

OVERSIGHT BOARD RESOLUTION NO. 12-08-14-01

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD FROM JANUARY 1, 2013, TO JUNE 30, 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, 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, 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, pursuant to Section 34179 of the Dissolution Act, the Successor Agency's Oversight Board has been formed and the initial meeting has occurred on April 9, 2012; and

WHEREAS, Section 34179 provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of the Dissolution Act; 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, have prepared and submitted to the Oversight Board for approval a Recognized Obligation Payment Schedule ("ROPS") for the period covering January 1, 2013 through June 30, 2013, 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, provided notice of this Oversight Board action, along with the ROPS and staff report submitted to the Oversight Board herewith, to the County Administrative Officer, the County Auditor-Controller, and the State Department of Finance, concurrently with the posting of the Agenda for this Oversight Board action; and

WHEREAS, pursuant to Sections 34177(l)(2)(B) and 34180(g) of the Dissolution Act, the Oversight Board has received and reviewed the ROPS and desires to approve the ROPS in substantially the form attached to this Resolution as Exhibit A; and

WHEREAS, upon approval of the ROPS by the Oversight Board, the ROPS will be submitted to the City Council, acting as the governing body of the Successor Agency, for ratification thereof by the Successor Agency; and

WHEREAS, pursuant to Section 34177(m) of the Dissolution Act, the State Department of Finance shall make its determination of the enforceable obligations and the amounts and funding sources of the enforceable obligations no later than 45 days after the ROPS is submitted.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO 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 Oversight Board hereby approves the ROPS in the form attached to this Resolution as Exhibit A, which is incorporated herein by this reference.

Section 3. The Oversight Board 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 and as may be directed by the City Council, acting as the governing board of the Successor Agency.

Section 4. The Executive Director or her authorized designees on behalf of the Successor Agency are directed to transmit the approved ROPS to 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.

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

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

Section 7. **PASSED, APPROVED and ADOPTED** this 14th day of August 2012.

ATTEST:



Maria Morris, Oversight Board Secretary

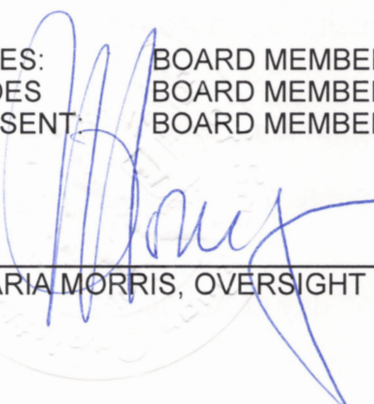


Laura Freese, Chair

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

I, MARIA MORRIS, appointed Oversight Board Secretary of the Oversight Board to the Successor Agency of the San Juan Capistrano Community Redevelopment Agency, do hereby certify that the foregoing **Oversight Resolution 12-08-14-01** was duly adopted by the Board Members of the Oversight Board to the Successor Agency of the San Juan Capistrano Community Redevelopment Agency at a special meeting thereof, held the 14th day of August, 2012, by the following vote:

AYES: BOARD MEMBERS: Hampton, McCord, Tatarian, Kerr and Chair Freese
NOES: BOARD MEMBERS: None
ABSENT: BOARD MEMBERS: Doll and Thomas



MARIA MORRIS, OVERSIGHT BOARD SECRETARY

Successor Agency Contact Information

Name of Successor Agency:	Successor Agency to the San Juan
County:	Capistrano Community Redevelopment Agency
	<u>Orange</u>
Primary Contact Name:	Cindy Russell
Primary Contact Title:	Finance Officer
Address	32400 Paseo Adelanto, San Juan
Contact Phone Number:	Capistrano, CA 92675
Contact E-Mail Address:	949-443-6301
	<u>crussell@sanjuancapistrano.org</u>
Secondary Contact Name:	Michelle Bannigan
Secondary Contact Title:	Assistant Finance Director
Secondary Contact Phone Number:	949-443-6307
Secondary Contact E-Mail Address:	<u>mbannigan@sanjuancapistrano.org</u>

