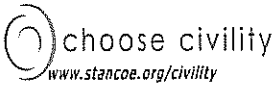
# *Redevelopment Agency Meeting Agenda*




***January 24, 2012***
***7:00 p.m.***
***City of Turlock Yosemite Room***
***156 S. Broadway, Turlock, California***

Chairman
**John S. Lazar**

Agency Members
**William DeHart, Jr.** **Mary Jackson**
**Forrest White** **Amy Bublak**

City Manager
**Roy W. Wasden**
City Clerk
**Kellie E. Weaver**
City Attorney
**Phaedra A. Norton**

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** The Turlock Redevelopment Agency meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**EQUAL ACCESS POLICY:** If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

**NOTICE:** Pursuant to California Government Code Section 54954.3, any member of the public may directly address the Redevelopment Agency on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Redevelopment Agency's consideration of the item.

**AGENDA PACKETS:** Prior to the Redevelopment Agency meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Agency after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

## 1. CALL TO ORDER

## 2. CITIZEN PARTICIPATION:

This is the time set aside for members of the public to directly address the Redevelopment Agency on any item of interest to the public, before or during the Agency's consideration of the item, that is within the subject matter jurisdiction of the Agency. You will be allowed three (3) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Agency addresses the matter.

No action or discussion may be undertaken on any item not appearing on the posted agenda, except that Agency may refer the matter to staff or request it be placed on a future agenda.

## 3. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:

## 4. CONSENT CALENDAR:

Information concerning the consent items listed hereinbelow has been forwarded to each Agency Member prior to this meeting for study. Unless the Chairman, an Agency Member or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Agency. The action taken by the Agency in approving the consent items is set forth in the explanation of the individual items.

**A.** *Motion*: Accepting Minutes of the September 27, 2011

## 5. FINAL READINGS: None

## 6. PUBLIC HEARINGS: None

## 7. SCHEDULED MATTERS:

A. Request to approve amendments to the Enforceable Obligation Payment Schedule and Certain Related Actions. *(Lorenzi)*

***Recommended Action:***
*Resolution*: Approving Amendments to the Enforceable Obligation Payment Schedule and Certain Related Actions

## 8. ADJOURNMENT

DRAFT

4A

**SEPTEMBER 27, 2011**
***7:00 p.m.***
***City of Turlock Yosemite Room***
***156 S. Broadway, Turlock, California***

**MINUTES**
***Regular Meeting***
***Turlock Redevelopment Agency***

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1. **CALL TO ORDER** – Chairman Lazar called the meeting to order at 8:05 p.m.
   PRESENT: Agency Members Amy Bublak, Bill DeHart, Mary Jackson, Forrest White and Chairman Lazar
   ABSENT: None

*Mayor Lazar handled RDA Scheduled Matters Item 7A out of order and concurrently with Regular City Council Meeting Scheduled Matters Item 8D.*

7. **SCHEDULED MATTERS:**

   A. Economic Development/Redevelopment Manager Heidi McNally-Dial presented the staff report on the request to authorize and approve the execution and delivery of a Transfer Agreement pursuant to Health and Safety Code Section 34194.2 and taking certain other actions in connection therewith.

   Chairman Lazar asked for public comment. No one spoke. Mayor Lazar closed public comment.

   Agency member Bublak spoke against the execution and delivery of a Transfer Agreement for reasons including that the payment option provided for in the Alternative Voluntary Redevelopment Program is illegal, immoral, and unethical.

   **Action:** **Resolution No. RDA-2011-020** Authorizing and approving the execution and delivery of a Transfer Agreement pursuant to Health and Safety Code Section 34194.2 and taking certain other actions in connection therewith was introduced by Agency Member Jackson, seconded by Agency Member White, and carried with Councilmembers DeHart and Bublak dissenting.

2. **CITIZEN PARTICIPATION:** None

3. **DECLARATION OF CONFLICT OF INTEREST AND DISQUALIFICATIONS**: None

4. **CONSENT CALENDAR**

   **Action:** Motion by Agency Member Jackson, seconded by Agency Member White, and carried unanimously to adopt the consent calendar as follows:

   A. *Motion*: Accepting Special Minutes of the September 13, 2011 Meeting of the Turlock Redevelopment Agency and Regular Minutes of the September 13, 2011 Meeting of the Turlock Redevelopment Agency
   B. **Resolution No. RDA-2011-021** Approving a Preliminary Draft of an Initial Recognized Obligation Payment Schedule Pursuant to Part 1.8 of Division 24 of the California Health and Safety Code and Taking Certain Actions in Connection therewith

DRAFT

DRAFT

**5. FINAL READINGS:** None

**6. PUBLIC HEARINGS:** None

**8. ADJOURNMENT**

Motion by Agency Member DeHart, seconded by Agency Member Jackson, to adjourn the meeting at 8:10 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Kellie E. Weaver
Deputy City Clerk

DRAFT

7A

# Redevelopment Agency Synopsis

January 24, 2012

From: Roy W. Wasden, Executive Director

Prepared by: Marie Lorenzi, Senior Accountant

Agendized by: Roy W. Wasden, Executive Director

## 1. ACTION RECOMMENDED:

Resolution: Approving Amendments to the Enforceable Obligation Payment Schedule and Certain Related Actions

## 2. DISCUSSION OF ISSUE:

This agenda item is to address an outcome of the California Supreme Court's decision in *California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861), the litigation challenging AB X1 26 ("AB 26) and AB X1 27 ("AB 27"). AB 26 and AB 27, which were signed by the Governor of California on June, 29, 2011, added Parts 1.8 and 1.85 to the Community Redevelopment Law.

