

RESOLUTION NO. SACRA 13-02-19-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE SAN JUAN CAPISTRANO REDEVELOPMENT AGENCY ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD FROM JULY 1, 2013, THROUGH DECEMBER 31, 2013, AND AUTHORIZING CERTAIN OTHER ACTIONS PURSUANT TO CALIFORNIA HEALTH & SAFETY CODE SECTION 34181(g)

WHEREAS, the San Juan Capistrano Community Redevelopment Agency ("Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law, Health & Safety Code Section 33000, et seq., which was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of San Juan Capistrano ("City"); and,

WHEREAS, Assembly Bill X1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies ("Dissolution Act"); and,

WHEREAS, on December 29, 2011, in the petition California Redevelopment Association v. Matosantos, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of and on February 1, 2012, under the dates in the Dissolution Act that were reformed and extended thereby; and,

WHEREAS, the Agency is now a dissolved redevelopment agency pursuant to the Dissolution Act; and,

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting the City chose to become and serve as the successor agency to the dissolved Agency under the Dissolution Act; and,

WHEREAS, as of and on and after February 1, 2012, the City Council serves and acts as the "Successor Agency" and will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and,

WHEREAS, Assembly Bill 1484, enacted on June 27, 2012, made certain amendments to the Dissolution Act, including with respect to the process for adopting Recognized Obligation Payment Schedules; and,

WHEREAS, pursuant to Section 34171(h) of the Dissolution Act, a "Recognized Obligation Payment Schedule" means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each six-month fiscal period as provided in subdivisions (l) and (m) of Section 34177 of the Dissolution Act; and,

WHEREAS, pursuant to subdivisions (l) and (m) of Section 34177 of the Dissolution Act, staff of the City, acting on behalf of the Successor Agency, has prepared the Recognized

Obligation Payment Schedule for the period covering July 1, 2013, through December 31, 2013, (ROPS 13-14A), in the form attached to this Resolution as Exhibit A and incorporated herein by this reference; and,

WHEREAS, pursuant to Section 34177(l)(2)(B) of the Dissolution Act, staff of the City, acting on behalf of the Successor Agency, is required to provide notice of the Oversight Board's consideration of the ROPS 13-14A, along with the ROPS and the staff report submitted to the Oversight Board, to the County Administrative Officer, the Orange County Auditor-Controller, the State Controller's Office, and the State Department of Finance, concurrently with the posting of the Agenda for the Oversight Board's consideration of the ROPS 13-14A; and,

WHEREAS, the Successor Agency now desires to approve the ROPS 13-14A, ratify all actions taken by City staff to prepare the ROPS 13-14A, and transmit the ROPS 13-14A to the Oversight Board for its consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The foregoing Recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. The Successor Agency hereby approves the ROPS 13-14A in the form attached to this Resolution as Exhibit A, which is incorporated herein by this reference.

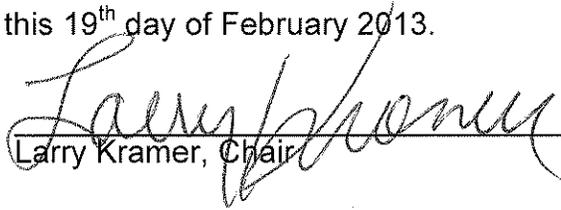
Section 3. The Successor Agency hereby authorizes the Executive Director and/or the Finance Officer of the City, acting on behalf of the Successor Agency, or their authorized designees, to make such augmentations, modifications, additions or revisions as they may deem appropriate.

Section 4. The Executive Director or her authorized designees are directed to transmit the approved ROPS to the Oversight Board, the County Administrative Officer, the County Auditor-Controller, the State Controller's Office, and the State Department of Finance, and to cause the approved ROPS to be posted on the City's website, all in accordance with Section 34177(l)(2)(C) of the Dissolution Act, and take other actions necessary to obtain approval of the ROPS from the Oversight Board and the State Department of Finance.

Section 5. This Resolution shall take effect immediately upon adoption.

Section 6. The Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 19th day of February 2013.