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

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

Name of Successor Agency: Successor Agency to the San Juan Capistrano Community Redevelopment Agency

	Total Outstanding Debt or Obligation
Outstanding Debt or Obligation	\$ 61,278,394
Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$ 1,787,980
B Enforceable Obligations Funded with RPTTF	3,820,000
C Administrative Allowance Funded with RPTTF	250,000
D Total RPTTF Funded (B + C = D)	4,070,000
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$ 5,857,980
E Enter Total Six-Month Anticipated RPTTF Funding	4,070,000
F Variance (D - E = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$ -
Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	(See Notes Tab)
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the same amount as RPTTF approved by Finance, including admin allowance)</i>	4,384,423
H Enter Actual Obligations Paid with RPTTF	3,507,230
I Enter Actual Administrative Expenses Paid with RPTTF	249,988
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	627,205
K Adjustment to RPTTF	\$ 3,442,795

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.

Name	Title
Signature	Date

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

Item #	Project Name / Detail Obligation	Contract/Agreement Execution Date	Contract Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Obligation	Total Due During 2012-13	LMHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six Month Total
1	1987 Subordinated Tax Allocation Bonds	May 6, 1997	August 1, 2017	Bank of New York	Affordable Housing Projects	Central	887,378	114,868					27,706		27,706
2	1998 Tax Allocation Refunding Bonds	June 24, 1998	August 1, 2017	U.S. Bank N.A.	Advance Refunding of the 1997 Tax Allocation Bonds	Central	2,056,955	514,617					44,658		44,658
3	2008 Tax Allocation Bonds, Series A	June 3, 2008	August 1, 2033	U.S. Bank N.A.	Projects with the City of San Juan Capistrano	Central	13,537,788	641,664					183,384		183,384
4	2008 Tax Allocation Bonds, Series B (Taxable)	June 3, 2008	August 1, 2033	U.S. Bank N.A.	Projects with the City of San Juan Capistrano	Central	13,537,788	641,664					302,438		302,438
5	Tax Allocation Bond Refinance Set-Aside (See Notes)	Various - See Items 1-4	Various - See Items 1-4	Not Applicable	Refinance set-aside for August 1, 2013 debt service payment - 1.85 Code Section 3411(b)	Central	18,987,140	681,085					1,064,000		1,064,000
6	DPA-Fluorescein	June 17, 1997	Upon completion of all obligations	Fluorescein, Inc.	Elimination of Right/Economic Development	Central	274,750	40,000					40,000		40,000
7	DPA-Capistrano Volkswagen	April 17, 2001	Upon completion of all obligations, expected 27 years from the date of obligations	Miles Brandon	Elimination of Right/Economic Development	Central	286,783	35,000					35,000		35,000
8	DPA-Serra Vista	April 1, 2003	Upon completion of all obligations, expected 27 years from the date of obligations	Serra Vista Partners	Elimination of Right/Economic Development	Central	72,621	6,850					6,850		6,850
