

**OVERSIGHT BOARD
TO THE
OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY
AGENDA ITEM: E.2.
MEETING DATE: August 15, 2012, 11:00 a.m.**

TO: Members of the Oversight Board

FROM: Curtis Cannon, Successor Agency Director, (805) 385-7407
Kymberly Horner, Interim Redevelopment Services Manager,
Successor Agency, (805) 385-7407

1. SUBJECT

Discussion and Approval of the Third Recognized Obligation Payment Schedule for the time period January 1, 2013, through June 30, 2013, approved by the Successor Agency on July 31, 2012.

2. RECOMMENDED ACTION(S)

Adopt a resolution approving the Third Recognized Obligation Payment Schedule for the time period January 1, 2013, through June 30, 2013, approved by the Successor Agency on July 31, 2012.

3. DISCUSSION

As part of the Fiscal Year 2012-2013 State budget package, on June 27, 2012, the Legislature passed, and the Governor signed, Assembly Bill (AB) 1484. The primary purpose of this bill is to make technical and substantive amendments to the Dissolution Act, based on experience to-date at the State level in implementing the Dissolution Act. As a budget "trailer bill," AB 1484 took immediate effect upon the signature by the Governor.

AB 1484 added Section 34177 (m) to the Health and Safety Code (HSC) which now requires the Successor Agency to submit an Oversight Board approved ROPS to the California Department of Finance (DOF) and to the County Auditor-Controller no fewer than 90 days before the date of property tax distribution. The ROPS for the January 1, 2013 to June 30, 2013 period is to be submitted to the DOF by September 1, 2012. The Third ROPS (for January 1, 2013 to June 30, 2013) has been prepared and can be found attached to the proposed Resolution provided as Attachment 1 to this report. The Third ROPS is on the revised format provided by the DOF.

Major Changes to the Third ROPS

- **Interagency Agreements** – HSC section 34171(d)(2) states that agreements and contracts between the City that created the RDA and the RDA are not enforceable unless the loan agreements were entered into within the first two years of the date of the creation of the RDA. The DOF required the Successor Agency to remove items listed in Table A;

however, the Successor Agency’s special legal counsel has advised staff to include these items on the ROPS III, as they were legally entered into prior to ABx1 26. Staff realizes that these items are likely to be disapproved, as failure to do so would result in these funds being paid to the City.

Table A

Project Area	Type of Loan	Amount
CCRP	Long Term Loan Issued for the Development of the Project Area	\$8,265,215
Downtown	Long Term Loan Issued for the Development of the Project Area	\$1,139,572
Multiple	Cooperation Agreement	\$411,525,850
CCRP and Downtown	Loan for Property Acquisition	\$2,028,922

- **20% Housing Set-Aside Requirement** – The requirement to set aside 20% of RDA tax increment for low and moderate-income housing ended with the passing of ABx1 26. The January to June 2012 ROPS and the July-December 2012 ROPS included the 20% housing set-aside requirement. The DOF deemed the 20% housing set-aside request as ineligible. The 20% housing set-aside for low and moderate housing will not be included on the ROPS III.
- **Project Management** - The DOF provided guidance that the staff costs to oversee active development projects could be listed on the ROPS as separate “Project Delivery” payment obligations and thus, are not included in the proposed Administrative Budget. Where applicable, staff time is now charged to the project for project delivery/project specific cost.
- **Oversight Board Legal Counsel** – Previously, the ROPS did not include funding for legal services for the Oversight Board. Funding for legal counsel to the Oversight Board has been included in the ROPS III to assist the Oversight Board with understanding of ABx1 26, AB 1484, and all other compliance matters.
- **Affordable Housing Projects** – Previously, the ROPS included affordable housing projects, programs and functions on Form B “All Revenue Sources Other Than Redevelopment Property Tax Trust Fund (RPTTF).”

The attached resolution authorizes Staff to administratively amend the ROPS in order to remove therefrom line items which are subsequently disapproved by the Oversight Board, the California Department of Finance and/or the Ventura County Auditor Controller, 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 AB 1484 or such action by the Oversight Board, and/or the California Department of Finance. 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 and/or AB 1484, 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.