Larry Kramer, Chair

ATTEST:


Maria Morris, Agency Secretary

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF SAN JUAN CAPISTRANO)

I, MARIA MORRIS, appointed Agency Secretary of the Board of Directors of the Successor Agency to the San Juan Capistrano Community Redevelopment Agency, do hereby certify that the foregoing **Resolution No. SACRA 13-02-19-01** was duly adopted by the City Council of the City of San Juan Capistrano at a Regular meeting thereof, held the 19th day of February 2013, by the following vote:

AYES: BOARD MEMBERS: Allevato, Byrnes, and Chair Kramer
NOES: BOARD MEMBERS: None
ABSENT: BOARD MEMBERS: Reeve
RECUSED: BOARD MEMBERS: Taylor


MARIA MORRIS, Agency Secretary

EXHIBIT A

to Successor Agency Resolution No. 13-02-19-01

Recognized Payment Obligation Schedule

July 1, 2013 through December 31, 2013

(Attached)

SUCCESSOR AGENCY CONTACT INFORMATION

Successor Agency

ID: **208**
County: **Orange**
Successor Agency: **San Juan Capistrano**

Primary Contact

| | |
|-------------------------|---------------------------------------|
| Honorific (Ms, Mr, Mrs) | Ms. |
| First Name | Cindy |
| Last Name | Russell |
| Title | Finance Officer |
| Address | 32400 Paseo Adelanto |
| City | San Juan Capistrano |
| State | CA |
| Zip | 92675 |
| Phone Number | 949-443-6301 |
| Email Address | crussell@sanjuancapistrano.org |

Secondary Contact

| | |
|-------------------------|--|
| Honorific (Ms, Mr, Mrs) | Ms. |
| First Name | Michelle |
| Last Name | Bannigan |
| Title | Assistant Finance Director |
| Phone Number | 949-443-6307 |
| Email Address | mbannigan@sanjuancapistrano.org |

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

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

Name of Successor Agency: **SAN JUAN CAPISTRANO (ORANGE)**

| Outstanding Debt or Obligation | Total |
|---|--------------|
| Total Outstanding Debt or Obligation | \$60,293,282 |
| Current Period Outstanding Debt or Obligation | |
| A Available Revenues Other Than Anticipated RPTTF Funding | \$1,798,776 |
| B Enforceable Obligations Funded with RPTTF | \$2,129,110 |
| C Administrative Allowance Funded with RPTTF | \$125,000 |
| D Total RPTTF Funded (B + C = D) | \$2,254,110 |
| E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i> | \$4,052,886 |
| F Enter Total Six-Month Anticipated RPTTF Funding | \$2,254,110 |
| 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 (lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed) | \$0 |
| I Enter Actual Obligations Paid with RPTTF | \$0 |
| J Enter Actual Administrative Expenses Paid with RPTTF | \$0 |
| K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K) | \$0 |
| L Adjustment to RPTTF (D - K = L) | \$2,254,110 |

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.