9	Agreement TCAIG Food	October 19, 2010	Upon completion of all obligations, expected 20 years from the date of obligations	Tune Click Automotive Group (TCAIG, Inc.)	Elimination of Right/Economic Development	Central	1,642,539	150,000					75,000		75,000
10	Agreement OC Chrysler	January 7, 2011	Upon completion of all obligations, expected 20 years from the date of obligations	Chrysler Group Credit Co., LLC	Elimination of Right/Economic Development	Central	1,635,693	75,000					37,500		37,500
11	Lower Reason Ranch - Loan Payable (See Notes)	July 6, 2011	Upon completion of all obligations, expected 27 years from the date of obligations	Farmers & Merchants Bank	Property Acquisition/Economic Development	Central	1,391,435	397,653					198,777		198,777
12	Knochiha Acquisition - Note Extension (Interest payments through March 1, 2021)	February 28, 2011	March 1, 2021	Knochiha Enterprises, L.P.	Property Acquisition/Jacks & Ag. Preservation	Central	5,747,390	215,405					107,703		107,703
13	Knochiha Acquisition - Note Extension (Interest payments through March 1, 2021)	February 28, 2011	March 1, 2021	Knochiha Enterprises, L.P.	Property Acquisition/Jacks & Ag. Preservation	Central	5,687,782	224,414					112,207		112,207
14	Knochiha Note Principal Payment Set-Aside	February 28, 2011	March 1, 2021	See items 12-13 above	Refinance set-aside for March 1, 2011 principal payment on debt notes - \$7,986,667	Central							1,334,927		1,334,927
15	Cooperation Agreement - Capistrano Point (See Notes)	March 5, 1985	Upon completion of work	City of San Juan Capistrano	Developer Assistance/Affordable Housing	Central	1,509,747	900,000							
16	Tax Acquisition - Loan Agreement	January 1, 1999	Upon completion of work	City of San Juan Capistrano	Elimination of Right/Economic Development	Central	3,210,329	250,000					250,000		250,000
17	Tax Acquisition - Loan Agreement	October 1, 1999	Upon completion of work	City of San Juan Capistrano	Elimination of Right/Economic Development	Central	401,468								
18	Administration Loan Agreement	January 1, 2004	Upon completion of all obligations	City of San Juan Capistrano	Administration/Project Costs	Central	1,634,411								
19	DPA - Paseo De Verdugo (See notes)	February 29, 2011	Upon completion of work	26755 Verdugo, LLC	Elimination of Right/Economic Development	Central	1,248,000				1,248,000				1,248,000
20	The Groves Affordable Housing	August 3, 2010	Under contract	RM Design Group	Land Planning and Environmental Svcs.	Central	197,041				197,041				197,041
21	Frederick's 2010	February 28, 2010	Under contract	Frederick's & Sun Disk Studio One	Land Planning and Environmental Svcs.	Central	2,358				2,358				2,358
22	Del Chiquito Capistrano Inn	June 14, 2011	May 1, 2012	RJR Consulting	Engineering Services - Camino Capistrano	Central	1,900				1,900				1,900
23	Del Chiquito Capistrano Inn	June 14, 2011	May 1, 2012	RJR Consulting	Engineering Services - Foster Street	Central	1,900				1,900				1,900
24	J. Serra/Rancho Viejo Rd. Improvements (CRA Share)	November 16, 2010	Completed	Prattson-Chase	Intersection Improvements	Central	COMPLETED								
