

RESOLUTION NO. SA-12-03

RESOLUTION OF THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY AMENDING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, the Imperial Beach Redevelopment Agency ("Redevelopment Agency") was a redevelopment agency in the City of Imperial Beach ("City"), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) ("Redevelopment Law"); and

WHEREAS, the City Council has adopted redevelopment plans for Imperial Beach's redevelopment project areas, and from time to time, the City Council has amended such redevelopment plans; and

WHEREAS, the Redevelopment Agency was responsible for the administration of redevelopment activities within the City; and

WHEREAS, AB x1 26 ("AB 26") and AB x1 27 ("AB 27") were signed by the Governor of California on June 28, 2011, making certain changes to the Redevelopment Law, including adding Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) ("Part 1.85") to Division 24 of the California Health and Safety Code ("Health and Safety Code"); and

WHEREAS, the California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.*, Case No. S194861) alleging that AB 26 and AB 27 were unconstitutional; and

WHEREAS, on December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding as constitutional AB 26, invalidating as unconstitutional AB 27, and holding that AB 26 may be severed from AB 27 and enforced independently; and

WHEREAS, the Supreme Court generally reformed and revised the effective dates and deadlines for performance of obligations under Health and Safety Code Part 1.85 of AB 26 arising before May 1, 2012 to take effect four months later, while leaving the effective dates or deadlines for performance of obligations under Health and Safety Code Part 1.8 of AB 26 unchanged; and

WHEREAS, as a result of the Supreme Court's decision, and on February 1, 2012, all California redevelopment agencies were dissolved, successor agencies were established as successor agencies to the former redevelopment agencies pursuant to Health and Safety Code Section 34173, and successor agencies are tasked with paying, performing and enforcing the enforceable obligations of the former redevelopment agencies and winding down the affairs of the former redevelopment agencies; and

WHEREAS, the City Council of the City adopted Resolution No. 2012-7136 on January 5, 2012, pursuant to Part 1.85, electing for the City to serve as the successor agency to the Redevelopment Agency upon the dissolution of the Redevelopment Agency under AB 26 ("Successor Agency"); and

WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(A) of AB 26, the Successor Agency is required to prepare its first Recognized Obligation Payment Schedule ("ROPS") by March 1, 2012; and

WHEREAS, in accordance with AB 26, the proposed ROPS has been prepared using the preliminary draft Initial ROPS prepared and approved by the Redevelopment Agency on September 28, 2011, as amended on January 26, 2012, pursuant to Health and Safety Code Section 34169(h); and

WHEREAS, pursuant to AB 26, the ROPS shall be forward looking to the next six (6) months. However, as a result of the Supreme Court's extension of certain deadlines of Part 1.85 of AB 26, it is unclear what period of time is to be covered by the first ROPS; and

WHEREAS, according to Health and Safety Code Section 34177(l)(1) of AB 26, for each recognized obligation, the ROPS shall identify one or more of the following sources of payment: (i) Low and Moderate Income Housing Funds, (ii) bond proceeds, (iii) reserve balances, (iv) administrative cost allowance, and (v) the Redevelopment Property Tax Trust Fund but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation or by the provision of Part 1.85 of AB 26; and

WHEREAS, according to Health and Safety Code Section 34177(l)(2)(A) of AB 26 the initial draft of the ROPS shall project the dates and amounts of scheduled payments for each enforceable obligation for the remainder of the time period during which the redevelopment agency would have been authorized to obligate property tax increment had such a redevelopment agency not been dissolved; and

WHEREAS, once approved by the Successor Agency, the ROPS shall thereafter be reviewed and certified by the County Auditor-Controller, through the use of an external auditor, and submitted to the Oversight Board for review and approval. A copy of the approved ROPS shall be submitted to the County Auditor-Controller and both the Controller's office and the Department of Finance and shall be posted on the Successor Agency's internet website. The first ROPS shall be submitted to the Controller's office and the Department of Finance by April 15, 2012; and

WHEREAS, Health and Safety Code Section 34177(a)(1) of AB 26 requires the Successor Agency to continue to make payments due for enforceable obligations and, from February 1, 2012 until a ROPS becomes operative, only payments required pursuant to the Enforceable Obligations Payment Schedule shall be made; and