Laura S. Freese

Chairwoman

Name

Title

/s/ Laura S. Freese

2/20/2013

Signature

Date

**SAN JUAN CAPISTRANO (ORANGE)
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 | | | | | |
|--------|--|-----------------------------------|-------------------------------------|--|--|--------------|--------------------------------------|--------------------------------------|----------------|-----------------|-----------------|-------------|----------|-----------------|
| | | | | | | | | | Bond Proceeds | Reserve Balance | Admin Allowance | RPTTF | Other | Six-Month Total |
| | | | | | | | \$60,293,282 | \$5,870,598 | \$197,912 | \$1,545,864 | \$125,000 | \$2,129,110 | \$55,000 | \$4,052,886 |
| 1 | 1997 Subordinated Taxable Tax Allocation Bonds | 5/6/1997 | 8/1/2017 | Bank of New York | Affordable Housing Projects | Central | 859,672 | 175,572 | 0 | 0 | 0 | 152,709 | 0 | 152,709 |
| 2 | 1998 Tax Allocation Refunding Bonds | 6/24/1998 | 8/1/2016 | U.S. Bank, N.A. | Advance Refunding of the 1991 Tax Allocation Bonds | Central | 2,050,998 | 514,584 | 0 | 0 | 0 | 479,958 | 0 | 479,958 |
| 3 | 2008 Tax Allocation Bonds, Series A | 6/3/2008 | 8/1/2033 | U.S. Bank, N.A. | Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan | Central | 13,354,403 | 661,869 | 0 | 0 | 0 | 483,384 | 0 | 483,384 |
| 4 | 2008 Tax Allocation Bonds, Series B (Taxable) | 6/3/2008 | 8/1/2033 | U.S. Bank, N.A. | Finance Agency Affordable Housing Projects | Central | 18,264,703 | 658,610 | 0 | 0 | 0 | 357,438 | 0 | 357,438 |
| 5 | Tax Allocation Bond Reserve Set-Aside (See Notes) | | | Not Applicable | Reserve set-aside for August 1, 2013 debt service payment - H&S Code Section 34171(b) | | 0 | 0 | 0 | 797,864 | 0 | (797,864) | 0 | 0 |
| 6 | OPA-Fluidmaster | 6/17/1997 | 6/30/2019 | Fluidmaster, Inc. | Elimination of Blight/Economic Development | Central | 274,760 | 40,000 | 0 | 0 | 0 | 40,000 | 0 | 40,000 |
| 7 | OPA-Capistrano Volkswagen | 4/17/2001 | 6/30/2020 | Miles Brandon | Elimination of Blight/Business Retention | Central | 251,783 | 35,000 | 0 | 0 | 0 | 0 | 35,000 | 35,000 |
| 8 | OPA-Sierra Vista | 4/1/2003 | 6/30/2023 | Sierra Vista Partners | Elimination of Blight/Economic Development | Central | 72,577 | 6,800 | 0 | 0 | 0 | 6,800 | 0 | 6,800 |
| 9 | Agreement-TCAG Ford | 10/19/2010 | 3/1/2038 | Tuttle Click Automotive Group (TCAG, Inc.) | Elimination of Blight/Business Retention | Central | 1,841,492 | 150,000 | 0 | 0 | 0 | 150,000 | 0 | 150,000 |
| 10 | Agreement-OC Chrysler | 1/7/2011 | 6/30/2031 | Chrysler Group Realty Co., LLC | Elimination of Blight/Economic Development | Central | 1,503,273 | 170,000 | 0 | 0 | 0 | 85,000 | 0 | 85,000 |
| 11 | Lower Rosan Ranch - Loan Payable (See Notes) | 7/6/2011 | 7/6/2016 | Farmer's & Merchants Bank | Property Acquisition/Economic Development | Central | 4,320,230 | 397,553 | 0 | 0 | 0 | 198,776 | 0 | 198,776 |
| 12 | Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021) | 2/28/2011 | 3/1/2021 | Kinoshita Enterprises, L.P. | Property Acquisition/parks & Ag. Preservation | Central | 5,639,688 | 215,405 | 0 | 0 | 0 | 107,703 | 0 | 107,703 |
| 13 | Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021) | 2/28/2011 | 3/1/2021 | Bobby Kinoshita Investment Enterprises, L.P. | Property Acquisition/parks & Ag. Preservation | Central | 5,875,556 | 224,414 | 0 | 0 | 0 | 112,207 | 0 | 112,207 |
| 14 | Kinoshita Note Principal Payment Set-aside | 2/28/2011 | 3/1/2021 | See Items 12-13 above | Reserve set-aside for March 1, 2021 principal payment on both notes - \$7,996,697. | Central | 0 | 1,000,000 | 0 | 0 | 0 | 311,619 | 0 | 311,619 |
| 15 | Cooperation Agreement - Capistrano Pointe (See Notes) | 3/5/1985 | 6/30/2026 | City of San Juan Capistrano | Developer Assistance/Affordable Housing | Central | 1,500,747 | 500,000 | 0 | 0 | 0 | 250,000 | 0 | 250,000 |
| 16 | Tax Anticipation Agreement (See Notes) | 1/20/1988 | 6/30/2026 | City of San Juan Capistrano | Elimination of Blight/Economic Development | Central | 3,210,359 | 250,000 | 0 | 0 | 0 | 125,000 | 0 | 125,000 |