25	Driggs Highway Sidewalk Expansion	December 7, 2010	Completed	Prattson-Chase	Engineering Services	Central	COMPLETED								
26	The Groves Affordable Housing	June 6, 2011	Unit services are no longer required	Scientific Resource Survey	Archaeological Services	Central	4,825				4,825				4,825
27	The Groves Affordable Housing	June 27, 2011	Upon completion of work	Legion & Associates	Soils Testing	Central	12,952				12,952				12,952
28	Administrative Cost Allowance	May 2, 2012	Upon completion of work	City of San Juan Capistrano	3% allowance for administrative costs incurred	Central		250,000				250,000			250,000
29	Administrative Costs from other sources	Various	Various	Various Vendors	Administration postage, audits, etc.	Central								28,000	28,000
30	Implementation	May 2, 2012	Upon completion of work	City of San Juan Capistrano	Section 34171(b) - 1% fee for project management and inspection	Central				75,000					75,000
31	Property Maintenance	Various	Various	Various Vendors	Section 34171(b) - cost of maintaining assets prior to disposition	Central								22,000	22,000
32	Legal Costs associated with assets, obligations and property	August 20, 1991	Ongoing, unless terminated by the parties	Stratford, Yocco, Carlson & Ream	Section 34171(b) - cost of maintaining assets prior to disposition	Central		110,000							110,000
33	Property Services Agreement	June 11, 2011	June 14, 2011	Associates	Subsidy Program Management	Central	63,978	31,528							63,978
34	Property Services Agreement	June 11, 2011	June 14, 2011	Associates	Subsidy Program Management	Central	188,873	125,440							188,873
35	Rental Subsidy Agent	December-08	December-13	Grubb Bhraila	Rental Subsidy Program	Central	31,500	10,500							10,500
36	Rental Subsidy Agent	September-11	June-16	Vince Hughes ***	Rental Subsidy Program	Central	40,800	20,400							20,400
37	Rental Subsidy Agent	June-11	December-11	Kenedi	Rental Subsidy Program	Central	95,000	22,800							11,400
38	Rental Subsidy Agent	December-08	June-14	Tom McCorkel	Rental Subsidy Program	Central	36,000	18,000							9,000
39	Rental Subsidy Agent	June-09	June-14	Tom McCorkel	Rental Subsidy Program	Central	36,000	18,000							9,000
40	Rental Subsidy Agent	May-11	May-16	Shane Kennedy	Rental Subsidy Program	Central	84,000	24,000							12,000
41	Rental Subsidy Agent	May-11	May-16	Shane Kennedy	Rental Subsidy Program	Central	84,000	24,000							12,000
42	Rental Subsidy Agent	December-10	October-08	Angel Alvariz	Rental Subsidy Program	Central	84,400	24,120							10,500
43	Rental Subsidy Agent	October-08	December-10	Mr. Meadows	Rental Subsidy Program	Central	28,000	21,000							10,500
44	Rental Subsidy Agent	December-10	December-20	Carol Ertin	Rental Subsidy Program	Central	103,020	12,120							6,060
45	Little Hollywood Rental	Various	Various	Various Vendors	Various maintenance costs to maintain rental housing funded by rents - utilities, painting, electrical, landscaping, cleaning, repairs, pest control, necessary interest tax, etc.	Central	COMPLETED	78,950							