WHEREAS, it is the intent of AB 26 that the ROPS serve as the designated reporting mechanism for disclosing the Successor Agency's bi-annual payment obligations by amount and source and, subsequent to the audit and approval of the ROPS as specified in AB 26, the County Auditor-Controller will be responsible for ensuring that the Successor Agency receives revenues sufficient to meet the requirements of the ROPS during each bi-annual period; and

WHEREAS, notwithstanding the provisions of Health and Safety Code Section 34177(a)(1), agreements between the City and the Redevelopment Agency have been included in the ROPS because, among other things, they have been validated by operation of law prior to the Governor's signature of AB 26 on June 28, 2011; and

WHEREAS, on February 15, 2012, the Successor Agency adopted its first ROPS pursuant to Resolution No. SA-12-02 which included the months of January through June 2012 and thereafter, the City received information from the County that the County interprets AB 26 to require the first

ROPS to cover the time period of October 2011 through June 30, 2012; and

WHEREAS, due to the late nature of the information from the County and in order to meet the March 1, 2012 deadline for transmission of the first ROPS, the Executive Director modified the ROPS administratively to include the additional months requested by the County pursuant to the authorization provided in Resolution No. SA-12-02; and

WHEREAS, the Successor Agency's proposed ROPS as modified by the Executive Director on March 1, 2012, which is consistent with the requirements of the Health and Safety Code and other applicable law, is attached to this Resolution as Exhibit "A"; and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the City's environmental guidelines; and

WHEREAS, this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

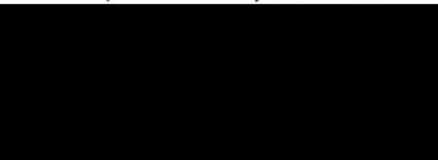
NOW, THEREFORE, BE IT RESOLVED by the Imperial Beach Redevelopment Agency Successor Agency, as follows:

- Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.
- Section 2.** The adoption of this Resolution is not intended to and shall not constitute a waiver by the Successor Agency of any rights the Successor Agency may have to challenge the effectiveness and/or legality of all or any portion of AB x1 26 through administrative or judicial proceedings.
- Section 3.** The Successor Agency's ROPS, which is attached hereto as Exhibit "A", is hereby ratified and approved.
- Section 4.** The Executive Director, or designee, is hereby authorized and directed to: i) provide the ROPS to the Oversight Board upon its establishment; and ii) take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency.
- Section 5.** The Successor Agency determines that this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines.
- Section 6.** This Resolution shall take effect upon the date of its adoption.

Section 7. The Executive Director, or designee, is hereby authorized to make such non-substantive changes and amendments to the ROPS as may be approved by the Executive Director of the Successor Agency and its legal counsel. Further, the Executive Director, or designee, is hereby authorized to include the information required by Health and Safety Code Section 34177(l)(2)(A) in the ROPS as soon as such information is available.

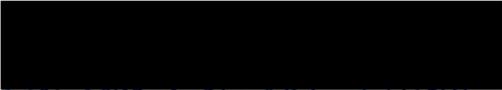
PASSED, APPROVED, AND ADOPTED by the Imperial Beach Redevelopment Agency Successor Agency at its meeting held on the 7th day of March 2012, by the following vote:

AYES: BOARD MEMBERS: BILBRAY, KING, BRAGG, SPRIGGS, JANNEY
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NONE



JAMES C. JANNEY, CHAIR

ATTEST:



**JACQUELINE M. HALD, MMC
SECRETARY**

EXHIBIT "A"

**IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
March 1, 2012**

(See Attachment)

PRELIMINARY DRAFT INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34167 and 34169