| 17 | Trulis Acquisition - Loan Agreement | 10/1/1998 | | City of San Juan Capistrano | Property Acquisition/Elimination of Blight | Central | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18 | Administration Loan Agreement | 6/1/2004 | | City of San Juan Capistrano | Administration/Project Costs | Central | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | OPA - Paseo De Verdugo (See notes) | 2/17/2009 | 6/30/2014 | 26755 Verdugo, LLC | Elimination of Blight/Economic Development | Central | 748,000 | 748,000 | 0 | 748,000 | 0 | 0 | 0 | 748,000 |
| 20 | The Groves Affordable Housing | 8/3/2010 | | RRM Design Group | Land Planning and Environmental Svcs. | Central | 157,041 | 0 | 157,041 | 0 | 0 | 0 | 0 | 157,041 |
| 21 | Downtown Master Plan | 2/11/2010 | 6/30/2011 | Perkowitz & Ruth, DBA Studio One Eleven | Land Planning and Environmental Svcs. | Central | 3,936 | 0 | 3,936 | 0 | 0 | 0 | 0 | 3,936 |
| 22 | Del Obispo/Camino Capistrano Imp. | 6/14/2011 | 5/1/2012 | RBF Consulting | Engineering Services - Camino Capistrano | Central | 2,258 | 0 | 2,258 | 0 | 0 | 0 | 0 | 2,258 |
| 23 | Del Obispo/Camino Capistrano Imp. | 6/16/2011 | 5/1/2012 | RBF Consulting | Engineering Services - Forster Street | Central | 1,900 | 0 | 1,900 | 0 | 0 | 0 | 0 | 1,900 |
| 24 | J. Serra/Rancho Viejo Rd. Improvements (CRA Share) | 11/16/2010 | 5/1/2012 | Peterson-Chase | Intersection Improvements | Central | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25 | Ortega Highway Sidewalk Expansion | 12/7/2010 | Completed (See Notes) | Boghassian Engineering | Engineering Services | Central | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 26 | The Groves Affordable Housing | 6/6/2011 | Completed (See Notes) | Scientific Resource Survey | Archaeological Services | Central | 4,825 | 0 | 4,825 | 0 | 0 | 0 | 0 | 4,825 |
| 27 | The Groves Affordable Housing | 6/27/2011 | | Leighton & Associates | Soils Testing | Central | 12,952 | 0 | 12,952 | 0 | 0 | 0 | 0 | 12,952 |
| 28 | Administrative Cost Allowance | 5/2/2012 | | City of San Juan Capistrano | 3% allowance for administrative costs incurred. | Central | 0 | 0 | 0 | 0 | 125,000 | 0 | 0 | 125,000 |
| 29 | Administrative Costs from other sources | | | Various Vendors | Section 34171(b) - Costs from other sources - Bond Administration, postage, audits, etc. | Central | 0 | 0 | 0 | 0 | 0 | 0 | 10,000 | 10,000 |
| 30 | Downtown Master Plan/The Groves - Specific Project Implementation | 5/2/2012 | | City of San Juan Capistrano | Section 34171(b) - staff time for project management and inspection | Central | 0 | 0 | 15,000 | 0 | 0 | 0 | 0 | 15,000 |
| 31 | Property Maintenance | | | Various Vendors | Section 34171(b) - cost of maintaining assets prior to disposition | Central | 0 | 0 | 0 | 0 | 0 | 0 | 5,000 | 5,000 |
| 32 | Legal Costs associated with assets, obligations and property. | 8/20/1991 | | Straddling, Yocca, Carlson & Rauth | Section 34171(b) - cost of maintaining assets prior to disposition | Central | 0 | 0 | 0 | 0 | 0 | 0 | 5,000 | 5,000 |
| 33 | Personal Services Agreement | 6/7/2011 | 6/30/2014 | MDM Associates | Rental Subsidy Program Management | Central | 43,155 | 43,155 | 0 | 0 | 0 | 21,578 | 0 | 21,578 |
| 34 | Personal Services Agreement | 6/7/2011 | 6/30/2014 | MDM Associates | Little Hollywood Program Management | Central | 125,940 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35 | Rental Subsidy Agmt | 12/1/2008 | 12/1/2013 | Gulab Bhatia | Rental Subsidy Program | Central | 23,976 | 15,984 | 0 | 0 | 0 | 7,992 | 0 | 7,992 |
| 36 | Rental Subsidy Agmt | 9/1/2011 | 6/1/2016 | Vince Hughes **** | Rental Subsidy Program | Central | 51,794 | 16,356 | 0 | 0 | 0 | 8,178 | 0 | 8,178 |
| 37 | Rental Subsidy Agmt | 5/1/2011 | 5/1/2016 | H. Kashani | Rental Subsidy Program | Central | 38,828 | 13,704 | 0 | 0 | 0 | 6,852 | 0 | 6,852 |
| 38 | Rental Subsidy Agmt | 12/1/2006 | 12/1/2011 | Kahedi | Rental Subsidy Program | Central | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 39 | Rental Subsidy Agmt | 6/1/2009 | 6/1/2014 | Tom McCorkell | Rental Subsidy Program | Central | 10,373 | 10,373 | 0 | 0 | 0 | 5,658 | 0 | 5,658 |