Name of Successor Agency: Successor Agency to the San Juan Capistrano Community Redevelopment Agency
County: Orange

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

Item #	Notes/Comments
1	Total obligation outstanding includes all principal and interest projected to be outstanding as of December 31, 2012. On previous ROPS this amount was principal only.
2	Total obligation outstanding includes all principal and interest projected to be outstanding as of December 31, 2012. On previous ROPS this amount was principal only.
3	Total obligation outstanding includes all principal and interest projected to be outstanding as of December 31, 2012. On previous ROPS this amount was principal only.
4	Total obligation outstanding includes all principal and interest projected to be outstanding as of December 31, 2012. On previous ROPS this amount was principal only.
5	Set-aside reserve for August 1, 2013 debt service payment - H&S Code Section 34171(b).
6	Total obligation projected to be outstanding at December 31, 2012.
7	Total obligation projected to be outstanding at December 31, 2012.
8	Total obligation projected to be outstanding at December 31, 2012.
9	Total obligation projected to be outstanding at December 31, 2012.
10	Total obligation projected to be outstanding at December 31, 2012.
11	Total obligation outstanding includes all principal and interest projected to be outstanding as of December 31, 2012. On previous ROPS this amount was principal only.
12	Total obligation outstanding includes all principal and interest projected to be outstanding as of December 31, 2012. On previous ROPS this amount was principal only.
13	Total obligation outstanding includes all principal and interest projected to be outstanding as of December 31, 2012. On previous ROPS this amount was principal only.
14	This obligation has an \$8 million principal payment due on March 1, 2021. This amount and an amount each year must be set-aside in a reserve in order to make the \$8 million dollar payment on March 1, 2021. Based on this amount the future annual amount is estimated to be \$800,000.
15	Total obligation projected to be outstanding at December 31, 2012.
16	Total obligation projected to be outstanding at December 31, 2012.
17	This City/Agency loan was previously disallowed by DOF. It has been included anticipating the Finding of Completion and approval of the loan as provided by AB 1484.
18	This City/Agency loan was previously disallowed by DOF. It has been included anticipating the Finding of Completion and approval of the loan as provided by AB 1484.
19	Source of Funding is reserves on deposit at June 30, 2011. These reserves were from prior years' tax increment.
20	Total obligation projected to be outstanding at December 31, 2012.
21	Total obligation projected to be outstanding at December 31, 2012. Amount may possibly be paid between July 1, 2012 and December 31, 2012.
22	Total obligation projected to be outstanding at December 31, 2012.
23	Total obligation projected to be outstanding at December 31, 2012.
24	The obligation under this Agreement has been completed.
25	The obligation under this Agreement has been completed.
26	Project Completed - Obligation Paid Off (Peterson Chase)
27	Project Completed - Obligation Paid Off (Boghassian Engineering)
28	Staff time provided pursuant to the Agreement for Reimbursement of Costs approved by the Oversight Board on May 2, 2012. OB Resolution 12-05-02-01. \$250,000 approved on ROPS II, however to RPTTF was available to fund, therefore the amount has been resubmitted on ROPS III.
29	Administrative Costs (Estimated) - Bond Administration, audit, postage, etc. - H&S Section 34171(b) - Funding Source is interest, rent, and loan repayment.
30	Project Specific Implementation Staff Time (Estimated) - project management costs for the Downtown Master Plan and The Groves - H&S Section 34171(b) - Funding Source is bond proceeds.
31	Property Maintenance (Estimated) - costs to maintain property prior to disposition - H&S Section 34171(b) - Funding Source is interest, rent and loan repayment.
32	Legal Costs associated with property, assets, and obligations (Estimated) - H&S Section 34171(b) - Funding Source is interest, rent, and loan repayment.

Community Redevelopment Agency

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

EXHIBIT "A" - Page 5 of 7

Name of Successor Agency:
County

Successor Agency to the San Juan Capistrano Community Redevelopment Agency
Orange

