantial rehabilitation</i>	<i>550,000.00</i>	<i>550,000.00</i>						<i>260,000.00</i>	\$ 260,000.00
29) Façade Improvement - Owner Participation Agreement	JKC Palm Springs Automotive, Inc.	Façade and major tenant improvements	650,000.00	650,000.00						650,000.00	\$ 650,000.00
30) Façade Improvement - Owner Participation Agreement	Parkway Plaza GP, LLC	Façade and major tenant improvements	2,000,000.00	2,000,000.00						2,000,000.00	\$ 2,000,000.00
Totals - This Page			\$ 202,273,716.16	\$ 20,737,181.88	\$ 1,586,306.00	\$ 1,716,187.00	\$ 2,317,506.00	\$ 761,617.00	\$ 533,117.00	\$ 5,299,673.87	\$ 12,214,406.87
Totals - Page 2			\$ 2,223,419.64	\$ 1,243,859.64	\$ 139,456.58	\$ 135,768.17	\$ 46,165.00	\$ 46,165.00	\$ 46,165.00	\$ 50,165.00	\$ 463,884.75
Totals - Other Obligations			\$ 255,342,930.00	\$ 6,470,249.00	\$ 771,896.00	\$ 84,800.00	\$ 172,700.00	\$ 1,478,094.00	\$ 431,700.00	\$ 1,181,113.00	\$ 4,118,303.00
Grand total - All Pages			\$ 459,840,065.80	\$ 28,451,290.52	\$ 2,497,658.58	\$ 1,936,755.17	\$ 2,536,371.00	\$ 2,283,876.00	\$ 1,010,982.00	\$ 6,530,951.87	\$ 16,796,594.62

\* This amended Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency no later than late January. It is valid through 06/30/2012. It is the basis for the preliminary draft of the initial Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 01/31/2012. (The initial draft ROPS must be prepared by the Successor Agency by 03/01/2012.)

\*\* Include only payments to be made after the adoption of the amended EOPS. All payment amounts are estimates.

**AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE**

Per AB 26 - Section 34167 and 34169 (\*)

Amended items are in "bold & italics."

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month***						Total
					Jan	Feb	Mar	Apr	May	June	
1) <b>Agency auditing services</b>	<b>Rogers, Anderson, Malody &amp; Scott/ Muniservices LLC</b>	<b>Annual audit of Agency's financials per CRL 33080.1 and property tax audit</b>	<b>300,000.00</b>	<b>18,000.00</b>	<b>10,550.00</b>					<b>4,000.00</b>	<b>\$ 14,550.00</b>
2) Consulting - Professional services	Community Housingworks	Loss mitigation consulting	41,186.64	41,186.64							\$ -
3) Administration/operation of Agency	Agency vendors (1)	Operating costs pursuant to CRL 34167(d)(6); 33127; and 33134	47,850.00	47,850.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 15,000.00
4) Administration/operation of Agency	City of El Cajon (2)	Operating costs pursuant to CRL 34167(d)(6); 33127; and 33134	290,444.00	290,444.00	24,200.00	24,200.00	24,200.00	24,200.00	24,200.00	24,200.00	\$ 145,200.00
5) <b>Agency lease agreements</b>	<b>Agency vendors (3)</b>	<b>Utilities, property tax, property liability insurance, maintenance obligations associated with Agency leases/properties</b>	<b>100,000.00</b>	<b>20,000.00</b>	<b>1,600.00</b>	<b>1,600.00</b>	<b>1,600.00</b>	<b>1,600.00</b>	<b>1,600.00</b>	<b>1,600.00</b>	<b>\$ 9,600.00</b>
6) <b>Agency properties - functional maintenance</b>	<b>City of El Cajon (2)</b>	<b>Maintenance and servicing of Agency properties directly by City staff</b>	<b>771,950.00</b>	<b>154,390.00</b>	<b>12,865.00</b>	<b>12,865.00</b>	<b>12,865.00</b>	<b>12,865.00</b>	<b>12,865.00</b>	<b>12,865.00</b>	<b>\$ 77,190.00</b>
7) Civic Center Complex Agency properties - Relocation obligations	EC Bail Bonds; Tortora; (4)	Relocation obligations associated with Civic Center Complex properties	200,000.00	200,000.00							\$ -
8) Agency - Other professional/technical services	Agency vendors (5)	Other technical/professional services utilized for ongoing operations of Agency	40,200.00	40,200.00							\$ -
9) Agency legal services	McDougal Love Eckis Boehmer & Foley	Legal costs associated with ongoing operations of the Agency	144,000.00	144,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	\$ 30,000.00
10) Civic Center Plaza Improvement - Professional services	Geocon	Soil testing and reporting services for Civic Center Plaza	30,000.00	30,000.00							\$ -
11) <b>Civic Center Plaza Improvement - Construction management</b>	<b>GAFCON, Inc</b>	<b>Construction management of Civic Center Plaza Improvement project</b>	<b>165,000.00</b>	<b>165,000.00</b>	<b>45,465.75</b>	<b>60,000.00</b>					<b>\$ 105,465.75</b>
12) Remittance agreement	City of El Cajon	Voluntary remittance payment required under ABx1 27	0.00	0.00	<i>Invalid per Supreme Court decision</i>						\$ -
13) <b>Civic Center Plaza Improvement - Professional services</b>	<b>Kleinfelder West, Inc</b>	<b>Inspection services for Civic Center Plaza construction and improvements</b>	<b>60,000.00</b>	<b>60,000.00</b>	<b>25,375.00</b>	<b>25,000.00</b>					<b>\$ 50,375.00</b>
14) <b>100 Fletcher Parkway - Professional services agreement</b>	<b>Helix Environment Planning Inc (PO 90664)</b>	<b>Air quality and greenhouse gas testing services</b>	<b>12,375.00</b>	<b>12,375.00</b>	<b>7,771.83</b>	<b>4,603.17</b>					<b>\$ 12,375.00</b>
15) <b>100 Fletcher Parkway - Professional services agreement</b>	<b>Kimley-Horn (PO90667)</b>	<b>Traffic engineering services</b>	<b>17,914.00</b>	<b>17,914.00</b>	<b>1,629.00</b>						<b>\$ 1,629.00</b>
16) <b>100 Fletcher Parkway - Professional services agreement</b>	<b>State of California, SD County Clerk</b>	<b>Notice of Determination - preparation, filing and fees.</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>2,500.00</b>						<b>\$ 2,500.00</b>
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<b>Totals - This Page</b>			<b>\$ 2,223,419.64</b>	<b>\$ 1,243,859.64</b>	<b>\$ 139,456.58</b>	<b>\$ 135,768.17</b>	<b>\$ 46,165.00</b>	<b>\$ 46,165.00</b>	<b>\$ 46,165.00</b>	<b>\$ 50,165.00</b>	<b>\$ 463,884.75</b>

