



Meeting Date: 05/8/12

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Kymberly Horner *K.H.* Agenda Item No. 0-4  
 Reviewed By: City Manager *[Signature]* City Attorney *[Signature]* Finance *[Signature]* Other N/A

**DATE:** May 1, 2012  
**TO:** Community Development Commission Successor Agency  
**FROM:** Curtis P. Cannon, Director *Curtis P. Cannon*  
 Community Development Commission Successor Agency

**SUBJECT:** Adoption of the Recognized Obligation Payment Schedule ("ROPS") for the period July 1, 2012 – December 31, 2012

**RECOMMENDATION**

That the Community Development Commission Successor Agency ("Successor Agency"), in accordance with the requirements of ABx1 26, adopt a resolution approving a ROPS, setting forth a schedule of payments for obligations of the Successor Agency, for the period of July 1, 2012, through December 31, 2012.

**DISCUSSION**

ABx1 26 defines a ROPS as a document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each six-month fiscal period. The attached ROPS identifies each enforceable obligation by which payments will be required during the period of July 1, 2012, through December 31, 2012, and the minimum payment amounts and due dates of payments required by each enforceable obligation.

In accordance with ABx 1 26, the ROPS is required to be presented to the Oversight Board every six months for approval. However, due to the lawsuit filed in the California Supreme Court and the ultimate timing of that decision, the original deadline to approve the first period ROPS was pushed back and covered the period of February 1, 2012, through June 30, 2012. The second ROPS period will cover the period of July 1, 2012, through December 31, 2012. The adoption of ROPS for the second period is the subject of this staff report. Staff has been inclusive in its interpretation of what should be listed. The ROPS has been prepared to satisfy the requirements of ABx1 26, and is not a document creating obligations. For example, some payments are listed as contingent, and will become due only upon the occurrence of certain events.

**Disclosure**

Successor Agency staff is hereby authorized to administratively amend the ROPS in order to remove therefrom line items which are subsequently disapproved by the Oversight Board and/or the California Department of Finance (“DOF”), provided, however, that neither such authorization nor such removal shall be deemed to be, nor are they intended as, an acknowledgment of the validity of ABx1 26 or such action by the Oversight Board and/or the DOF. The Successor Agency reserves all rights of the Successor Agency to challenge the validity and/or application of any or all provisions of ABx1 26 in any administrative or judicial proceeding, without prejudice to the Successor Agency's right to list any such removed item on this or a future ROPS. The Successor Agency reserves the right to pursue any and all appeals and any available legal or equitable remedy provided or available by law to obtain the correction of any erroneous decision regarding the ROPS.

**FINANCIAL IMPACT**

Approval of this action does not in itself create obligations and has no financial impact.

Attachment #1 – Resolution to Adopt a ROPS for the Period of July 1, 2012 – December 31, 2012

OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2012 – DECEMBER 31, 2012

THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

WHEREAS, Assembly Bill x1 26 (“ABx1 26”) and AB x1 27 (“ABx1 27”) were passed by the State Legislature on June 15, 2011, and signed by the Governor on June 28, 2011; and

WHEREAS, among other things, ABx1 26 amends Sections 33500, 33501, 33607.5 and 33607.7 of the California Health and Safety Code and adds Part 1.8 and Part 1.85 to the California Health and Safety Code; and

WHEREAS, by enactment of Part 1.85 of Division 24 of the Health and Safety Code, subject to all reservations herein stated, the Community Development Commission is dissolved as of February 1, 2012 such that the Community Development Commission shall be deemed as a former redevelopment agency under Health and Safety Code section 34173(a); and

WHEREAS, Health and Safety Code section 34173(a) designates successor agencies as successor entities to former redevelopment agencies; and

WHEREAS, on January 10, 2012, by Resolution 14,135, the City Council of the City of Oxnard declared itself as the successor agency upon the dissolution of the Community Development Commission, subject to all reservations stated in such resolution;

WHEREAS, the California Supreme Court in California Redevelopment Association v. Matosantos, Case No. S194861 upheld the constitutionality of ABx1 26 and established May 1, 2012, as the date by which the draft ROPS must be prepared; and

WHEREAS, California Health and Safety Code Section 34169(h) provides that a successor agency must prepare a Recognized Obligation Payment Schedule (the “ROPS”) every six months after the initial ROPS period.