SAN JUAN CAPISTRANO (ORANGE)
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 | | |
| 40 | Rental Subsidy Agmt | 7/1/2008 | 7/1/2013 | Loma Webber | Rental Subsidy Program | Central | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 41 | Rental Subsidy Agmt | 5/1/2011 | 5/1/2016 | Stacey Kennedy | Rental Subsidy Program | Central | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 42 | Rental Subsidy Agmt | 12/1/2010 | 12/1/2015 | Angel Alaniz | Rental Subsidy Program | Central | 9,024 | 9,024 | 0 | 0 | 0 | 9,024 | 0 | 0 | 9,024 |
| 43 | Rental Subsidy Agmt | 6/24/2011 | 3/31/2016 | Mr. Meadors*** | Rental Subsidy Program | Central | 39,039 | 14,196 | 0 | 0 | 0 | 7,098 | 0 | 0 | 7,098 |
| 44 | Rental Subsidy Agmt | 12/1/2010 | 12/1/2020 | Carol Etlin | Rental Subsidy Program | Central | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 45 | Little Hollywood Rental | | Completed (See Notes) | Various Vendors | Various maintenance costs to maintain rental housing funded by rents - utilities, plumbing, electrical, landscaping, cleaning, repairs, pest control, possessory interest tax, etc. | Central | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