4. ATTACHMENTS

1. Resolution Approving the Recognized Obligation Payment Schedule for the Period of January 1, 2013, through June 30, 2013, approved by the Successor Agency on July 31, 2012.

RESOLUTION NO. _____**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
OVERSIGHT BOARD TO THE OXNARD COMMUNITY
DEVELOPMENT COMMISSION SUCCESSOR AGENCY APPROVING A
THIRD RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR
JANUARY 1, 2013- JUNE 30, 2013**

WHEREAS, Assembly Bill x1 26 ("AB 26") and AB x1 27 ("AB 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, AB 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 was 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 initial draft Recognized Obligation Payment Schedule ("ROPS") must be prepared; and

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

WHEREAS, on April 24, 2012 the Successor Agency adopted a Draft ROPS; and

WHEREAS, on April 25, 2012 the Oversight Board to the Oxnard Community Development Commission Successor Agency directed Successor Agency Staff to amend the ROPS to incorporate the State Department of Finance's revised ROPS' format; and

WHEREAS, on May 8, 2012 a revised Amended ROPS was adopted by the Successor Agency and identified enforceable obligations for the period of February 1, 2012 through June 30, 2012; and

WHEREAS, on May 8, 2012 a Second ROPS was adopted by the Successor Agency and identified enforceable obligations for the period of July 1, 2012 through December 31, 2012; and

WHEREAS, on May 9, 2012 a Second ROPS was adopted by the Oversight Board and identified enforceable obligations for the period of July 1, 2012 through December 31, 2012; and

WHEREAS, the Third ROPS identifies each enforceable obligation on which payments will be required during the period of January 1, 2013 through June 30, 2013, identifies the minimum payment amounts, identifies due dates of payments required by each such enforceable obligation.

NOW, THEREFORE, the Oversight Board DOES HEREBY FIND, DETERMINE, RESOLVE, AND ORDER as follows:

Section 1. The Oversight Board 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 therefrom line items which are subsequently disapproved by the Oversight Board, the County Auditor-Controller, and/or the California Department of Finance and to format the ROPS to conform with State Department of Finance requirements not yet published, and to take all necessary and appropriate actions to prepare and submit the ROPS and the Administrative Budget, 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 AB 1484 or such action by the Oversight Board, the County Auditor-Controller and/or the California Department of Finance. 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 and/or AB 1484 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 Third ROPS is hereby adopted.

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

Section 6. The Oversight Board's Secretary shall certify as to the adoption of this resolution.

PASSED, APPROVED and ADOPTED by the Oversight Board at its meeting held on this ___ day of _____, 2012, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

Dr. Thomas E. Holden, Chairperson

ATTEST:

Daniel Martinez, Board Secretary

Successor Agency Contact Information

Name of Successor Agency: Oxnard Community Development
County: Successor Agency
County of Ventura

Primary Contact Name: Kymberly Horner
Primary Contact Title: Interim Redevelopment Services Mgr.
Address: 214 South C Street
Contact Phone Number: Oxnard, CA 93030
Contact E-Mail Address: (805) 385-7853
kymberly.horner@ci.oxnard.ca.us

Secondary Contact Name: _____
Secondary Contact Title: _____
Secondary Contact Phone Number: _____
Secondary Contact E-Mail Address: _____

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: Oxnard Community Development Successor Agency

	Total Outstanding Debt or Obligation
Outstanding Debt or Obligation	\$ 550,549,817
Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	6,011,186
B Enforceable Obligations Funded with RPTTF	30,294,139
C Administrative Allowance Funded with RPTTF	845,101
D Total RPTTF Funded (B + C = D)	31,139,240
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$ 37,150,426
E Enter Total Six-Month Anticipated RPTTF Funding	31,139,240
F Variance (D - E = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$ -
Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the same amount as RPTTF approved by Finance, including admin allowance)</i>	5,537,507
H Enter Actual Obligations Paid with RPTTF	2,065,589
I Enter Actual Administrative Expenses Paid with RPTTF	263,691
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	3,208,227
K Adjustment to RPTTF	\$ 27,931,013.00