The Supreme Court largely upheld AB 26, invalidated AB 27, and held that AB 26 may be severed from AB 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations in Part 1.85 (the dissolution provisions) arising before May 1, 2012 to take effect four months later. As a result of the Supreme Court's decision, on February 1, 2012, all redevelopment agencies are dissolved and successor agencies are designated as successor entities to the former redevelopment agencies.

Pursuant to Health and Safety Code Section 34169(a), until successor agencies are authorized, redevelopment agencies must continue to make all scheduled payments for enforceable obligations as defined in Health and Safety Code Section 34167(a). Pursuant to Health and Safety Code Section 34167(h), redevelopment agencies shall not make a payment unless it is listed in an adopted enforceable obligation payment schedule ("EOPS"), other than payments required to meet obligations with respect to bonded indebtedness.

The Agency previously adopted an EOPS. In accordance with Health and Safety Code Section 34169(g), the original EOPS only lists payments obligated to be made, by month, through December 2011. Since the Agency will not be dissolved until February 1, 2012, Staff recommends that the Agency adopt the

attached Resolution to amend the EOPS to include payments coming due after December 2011. Subsequently, the City, as successor agency, will consider adoption of the Agency's EOPS as the successor agency's EOPS (with any appropriate modifications), and the successor agency will pay enforceable obligations pursuant to the EOPS until such time as a recognized obligation schedule becomes operative.

## 3. BASIS FOR RECOMMENDATION:

This Resolution is before the Turlock Redevelopment Agency for adoption prior to February 1, 2012 pursuant to California Health & Safety Code Section 34169 (g) (1).

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

At this time there is no fiscal impact of adopting this schedule. It has been prepared based on the Turlock Redevelopment Agency's contractual obligations and adopted budget for 2011-12 anticipated to be in effect up to the Agency's dissolution on February 1, 2012. The Amended EOPS will authorize the Agency to pay its enforceable obligations after December 31, 2011 and prior to the dissolution of the Agency on February 1, 2012.

## 5. EXECUTIVE DIRECTOR'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

N/A

## 7. ALTERNATIVES:

None recommended at this time as the adoption of this Schedule by the successor agency is required by law.

**BEFORE THE TURLOCK REDEVELOPMENT AGENCY**

| | |
|---|---|
| **IN THE MATTER OF APPROVING AMENDMENTS TO THE ENFORCEABLE OBLIGATION PAYMENT SCHEDULE AND CERTAIN RELATED ACTIONS** | **RESOLUTION NO. RDA-2012-___** |

**WHEREAS**, the Turlock Redevelopment Agency (the "Agency") is a redevelopment agency in the City of Turlock (the "City"), created pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the "Redevelopment Law"): and

**WHEREAS**, the City Council of the City (the "City Council") has adopted redevelopment plans for the Original and Amended project areas, and from time to time, the City Council has amended such redevelopment plans; and

**WHEREAS**, AB X1 26 and AB X1 27 were signed by the Governor of California on June 29, 2011, making certain changes to the Redevelopment Law, including adding Part 1.8 (commencing with Section 34161) ("Part 1.8") and Part 1.85 (commencing with Section 34170) ("Part 1.85") to Division 24 of the California 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 X1 26 and AB X1 27 are unconstitutional. On August 11, 2011, the Supreme Court issued a stay order, which was subsequently modified on August 17, 2011. Pursuant to the modified stay order, the Supreme Court granted a partial stay of AB X1 26 and AB X1 27; and

**WHEREAS**, on December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding AB X1 26, invalidating AB X1 27, and holding that AB X1 26 may be severed from AB X1 27 and enforced independently; and

**WHEREAS**, the Supreme Court generally revised the effective dates and deadlines for performance of obligations in Part 1.85 arising before May 1, 2012 to take effect four months later. The Supreme Court did not revise the effective dates or deadline for performance of obligations in Part 1.8; and

**WHEREAS**, as a result of the Supreme Court's decision, on February 1, 2012, all redevelopment agencies are dissolved and successor agencies are designated as successor entities to the former redevelopment agencies. Pursuant to Health and Safety Code Section 34169, until successor agencies are authorized, redevelopment agencies must continue to make all scheduled payments for enforceable obligations as defined in Health and Safety Code Section 34167(a). Pursuant to Health and Safety Code Section 34167, redevelopment agencies shall not make a payment unless it is

listed in an adopted enforceable obligation payment schedule, other than payments required to meet obligations with respect to bonded indebtedness.

**WHEREAS**, the Agency adopted Resolution No. RDA 2011-018 on August 23, 2011, adopting an Enforceable Obligation Payment Schedule. The Enforceable Obligation Schedule is attached hereto as Exhibit A and incorporated herein by reference (the "Original EOPS"). In accordance with Health and Safety Code Section 34169, the Original EOPS only lists payments obligated to be made, by month, through December 2011. Accordingly, the Agency desires to adopt this Resolution to amend the Original EOPS to include payments obligated to be made after December 31, 2011.