WHEREAS, the ROPS identifies each enforceable obligation on which payments will be required during the period of July 1, 2012, through December 31, 2012, identifies the minimum payment amounts, identifies due dates of payments required by each such enforceable obligation, and that the ROPS conforms to the State Department of Finance (“DOF”) format ; and

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NOW, THEREFORE, Oxnard Community Development Commission Successor Agency (“Successor Agency”) resolves:

Section 1. The Successor Agency hereby finds and determines that the foregoing recitals are true and correct.

Section 2. All legal prerequisites to the adoption of this Resolution have occurred.

Section 3. Successor Agency staff is hereby authorized to administratively amend the ROPS in order to remove there from line items which are subsequently disapproved by the Oversight Board and/or the DOF, provided, however, that neither such authorization nor such removal shall be deemed to be, nor are they intended as, an acknowledgment of the validity of ABx1 26 or such action by the Oversight Board and/or the DOF. The Successor Agency reserves all rights of the Successor Agency to challenge the validity and/or application of any or all provisions of ABx1 26 in any administrative or judicial proceeding, without prejudice to the Successor Agency's right to list any such removed item on this or a future ROPS. The Successor Agency reserves the right to pursue any and all appeals and any available legal or equitable remedy provided or available by law to obtain the correction of any erroneous decision regarding the ROPS.

Section 4. The attached ROPS is hereby adopted.

Section 5. The Successor Agency's Executive Director, or designee, is hereby authorized to take such actions as are necessary and appropriate to comply with ABx1 26 and the Modified Stay.

Section 6. This Resolution shall take effect immediately upon its adoption.

Section 7. The Successor Agency's Secretary Designate shall certify as to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this \_\_\_ day of \_\_\_\_\_, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ATTACHMENT 1

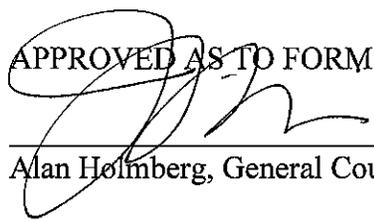
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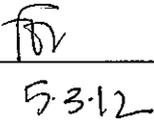
\_\_\_\_\_  
Dr. Thomas E. Holden, Chairman

ATTEST:

\_\_\_\_\_  
Daniel Martinez, Secretary Designate

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Alan Holmberg, General Counsel

  
5-3-12

ATTACHMENT 1

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**RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED  
FILED FOR THE July 2012 to December 2012 PERIOD**

**Name of Successor Agency**

Oxnard Community Development Commission Successor Agency

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
<b>Outstanding Debt or Obligation</b>	\$ 718,332,783.03	\$ 89,990,483.05
	<b>Total Due for Six Month Period</b>	
<b>Outstanding Debt or Obligation</b>	\$ 36,684,524.15	
Available Revenues other than anticipated funding from RPTTF	\$ 2,801,814.56	
Enforceable Obligations paid with RPTTF	\$ 32,926,511.43	
Administrative Cost paid with RPTTF	\$ 956,198.16	
Pass-through Payments paid with RPTTF	\$ -	
<b>Administrative Allowance</b> (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 1,646,325.57	

Certification of Oversight Board Chairman:  
Pursuant to Section 34177(l) of the Health and Safety code,  
I hereby certify that the above is a true and accurate Recognized  
Enforceable Payment Schedule for the above named agency.