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

_____	_____
Name	Title
_____	_____
Signature	Date

Name of Successor Agency: Oxnard Community Development Successor Agency
 County: County of Ventura

Oversight Board Approval Date: _____

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)
 January 1, 2013 through June 30, 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 2012-13	Funding Source							
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total	
Grand Total																
1	CCRP Tax Allocation Refunding Bond 2004	4/1/2004		Wells Fargo/Finance	Downtown Infrastructure, Capital Improvement Projects and Façade Program; including debt management costs	CCRP	\$ 550,549,817	\$ 79,263,941				\$ 845,101	\$ 30,294,139			\$ 37,150,426
2	CCRP Assessment District Payment	4192-07-CD 07/01/2006		Ox. Downtown Mgmt District	Property Based Maintenance District Payment	CCRP	423,410.24	142,000.00					1,371,046			1,371,046
3	Downtown Buildings (3)	5604-11-CD 8/27/08		Alert Property Mgmt. Co.	Property Management	CCRP	14,400.00	14,400.00					71,000			71,000
4	Downtown Buildings (3)	5605-11-CD 08/27/2008		Alert Property Mgmt. Co.	Property Maintenance	CCRP	48,000.00	48,000.00					7,200			7,200
5	Heritage Square HOA Dues	Letter Dated 12/13/1990		Monthly Association Dues	Per HSPOA Agreement	CCRP	24,000.00	24,000.00					24,000			24,000
6	CCRP Homeowner Property Dues	4463-08-CD 07/29/2008		Heritage Square HSPOA	Heritage Square Annual Maintenance Subsidy Homeowner Dues Heritage Square	CCRP	43,000.00	43,000.00					12,000			12,000
7	Façade and Paint Improvement Program	5682-12-CD 01/30/2012		Downtown Façade - approved project Golden Chicken Inn	Capital Improvement Project	CCRP	60,000.00	60,000.00					43,000			43,000
8	Contracts and Services	Agenda Item 1-3 Mfg. date 02/10/2009		Economic Development Collaborative Ventura County	Real Estate	CCRP	15,000.00	15,000.00					60,000			60,000
9	Contracts and Services	TBD		TBD	Real Estate Services	CCRP	20,000.00	20,000.00					15,000			15,000
10	Project Management			City Community Development	Property management, project management and inspection	CCRP	55,120.00	55,120.00					20,000			20,000
11	CCRP City Advances Long Term			City of Oxnard General Fund	Development of Project Area	CCRP	8,265,215.00	8,265,215.00					27,540			27,540
12	McGrath Wheel Chair Lift	Approved as Part of the CIP Budget		Contractor/City	New Wheel Chair L/R for CDC owned Property	DT	80,000.00	80,000.00					8,265,215			8,265,215
13	Heritage Square Facility Rental Program	Approved as Part of the CIP Budget		Verizon California Office Depot Mastic Printing Yellowpages Local Directory Alliance Fire Protection Ventura County Reporter J Print on Demand	Heritage Square Reimbursement	DT	9,489.00	9,489.00					80,000			80,000
14	Contracts and Services	3127-04-FN 08/01/2004		Mayer, Hoffman, McCann P.C.	Theater Analysis	DT	10,000.00	10,000.00					4,745			4,745
15	Project Management			City Community Development	Property management, project management and inspection	DT	59,350.00	59,350.00					10,000			10,000
16	Downtown City Advances Long Term Loan			City of Oxnard General Fund	Project Area Development	DT	1,139,572.00	1,139,572.00					29,670			29,670
17	HERO Tax Alloc Bond 2006	Approved in 2006		Wells Fargo/Finance	Street Reconstruction Projects; including debt management costs	HERO	10,415,000.00	811,721.50					1,139,572			1,139,572
18	HERO Tax Alloc Bond 2008	Approved in 2008		Wells Fargo/Finance	RiverPark Parking Structure Infrastructure; including debt management costs	HERO	11,260,000.00	742,787.50					573,659			573,659
19	HERO RiverPark OPA	A-5965		RiverPark A, Shea Homes,	Infrastructure Improvements New Develop	HERO	10,000,000.00	1,000,000.00					711,338			711,338
20	HERO Wagon Wheel "The Village" Housing	A-7271 03/23/2010		Oxnard CRPL Partners, LLC, OVFA, OVI	Wagon Wheel Affordable Housing Loan	HERO	15,300,000.00	15,300,000.00								
21	HERO Colonial House	A-7359 04/26/2011		Oxnard Pacific Associates/Pacific West Communities	Colonial House Affordable Housing Project	HERO	4,200,000.00	4,200,000.00					14,267,022			14,267,022
22	HERO ECKOH Affordable Housing	A-7400 A-7204 A-7207 A-7208 04/26/2011		Sonata At RiverPark Partners, LP/ED KOH	Affordable Housing Loan	HERO	1,650,000.00	1,650,000.00								
23	HERO Home Buyer	A-7336 07/22/2010		Aldersgate	Funds for Aldersgate Project	HERO	500,000.00	500,000.00								
24	HERO RiverPark	A-5965 03/18/2010 A-7344		RiverPark A Manag Member/ RiverPark Legacy, LLC	Affordable Housing	HERO	4,250,000.00	4,250,000.00								
25	Affordable Housing Reimbursement Agreement	9/30/2010		Francisco De Asis Campos & Rosa Linda Campos	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00								
26	Affordable Housing Reimbursement Agreement	9/30/2010		Emmanuel John Corvantes & Jonathan Castaneda	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00					1,200			1,200
27	Affordable Housing Reimbursement Agreement	9/30/2010		Pedro Dimas & Thuyinh Nguyen Dimas	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00					1,200			1,200
28	Affordable Housing Reimbursement Agreement	9/30/2010		Everardo G. Dominguez & Inelda Dominguez	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00					1,200			1,200
29	Affordable Housing Reimbursement Agreement	9/30/2010		Felipe Dominguez & Vanina Montejano Dominguez	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00					1,200			1,200
30	Affordable Housing Reimbursement Agreement	9/30/2010		Vairo Garcia & Alejandra Garcia	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00					1,200			1,200