SAN JUAN CAPISTRANO (ORANGE)
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 |
| | | | | | \$216,093 | \$196,634 | \$0 | \$0 | \$0 | \$2,082,665 | \$0 | \$0 | \$2,894,330 | \$0 | \$0 | \$21,567 |
| pg.1-1 | 1997 Subordinated Taxable Tax Allocation Bonds | Bank of New York | Affordable Housing Projects | Central | | | | | | 147,163 | | | 147,163 | | | |
| pg.1-2 | 1998 Tax Allocation Refunding Bonds | U.S. Bank, N.A. | Advance Refunding of the 1991 Tax Allocation Bonds | Central | | | | | | 469,554 | | | 469,554 | | | |
| pg.1-3 | 2008 Tax Allocation Bonds, Series A | U.S. Bank, N.A. | Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan | Central | | | | | | 458,109 | | | 458,109 | | | |
| pg.1-4 | 2008 Tax Allocation Bonds, Series B (Taxable) | U.S. Bank, N.A. | Finance Agency Affordable Housing Projects | Central | | | | | | 358,648 | | | 358,648 | | | |
| pg.1-5 | OPA-Fluidmaster | Fluidmaster, Inc. | Elimination of Blight/Economic Development | Central | | | | | | 40,000 | | | | 0 | | |
| pg.1-6 | OPA-Capistrano Volkswagen | Miles Brandon | Elimination of Blight/Business Retention | Central | | | | | | | | | | | | |
| pg.1-7 | OPA-Sierra Vista | Sierra Vista Partners | Elimination of Blight/Economic Development | Central | | | | | | 6,844 | | | | 0 | | |
| pg.1-8 | Agreement-TCAG Ford | Tuttle Click Automotive Group (TCAG, Inc.) | Elimination of Blight/Business Retention | Central | | | | | | 76,047 | | | 150,000 | | | |
| pg.1-9 | Agreement-OC Chrysler | Chrysler Group Realty Co., LLC | Elimination of Blight/Economic Development | Central | | | | | | 76,220 | | | 75,000 | | | |
| pg.1-10 | Lower Rosan Ranch - Loan Payable | Farmer's & Merchants Bank | Property Acquisition/Economic Development | Central | | | | | | 198,776 | | | 198,776 | | | |
| pg.1-11 | Kinoshita Acquisition - Note Extension | Kinoshita Enterprises, L.P. | Property Acquisition/parks & Ag. Preservation | Central | | | | | | 93,016 | | | 107,702 | | | |
| pg.1-12 | Kinoshita Acquisition - Note Extension | Bobby Kinoshita Investment Enterprises, L.P. | Property Acquisition/parks & Ag. Preservation | Central | | | | | | 96,906 | | | 112,207 | | | |
| pg. 2-1 | Cooperation Agreement - Capistrano Pointe | City of San Juan Capistrano | Developer Assistance/Affordable Housing | Central | | | | | | | | | 500,000 | | | |
| pg. 4-1 | Administrative Costs - Agency Support Staff | City of San Juan Capistrano | Costs incurred by City for staff time in support of Agency activities | Central | | | | | | | | | 78,104 | | | |
| pg. 4-2 | Little Hollywood Rental | Various Vendors | Cots incurred by City for staff time in support of Affordable Housing activities | Central | | | | | | | | | 52,405 | | | |
| pg. 4-3 | Administrative Cost Allowance | City of San Juan Capistrano | 3% allowance for Administrative costs incurred | Central | | | | | | | | | 125,000 | | | |
| pg. 4-4 | Legal Services Agreement dated August 20, 1991 | Stradling, Yocca, Carlson, and Rauth | Legal Services - Redevelopment activities | Central | | | | | | 7,368 | | | 30,000 | | | 21,567 |
| pg. 4-5 | Personal Services Agreement dated February 5, 1997 | Woodruff, Spradlin, and Smart | Legal Services - Redevelopment activities | Central | | | | | | | | | 15,000 | | | |
| pg. 4-6 | Personal Services Agreement dated May 3, 2011 | Rogers, Anderson, Malody, and Scott | Audit Services - FY ended June 30, 2012 | Central | | | | | | 4,085 | | | 5,205 | | | 0 |
| pg. 4-7 | Personal Services Agreement dated June 7, 2011 | MDM Associates | Rental Subsidy Program Management | Central | 21,578 | 33,555 | | | | | | | | | | |
| pg. 4-8 | Personal Services Agreement dated June 7, 2011 | MDM Associates | Little Hollywood Program Management | Central | 62,970 | 48,788 | | | | | | | | | | |
| pg. 4-9 | Rental Subsidy Agmt Dec. 2008-Dec 2013 | Gulab Bhatia | Rental Subsidy Program | Central | 10,500 | 12,250 | | | | | | | | | | |
| pg. 4-10 | Rental Subsidy Agmt Sept. 2011-June 2016 | Vince Hughes **** | Rental Subsidy Program | Central | 10,200 | 11,200 | | | | | | | | | | |
| pg. 4-11 | Rental Subsidy Agmt - May 2011 - May 2016 | H. Kashani | Rental Subsidy Program | Central | 11,400 | 13,300 | | | | | | | | | | |
| pg. 4-12 | Rental Subsidy Agmt - June 2009-June 2014 | Tom McCorkell | Rental Subsidy Program | Central | 9,000 | 10,500 | | | | | | | | | | |
| pg. 4-13 | Rental Subsidy Agmt - July 2008 - July 2013 | Loma Webber | Rental Subsidy Program | Central | 10,800 | 12,600 | | | | | | | | | | |
| pg. 4-14 | Rental Subsidy Agmt - May 2011 - May 2016 | Stacey Kennedy | Rental Subsidy Program | Central | 12,000 | 14,000 | | | | | | | | | | |
| pg. 4-15 | Rental Subsidy Agmt - Dec. 2010- Dec. 2015 | Angel Alaniz | Rental Subsidy Program | Central | 12,060 | 14,070 | | | | | | | | | | |
| pg. 4-16 | Rental Subsidy Agmt - Oct. 2008 - Oct. 2013 | Mr. Meadors | Rental Subsidy Program | Central | 10,500 | 12,250 | | | | | | | | | | |
| pg. 4-17 | Rental Subsidy Agmt - Dec. 2010-Dec. 2020 | Carol Etlin | Rental Subsidy Program | Central | 6,060 | 7,070 | | | | | | | | | | |
| pg. 4-18 | Little Hollywood Rental | Various Vendors | Various maintenance costs to maintain rental housing funded by rents - utilities, plumbing, electrical, landscaping, cleaning, repairs, pest control, possessory interest tax, etc. | Central | 39,025 | 7,051 | | | | | | | | | | |
| pg. 4-30 | Misc. Administrative Costs | Various Vendors | Various admin costs to maintain minimal existing activities, incl. bond administration, postage, etc. | Central | | | | | | 49,929 | | | 11,457 | | | 0 |