\_\_\_\_\_  
Name Title

\_\_\_\_\_  
Signature Date

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ATTACHMENT 1

**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
								Payments by month							
								July 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1) CCRP Tax Allocation Refunding Bond 2004		Wells Fargo	Downtown Infrastructure Capital Improvement Projects and Façade Program	CCRP	13,975,000.00	1,367,921.00	RPTTF		1,068,066.75						\$ 1,068,066.75
2) CCRP County Property Tax		Ventura County Auditor Controller	Taxes on Heritage Square Property	CCRP	65,262.00	65,262.00	RPTTF								\$ -
3) Social Security Building		Alert Property Mgmt. Co.	Property Management	CCRP	9,600.00	9,600.00	RPTTF		800.00	800.00	800.00	800.00	800.00	800.00	\$ 4,000.00
4) Social Security Building		Alert Property Mgmt. Co.	Property Maintenance	CCRP	192,000.00	192,000.00	RPTTF		8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	\$ 40,000.00
5) Heritage Square HOA Dues		Monthly Association Dues	Per HSPOA Agreement	CCRP	24,000.00	24,000.00	RPTTF		2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$ 10,000.00
6) Social Security Building Roof and HVAC Repair		Contractor/City	New Roof and New Heating and Air system	CCRP	84,000.00	84,000.00	RPTTF								\$ -
7) Façade and Paint Improvement Program		Steve Greene Const./Sta Maria Neon/ Daniels Const. E	Capital Improvement Project	CCRP	40,968.29	40,968.29	RPTTF								\$ -
8) Façade and Paint Improvement Program		Albillo Const. Soo Hoo Building (Angela Soo Hoo)	Capital Improvement Project	CCRP	38,571.89	38,571.89	RPTTF								\$ -
9) Façade and Paint Improvement Program		Downtown Façade - approved project Golden Chicken Inn	Capital Improvement Project	CCRP	60,000.00	60,000.00	RPTTF		12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	\$ 60,000.00
10) LMHF Debt - CCRP		City of Oxnard/Successor	As per SOI	CCRP	46,756,124.00	1,120,000.00	RPTTF		224,000.00	224,000.00	224,000.00	224,000.00	224,000.00	224,000.00	\$ 1,120,000.00
11) Contracts and Services		Economic Development Collaborative Ventura County	Real Estate	CCRP	15,000.00	15,000.00	RPTTF								\$ -
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<b>Totals - RPTTF Funding</b>					\$ 61,260,526.18	\$ 3,017,323.18	N/A	\$ -	\$ 1,314,866.75	\$ 246,800.00	\$ 246,800.00	\$ 246,800.00	\$ 246,800.00	\$ 246,800.00	\$ 2,302,066.75

\* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.  
 \*\* All totals due during fiscal year and payment amounts are projected.

\*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2011)  
 RPTTF - Redevelopment Property Tax Trust Fund  
 LMHF - Low and Moderate Income Housing Fund  
 Bonds - Bond proceeds  
 Admin - Successor Agency Administrative Allowance  
 Other - reserves, rents, interest earnings, etc

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**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
								Payments by month						Total	
								July 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012		
1) Downtown City Advance Long Term Loan		City of Oxnard General Fund	Project Area Development	DT	1,139,572.00	1,139,572.00	RPTTF								\$ -
2) McGrath Wheel Chair Lift		Contractor/City	New Wheel Chair Lift for CDC owned Property	DT	80,000.00	80,000.00	RPTTF								\$ -
3) Heritage Square Facility Rental Program		Verizon California Office Depot Mehle Printing Yellowpages Local Directory Alliance Fire Protection Ventura County Reporter Print on Demand	Heritage Square Reimbursement	DT	9,489.00	9,489.00	RPTTF	790.75	790.75	790.75	790.75	790.75	790.75	790.75	\$ 4,744.50
4) Contracts and Services		Mayer, Hoffman, McCann P.C	Theater Analysis	DT	10,000.00	10,000.00	RPTTF				5,000.00			5,000.00	\$ 10,000.00
5) LMIHF-R108		City of Oxnard Successor Agency	Set-Aside	DT	12,690,052.00	94,000.00	RPTTF		18,800.00	18,800.00	18,800.00	18,800.00	18,800.00	18,800.00	\$ 94,000.00
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Totals - RPTTF Funding						\$13,928,113.00	\$ 1,333,061.00	N/A	\$ 790.75	\$ 19,590.75	\$ 19,590.75	\$ 24,590.75	\$ 19,590.75	\$ 24,590.75	\$ 108,744.50

\* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.  
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 \*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)  
 RPTTF - Redevelopment Property Tax Trust Fund      Bonds - Bond proceeds      Other - reserves, rents, interest earnings, etc  
 LMIHF - Low and Moderate Income Housing Fund      Admin - Successor Agency Administrative Allowance

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**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Contract/Agreement		Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						
	Execution Date	Payee						Payments by month						
								July 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total
1) HERO Tax Alloc Bond 2006		Wells Fargo	Street Reconstruction Project	HERO	10,415,000.00	776,771.50	RPTTF		518,117.00					\$ 518,117.00
2) HERO Tax Alloc Bond 2008		Wells Fargo	RiverPark Parking Structure Infrastructure	HERO	11,260,000.00	707,837.50	RPTTF		450,818.75					\$ 450,818.75
3) HERO DDA Esplanade Re-use Project		Home Depot Development of Maryland IC.	Tax Increment Tax Sharing Payments	HERO	3,461,401.00	356,000.00	RPTTF		356,000.00					\$ 356,000.00
4) HERO RiverPark OPA		RiverPark A, Shea Homes,	Infrastructure Improvements New Develop	HERO	10,000,000.00	1,000,000.00	RPTTF & LMIHF							\$ -
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10) Façade and Paint Improvement Program		approved project - Advance An	Capital Improvement Project	HERO	10,000.00	10,000.00	RPTTF		0.00	2,000.00				\$ 2,000.00
11) Façade and Paint Improvement Program		Radio Shack	Capital Improvement Project	HERO	10,000.00	10,000.00	RPTTF		0.00	2,000.00				\$ 2,000.00
12) LMIHF Debt - HERO		City of Oxnard/Successor	As per SOI	HERO	98,450,387.00	2,359,000.00	RPTTF & LMIHF		471,800.00	471,800.00	471,800.00	471,800.00	\$ 471,800.00	\$ 2,359,000.00
13) Oxnard Medians		City of Oxnard	Phase II of Median Improvement Project	HERO	118,717.91	118,717.91	RPTTF							\$ -
14) HWY 101 Rice Interchange		Contractor	Road/freeway Interchange Improvements	HERO	76,969.00	76,969.00	RPTTF							\$ -
15) Campus Park Phase I and II		Contractor	Park Improvements	HERO	16,768,000.00	16,768,000.00	RPTTF							\$ -
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Totals - RPTTF Funding					\$ 150,570,474.91	\$ 22,183,295.91	N/A	\$ -	\$ 1,796,735.75	\$ 475,800.00	\$ 471,800.00	\$ 471,800.00	\$ 471,800.00	\$ 3,687,935.75

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 \*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)  
 RPTTF - Redevelopment Property Tax Trust Fund      Bonds - Bond proceeds      Other - reserves, rents, interest earnings, etc  
 LMIHF - Low and Moderate Income Housing Fund      Admin - Successor Agency Administrative Allowance