	Project Name / Debt Obligation	Payee	Description	Funding	Payments by month											
					October	November	December	January	February	March	April	May	June	Total		
Debt Obligations																
1	2003 Tax Allocation Bonds Series	Wells Fargo Bank	Bond Debt Service	Non-Housing & Low Mod		\$ 541,602							\$ 1,542,394	\$2,083,998		
2	2010 Tax Allocation Bonds Series	Wells Fargo Bank	Bond Debt Service	Non-Housing		\$ 525,953							\$ 1,051,906	\$1,577,859		
3	City Loan 1995	City of Imperial Beach	Loan to finance start up costs	Non-Housing		\$ 224,286							\$ 224,286	\$448,572		
4														\$0		
5														\$0		
6														\$0		
7														\$0		
8														\$0		
9														\$0		
10														\$0		
11														\$0		
12														\$0		
13														\$0		
14														\$0		
15														\$0		
16														\$0		
17														\$0		
18														\$0		
19														\$0		
20														\$0		
Totals - Debt Obligations - This Page					\$0	\$1,291,841	\$0	\$0	\$ -	\$ -	\$ -	\$ 2,818,586	\$ -	\$ 4,110,427		
Totals - Housing Program Related - Page 2					\$170,732	\$59,012	\$306,729	\$1,092,483	\$1,127,500	\$132,500	\$132,500	\$132,500	\$3,446,724	\$5,674,640		
Totals - RDA Operating - Page 3					\$77,390	\$79,110	\$235,654	\$585,777	\$125,192	\$118,992	\$106,967	\$116,967	\$119,214	\$1,654,291		
Totals - RDA Projects - Page 4					\$32,896	\$128,084	\$168,799	\$5,667,142	\$3,640,651	\$1,118,971	\$1,267,129	\$1,101,381	\$1,242,382	\$12,144,833		
Totals - Pass Through Obligations- Page 5					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$576,814	\$0	\$576,814		
Total Enforceable Obligations					\$281,018	\$1,558,047	\$711,182	\$7,345,402	\$4,893,343	\$1,370,463	\$1,506,596	\$4,746,248	\$4,808,320	\$24,161,005		

* Notwithstanding the provisions of California Health and Safety Code section 34177(a)(1), agreements between the City and the Agency have been included in this payment schedule because, among other things, they have been validated by operation of law prior to the Governor's signature of ABx1 26 on June 28, 2011.

** Months October through December were added administratively pursuant to Reso SA 12-02 . The Successor Agency Board ratification is scheduled for March 7, 2012.