SAN JUAN CAPISTRANO (ORANGE)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
July 1, 2013 through December 31, 2013

| Item # | Project Name / Debt Obligation | Notes/Comments |
|--------|--|---|
| 1 | 1997 Subordinated Taxable Tax Allocation Bonds | The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013. |
| 2 | 1998 Tax Allocation Refunding Bonds | The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013. |
| 3 | 2008 Tax Allocation Bonds, Series A | The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013. |
| 4 | 2008 Tax Allocation Bonds, Series B (Taxable) | The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013. |
| 5 | Tax Allocation Bond Reserve Set-Aside (See Notes) | The set-aside reserve is for the August 1, 2013 debt service payment - H&S Code Section 34171(b). Based on actual RPTTF received for the ROPS III period (January - June 2013) and the expected RPTTF for the ROPS 13-14A (July - December 2013), \$410,778 is expected to be set-aside during the ROPS III period and used to make bond payments during the ROPS 13-14A period. |
| 6 | OPA-Fluidmaster | The total obligation is the amount expected to be outstanding as of June 30, 2013. \$40,000 approved on ROPS III, is not expected to be paid until August 2013. The agreement end date is upon complete payment of the obligation. As instructed by DOF staff an estimated end date has been provided. |
| 7 | OPA-Capistrano Volkswagen | the total obligation is the amount expected to be outstanding as of June 30, 2013. The payment due for this period is \$35,000 and is expected to be offset by amounts owed by the dealership to the Successor Agency. The agreement end date is upon complete payment of obligation. As instructed by DOF staff an estimated date has been included. |
| 8 | OPA-Sierra Vista | The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. \$6,800 was approved on ROPS III, however is not expected to be paid until August 2013. The agreement end date is upon complete payment of obligation. As instructed by DOF staff an estimated date has been included. |
| 9 | Agreement-TCAG Ford | The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. |
| 10 | Agreement-OC Chrysler | The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. |
| 11 | Lower Rosan Ranch - Loan Payable (See Notes) | The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. |
| 12 | Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021) | The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013. |
| 13 | Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021) | The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013. |
| 14 | Kinoshita Note Principal Payment Set-aside | This amount has an \$7,996,697 principal payment due March 1, 2021. Therefore, the amount set-aside plus an additional each ROPS period must be set-aside to make this payment on March 1, 2021. |
| 15 | Cooperation Agreement - Capistrano Pointe (See Notes) | Total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013. |
| 16 | Tax Anticipation Agreement (See Notes) | Total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2013. |
| 17 | Trulis Acquisition - Loan Agreement | The City/Agency loan has been previously disallowed. It is requested to remain anticipating the Finding of Completion to be received and the approval of the loan amount to be paid pursuant to Health and Safety Code (HSC) Section 34191.4(b). |
| 18 | Administration Loan Agreement | The City/Agency loan has been previously disallowed. It is requested to remain anticipating the Finding of Completion to be received and the approval of the loan amount to be paid pursuant to Health and Safety Code (HSC) Section 34191.4(b). |
| 19 | OPA - Paseo De Verdugo (See notes) | \$1,248,000 approved on ROPS III to be paid from reserves. However, this was an estimate only. It is now expected that \$748,000 of the amount approved to be paid from reserves will be paid during the ROPS 13-14A period from reserves. The completion date is unknown, however is projected to be during FY 2013/14. |
| 20 | The Groves Affordable Housing | The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. |
| 21 | Downtown Master Plan | The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. |
| 22 | Del Obispo/Camino Capistrano Imp. | The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. |
| 23 | Del Obispo/Camino Capistrano Imp. | The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. |
| 24 | J. Serra/Rancho Viejo Rd. Improvements (CRA Share) | Project completed - Obligation paid off. |
| 25 | Ortega Highway Sidewalk Expansion | Project completed - Obligation paid off. |
| 26 | The Groves Affordable Housing | The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. The agreement is valid until services are no longer needed. Therefore, the termination date is unknown and has not been included. |
| 27 | The Groves Affordable Housing | The total obligation outstanding is the amount expected to be outstanding as of June 30, 2013. The agreement is valid until services are no longer needed. Therefore, the termination date is unknown and has not been included. |
| 28 | Administrative Cost Allowance | Staff time provided pursuant to the Agreement for the Reimbursement of Costs approved by the Oversight Board on May 2, 2012, (Resolution 12-05-02-01). This amount represents the one-half of the minimum \$250,000 administrative cost allowance to be funded from RPTTF. The agreement continues until services are no longer needed. Therefore, the termination date is unknown and has not been included. |
| 29 | Administrative Costs from other sources | Administrative costs (estimated) - bond administration, audit costs, postage, etc. to be paid from other sources - HSC Section 34171(b). The funding source is interest and rental income. These costs will continue until dissolution is completed. Therefore the termination date is unknown and has not been included. |
| 30 | Downtown Master Plan/The Groves - Specific Project Implementation | Specific Project Implementation expected during this period. Project management costs for The Groves and the Downtown Master Plan - HSC Section 34171(b). The funding source is bond proceeds. The Agreement for Reimbursement continues until dissolution is completed. Therefore the termination date is unknown and has not been included. |
| 31 | Property Maintenance | Property maintenance cost (estimated) - cost to maintain property prior to disposition - HSC Section 34171(b). The funding source is interest and rental income. These costs will continue until dissolution is completed. Therefore the termination date is unknown and has not been included. |
| 32 | Legal Costs associated with assets, obligations and property. | Legal costs associated with property, assets, and enforceable obligations (estimated) - HSC Section 34171(b). The funding source is interest and rental income. The Agreement is valid until services are no longer needed. Therefore, the termination is unknown and has not been included. |
| 33 | Personal Services Agreement | Rental Subsidy Program management contract, an approved enforceable obligation retained by the Successor Agency, was previously paid for with Low-and-Moderate Income Housing (LMIHF) Fund reserves. However, the retention of LMIHF reserves was denied for the cost from July 1, 2013 through June 30, 2014 which is the end of the obligation. Therefore, this obligation is now funded from RPTTF. |
| 34 | Personal Services Agreement | The Little Hollywood rental housing program management contract now paid by the San Juan Capistrano Housing Authority. |
| 35 | Rental Subsidy Agmt | This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF. |