**WHEREAS**,the Amended EOPS is set forth on Exhibit B attached to this Resolution and incorporated herein by reference (the "Amendments").

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of the Turlock Redevelopment Agency does hereby find, determine, resolve and order the following:

**Section 1.** The above recitals are true and correct and are a substantive part of this Resolution.

**Section 2.** The Agency hereby adopts the Amended EOPS. The Amended EOPS shall constitute the EOPS of the Agency.

**Section 3.** The Agency Secretary is hereby authorized and directed to post this Resolution, including the Exhibits, on the City's internet web site.

**Section 4.** Prior to dissolution, the Agency may amend the EOPS from time to time at any public meeting of the Agency. Any such further amendments shall be posted to the City's internet web site.

**Section 5.** The Agency Secretary, or designee, is hereby authorized and directed to transmit a copy of this Resolution, including the Exhibits, by mail or electronic means to the County Auditor-Controller, the State Controller, and the California Department of Finance. A notification providing the Internet Web site location of the posted copy of this Resolution will suffice.

**Section 6.** The officers and staff of the Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including providing documents associated with the Amendments to the California Department of Finance and the State Controller, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

**Section 7.** The Agency hereby affirms the designation of the Senior Accountant as the Agency official to whom the California Department of Finance may make requests for review in connection with the Amendments.

**Section 8.** The adoption of this Resolution is not intended to and shall not constitute a wavier by the Agency of any rights the Agency may have to challenge the legality of all or any portion of AB X1 26 through administrative or judicial proceedings.

**Section 9.** 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 Agency's environmental guidelines. The Agency has determined 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. (Guidelines Section 15378(b) (5)).

**PASSED AND ADOPTED** at a regular meeting of the Turlock Redevelopment Agency this 24th day of January 2012, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____
Kellie E. Weaver
City Clerk, City of Turlock, County of Stanislaus, State of California