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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 2012-13	Funding Source							
									LMHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total	
31	Affordable Housing Reimbursement Agreement	9/30/2010		Juan J. Loyva & Rodó Llamas-Leyva	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00								
32	Affordable Housing Reimbursement Agreement	9/30/2010		Jose Luis Manchaca & Maria Lourdes Zamora	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00					1,200			1,200
33	Affordable Housing Reimbursement Agreement	9/30/2010		Salvador De Jesus Munoz & Orelia Munoz	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00					1,200			1,200
34	Affordable Housing Reimbursement Agreement	9/30/2010		Sean Tuan Nguyen & Phuong Dung Thi Ho	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00					1,200			1,200
35	Affordable Housing Reimbursement Agreement	9/30/2010		Christina M. Thienien	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00					1,200			1,200
36	Affordable Housing Reimbursement Agreement	9/30/2010		Salvador Torres & Maria Guadalupe Torres	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00					1,200			1,200
37	Cuesta Del Mar Housing Project	A-7203 07/21/2009		Housing Authority	Affordable Housing Project	HERO	350,000.00	200,000.00					1,200			1,200
38	Contracts and services	5650-11-CD 12/12/2011		HDL Coren and Cone	Property Tax and Tax Increment Preparation	HERO	20,000.00	20,000.00								
39	Contracts and services	5534-11-CM 7/11/2011		HRDD, Inc	Legal Advocacy, Federal	HERO	15,042.00	15,042.00						8,333		8,333
40	HERO RiverPark MOU to OPA	A-7344 9/28/2010		RiverPark A	Infrastructure reimbursement payments per MOU to OPA	HERO	10,000,000.00	784,388.00						7,521		7,521
41	HERO RiverPark MOU to OPA	A-7344 9/28/2010		RiverPark A	Affordable Housing assistance Payments per MOU to OPA	HERO	425,000.00	311,630.00						784,388		784,388
42	South Oxnard Library	5333-11-CA 01/13/2011		Gibbs, Giden, Locher, Turner & Senel/ Contractor	Capital Improvement Project and Legal Fees	Southwinds	400,000.00	400,000.00					311,630			311,630
43	ICSC			ICSC and various vendors	Retail Real Estate Convention	HERO	15,000.00	15,000.00								
44	Project Management			City Employees	Property management, project management and inspection	HERO	211,540.00	211,540.00						15,000		15,000
45	HERO Facade Program	A-5691-12-CD A-5697-12-CD 01/30/2012		Dominick's Italian Restaurant (Brian Hengeller)	Capital Improvement Project	HERO	58,500.00	58,500.00						105,780		105,780
46	HERO Facade Program	A-5695-12-CD 01/30/12 A-5700-12-CD 01/30/12/2012		Bobilu Center (James Suk Man Lee)	Capital Improvement Project	HERO	60,000.00	60,000.00						60,000		60,000
47	HERO Facade Program	A-5703-12-CD A-5703-12-CD 01/31/12		Video Liquidators (James Suk Man Lee)	Capital Improvement Project	HERO	60,000.00	60,000.00								
48	Ormond Beach Tax Alloc Bond 2006			Wells Fargo	Street Reconstruction Project	Ormond Beach	5,180,000.00	352,388.76						60,000		60,000
49	Project Management			City Employees	Property management, project management and inspection	Ormond Beach	12,000.00	12,000.00						506,406		506,406
50	Southwinds Tax Allocation Bond 2006	2006		Wells Fargo	Street Reconstruction Bond	Southwinds	2,950,000.00	194,742.50						6,045		6,045