SAN JUAN CAPISTRANO (ORANGE)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
July 1, 2013 through December 31, 2013

| Item # | Project Name / Debt Obligation | Notes/Comments |
|--------------|--------------------------------|---|
| 36 | Rental Subsidy Agmt | This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF. |
| 37 | Rental Subsidy Agmt | This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF. |
| 38 | Rental Subsidy Agmt | This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF. |
| 39 | Rental Subsidy Agmt | This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF. |
| 40 | Rental Subsidy Agmt | This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF. |
| 41 | Rental Subsidy Agmt | This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF. |
| 42 | Rental Subsidy Agmt | This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF. |
| 43 | Rental Subsidy Agmt | This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF. |
| 44 | Rental Subsidy Agmt | This Rental Subsidy Agreement is an approved enforceable obligation retained by the Successor Agency, and was previously funded from LMIHF (LMIHF) reserves. However the retention of LMIHF reserve was denied for the costs from July 1, 2013 through the end date of the agreement. Therefore, any amounts remaining on this enforceable obligation (net of income) have been included to be paid from RPTTF. |
| 45 | Little Hollywood Rental | Rental housing operational costs now paid by the San Juan Capistrano Housing Authority. |
| | Prior Period Payment Tab Notes | |
| Page 1 - all | All Items | The Successor Agency received \$0 Redevelopment Property Tax Trust Fund (RPTTF) monies. Therefore approved enforceable obligations had to be paid for from available reserves. There was no other source of funding to make these payments. |
| Page 4, 9-17 | Rental Subsidy Agreements | Rental subsidy payments for July 2012 through January 2013 were made during this period. The January 2013 rental subsidy payments were approved on ROPS III, however paid on December 21, 2012, in order for payments to be on time. |
| Page 4-18 | Little Hollywood Rental Costs | Minor costs paid from rental income monies on deposit with LMIHF reserves. Rental income amounts on deposit with the Successor Agency were not transferred to the San Juan Capistrano Housing Authority (Housing Authority) until approved by the Department of Finance. These costs are now paid by the Housing Authority. |
| Page 4-30 | Administrative Costs | Administrative costs, including the cost of Due Diligence Review obligations under AB 1484, were anticipated to be paid from RPTTF. However \$0 RPTTF was received and available reserves were required to be used to make payments. The Successor Agency had no other source of funding for these obligations. |
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