Name of Redevelopment Agency: Turlock Redevelopment Agency

Project Area(s) ALL



# ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

| | Project Name / Debt Obligation | Payee | Description | Total Outstanding Debt or Obligation | Total Due During Fiscal Year | Payments by month | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Aug** | Sept | Oct | Nov | Dec | Total |
| 1) | 1999 Tax Increment Bonds | US Bank | funds issued to for non-housing projects | 4,631,688.75 | 330,572.50 | 247,536.25 | | | | | $ 247,536.25 |
| 2) | 2005 Tax Increment Bonds | US Bank | funds issued to for non-housing projects | 43,571,226.99 | 1,533,841.26 | 966,308.13 | | | | | $ 966,308.13 |
| 3) | 2011 Tax Increment Bonds | US Bank | funds issued to for non-housing projects | 38,606,291.54 | 1,431,536.36 | 896,966.48 | | | | | $ 896,966.48 |
| 4) | | | | | | | | | | | $ - |
| 5) | Public Safety Facility | Ross F Carroll, Inc | off-site improvements | 1,018,061.90 | 1,018,061.90 | 160,000.00 | 150,000.00 | 150,000.00 | 100,000.00 | 100,000.00 | $ 660,000.00 |
| 6) | Public Safety Facility | Diede Construction, Inc | general & specialities | 2,403,000.00 | 2,403,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | $ 500,000.00 |
| 7) | Public Safety Facility | George Reed Inc | demo, grading and paving | 909,226.00 | 909,226.00 | 130,000.00 | 150,000.00 | 150,000.00 | 150,000.00 | 150,000.00 | $ 730,000.00 |
| 8) | Public Safety Facility | Modern Building Co | building structural concrete | 1,396,000.00 | 1,396,000.00 | 120,000.00 | 120,000.00 | 120,000.00 | 120,000.00 | 120,000.00 | $ 600,000.00 |
| 9) | Public Safety Facility | Duley's Landscaping, Inc | landscaping | 256,529.00 | 256,529.00 | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 | $ 100,000.00 |
| 10) | Public Safety Facility | Frazier Masonry | masonry | 1,325,133.00 | 1,325,133.00 | 120,000.00 | 120,000.00 | 120,000.00 | 120,000.00 | 120,000.00 | $ 600,000.00 |
| 11) | Public Safety Facility | Golden State Steel | structural steel | 3,087,000.00 | 3,087,000.00 | 250,000.00 | 250,000.00 | 250,000.00 | 300,000.00 | 300,000.00 | $ 1,350,000.00 |
| 12) | Public Safety Facility | Central Valley Comm Bank | retention for Golden State Steel | 343,000.00 | 343,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 30,000.00 | 30,000.00 | $ 135,000.00 |
| 13) | Public Safety Facility | Tarlton & Son | framing, drywall & plaster | 2,497,747.00 | 2,497,747.00 | | 120,000.00 | 120,000.00 | 250,000.00 | 250,000.00 | $ 740,000.00 |
| 14) | Public Safety Facility | Graham/Prewett | roofing and waterproofing | 609,000.00 | 609,000.00 | | 50,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | $ 350,000.00 |
| 15) | Public Safety Facility | Diede Construction, Inc | doors, windows & hardware | 1,203,203.00 | 1,203,203.00 | | | 100,000.00 | 150,000.00 | 150,000.00 | $ 400,000.00 |
| 16) | Public Safety Facility | LVI Facility Services | fireproofing | 170,410.00 | 170,410.00 | | | 20,000.00 | 30,000.00 | 30,000.00 | $ 80,000.00 |
| 17) | Public Safety Facility | DC Vient, Inc | painting & wall coverings | 318,500.00 | 318,500.00 | | | 20,000.00 | 20,000.00 | 20,000.00 | $ 60,000.00 |
| 18) | Public Safety Facility | Bobo construction | mechanical & HVAC | 2,610,000.00 | 2,610,000.00 | 150,000.00 | 150,000.00 | 150,000.00 | 200,000.00 | 200,000.00 | $ 850,000.00 |
| 19) | Public Safety Facility | Darrale Patrias Elec. | building and site electrical | 4,255,614.00 | 4,255,614.00 | 100,000.00 | 100,000.00 | 200,000.00 | 200,000.00 | 200,000.00 | $ 800,000.00 |
| 20) | Public Safety Facility | Mark III Construction | building and site plumbing | 884,000.00 | 884,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | $ 500,000.00 |
| 21) | Public Safety Facility | Kone Elevators | elevators | 260,900.00 | 260,900.00 | 20,000.00 | 20,000.00 | 20,000.00 | 50,000.00 | 50,000.00 | $ 160,000.00 |
| 22) | Public Safety Facility | Cen-Cal Fire Systems | fire protection | 243,490.00 | 243,490.00 | | | 20,000.00 | 20,000.00 | 20,000.00 | $ 60,000.00 |
| 23) | Public Safety Facility | WLC | architect and construction management | 4,875,412.00 | 4,875,412.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | $ 500,000.00 |
| 24) | Public Safety Facility | Koehn Engineering & Design | parcel map/lot line adjustment | 1,950.00 | 1,950.00 | 1,000.00 | 950.00 | | | | $ 1,950.00 |
| 25) | Public Safety Facility | Kleinfelder West, Inc | testing | 48,818.00 | 48,818.00 | 5,000.00 | 5,000.00 | 5,000.00 | 5,000.00 | 5,000.00 | $ 25,000.00 |
| 26) | Public Safety Facility | Neil O Anderson & Assoc | testing | 115,714.00 | 115,714.00 | 10,000.00 | 10,000.00 | 10,000.00 | 10,000.00 | 10,000.00 | $ 50,000.00 |
| 27) | Public Safety Facility | City of Turlock | contract mgmt & inspection | 282,000.00 | 282,000.00 | 23,500.00 | 23,500.00 | 23,500.00 | 23,500.00 | 23,500.00 | $ 117,500.00 |
| 28) | | | | | | | | | | | $ - |
| 29) | | | | | | | | | | | $ - |
| 30) | | | | | | | | | | | $ - |
| | | | | | | | | | | | $ - |
| | Totals - This Page | | | $ 116,023,915.18 | $ 32,410,960.02 | $ 3,545,310.86 | $ 1,614,450.00 | $ 1,923,500.00 | $ 2,198,500.00 | $ 2,198,500.00 | $ 11,480,260.86 |
| | Totals - Page 2 | | | $ 8,976,936.00 | $ 8,007,936.00 | $ 781,011.00 | $ 536,647.00 | $ 505,909.00 | $ 344,554.00 | $ 341,554.00 | $ 2,509,675.00 |
| | Totals - Page 3 | | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | Totals - Page 4 | | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | Totals - Other Obligations | | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | Grand total - All Pages | | | $ 125,000,851.18 | $ 40,418,896.02 | $ 4,325,321.86 | $ 2,151,097.00 | $ 2,429,409.00 | $ 2,543,054.00 | $ 2,540,054.00 | $ 13,989,935.86 |

* This Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency no later than late August. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 9/30/11. (The draft ROPS must be prepared by the Successor Agency by 11/30/11.) If an agency adopts a continuation ordinance per ABX1 27, this EOPS will not be valid and there is no need to prepare a ROPS.