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

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
		Grand Total				Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
1	1	1987 Subordinated Taxable Tax		Affordable Housing Projects	Central	220,067	232,388	-	54,334	245,321	249,888	250,000	3,507,230	32,163		22,000	98,117
1	2	1988 Tax Allocation Refunding Bonds	Bank of New York	Advance Refunding of the 1987 Tax Allocation Bonds	Central												
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												
1	4	2008 Tax Allocation Bonds, Series B	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	Central												
1	5	OPA-Fullbrighter	Fullbrighter, Inc.	Elimination of Blight/Economic Development	Central												
1	6	OPA-Capistrano Volkswagen	Winn-Brosch	Elimination of Blight/Economic Development	Central												
1	7	OPA-Serra Vista	Serra Vista Partners	Elimination of Blight/Economic Development	Central												
1	8	Agreement-TCAG Ford	Group (TCAG, Inc)	Elimination of Blight/Economic Development	Central												
1	9	Agreement-OC Chrysler	Chrysler	Elimination of Blight/Economic Development	Central												
1	10	Lower Roan Ranch - Loan Payable	Farmer's & Merchants Bank	Property Acquisition/Economic Development	Central												
1	11	Kenshita Acquisition - Note Extension	Kenshita Enterprises, L.P.	Property Acquisition/Ag. Preservation	Central												
1	12	Kenshita Acquisition - Note Extension	Enterprises, L.P.	Property Acquisition/Ag. Preservation	Central												
2	1	Cooperation Agreement - Capistrano			Central												
2	2	1 Pointe	City of San Juan Capistrano	Developer/Assistance/Affordable Housing	Central												
2	3	Tax Anticipation Agreement	City of San Juan Capistrano	Elimination of Blight/Economic Development	Central												
3	1	OPA - Paseo De Verdugo (See Note)	28755 Verdugo St., LLC	Development	Central												
3	2	The Groves Affordable Housing	IRM Design Group	Land Planning and Environmental Svc.	Central												
3	3	Downtown Master Plan	Perkowitz & Ruth, DBA Shu	Land Planning and Environmental Svc.	Central												
3	4	Downtown Master Plan	Perkowitz & Ruth, DBA Shu	Land Planning and Environmental Svc.	Central												
3	5	Deli Obispo-Camino Capistrano Imp.	MBF Consulting	Engineering Services	Central												
3	6	Deli Obispo-Camino Capistrano Imp.	MBF Consulting	Engineering Services	Central												
3	7	CRCA Share	Pellicioni-Chad General El	Interaction Improvements	Central												
3	8	Orange Highway Sidewalk Expansion	Bogdan Engineering	Engineering Services	Central												
3	9	The Groves Affordable Housing	Scientific Resource Survey	Archaeological Services	Central												
3	10	The Groves Affordable Housing	Lynchford & Associates	Soils Testing	Central												
4	1	Pass-Through Agreement	County of Orange	Pass-Thru of Tax Increment	Central												
4	2	Pass-Through Agreement	Orange County Fire Authority	Pass-Thru of Tax Increment	Central												
4	3	Pass-Through Agreement dated October 19, 1987	SOCCCD	Pass-Thru of Tax Increment	Central												
4	4	Pass-Through Agreement dated March 4, May 19, 1987	Capistrano Unified School District	Pass-Thru of Tax Increment	Central												
4	5	Pass-Through, Statutory (AB1389)	Various Agencies	Pass-Thru of Tax Increment	Central												
4	6-18	Administrative Costs			Central												
4	17	Personal Services Agreement dated June 17, 2011	MDM Associates	Rental Subsidy Program Management	Central	19,803	68,344	54,334		245,321	249,888	250,000		768,476	98,100	22,000	98,117
4	18	Rental Subsidy Agreement dated June 18, 2011	MDM Associates	Little Hollywood Program Management	Central		21,106										
4	19	Rental Subsidy Agmt Dec. 2008 Dec 2013	Quade Hughes	Rental Subsidy Program	Central	57,577	44,299										
4	20	Waller property right-of-way easement	Vince Basile ***	Rental Subsidy Program	Central	10,500	8,750										
4	21	Waller property right-of-way easement	H. Kasiani	Rental Subsidy Program	Central	11,400	9,500										
4	22	Waller property right-of-way easement	Zahedi	Rental Subsidy Program	Central	9,600	8,000										
4	23	Waller property right-of-way easement	Tom McConell	Rental Subsidy Program	Central	9,000	7,500										
4	24	Waller property right-of-way easement	Lena Webber	Rental Subsidy Program	Central	10,800	9,000										
4	25	Waller property right-of-way easement	Stacey Kennedy	Rental Subsidy Program	Central	12,000	10,000										
4	26	Waller property right-of-way easement	Angela Aniaz	Rental Subsidy Program	Central	12,060	10,050										
4	27	Waller property right-of-way easement	Mr. Meadows	Rental Subsidy Program	Central	10,500	8,750										
4	28	Waller property right-of-way easement	Carol Elin	Rental Subsidy Program	Central	6,060	10,550										

Name of Successor Agency:
County:

Successor Agency to the San Juan Capistrano Community Redevelopment Agency
Orange

Pursuant to Health and Safety Code section 34186 (g)
PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS I)
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						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
4	29	Little Hollywood Rental	Various Vendors	Various maintenance costs to maintain rental housing funded by rents - utilities, repairs, pest control, possession interest tax, etc.	Central	56,767	19,239										
4	30	Misc. Administrative Costs	Various Vendors	Various admin costs to maintain minimal leasing activities, incl. bond administration, postage, etc.	Central												