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**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Contract/Agreement		Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
	Execution Date	Payee						Payments by month							
								July 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1) Ormond Beach Tax Alloc Bond 2006		Wells Fargo	Street Reconstruction Project	Ormond Beach	5,180,000.00	344,493.76	RPTTF		240,928.00						\$ 240,928.00
2) LMIHF Debt - Ormond Beach		City of Oxnard/Successor	As per SOI	Ormond Beach	8,865,345.00	374,000.00	RPTTF		74,800.00	74,800.00	74,800.00	74,800.00	74,800.00	74,800.00	\$ 374,000.00
3) Ormond Beach Wetlands		Contractors/vendors/City	Wetlands Restoration	Ormond Beach	511,897.00		RPTTF								\$ -
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Totals - RPTTF Funding					\$ 14,557,242.00	\$ 718,493.76	N/A	\$ -	\$ 315,728.00	\$ 74,800.00	\$ 74,800.00	\$ 74,800.00	\$ 74,800.00	\$ 74,800.00	\$ 614,928.00

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\*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund  
 LMIHF - Low and Moderate Income Housing Fund  
 Bonds - Bond proceeds  
 Admin - Successor Agency Administrative Allowance  
 Other - reserves, rents, interest earnings, etc

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 ATTACHMENT 1

**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Contract/Agreement		Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						Total	
	Execution Date	Payee						July 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012		
1) Southwinds Tax Allocation Bond 2006		Wells Fargo	Street Reconstruction Bond	Southwinds	2,960,000.00	194,742.50	RPTTF		135,527.50						\$ 135,527.50
2)															\$ -
3) South Oxnard Library		Gibbs, Giden, Locher, Turner & Seneff Contractor	Capital Improvement Project and Legal Fees	Southwinds	400,000.00	400,000.00	RPTTF								\$ -
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Totals - RPTTF Funding					\$ 3,360,000.00	\$ 594,742.50	N/A	\$ -	\$ 135,527.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,527.50

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**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
								Payments by month							
								July 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1) CCRP Assessment District Payment		Ox. Downtown Mgmt District	Property Based Maintenance District Payment	CCRP/DT	423,410.24	139,000.00	RPTTF		69,475.50						\$ 69,475.50
2) CCRP Homeowner Property Dues		Heritage Square HSPOA	Heritage Square Annual Maintenance Subsidy Homeowner Dues Heritage Square	CCRP/DT	43,000.00	43,000.00	RPTTF		43,000.00						\$ 43,000.00
3) Downtown Lease Guarantee Pmt 50%		Oxnard Theater Group	Downtown Theater lease guarantee payment	CCRP/DT	26,712,000.00	1,335,600.00	RPTTF		111,300.00	111,300.00	111,300.00	111,300.00	111,300.00	111,300.00	\$ 556,500.00
4)															\$ -
5) Cooperation Agreement		City of Oxnard	To facilitate the implementation of projects programs activities, and admin costs of the agency	All	411,525,850.00	25,000,000.00	RPTTF			25,000,000.00					\$ 25,000,000.00
6)															\$ -
7) Laundromat Project		Van Meril	Site location assistance& Building Improvement Per approval in connection to acquisition of 518 W 5th Street	CCRP & HERO	150,000.00	150,000.00	RPTTF		50,000.00	50,000.00			50,000.00		\$ 150,000.00
8)															\$ -
9) Bond Counsel		Goodwin and Procter	Legal Counsel for CDC Bonds	All	10,000.00	10,000.00	RPTTF	833.34	833.34	833.34	833.34	833.34	833.34	833.34	\$ 5,000.04
10) Contracts and Services		Kane, Ballmer, and Berkman	Agency Legal Counsel	All & Admin	97,000.00	97,000.00	RPTTF	8,083.34	8,083.34	8,083.34	8,083.34	8,083.34	8,083.34	8,083.34	\$ 48,500.04
11) Contracts and Services		EDCO	Economic Development Functions		104,000.00	104,000.00	RPTTF	52,000.00						52,000.00	\$ 104,000.00
12) Contracts and Services		Tom Figg	Project Development and : Review of appraisals, cost , assumptions, capital budgets, operating statements marketing data and funding commitments	All & Housing	60,000.00	60,000.00	RPTTF	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	\$ 30,000.00
13) Contracts and Services		R.A. Atmore & Sons	Weed Abatement	CCRP/DT/OB	50,000.00	50,000.00	RPTTF	12,500.00				12,500.00			\$ 25,000.00
14) Contracts and Services		National Development Council	Affordable Housing-Advising on equity sources and structuring	All & Housing	90,000.00	90,000.00	RPTTF		7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	\$ 37,500.00
15) Contracts and Services		Hdl. Coren & Cone	Property Tax and Tax Increment Prep	All & Housing	20,000.00	20,000.00	RPTTF		1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	\$ 8,333.35
16)															\$ -
17)															\$ -
18)															\$ -
19)															\$ -
20)															\$ -
21)															\$ -
22)															\$ -
23)															\$ -
24)															\$ -
25)															\$ -
26)															\$ -
27)															\$ -
28)															\$ -
29)															\$ -
30)															\$ -
31)															\$ -
<b>Totals - RPTTF Funding</b>					<b>\$ 439,285,260.24</b>	<b>\$ 27,098,600.00</b>	<b>N/A</b>	<b>\$ 78,416.68</b>	<b>\$ 296,858.85</b>	<b>\$ 25,184,383.35</b>	<b>\$ 146,883.35</b>	<b>\$ 184,383.35</b>	<b>\$ 186,383.35</b>	<b>\$ 26,077,308.93</b>	