** Include only payments to be made after the adoption of the EOPS.

Name of Redevelopment Agency: Turlock Redevelopment Agency

Project Area(s) ALL



# ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

**Per AB 26 - Section 34167 and 34169 (*)**

| Project Name / Debt Obligation | Payee | Description | Total Outstanding Debt or Obligation | Total Due During Fiscal Year | Payments by month | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Aug** | Sept | Oct | Nov | Dec | Total |
| ) mobile home rental subsidy | JCS Properties Inc | mobile home rental subsidy | 23,365.00 | 23,365.00 | 1,950.00 | 1,950.00 | 1,950.00 | 1,950.00 | 1,950.00 | $ 9,750.00 |
| ) mobile home rental subsidy | Magic Sands Mobile Home | mobile home rental subsidy | 4,850.00 | 4,850.00 | 425.00 | 425.00 | 425.00 | 425.00 | 425.00 | $ 2,125.00 |
| ) mobile home rental subsidy | Mulberry Mobile Park | mobile home rental subsidy | 3,570.00 | 3,570.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | $ 1,500.00 |
| ) mobile home rental subsidy | Western View Mobile Ranch | mobile home rental subsidy | 39,450.00 | 39,450.00 | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | $ 16,500.00 |
| ) mobile home rental subsidy | Westfork Estates | mobile home rental subsidy | 11,140.00 | 11,140.00 | 950.00 | 950.00 | 950.00 | 950.00 | 950.00 | $ 4,750.00 |
| ) | | | | | | | | | | |
| ) WISP infrastructure project | George Reed Inc | installation of infrastructure | 1,073,905.00 | 1,073,905.00 | 524,457.00 | 268,093.00 | 261,355.00 | | | $ 1,073,905.00 |
| ) WISP infrastructure project | City of Turlock | engineering support for infrastructure project | 25,000.00 | 25,000.00 | 15,000.00 | 7,000.00 | 3,000.00 | | | $ 25,000.00 |
| ) | | | | | | | | | | $ - |
| ) Downtown Housing Plan | City of Turlock | downtown housing plan | 70,000.00 | 70,000.00 | 5,850.00 | 5,850.00 | 5,850.00 | 5,850.00 | 5,850.00 | $ 29,250.00 |
| ) RDA Special Legal Counsel | Richards,Watson & Gershon | legal counsel | retainer agmt | 31,000.00 | 2,600.00 | 2,600.00 | 2,600.00 | 2,600.00 | 2,600.00 | $ 13,000.00 |
| ) Annual Audit | Capoticci & Larson | audit services | 5,550.00 | 5,550.00 | | | | | | $ - |
| ) DDA | Avena Bella - Phase I | low- & mod-income housing project | 5,000,000.00 | 4,000,000.00 | 100,000.00 | 100,000.00 | | 100,000.00 | 100,000.00 | $ 400,000.00 |
| ) DDA | Avena Bella - Phase II | low- & mod-income housing project | 4,000,000.00 | 0.00 | | | | | | $ - |
| ) | | | | | | | | | | $ - |
| ) Personnel Costs | various employees and benefit providers | salary and benefit costs for RDA paid employees | 316,132.00 | 316,132.00 | 26,344.00 | 26,344.00 | 26,344.00 | 26,344.00 | 26,344.00 | $ 131,720.00 |
| ) Agency 2011-12 budget (80%) | various | | 280,440.00 | 280,440.00 | 23,370.00 | 23,370.00 | 23,370.00 | 23,370.00 | 23,370.00 | $ 116,850.00 |
| ) Agency 2011-12 budget (20%) | various | | 2,056,509.00 | 2,056,509.00 | 171,376.00 | 171,376.00 | 171,376.00 | 171,376.00 | 171,376.00 | $ 856,880.00 |
| ) Lease for 144 S Broadway | William Lyons | lease | 54,625.00 | 54,625.00 | 4,569.00 | 4,569.00 | 4,569.00 | 4,569.00 | 4,569.00 | $ 22,845.00 |
| ) Taxes, Insurance & maint | various | for 144 S Broadway | 12,200.00 | 12,200.00 | 520.00 | 520.00 | 520.00 | 3,520.00 | 520.00 | $ 5,600.00 |
| ) | | | | | | | | | | $ - |
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| Totals - This Page | | | $ 12,976,936.00 | $ 8,007,936.00 | $ 681,011.00 | $ 636,647.00 | $ 505,909.00 | $ 344,554.00 | $ 341,554.00 | $ 2,709,675.00 |

* This Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency no later than late August. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 9/30/11. (The draft ROPS must be prepared by the Successor Agency by 11/30/11.) If an agency adopts a continuation ordinance per ABX1 27, this EOPS will not be valid and there is no need to prepare a ROPS.