51	Project Management			City Employees	Property management, project management and inspection	Southwinds	10,850.00	10,850.00						146,909		146,909
52	Downtown Lease Guarantee Pmt 50%	37585		Oxnard Theater Group	Downtown Theater lease guarantee payment	CCRP/DT	26,712,000.00	1,335,600.00						5,430		5,430
53	Cooperation Agreement	A-7391 01/18/2011		City of Oxnard	To facilitate the implementation of projects, programs, activities, and admin costs of the agency	All	411,525,880.00	25,000,000.00						667,800		667,800
54	Laundromat Project			Van Merit	Site location assistance & Building Improvement Per approval in connection to acquisition of 318 W 5th Street	CCRP & HERO	150,000.00	150,000.00								
55	Bond Counsel	4099-07-FN 04/01/2007		Goodwin and Proctor	Legal Counsel for CDC Bonds	All	10,000.00	10,000.00						150,000		150,000
56	Contracts and Services	1660-02-CA 01/01/2003		Kane, Ballmer, and Berkman	Agency Legal Counsel	All & Housing	150,000.00	150,000.00						5,000		5,000
57	Contracts and Services	A-6520 07/01/2005		EDCO	Economic Development Functions	All	104,000.00	104,000.00						75,000		75,000
58	Contracts and Services	5262-10-CD 11/10/2010		Tom Figg	Project Development and : Review of appraisals, cost assumptions, capital budgets, operating statements,	All & Housing	90,000.00	90,000.00						104,000		104,000
59	Contracts and Services	4732-09-CD 02/01/2009		R.A. Altmore & Sons	Wood Abatement	CCRP/DT/OB	50,000.00	50,000.00						45,000		45,000
60	Contracts and Services	4863-05-FN 08/01/2009		National Development Council	Affordable Housing/Advising on equity sources and structuring	All & Housing	90,000.00	90,000.00						25,000		25,000
61	Contracts and Services	5650-11-CD 12/12/2011		Hdl Coren & Cone	Property Tax and Tax Increment Prep.	All & Housing	20,000.00	20,000.00						45,000		45,000
62	Contracts and Services	5535-11-CM 7/1/11		Michael J. Arnold & Associates	Legal Advocacy - State	HERO/Ormond	24,500.00	24,500.00						10,000		10,000
63	Contracts and Services	tbd		tbd	Legal counsel for Oversight Board	All		30,000.00						12,250		12,250
64	Trustee Services	Trust Agreement		Wells Fargo Bank	Debt service administration for bond issues	CCRP/HERO/SW/	12,000.00	12,000.00						15,000		15,000
65	Arbitrage compliance			City Finance Department	Arbitrage compliance for bond issues	CCRP/HERO/SW/	6,000.00	6,000.00						6,000		6,000
66	Affordable Housing Compliance Rental & 4 Sale			Affordable Housing Compliance Consultant	Affordable Housing Compliance Functions	All	40,000.00	40,000.00						3,000		3,000
67	ERIP			City Employee	Retirement Benefit	All	248,000.00	62,000.00						20,000		20,000
68	Housing Asset List Compliance review			TBD	Compliance Review of Affordable Housing Assets	All	20,000.00	20,000.00						62,000		62,000
69	Legal Counsel			Colantuono & Lovhe	AG 1484 Matters	All	50,000.00	50,000.00						20,000		20,000
70	Oversight Board Legal Counsel			TBD	Oversight Board Representation	All	50,000.00	50,000.00						25,000		25,000
71	Audit Fees			TBD	DOP/County Directed Audit	All	30,000.00	30,000.00						25,000		25,000
72	Housing Compliance			City Employees	Affordable Housing Compliance	All	253,479.95	253,479.95						30,000		30,000
														126,740		126,740