PRELIMINARY DRAFT INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

Project Name / Debt Obl.	Payee	Description	Funding	Payments by month											
				Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total		
Housing Programs															
1	Housing Management	See Attached	Mgt costs for Low/Mod Housing Program	Low/Mod funds	\$ 10,170	\$ 9,478	\$ 25,681	\$ 24,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,873	
2	Housing Agreement	Imperial Beach	Support costs	Low/Mod funds					\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000	
3	Hemlock Monitoring	Housing Authority/City Finance	South Bay Comm. Svcs Loan	Low/Mod funds									\$ 2,611	\$ 2,611	
4	Calla Monitoring	Housing Authority/City Finance	South Bay Comm. Svcs Loan	Low/Mod funds									\$ 2,611	\$ 2,611	
5	Beachwind Monitoring	Housing Authority/City Finance	Beachwood Loan	Low/Mod funds									\$ 2,611	\$ 2,611	
6	Housing Reporting	Housing Authority/City Finance	RDA Statutory Compliance	Low/Mod funds									\$ 6,765	\$ 6,765	
7	Clean & Green Monitorin	Housing Authority	10 yr Contract Compliance	Low/Mod funds									\$ 193	\$ 193	
8	Deficit Housing Oblig.	Housing Authority	RDA Statutory Compliance	Low/Mod funds									\$ 5,000	\$ 5,000	
9	Age Proportionality	Housing Authority	RDA Statutory Compliance	Low/Mod funds									\$ 5,000	\$ 5,000	
10	American Legion	Kane Ballmer	Low/Mod Housing Project	Low/Mod funds	\$ 15,200	\$ 12,544			\$ 10,000					\$ 38,744	
11	American Legion	Keyser Marston Assoc.	Low/Mod Housing Project	Low/Mod funds	\$ 6,553	\$ 2,524			\$ 10,000					\$ 19,477	
12	American Legion	Hitzke Development	Low/Mod Housing Project	Low/Mod funds	\$ 100,000		\$ 258,712	\$ 91,717	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 3,388,571	\$ 4,249,000	
13	American Legion	Project Management	Low/Mod Housing Project	Low/Mod funds				\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 75,000	
14	Housing Element	Tan	Housing Element	Low/Mod funds		\$ 2,816	\$ 3,836	\$ 1,398	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,862	\$ 33,910	
15	Clean & Green**	A.E. CHARLES CONSTRUCTION	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
16	Clean & Green**	AFFORDABLE RAINGUTTERS	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
17	Clean & Green**	A-FRAME CONSTRUCTION, INC.	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
18	Clean & Green**	ALTERNATIVE ENERGY TECHNOLOGIES	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
19	Clean & Green**	BARROWS CONSTRUCTION	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
20	Clean & Green**	CALIFORNIA ALUMINUM & VINYL WINDOWS	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
21	Clean & Green**	CHICAGO TITLE INSUR CO	Tax Exempt Bond Indenture Project	Low/Mod Bond	\$4,000									\$ 4,000	
22	Clean & Green**	COCK CONSTRUCTION AND DESIGN, INC.	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
23	Clean & Green**	DELTA SOLAR ELECTRIC	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
24	Clean & Green**	DON MOORE CONSTRUCTION	Tax Exempt Bond Indenture Project	Low/Mod Bond		\$15,620								\$ 15,620	
25	Clean & Green**	GB'S FENCE COMPANY	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
26	Clean & Green**	GREGORY HUGHES	Tax Exempt Bond Indenture Project	Low/Mod Bond	\$4,998									\$ 4,998	
27	Clean & Green**	HARLAN CONSTRUCTION	Tax Exempt Bond Indenture Project	Low/Mod Bond	\$12,651	\$15,630	\$8,500							\$ 36,781	
28	Clean & Green**	HELPERS ELECTRIC COMPANY, INC.	Tax Exempt Bond Indenture Project	Low/Mod Bond	\$1,000									\$ 1,000	
29	Clean & Green**	KENNEY ROOFING	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
30	Clean & Green**	MCBREATHY CONSTRUCTION CORP.	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
31	Clean & Green**	MILHOLLAND ELECTRIC, INC.	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
32	Clean & Green**	ROCK AND ROSE LANDSCAPE	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
33	Clean & Green**	RODS ROOTER	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
**	Clean & Green**	SAM & SONS PLUMBING	Tax Exempt Bond Indenture Project	Low/Mod Bond	\$3,200									\$ 3,200	
##	Clean & Green**	SIERRA WINDOW CONCEPTS, LTD	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
##	Affordable Housing	SOUTH BAY COMMUNITY SVCS	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
##	Clean & Green**	STORM GENERAL BUILDERS, INC.	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
##	Clean & Green**	SUACCI	Tax Exempt Bond Indenture Project	Low/Mod Bond	\$11,420									\$ 11,420	
##	Clean & Green**	U.S. BANK CORPORATE PAYMENT	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
##	Clean & Green**	WEST COAST APPLIANCE SERVICES, INC.	Tax Exempt Bond Indenture Project	Low/Mod Bond										\$ -	
##	Clean & Green**	WESTERN WINDOW REPLACEMENT	Tax Exempt Bond Indenture Project	Low/Mod Bond				\$21,288						\$ 21,288	
##	Clean & Green**	Al Charles Design	Tax Exempt Bond Indenture Project	Low/Mod Bond				\$2,400						\$ 2,400	
##	Clean & Green**	Halfers Electric	Tax Exempt Bond Indenture Project	Low/Mod Bond				\$13,140						\$ 13,140	
##	Clean & Green	Various Contractors	Tax Exempt Bond Indenture Project	Low/Mod Bond				\$380,000						\$ 380,000	
##	Housing Project	Habitat P.M.	Tax Exempt Bond Indenture Project	Low/Mod Bond				\$500,000						\$ 500,000	
##	Housing Project	Project Management for Habitat	Tax Exempt Bond Indenture Project	Low/Mod Bond				\$95,000						\$ 95,000	
##														\$ -	
##														\$ -	
Totals - This Page					\$170,192	\$59,012	\$308,729	\$166,983	\$1,127,500	\$132,500	\$132,500	\$132,500	\$3,446,724	\$5,674,640	

* Notwithstanding the provisions of California Health and Safety Code section 34177(a)(1), agreements between the City and the Agency have been included in this payment schedule because, among other things, they have been validated by operation of law prior to the Governor's signature of ABx1 26 on June 28, 2011.