** Include only payments to be made after the adoption of the EOPS.

Name of Redevelopment Agency: Turlock Redevelopment Agency

Project Area(s) ALL



# OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

| | Project Name / Debt Obligation | Payee | Description | Total Outstanding Debt or Obligation | Total Due During Fiscal Year | Payments by month | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Aug** | Sept | Oct | Nov | Dec | Total |
| 1) | Section 33676 Payments | City of Turlock | Payments per former CRL 33676 | This item is administered by the County. This schedule will be updated as pertinent info is received from the County. | | | | | | | $ - |
| 2) | Section 33676 Payments | Turlock Irrigation Dist | Payments per former CRL 33676 | This item is administered by the County. This schedule will be updated as pertinent info is received from the County. | | | | | | | $ - |
| 3) | Section 33676 Payments | Turlock Joint USD | Payments per former CRL 33676 | This item is administered by the County. This schedule will be updated as pertinent info is received from the County. | | | | | | | $ - |
| 4) | Section 33676 Payments | Turlock Rural Fire District | Payments per former CRL 33676 | This item is administered by the County. This schedule will be updated as pertinent info is received from the County. | | | | | | | $ - |
| 5) | Pass Through Agreement | County Fire Service | Payments per former CRL 33401 | This item is administered with assistance by the County. This schedule will be updated as pertinent info is received from the County. | | | | | | | |
| 6) | Pass Through Agreement | Stanislaus COE | Payments per former CRL 33401 | This item is administered with assistance by the County. This schedule will be updated as pertinent info is received from the County. | | | | | | | |
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| 8) | Pass Through Agreement | Turlock Mosq Abate Dist | Payments per former CRL 33401 | This item is administered with assistance by the County. This schedule will be updated as pertinent info is received from the County. | | | | | | | |
| 9) | Pass Through Agreement | Yosemite CCD | Payments per former CRL 33401 | This item is administered with assistance by the County. This schedule will be updated as pertinent info is received from the County. | | | | | | | |
| 10) | Statutory Payments | Chatom Elem District | Payments per CRL 33607.5 and .7 | This item is administered by the County. This schedule will be updated as pertinent info is received from the County. | | | | | | | $ - |
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| 20) | | | | | | | | | | | $ - |
| 21) | County property tax admin fee | Stanislaus County | County property tax admin fee | This item is administered by the County. This schedule will be updated as pertinent info is received from the County. | | | | | | | $ - |
| 22) | | | | | | | | | | | $ - |
| 23) | LMI Set Aside | City of Turlock - LMI Fund | Allocation 20% of tax increment | Allocated based on the receipt of tax increment revenue. Schedule will be updated as tax increment revenue rec'd. | | | | | | | $ - |
| 24) | | | | | | | | | | | $ - |
| 25) | | | | | | | | | | | $ - |
| 26) | | | | | | | | | | | $ - |
| 27) | | | | | | | | | | | $ - |
| 28) | | | | | | | | | | | $ - |
| | Totals - Other Obligations | | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |

* This Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency no later than late August. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 9/30/11. (The draft ROPS must be prepared by the Successor Agency by 11/30/11.) If an agency adopts a continuation ordinance per ABX1 27, this EOPS will not be valid and there is no need to prepare a ROPS.