Name of Successor Agency: Oxnard Community Development Successor Agency
 County: County of Ventura

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

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTIF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
		Grand Total				\$ 10,583,799	\$ 7,656,694	\$ 924,504	\$ 6,900	\$ -	\$ -	\$ 907,572	\$ 550,641	\$ 6,181,389	\$ 2,065,589	\$ -	\$ -
A-1	1	CCRP Tax Allocation Refunding Bond 2004	Wells Fargo/France	Downtown Infrastructure, Capital Improvement Projects and Façade Program; including debt management costs	CCRP									1,383,194	327,013		
A-1	2	CCRP County Property Tax	Ventura County Auditor Controller	Taxes on Heritage Square Property	CCRP									65,262			
A-1	3	Social Security Building	Alert Property Mgmt. Co.	Property Management	CCRP									4,000	4,800		
A-1	4	Social Security Building	Alert Property Mgmt. Co.	Property Maintenance	CCRP									40,000	39,192		
A-1	5	Heritage Square HOA Dues	Monthly Association Dues	Per HSPOA Agreement	CCRP									10,000	9,980		
A-1	6	Social Security Building Roof and HVAC Repair	Contractor/City	New Roof and New Heating and Air system	CCRP									84,000	4,975		
A-1	7	Façade and Paint Improvement Program	Steve Greene Const./Sta Maria Neor/ Daniels Const. El Teatro (Paul Sangster)	Capital Improvement Project	CCRP									32,211	2,001		
A-1	8	Façade and Paint Improvement Program	Albillo Const. Soo Hoo Building (Aracelia Soo Hoo)	Capital Improvement Project	CCRP									98,572	2,396		
A-1	9	Façade and Paint Improvement Program	Downtown Façade - approved project Golden Chicken Inn	Capital Improvement Project	CCRP									60,000	3,728		
A-1	11	Contracts and Services	Economic Development Collaborative Ventura County	Real Estate	CCRP									15,000	15,000		
A-1	12	CCRP City Advances Long Term	City of Oxnard General Fund	Development of Project Area	CCRP												
A-2	1	Downtown City Advance Long Term Loan	City of Oxnard General Fund	Project Area Development	DT												
A-2	2	McGrath Wheel Chair Lift	Contractor/City	New Wheel Chair Lift for CDC owned Property	DT												
A-2	3	Heritage Square Facility Rental Program	Supermedia, LLC Verizon California Office Depot Mehle Printing Contract Furnishings International Ventura County Wedding Expo Yellowpages Local Directory Alliance Fire Protection Ventura County Reporter I Print on Demand	Heritage Square Reimbursement	DT									3,954	3,464		
A-2	4	Contracts and Services	Mayer, Hoffman, McCann P.C.	Theater Analysis	DT												
A-3	1	HERO Tax Alloc Bond 2006	Wells Fargo	Street Reconstruction Project	HERO									783,154	298,088		
A-3	2	HERO Tax Alloc Bond 2006	Wells Fargo	RiverPark Parking Structure Infrastructure	HERO									711,638	260,819		
A-3	3	HERO DDA Esplanade Re-use Project	Home Depot Development of Maryland LLC	Tax Increment Tax Sharing Payments	HERO									356,000	3,731		
A-3	4	HERO RiverPark OPA	RiverPark A. Shea Homes, Inc Design	Infrastructure Improvements New Develop	HERO												
A-3	5	Gateway Signs Design	Hunt Design	Fabrication and Installation	HERO												
A-3	6	HERO and Downtown Façade Program	Vendors/Contractor	Capital Improvement Project	HERO									141,602			
A-3	7	Façade and Paint Improvement Program	Dominik's Italian Restaurant	Capital Improvement Project	HERO									10,000			
A-3	8	Façade and Paint Improvement Program	approved project - Bioblu Center (James Sukman Lea)	Capital Improvement Project	HERO									60,000	21,614		
A-3	9	Façade and Paint Improvement Program	Video Liquidators (James Sukman Lea)	Capital Improvement Project	HERO									60,000	6,231		
A-3	10	Façade and Paint Improvement Program	approved project - Advance America	Capital Improvement Project	HERO									8,000	8,623		
A-3	11	Façade and Paint Improvement Program	Radio Shack	Capital Improvement Project	HERO									8,000	5,141		
A-3	14	HWY 101 Rice Interchange	Contractor	Road/freeway Interchange Improvements	HERO												
A-3	17	Contracts and Services	Hunt Design	Designer of Government Exhibits, signs and graphics	HERO									314,000	323,235		
A-4	1	Ormond Beach Tax Alloc Bond 2006	Wells Fargo	Street Reconstruction Project	Ormond Beach									42,300			
														348,777	110,833		