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 Other - reserves, rents, interest earnings, etc

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Project Area(s) RDA Project Area All

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source ***	Payable from Other Revenue Sources								
								Payments by month								
								July 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total		
1)																\$ -
2)																\$ -
3) Downtown Façade Improvement Program		Contractor/Vendors	Façade Improvement Program	Downtown	387,504.00	387,504.00	Bond Proceed									\$ -
4) Downtown Parking Lot Resurfacing and Light		City of Oxnard	Parking Lot and Lighting Improvements to Downtown Parking Lot	Downtown	253,741.00	253,741.00	Bond Proceed									\$ -
5) Downtown Trash Enclosures		City of Oxnard	Replacement of Trash Enclosures in DT Oxnard	Downtown	30,000.00	30,000.00	Bond Proceed									\$ -
6) HERO Wagon Wheel "The Village" Housing		Oxnard CRFL Partners, LLC, OVFA, OVI	Wagon Wheel Affordable Housing Loan	HERO	15,300,000.00	15,300,000.00	LMIHF									\$ -
7) HERO Colonial House		Oxnard Pacific Associates/Pacific West Communities	Colonial House Affordable Housing Project	HERO	4,200,000.00	4,200,000.00	LMIHF									\$ -
8)																\$ -
9) HERO EDKOH Affordable Housing		Sonata At RiverPark Partners, LP/ED KOH	Affordable Housing Loan	HERO	1,650,000.00	1,650,000.00	LMIHF			1,650,000.00						\$ 1,650,000.00
10)																\$ -
11) HERO Home Buyer		Aldersgate	Funds for Aldersgate Project	HERO	500,000.00	500,000.00	LMIHF									\$ -
12) HERO RiverPark		RiverPark A Manag Member	Affordable Housing	HERO	4,250,000.00	4,250,000.00	LMIHF							299,981.00		\$ 299,981.00
13)																\$ -
14) Affordable Housing Reimbursement Agreement		Francisco De Asis Campos &	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
15) Affordable Housing Reimbursement Agreement		Emmanuel John Cervantes &	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
16) Affordable Housing Reimbursement Agreement		Pedro Dimas & Thuylinh Ngu	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
17) Affordable Housing Reimbursement Agreement		Everardo G. Dominguez & In	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
18) Affordable Housing Reimbursement Agreement		Felipe Dominguez & Yanira-Montejano Dominguez	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
19) Affordable Housing Reimbursement Agreement		Vairo Garcia & Alejandra Garcia	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
20) Affordable Housing Reimbursement Agreement		Juan J. Leyva & Rocio Llamas-Leyva	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
21) Affordable Housing Reimbursement Agreement		Jose Luis Manchaca & Maria Lourdes Zamora	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
22) Affordable Housing Reimbursement Agreement		Salvador De Jesus Munoz & Ofelia Munoz	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
23) Affordable Housing Reimbursement Agreement		Sean Toan Nguyen & Phuong Dung Tri Ho	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
24) Affordable Housing Reimbursement Agreement		Christina M. Therien	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
25) Affordable Housing Reimbursement Agreement		Salvador Torres & Maria Guadalupe Torres	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,000.00	LMIHF		200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,000.00
26) HERO RiverPark		Shea Properties II	Parking Facility and Infrastructure	HERO	1,471,274.33	1,471,274.33	Bond								670,764.00	\$ 670,764.00
27) HERO Street Reconstruction Project		City of Oxnard/Contractor	HERO Street Reconstruction CIP	HERO	1,439,973.00	1,439,973.00	Bond Proceed									\$ -
28) Ormond Beach Street Reconstruction Project		City of Oxnard/Contractor	Ormond Beach Street Reconstruction CIP	Ormond Beach	3,075,203.37	3,075,203.37	Bond Proceed									\$ -
29)																\$ -
30) Cuesta Del Mar Housing Project		Housing Authority	Affordable Housing Project	Southwinds	350,000.00	200,000.00	LMIHF									\$ -
31) Southwinds Street Reconstruction Project		City of Oxnard/Contractor	Southwinds Street Reconstruction CIP	Southwinds	24,736.00	24,736.00	Bond Proceed									\$ -