** Include only payments to be made after the adoption of the EOPS.

*** All payment amounts are estimates

Name of Redevelopment Agency: Turlock Redevelopment Agency

Project Area(s) ALL



# AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

| | Project Name / Debt Obligation | Payee | Description | Total Outstanding Debt or Obligation | Total Due During Fiscal Year (Jan through June 2012) | Payments by month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Jan 2012 | Feb 2012 | Mar 2012 | April 2012 | May 2012 | June 2012 | Total |
| 1) | 1999 Tax Increment Bonds | US Bank | funds issued to for non-housing projects | 4,384,152.50 | 83,336.25 | | 83,336.25 | | | | | $ 83,336.25 |
| 2) | 2006 Tax Increment Bonds | US Bank | funds issued to for non-housing projects | 42,704,918.86 | 567,533.13 | | 567,533.13 | | | | | $ 567,533.13 |
| 3) | 2011 Tax Increment Bonds | US Bank | funds issued to for non-housing projects | 37,709,325.06 | 534,571.88 | | 534,571.88 | | | | | $ 534,571.88 |
| 4) | | | | | | | | | | | | $ - |
| 5) | Public Safety Facility | Ross F Carroll, Inc | off-site improvements | 314,534.21 | 314,534.22 | 104,844.74 | 104,844.74 | 104,844.74 | | | | $ 314,534.22 |
| 6) | Public Safety Facility | Diede Construction, Inc | general & specialities | 2,092,860.00 | 600,000.00 | 50,000.00 | 100,000.00 | 150,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | $ 600,000.00 |
| 7) | Public Safety Facility | Bank of Ag & Commerce | retention for Diede Construction | 232,540.00 | 66,666.67 | 5,555.56 | 11,111.11 | 16,666.67 | 11,111.11 | 11,111.11 | 11,111.11 | $ 66,666.67 |
| 8) | Public Safety Facility | George Reed Inc | demo, grading and paving | 726,256.56 | 600,000.00 | 50,000.00 | 50,000.00 | 100,000.00 | 150,000.00 | 150,000.00 | 100,000.00 | $ 600,000.00 |
| 9) | Public Safety Facility | Modern Building Co | building structural concrete | 1,002,335.40 | 1,000,000.00 | 250,000.00 | 350,000.00 | 150,000.00 | 110,000.00 | 90,000.00 | 50,000.00 | $ 1,000,000.00 |
| 10) | Public Safety Facility | Duley's Landscaping, Inc | landscaping | 221,410.00 | 140,000.00 | 10,000.00 | 10,000.00 | 30,000.00 | 30,000.00 | 30,000.00 | 30,000.00 | $ 140,000.00 |
| 11) | Public Safety Facility | Frazier Masonry | masonry | 1,174,893.00 | 635,000.00 | 25,000.00 | 25,000.00 | 60,000.00 | 175,000.00 | 175,000.00 | 175,000.00 | $ 635,000.00 |
| 12) | Public Safety Facility | Golden State Steel | structural steel | 570,461.27 | 570,000.00 | 200,000.00 | 150,000.00 | 150,000.00 | 70,000.00 | | | $ 570,000.00 |
| 13) | Public Safety Facility | Central Valley Comm Bank | retention for Golden State Steel | 63,384.60 | 63,333.34 | 22,222.22 | 16,666.67 | 16,666.67 | 7,777.78 | | | $ 63,333.34 |
| 14) | Public Safety Facility | Tarlton & Son | framing, drywall & plaster | 2,432,416.70 | 1,630,000.00 | 240,000.00 | 240,000.00 | 300,000.00 | 300,000.00 | 275,000.00 | 275,000.00 | $ 1,630,000.00 |
| 15) | Public Safety Facility | Graham/Prewett | roofing and waterproofing | 579,718.00 | 565,000.00 | 25,000.00 | 50,000.00 | 125,000.00 | 165,000.00 | 100,000.00 | 100,000.00 | $ 565,000.00 |
| 16) | Public Safety Facility | Diede Construction, Inc | doors, windows & hardware | 1,049,582.70 | 630,000.00 | 30,000.00 | 50,000.00 | 100,000.00 | 150,000.00 | 150,000.00 | 150,000.00 | $ 630,000.00 |
| 17) | Public Safety Facility | Bank of Ag & Commerce | retention for Diede Construction | 116,620.30 | 70,000.01 | 3,333.33 | 5,555.56 | 11,111.11 | 16,666.67 | 16,666.67 | 16,666.67 | $ 70,000.01 |
| 18) | Public Safety Facility | LVI Facility Services | fireproofing | 170,410.00 | 153,000.00 | | 50,000.00 | 55,000.00 | | | 48,000.00 | $ 153,000.00 |
| 19) | Public Safety Facility | DC Vient, Inc | painting & wall coverings | 292,660.20 | 200,000.00 | 10,000.00 | 20,000.00 | 20,000.00 | 50,000.00 | 50,000.00 | 50,000.00 | $ 200,000.00 |
| 20) | Public Safety Facility | Bobo construction | mechanical & HVAC | 1,673,593.36 | 1,000,000.00 | 100,000.00 | 150,000.00 | 150,000.00 | 200,000.00 | 200,000.00 | 200,000.00 | $ 1,000,000.00 |
| 21) | Public Safety Facility | Darrale Patrias Elec. | building and site electrical | 3,287,027.82 | 1,175,000.00 | 100,000.00 | 115,000.00 | 260,000.00 | 200,000.00 | 250,000.00 | 250,000.00 | $ 1,175,000.00 |
| 22) | Public Safety Facility | Mark III Construction | building and site plumbing | 546,329.00 | 165,000.00 | 15,000.00 | 30,000.00 | 30,000.00 | 30,000.00 | 30,000.00 | 30,000.00 | $ 165,000.00 |
| 23) | Public Safety Facility | Kone Elevators | elevators | 197,316.00 | 150,000.00 | | | 20,000.00 | 30,000.00 | 50,000.00 | 50,000.00 | $ 150,000.00 |
| 24) | Public Safety Facility | Cen-Cal Fire Systems | fire protection | 233,635.00 | 210,000.00 | 10,000.00 | 20,000.00 | 30,000.00 | 50,000.00 | 50,000.00 | 50,000.00 | $ 210,000.00 |
| 25) | Public Safety Facility | WLC | architect and construction management | 1,622,565.00 | 690,000.00 | 115,000.00 | 115,000.00 | 115,000.00 | 115,000.00 | 115,000.00 | 115,000.00 | $ 690,000.00 |
| 26) | Public Safety Facility | Koehn Engineering & Design | parcel map/lot line adjustment | 1,950.00 | 1,950.00 | 1,000.00 | 950.00 | | | | | $ 1,950.00 |
| 27) | Public Safety Facility | Kleinfelder West, Inc | testing | 35,683.50 | 35,000.00 | 5,000.00 | 6,000.00 | 6,000.00 | 6,000.00 | 6,000.00 | 6,000.00 | $ 35,000.00 |
| 28) | Public Safety Facility | Neil O Anderson & Assoc | testing | 75,373.00 | 75,000.00 | 10,000.00 | 15,000.00 | 15,000.00 | 15,000.00 | 10,000.00 | 10,000.00 | $ 75,000.00 |
| 29) | Public Safety Facility | City of Turlock | contract mgmt & inspection | 282,000.00 | 141,000.00 | 23,500.00 | 23,500.00 | 23,500.00 | 23,500.00 | 23,500.00 | 23,500.00 | $ 141,000.00 |
| 30) | | | | | | | | | | | | $ - |
| | | | | | | | | | | | | $ - |
| | Totals - This Page | | | $ 103,795,952.04 | $ 12,065,925.50 | $ 1,405,455.85 | $ 2,894,069.34 | $ 2,038,789.19 | $2,005,055.56 | $ 1,882,277.78 | $ 1,840,277.78 | $ 12,065,925.50 |
| | Totals - Page 2 | | | $ 9,340,455.03 | $ 5,356,055.03 | $ 635,951.00 | $ 4,225,151.00 | $ 123,713.00 | $ 123,713.00 | $ 123,713.00 | $ 5,356,056.03 | $ 10,588,297.03 |
| | Totals - Page 3 | | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | Totals - Page 4 | | | | | | | | | | | $ - |
| | Totals - Other Obligations | | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | Grand total - All Pages | | | $ 113,136,407.07 | $ 17,421,980.53 | $ 2,041,406.85 | $ 7,119,220.34 | $ 2,162,502.19 | $2,128,768.56 | $ 2,005,990.78 | $ 7,196,333.81 | $ 22,654,222.53 |