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- (1) Staples, Greatland, Creative Forms, Impact Govt, Iron Mountain, EC Gazette, EC Californian, Union Tribune, Union Bank, First American Title, Fidelity National Title, Chicago Title, CRA, ICSC, City of EC, Federal Express, EC Blueprint, Applied Business Software, Calyx, Metroscan, Thompson-West, CRA, Agency staff training reimbursements.
- (2) City of El Cajon
- (3) County of SD, National Construction Rentals, Helix Water District, SDGE, Waste Management, Dixieline, Alliant Insurance, Diamond Environment, etc.
- (4) East Meets West (Ver Hoeve); UJ Music.
- (5) County of SD, LSI/FNIS Tax Service, Idcheckdirect.com, Affordable Housing Applications, Graffiti Tracker, GAFCON, Inc

**AMENDED OTHER OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34167 and 34169 (\*)

Amended items are in "bold & italics."

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month**						Total
					Jan	Feb	Mar	Apr	May	June	
1) Pass through agreement	County of San Diego	Payments per former CRL 33401	142,178,360.00	1,513,684.00	98,901.00	16,200.00	27,600.00	214,406.00	77,600.00	781,000.00	\$ 1,215,707.00
2) Pass through agreement	Cajon Valley School District	Payments per former CRL 33401	20,857,053.00	1,070,839.00	192,920.00	21,200.00	41,000.00	234,478.00			\$ 489,598.00
3) Pass through agreement	Grossmont Union HS District	Payments per former CRL 33401	771,055.00	708,238.00	95,723.00	9,800.00	21,000.00	200,000.00	69,000.00	24,313.00	\$ 419,836.00
4) <b>Statutory pass through payments</b>	<b>Various Taxing Agencies</b>	<b>Payments per CRL 33607.5 and .7</b>	<b>16,885,652.00</b>	<b>20,900.00</b>						<b>20,900.00</b>	<b>\$ 20,900.00</b>
5) <b>Housing 20% set aside</b>	<b>El Cajon Redevelopment Agency</b>	<b>20% Housing Set Aside</b>	<b>68,150,810.00</b>	<b>2,906,588.00</b>	<b>384,352.00</b>	<b>37,600.00</b>	<b>83,100.00</b>	<b>827,210.00</b>	<b>285,100.00</b>	<b>104,900.00</b>	<b>\$ 1,722,262.00</b>
6) Inflationary Pass Through	Various Agencies	Payment per CRL 33676	0.00	0.00	County deducts amount from tax increment distribution						\$ -
7) <b>Successor Agency - Administrative Allowance</b>	<b>City of El Cajon</b>	<b>Minimum Payment per CRL 34171 (b)</b>	<b>6,500,000.00</b>	<b>250,000.00</b>						<b>250,000.00</b>	<b>\$ 250,000.00</b>
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<b>Totals - Other Obligations</b>			<b>\$ 255,342,930.00</b>	<b>\$ 6,470,249.00</b>	<b>\$ 771,896.00</b>	<b>\$ 84,800.00</b>	<b>\$ 172,700.00</b>	<b>\$ 1,476,094.00</b>	<b>\$ 431,700.00</b>	<b>\$ 1,181,113.00</b>	<b>\$ 4,118,303.00</b>

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