** Pursuant to contract with homeowner participant

PRELIMINARY DRAFT INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

	Project Name / Debt Obligation	Payee	Description	Funding	Payments by month											
					October	November	December	January	February	March	April	May	June	Total		
RDA Operating																
1	RDA Management	Various	Admin of RDA	Non-Housing	\$66,361	\$67,412	\$202,835	\$100,000							\$436,608	
2	Admin Costs	City of Imperial Beach	Per AB 26	Non-Housing				\$ -	\$ 56,667	\$ 56,667	\$ 56,667	\$ 56,667	\$ 56,667	\$ 56,667	\$283,335	
3	RDA Accrued Liabilities	City of Imperial Beach	Vacation/Sick Liability as of 1/31/2012	Non-Housing				\$203,233							\$203,233	
4	RDA Unfunded PERS Liability	City of Imperial Beach	Unfunded Pension Liability as of 1/31/2012	Non-Housing				\$319,590							\$319,590	
5	RDA 30 Layoff Notice Cost	City of Imperial Beach	Labor Contract Requirement	Non-Housing				\$28,646							\$28,646	
6	RDA Outstanding WC Liability	City of Imperial Beach	Workers Compensation Liability 1/31/2012	Non-Housing				\$2,928							\$2,928	
7	Graffiti Abatement	Various	RDA Staffing and Program Costs	Non-Housing	\$11,029	\$11,698	\$18,227	\$25,000							\$65,954	
8	Continuing Disclosure	Wells Fargo	Mandatory Annual Bond Disclosure	Non-Housing					\$3,200						\$3,200	
9	Continuing Disclosure	Bond Management	Mandatory Annual Bond Disclosure	Non-Housing					\$3,000						\$3,000	
10	Continuing Disclosure	HDL	Assessment Information	Non-Housing					\$2,025	\$2,025				\$2,025	\$6,075	
11	Continuing Disclosure	Lance Soll	Audit Fees	Non-Housing					\$10,000				\$10,000		\$20,000	
12	IBCC Monitoring	City of Imperial Beach	IB Community Clinic Loan	Non-Housing										\$ 2,611	\$2,611	
13	RDA Status Compliance	City of Imperial Beach	Compliance	Non-Housing										\$ 2,611	\$2,611	
14	City Service Agreement	City of Imperial Beach	Oversight and related costs	Non-Housing					\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$200,000	
15	Hotel DDA Compliance	City of Imperial Beach	DDA Compliance Issues	Non-Housing										\$5,000	\$5,000	
16	Capital Trailer Rental	Bert's	Temp Trailer for Project Management	Non-Housing					\$300	\$300	\$300	\$300	\$300	\$300	\$1,500	
17	Legal	McDougal/Kane Balmer		Non-Housing				\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$60,000	
18	Interim Audit Management	City of Imperial Beach	Additional Audit Requirement	Non-Housing						\$10,000					\$10,000	
19															\$0	
20															\$0	
21															\$0	
22															\$0	
23															\$0	
24															\$0	
25															\$0	
26															\$0	
27															\$0	
28															\$0	
29															\$0	
30															\$0	
Totals - This Page					\$77,390	\$79,110	\$221,062	\$689,397	\$125,192	\$118,992	\$106,967	\$116,967	\$119,214	\$1,654,291		

** Months October through December were added administratively pursuant to Reso SA 12-02 . The Successor Agency Board ratification is scheduled for March 7, 2012.

* Notwithstanding the provisions of California Health and Safety Code section 34177(a)(1), agreements between the City and the Agency have been included in this payment schedule because, among other things, they have been validated by operation of law prior to the Governor's signature of ABx1 28 on June 28, 2011.

PRELIMINARY DRAFT INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34187 and 34189 (*)

Project Name / Debt Obligation	Payee	Description	Funding	Payments by month											
				October	November	December	January	February	March	April	May	June	Total		
RDA Projects															
1 Commercial Zoning	AECOM	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$ 5,579	\$ 17,729	\$ 7,637		\$ 80,333						\$115,219	
2 Commercial Zoning	Project Management	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$ 16,668	\$ 16,668	\$ 16,668	\$ 16,668	\$ 16,668	\$ 16,668	\$63,330	
3 Highway 75 Improvements	Sudberry	Tax Exempt Bond Indenture Project	Non-Housing Bonds				\$2,200,000							\$2,200,000	
4 Highway 75 Improvements	Dudek	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$6,000										\$8,000	
5 Highway 75 Improvements	Nasland Engineering	Tax Exempt Bond Indenture Project	Non-Housing Bonds		\$ 65			\$30,000	\$ 30,000	\$ 7,692				\$67,727	
6 Highway 75 Improvements	Project Design Consultant	Tax Exempt Bond Indenture Project	Non-Housing Bonds				\$ 105,107							\$105,107	
7 Bayshore Bikeway Access	Project Management	Tax Exempt Bond Indenture Project	Non-Housing Bonds				\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$18,000	
8 Bayshore Bikeway Access	RBF Consulting/Other	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$ 497	\$ 202	\$ 2,164		\$ 21,094	\$ 6,000					\$28,867	
9 Sand Replenishment	SANDAG	Tax Exempt Bond Indenture Project	Non-Housing Bonds				\$ 174,003							\$174,003	
10 Street Improvements Phase 3	Nasland	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$2,287				\$54,069						\$57,256	
11 Street Improvements Phase 3	SDGE	Tax Exempt Bond Indenture Project	Non-Housing Bonds			\$552	\$5,000							\$5,552	
12 Street Improvements Phase 3	Eagle Newspaper	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$400				\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$1,400	
13 Street Improvements Phase 3	Project Management	Tax Exempt Bond Indenture Project	Non-Housing Bonds				\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$30,000	
14 Street Improvements Phase 3	PAL General Engineering	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$2,314	\$1,754	\$1,150	\$258,460	\$258,460	\$258,460	\$258,460	\$258,460	\$258,460	\$258,460	\$1,555,986	
15 Street Improvements Phase 4-5	BDS	Tax Exempt Bond Indenture Project	Non-Housing Bonds											\$0	
16 Street Improvements Phase 4-5	Geosols	Tax Exempt Bond Indenture Project	Non-Housing Bonds											\$0	
17 Street Improvements Phase 4-5	Eagle Newspaper	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$210	\$210									\$420	
18 Street Improvements Phase 4-5	Project Management	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$2,405	\$2,555	\$1,475	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$36,517	
19 Street Improvements Phase 4-5	Southland Paving, Inc.	Tax Exempt Bond Indenture Project	Non-Housing Bonds				\$674,555	\$674,555	\$674,555	\$674,555	\$674,555	\$674,555	\$674,555	\$4,047,331	
20 13th Street ADA Imp	Labor	Tax Exempt Bond Indenture Project	Non-Housing Bonds		\$50	\$298	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$12,328	
21 Skatepark Fence	BDS	Tax Exempt Bond Indenture Project	Non-Housing Bonds				\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$3,000	
22 Skatepark Fence	Harris Steel Fence	Tax Exempt Bond Indenture Project	Non-Housing Bonds		\$ 65,839		\$ 62,782	\$ 5,000						\$136,421	
23 Skatepark Fence	Project Management	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$ 1,263	\$ 1,053	\$ 757	\$ 2,694	\$ 2,694	\$ 2,694	\$ 2,694				\$14,549	
24 Skatepark Fence	US Bank	Tax Exempt Bond Indenture Project	Non-Housing Bonds		\$ 143		\$ 600							\$643	
25 Bikeway Village Project	Keyser Marston Assoc.	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$2,151				\$18,052	\$10,000					\$30,203	
26 Bikeway Village Project	Bikeway Village, LLC	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$1,949,700						\$1,949,700	
27 Bikeway Village Project	Bikeway Village, LLC	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$0						\$0	
28 Bikeway Village Project	Recon Environmental	Tax Exempt Bond Indenture Project	Non-Housing Bonds		\$14,597	\$4,417		\$65,298						\$84,312	
29 Bikeway Village Project	Robert Backer	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$35,000						\$35,000	
30 Bikeway Village Project	Oppor Varco	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$17,500						\$17,500	
31 Bikeway Village Project	Project Management/Legal	Tax Exempt Bond Indenture Project	Non-Housing Bonds				\$25,000	\$25,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$90,000	
32 Façade Program	Barrow Construction	Tax Exempt Bond Indenture Project	Non-Housing Bonds											\$0	
33 Façade Program	Calif Electric Supply	Tax Exempt Bond Indenture Project	Non-Housing Bonds											\$0	
** Mo Façade Program	Sea Breeze Electric	Tax Exempt Bond Indenture Project	Non-Housing Bonds											\$0	
#### Façade Program	Stanford Sign & Awning	Tax Exempt Bond Indenture Project	Non-Housing Bonds											\$0	
#### Façade Program	El Tapito	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$20,000						\$20,000	
#### Façade Program	La Posta	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$40,000						\$40,000	
#### Veterans Park Signage	US Bank	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$317	\$119									\$436	
#### Veterans Park Signage	Project Management	Tax Exempt Bond Indenture Project	Non-Housing Bonds	\$1,447	\$840									\$2,087	
#### Storm Drain Intersect	Various	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$25,000	\$50,000	\$50,000	\$100,000	\$241,000		\$466,000	
#### Elm Ave. Undergrounding	A.M. Ortega Const. Inc.	Tax Exempt Bond Indenture Project	Non-Housing Bonds											\$0	
#### Elm Ave. Undergrounding	Ameron International	Tax Exempt Bond Indenture Project	Non-Housing Bonds											\$0	
#### Bond Project Contingency	Project Management	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$0						\$0	
#### Dale Street Seacoast Inn	Imperial Coast	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$41,812		\$200,000				\$241,812	
#### Dale Street	Nasland Engineering	Street Improvement Contract	Non-Housing Bonds	\$ 1,445	\$ 1,550									\$3,005	
#### 9th & Palm/ Other Bond Projects	Kane Ballmer/McDougal	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$34,007	\$10,000	\$10,489	\$10,000	\$10,000		\$74,496	
#### 9th & Palm/ Other Bond Projects	Oppor Varco	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$17,500						\$17,500	
#### 9th & Palm/ Other Bond Projects	Keyser Marston Assoc.	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$10,000	\$9,926					\$19,926	
#### 9th & Palm/ Other Bond Projects	Urban Systems	Tax Exempt Bond Indenture Project	Non-Housing Bonds					\$10,000	\$10,000	\$4,933				\$24,933	
#### 9th & Palm Southbay Relocation	Southbay Drugs	9th and Palm Project	Non-Housing Bonds											\$0	
#### 9th & Palm Goodwill Relocation	Goodwill Industries	9th and Palm Project	Non-Housing Bonds					\$210,000						\$210,000	
#### 9th & Palm Moran Relocation	Moran Food	9th and Palm Project	Non-Housing Bonds											\$0	
#### 9th & Palm	Nasland Engineering	9th and Palm Project	Non-Housing Bonds											\$0	
#### 9th & Palm	Granger	9th and Palm Project	Non-Housing Bonds											\$0	
#### 9th & Palm	Mireles Landscaping	9th and Palm Project	Non-Housing Bonds											\$0	
#### 9th & Palm	Project Management/Legal	9th and Palm Project	Non-Housing Bonds				\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$90,000	
#### 9th & Palm	Various	9th and Palm Project	Non-Housing Bonds	\$488	\$1,101	\$206	\$0							\$1,885	
#### Eco-Bikeway	KOA Corporation	Bikeway Improvements	Non-Housing Bonds		\$16,895			\$ 1,310						\$18,205	
#### Eco-Bikeway	Project Management	Bikeway Improvements	Non-Housing Bonds	\$133		\$44	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$8,177	
####														\$0	
Totals - This Page				\$32,895	\$128,084	\$18,799	\$3,594,540	\$3,640,651	\$1,118,971	\$1,267,129	\$1,101,381	\$1,242,382	\$12,144,833		

* Notwithstanding the provisions of California Health and Safety Code section 34177(a)(1), agreements between the City and the Agency have been included in this payment schedule because, among other things, they have been validated by operation of law prior to the Governor's signature of AB 126 on June 28, 2011.