Page/Form	Line	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
A-7	26	HERO RiverPark	Shea Properties II	Parking Facility and Infrastructure	HERO			670,764	6,900								
A-7	27	HERO Street Reconstruction Project	City of Oxnard/Contractor	HERO Street Reconstruction CIP	HERO												
A-7	28	Ormond Beach Street Reconstruction Project	City of Oxnard/Contractor	Ormond Beach Street Reconstruction CIP	Ormond Beach												
A-7	29	Southwinds Residential Rehab	LMI Residents	Affordable Housing Program	Southwinds	30,000	2,740										
A-7	30	Cuesta Del Mar Housing Project	Housing Authority	Affordable Housing Project	Southwinds												
A-7	31	Southwinds Street Reconstruction Project	City of Oxnard/Contractor	Southwinds Street Reconstruction CIP	Southwinds												
A-7	32	Project Management	City Employees	Time charged to affordable housing redevelopment projects	All	290,818	285,388										
A-7	33	Kane, Ballmer and Berkman	Kane, Ballmer, and Berkman	Agency Legal Counsel Housing Projects	All	55,000	54,013										
A-7	34	Tom Figg	Tom Figg	Project Development and : Review of appraisals, cost assumptions, capital budgets, operating statements, marketing data and funding commitments	All	15,000	12,525										
A-7	36	Affordable Housing Compliance Rental & 4 Sale	Affordable Housing Compli	Affordable Housing Compliance Functions	All	40,000	39,598										
A-8	1	Personnel Services	Oxnard CDC	Salaries and Benefits Admin and Housing	All							360,450	281,374				
A-8	2	Materials and Supplies	Oxnard CDC	Postage Subscriptions Office Supplies Minor Equipment	All							5,000	3,239				
A-8	3	Memberships	CRA, ICSC, League of CA Cities	Membership	All							12,000	5,040				
A-8	4	Maintenance Services	Oxnard CDC	Reimbursements, Rental Vehicle, Service Equipment	All							27,500	3,018				
A-8	5	Other Services	Oxnard CDC	Legal Advocacy, External Phone, Cell Phone, Voice mail	All							125,000	64,047				
A-8	6	Fixed Charges	Oxnard CDC	Data Process, Liability Ins, Indirect Charges, Prorated Charges Facility Rental	All							337,500	193,923				
A-8	7	OPEB	City Employee	Other Post Employee Benefit	All							13,750				13,750	
A-8	8	Para-ERIP	City Employee	ERIP Employee salary and benefit	All							26,372				26,372	

Attachment 1