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32)	Project Management	City Employees	Time charged to affordable housing redevelopment projects	All	218,139.00	218,139.00	LMIHF	18,178.25	18,178.25	18,178.25	18,178.25	18,178.25	18,178.25	18,178.25	\$ 109,069.50
33)	Kane, Ballmer and Berkman	Kane, Ballmer, and Berkman	Agency Legal Counsel Housing Projects	All	50,000.00	50,000.00	LMIHF	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	\$ 25,000.02
34)	Tom Figg	Tom Figg	Project Development and : Review of appraisals, cost assumptions, capital budgets, operating statements, marketing data and funding	All	30,000.00	30,000.00	LMIHF	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 15,000.00
35)															\$ -
36)	Affordable Housing Compliance Rental & 4 Sale	Affordable Housing Compliance Consultant	Affordable Housing Compliance Functions	All	40,000.00	40,000.00	LMIHF	3,333.34	3,333.34	3,333.34	3,333.34	3,333.34	3,333.34	3,333.34	\$ 20,000.04
37)															\$ -
38)															\$ -
39)															\$ -
40)															\$ -
41)															\$ -
42)															\$ -
43)															\$ -
44)															\$ -
45)															\$ -
46)															\$ -
47)															\$ -
48)															\$ -
49)															\$ -
50)															\$ -
51)															\$ -
52)															\$ -
53)															\$ -
54)															\$ -
55)															\$ -
Totals LMIHF					\$26,775,339.00	\$26,450,139.00		\$28,178.26	\$ 30,578.26	\$ 1,680,578.26	\$ 30,578.26	\$ 30,578.26	\$ 330,559.26	\$ 2,131,050.56	
Totals Bond Proceeds					\$ 5,211,157.37	\$ 5,211,157.37		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals Other					\$ 1,471,274.33	\$ 1,471,274.33		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670,764.00	\$ 670,764.00	
Grand total - This Page					\$33,457,770.70	\$33,132,570.70		\$28,178.26	\$ 30,578.26	\$ 1,680,578.26	\$ 30,578.26	\$ 30,578.26	\$ 1,001,323.26	\$ 2,801,814.56	

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 Bonds - Bond proceeds      Other - reserves, rents, interest earnings, etc  
 LMIHF - Low and Moderate Income Housing Fund      Admin - Successor Agency Administrative Allowance