PRELIMINARY DRAFT INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Payee	Description	Funding	Payments by month											
				Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total		
Pass-Thru Payments															
1)	Section 33676 Payments	County General	Pass Thru Payments Amended Area	Non-Housing										\$0	
2)	Section 33676 Payments	County Library	Pass Thru Payments Amended Area	Non-Housing										\$0	
3)	Section 33676 Payments	Gen Elem South Bay Union	Pass Thru Payments Amended Area	Non-Housing										\$0	
4)	Section 33676 Payments	High Sweetwater Union	Pass Thru Payments Amended Area	Non-Housing										\$0	
5)	Section 33676 Payments	Southwestern Community College	Pass Thru Payments Amended Area	Non-Housing										\$0	
6)	Section 33676 Payments	County Office of Education	Pass Thru Payments Amended Area	Non-Housing										\$0	
7)	Section 33676 Payments	Imperial Beach City Gen Fund	Pass Thru Payments Amended Area	Non-Housing										\$0	
8)	Section 33676 Payments	City of San Diego	Pass Thru Payments Amended Area	Non-Housing										\$0	
9)	Section 33676 Payments	CWA City of San Diego	Pass Thru Payments Amended Area	Non-Housing										\$0	
10)	Section 33676 Payments	San Diego City Zoological Exhibits	Pass Thru Payments Amended Area	Non-Housing										\$0	
11)	Section 33676 Payments	MWD D/S Remainder of SDCWA	Pass Thru Payments Amended Area	Non-Housing										\$0	
12)	Section 33676 Payments	County General	Pass Thru Payments Original Area T1	Non-Housing										\$0	
13)	Section 33676 Payments	County Library	Pass Thru Payments Original Area T1	Non-Housing										\$0	
14)	Section 33676 Payments	Gen Elem South Bay Union	Pass Thru Payments Original Area T1	Non-Housing										\$0	
15)	Section 33676 Payments	High Sweetwater Union	Pass Thru Payments Original Area T1	Non-Housing										\$0	
16)	Section 33676 Payments	Southwestern Community College	Pass Thru Payments Original Area T1	Non-Housing										\$0	
17)	Section 33676 Payments	County Office of Education	Pass Thru Payments Original Area T1	Non-Housing										\$0	
18)	Section 33676 Payments	Imperial Beach City	Pass Thru Payments Original Area T1	Non-Housing										\$0	
19)	Section 33676 Payments	County General	Pass Thru Payments Original Area	Non-Housing										\$0	
20)	Section 33676 Payments	County Library	Pass Thru Payments Original Area	Non-Housing										\$0	
21)	Section 33676 Payments	Gen Elem South Bay Union	Pass Thru Payments Original Area	Non-Housing										\$0	
22)	Section 33676 Payments	High Sweetwater Union	Pass Thru Payments Original Area	Non-Housing										\$0	
23)	Section 33676 Payments	Southwestern Community College	Pass Thru Payments Original Area	Non-Housing										\$0	
24)	Section 33676 Payments	County Office of Education	Pass Thru Payments Original Area	Non-Housing										\$0	
25)	Section 33676 Payments	Final - see above	Pass Thru Payments Original Area	Non-Housing									\$576,814	\$576,814	
Totals - Other Obligations					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 576,814	\$ 576,814	

* Notwithstanding the provisions of California Health and Safety Code section 34177(a)(1), agreements between the City and the Agency have been included in this payment schedule because, among other things, they have been validated by operation of law prior to the Governor's signature of ABx1 26 on June 28, 2011.