Name of Redevelopment Agency: Turlock Redevelopment Agency

Project Area(s) ALL



# AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

| | Project Name / Debt Obligation | Payee | Description | Total Outstanding Debt or Obligation | Total Due During Fiscal Year (Jan through June 2012) | Payments by month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Jan 2012 | Feb 2012 | Mar 2012 | April 2012 | May 2012 | June 2012 | Total |
| 1) | mobile home rental subsidy | JCS Properties Inc | mobile home rental subsidy | 10,200.00 | 10,200.00 | 1,700.00 | 1,700.00 | 1,700.00 | 1,700.00 | 1,700.00 | 1,700.00 | $ 10,200.00 |
| 2) | mobile home rental subsidy | Magic Sands Mobile Home | mobile home rental subsidy | 3,000.00 | 3,000.00 | 500.00 | 500.00 | 500.00 | 500.00 | 500.00 | 500.00 | $ 3,000.00 |
| 3) | mobile home rental subsidy | Mulberry Mobile Park | mobile home rental subsidy | 1,200.00 | 1,200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | $ 1,200.00 |
| 4) | mobile home rental subsidy | Western View Mobile Ranch | mobile home rental subsidy | 18,000.00 | 18,000.00 | 3,000.00 | 3,000.00 | 3,000.00 | 3,000.00 | 3,000.00 | 3,000.00 | $ 18,000.00 |
| 5) | mobile home rental subsidy | Westfork Estates | mobile home rental subsidy | 4,200.00 | 4,200.00 | 700.00 | 700.00 | 700.00 | 700.00 | 700.00 | 700.00 | $ 4,200.00 |
| 6) | | | | | | | | | | | | $ - |
| 7) | Downtown Housing Plan | City of Turlock | downtown housing plan | 58,900.00 | 58,900.00 | 9,800.00 | 9,800.00 | 9,800.00 | 9,800.00 | 9,800.00 | 9,900.00 | $ 58,900.00 |
| 8) | RDA Special Legal Counsel | Richards,Watson & Gershon | legal counsel | retainer agmt | 15,600.00 | 2,600.00 | 2,600.00 | 2,600.00 | 2,600.00 | 2,600.00 | 2,600.00 | $ 15,600.00 |
| 9) | Annual Audit | Caporicci & Larson | audit services | 5,550.00 | 5,550.00 | | 5,550.00 | | | | | $ 5,550.00 |
| 10) | DDA | Avena Bella - Phase I | low- & mod-income housing project | 4,095,888.00 | 4,095,888.00 | | 4,095,888.00 | | | | | $ 4,095,888.00 |
| 11) | DDA | Avena Bella - Phase II | low- & mod-income housing project | 4,000,000.00 | 0.00 | | | | | | | $ - |
| 12) | | | | | | | | | | | | $ - |
| 13) | Personnel Costs | various employees and benefit providers | salary and benefit costs for RDA paid employees | 163,027.00 | 163,027.00 | 27,171.00 | 27,171.00 | 27,171.00 | 27,171.00 | 27,171.00 | 27,173.00 | $ 163,028.00 |
| 14) | Agency 2011-12 budget (80%) | various | | 184,444.35 | 184,444.35 | 30,741.00 | 30,741.00 | 30,741.00 | 30,741.00 | 30,741.00 | 30,739.35 | $ 184,444.35 |
| 15) | Agency 2011-12 budget (20%) | various | | 796,045.68 | 796,045.68 | 559,538.00 | 47,301.00 | 47,301.00 | 47,301.00 | 47,301.00 | 47,302.68 | $ 796,045.68 |
| 16) | | | | | | | | | | | | $ - |
| 17) | | | | | | | | | | | | $ - |
| 18) | | | | | | | | | | | | $ - |
| 19) | | | | | | | | | | | | $ - |
| 20) | | | | | | | | | | | | $ - |
| 21) | | | | | | | | | | | | $ - |
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| 23) | | | | | | | | | | | | $ - |
| 24) | | | | | | | | | | | | |
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| 27) | | | | | | | | | | | | |
| | Totals - This Page | | | $ 9,340,455.03 | $ 5,356,056.03 | $ 635,951.00 | ############ | $ 123,713.00 | $ 123,713.00 | $ 123,713.00 | | $ 5,356,056.03 |

Name of Redevelopment Agency: Turlock Redevelopment Agency

Project Area(s) ALL



# AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

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| 20) | | | | | | | | | | | | $ - |
| 21) | County property tax admin fee | Stanislaus County | County property tax admin fee | This item is administered by the County. This schedule will be updated as pertinent info is received from the County. | | | | | | | | $ - |
| 22) | | | | | | | | | | | | $ - |
| 23) | LMI Set Aside | City of Turlock - LMI Fund | Allocation 20% of tax increment | Allocated based on the receipt of tax increment revenue. Schedule will be updated as tax increment revenue rec'd. | | | | | | | | $ - |
| 24) | | | | | | | | | | | | $ - |
| 25) | | | | | | | | | | | | $ - |
| 26) | | | | | | | | | | | | $ - |
| 27) | | | | | | | | | | | | $ - |
| 28) | | | | | | | | | | | | $ - |
| | Totals - Other Obligations | | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | | $ - |