

OVERSIGHT BOARD RESOLUTION NO. 13-02-27-01

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 JULY 1, 2013, THROUGH DECEMBER 31, 2013, (ROPS 13-14A) 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 (ROPS); 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, prepared and submitted to the Successor Agency, 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, the City Council, acting as the governing body of the Successor Agency adopted Resolution SACRA 13-02-19-01, on February 19, 2013, approving the Recognized Obligation Payment Schedule for the period covering July 1, 2013, through December 31, 2013, (ROPS 13-14A) and authorizing the Executive Director and/or the Finance Officer of the Successor Agency, or their authorized designees, to make such augmentations, modifications, additions or revisions as they may deem appropriate; and,

WHEREAS, Resolution SACRA 13-02-19-01 also directed the Executive Director or her authorized designees to transmit the approved ROPS 13-14A 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 13-14A 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 13-14A from the Oversight Board and the State Department of Finance; 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 13-14A 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 revised ROPS 13-14A and desires to approve the ROPS 13-14A in substantially the form attached to this Resolution as Exhibit A; 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 revised ROPS 13-14A 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 revised ROPS III 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.

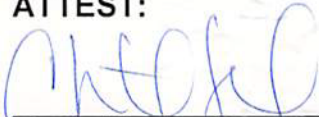
Section 6. The Secretary of the Oversight Board shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 27th day of February 2013.



Laura Freese, Chair

ATTEST:

 deputy

Maria Morris, Oversight Board Secretary

ary of the Oversight Board to
Redevelopment Agency, do he
-01 was duly adopted by the E
ency of the San Juan Capis
hereof, held the 27th day of Febr

mas, Kerr and Chair Freese

MARIA MORRIS, OVERSIGHT BOARD SECRETARY

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	\$62,658,150

Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$1,798,776
B Enforceable Obligations Funded with RPTTF	\$2,322,225
C Administrative Allowance Funded with RPTTF	\$125,000
D Total RPTTF Funded (B + C = D)	\$2,447,225
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$4,246,001
F Enter Total Six-Month Anticipated RPTTF Funding	\$2,447,225
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>	\$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)	\$2,447,225

Certification of Oversight Board Chairman:

Laura S. Freese

Chairwoman

Pursuant to Section 34177(m) of the Health and Safety code,

Name

Title

I hereby certify that the above is a true and accurate Recognized

Obligation Payment Schedule for the above named agency.

/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
							\$62,658,150	\$6,455,782	\$197,912	\$1,545,864	\$125,000	\$2,322,225	\$55,000	\$4,246,001
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	7,000	0	0	0	7,000	0	7,000
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	160,000	0	0	0	160,000	0	160,000
10	Agreement-OC Chrysler	1/7/2011	6/30/2031	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Central	1,503,273	180,000	0	0	0	90,000	0	90,000
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	5,796,346	234,987	0	0	0	117,494	0	117,494
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	6,038,766	244,815	0	0	0	122,407	0	122,407
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	259,543	0	259,543
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	20,000	20,000
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	10,000	0	10,000
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	50,000	0	50,000
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

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

Oversight Board Approval Date: February 27, 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
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
40	Rental Subsidy Agmt	7/1/2008	7/1/2013	Loma Webber	Rental Subsidy Program	Central	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
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	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	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
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
46	Trulis Acquisition - Loan Agreement	10/1/1998	6/30/2023	City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Central	405,000	50,000	0	0	0	25,000	0	25,000
47	Administration Loan Agreement	6/1/2004	6/30/2023	City of San Juan Capistrano	Administration/Project Costs	Central	1,640,000	475,000	0	0	0	125,000	0	125,000

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 Feburary 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). This amount was approved to be set-aside from RPTTF receivd for the ROPS III period (January - June 2013) 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. Payments for FY 13-14 are interest only at 6.0%.
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. Payments for FY 13-14 are interest only at 6.0%.
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, the approval of the loan amount to be paid pursuant to Health and Safety Code (HSC) Section 34191.4(b), and payments being made.
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, the approval of the loan amount to be paid pursuant to Health and Safety Code (HSC) Section 34191.4(b), and payments being made.
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 terminatoin 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 unkown 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 unkown and has not been included.
31	Property Maintenance	Property maintenance cost (estimated) - cost to maintain property prior to disposition - HSC Section 34171(b). These costs are expected to continue until all property is disposed of. Therefore the termination date is unkown 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 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.
46	Trulis Acquisition - Loan Agreement	The Oversight Board directed the Successor Agency to include a payment for the City/Agency loan on Line 17, in anticipation of 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). These lines items have been added because line 17 is locked from inputting any amounts.
47	Administration Loan Agreement	The Oversight Board directed the Successor Agency to include a payment for the City/Agency loan on Line 18, in anticipation of 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). These lines items have been added because line 18 is locked from inputting any amounts.
	Oversight Board Action of February 27, 2013	Board Action: Moved by Board Member Tatarian, seconded by Board Member Thomas, 5-0 with Board Member Hampton, Board Member Doll absent to adopt Oversight Board Resolution 13-02-27-01 entitled, "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 JULY 1, 2013, THROUGH DECEMBER 31, 2013, (ROPS 13-14A) AND AUTHORIZING CERTAIN OTHER ACTIONS PURSUANT TO CALIFORNIA HEALTH & SAFETY CODE SECTION 34181(g)," with direction to amend the resolution as follows: • Add language to Exhibit A, page 6, lines 17 and 18 under Notes/Comments "...and payments being made." • Make estimates on the higher side as opposed to the lower side where it makes sense to assure that sufficient funds are received to pay obligations. • Add as many lines as necessary to include obligations that are still in question pending the Finding of Completion (specifically lines 17 and 18), or any other items that are necessary.
	Prior Period Payments Tab	
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.