



OVERSIGHT BOARD
for the **SUCCESSOR AGENCY**
to the **FULLERTON REDEVELOPMENT AGENCY**

SPECIAL MEETING AGENDA

February 27, 2013 - 3:00 p.m.

City of Fullerton City Council Chambers
303 West Commonwealth Avenue, Fullerton, CA

MEETINGS: The Oversight Board holds regular meetings on the second Tuesday of May and November.

PUBLIC COMMENT: Any member of the public may address the Board on items within the Board's subject matter jurisdiction during Public Comments. However, the Board may not take action on matters not listed on the posted agenda. If you would like to address the Board, please complete a Speaker Form and submit to the Board Secretary. The Speaker Form assists the Chair in ensuring that all persons wishing to address the Board have the opportunity to speak. All speakers shall observe civility, decorum and good behavior. Any item submitted to the Board during the meeting shall become a public record and subject to applicable disclosure laws.

AGENDA ITEMS: This agenda contains a brief summary of each item the Board will consider. The City staff posts the agenda packet online no later than 72 hours prior to the meeting. The City Clerk's Office has copies of the packet available for public review. State regulations prohibit the Board from taking action on non-agenda items except as provided by law. Visit www.cityoffullerton.com or call 714.738.6350 for more information.

ADA REQUIREMENTS: The City has equipment and services available to assist disabled persons with communications at public meetings in compliance with the requirements of Title II of the Americans with Disabilities Act (ADA). Should you require special accommodations to participate in a meeting, please contact the City Clerk's Office at cityclerk'soffice@cityoffullerton.com or 714.738.6350 at least 48 hours prior to the meeting to make arrangements.

REMINDER: Please silence all electronic devices while the Board is in session.

Craig Walker, Chair
County Board of
Supervisors Appointment

Ted Kim, Vice Chair
Orange County Sanitation
District Appointment

Ramona Castaneda
Former RDA Employee
Mayor Appointment

Susan Cross Hume
County Superintendent of
Education Appointment

Rodrigo Garcia
Chancellor of Community
Colleges Appointment

Doug Chaffee
Mayor Appointment

Scott Stanford
County Board of
Supervisors Appointment



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OVERSIGHT BOARD
SPECIAL MEETING AGENDA

February 27, 2013
3:00 p.m.

City of Fullerton City Council Chambers
303 West Commonwealth Avenue, Fullerton, CA

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

The Oversight Board will hear public comments on matters not appearing on the agenda but within the Board's jurisdiction at this time. Those wishing to speak on an agenda item may do so when the Chair calls that specific item for discussion. State regulations prohibit the Board from acting on non-agenda items.

5. APPROVAL OF JANUARY 9, 2013 AND JANUARY 14, 2013 MEETING MINUTES

6. REGULAR BUSINESS

6.1 Consideration of Resolution No. 2013-02 of the Oversight Board for the Successor Agency to the Fullerton Redevelopment Agency Approving Recognized Obligation Payment Schedule 13-14A for the time period of July 1, 2013 – December 31, 2013.

7. FUTURE AGENDA ITEMS

Pursuant to Assembly Bill 1484 (Assembly Bill x1 26 clean-up legislation), the Board may need to hold special meetings in order to consider items related to the dissolution of the former Fullerton Redevelopment Agency prior to the next regularly scheduled meeting in May 2013.

8. STAFF / BOARD MEMBER COMMUNICATIONS

9. ADJOURNMENT

The Oversight Board will hold its next regularly scheduled meeting on May 14, 2013.

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OVERSIGHT BOARD AGENDA LETTER

MEETING DATE: FEBRUARY 27, 2013 – SPECIAL MEETING

TO: OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FULLERTON REDEVELOPMENT AGENCY

FROM: SUCCESSOR AGENCY TO THE FULLERTON REDEVELOPMENT AGENCY

SUBJECT: OVERSIGHT BOARD MEETING NO. 10 – 1) CONSIDER APPROVAL OF THE MEETING MINUTES FROM THE JANUARY 9, 2013 AND JANUARY 14, 2013 MEETINGS; AND 2) CONSIDER APPROVAL OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 2013-14A FOR THE TIME PERIOD OF JULY 1 – DECEMBER 31, 2013

Approved for Agenda:

City Manager's Office

SUMMARY

As part of the on-going dissolution process of the Fullerton Redevelopment Agency per Assembly Bill 1x 26, the Successor Agency to the Fullerton Redevelopment Agency is required to submit certain items to the Oversight Board for its review and approval including implementation of existing contracts, agreements and obligations. The purpose of this item is to request that the Oversight Board consider 1) approving the minutes from the January 9, 2013 and January 14, 2013 meetings; and 2) approving the Recognized Obligation Payment Schedule 2013-14A for the period of July 1, 2013 through December 31, 2013.

RECOMMENDATION

As the Oversight Board:

1. Approve the Oversight Board Minutes from the January 9, 2013 and January 14, 2013 meeting; and

2. Approve Resolution No. OB 2013-02 adopting the Recognized Payment Obligation Schedule 2013-14A (Period Covering July 1-December 31, 2013).

FISCAL IMPACT

No impact to the City's General Fund. The Successor Agency has incurred administrative and operational expenses in order to implement the process of winding down the affairs of the former redevelopment agency and the preparation of the materials being presented to the Oversight Board. The Successor Agency is entitled to reimbursement for the costs related to administration of the Oversight Board which will be reflected in the Successor Agency's administrative budget for FY 2013-14 to be considered at a later date by the Oversight Board.

DISCUSSION

Background

The Fullerton Redevelopment Agency ("Agency") was established in 1968 and initially included four (4) existing component redevelopment project areas encompassing approximately 2,200 acres. In December 2006, the four project areas were merged and amended into the Merged Fullerton Redevelopment Project Area ("Merged Project Area"). The merger amendment at the time provided for greater efficiency in administering and financing the existing redevelopment plans. In July 2009, the City Council approved Amendment No. 1 to the Merged Project Area which added 1,100 acres to the existing Merged Project Area for a total area of approximately 3,300 acres.

The purpose of the Agency was to receive property tax increment revenue to implement various projects and programs throughout the four component redevelopment project areas by way of the following three divisions: redevelopment, economic development and affordable housing. The Agency's goals included: alleviating blight, stimulating private investment, supporting revenue-enhancing activities and projects, increasing property values and sales tax revenue, upgrading public facilities, improving the City's economic base, attracting and retaining businesses, job creation through economic development, responding to the needs of the local economy, and providing quality affordable housing in a variety of housing types by continuing to increase, improve, and preserve the City's affordable housing supply.

On or about June 29, 2011, Governor Jerry Brown signed the FY 2011-12 State Budget including several budget trailer bills. Specifically, one "trailer" bill attached to the Budget, Assembly Bill X1 26 (AB 26), affected Redevelopment Agencies statewide. AB 26, known as the "Dissolution Act", immediately suspended all new redevelopment activities and incurrence of indebtedness and dissolved redevelopment agencies effective October 1, 2011. In response to the passage of AB 26, the California

Redevelopment Association and League of California Cities filed a lawsuit challenging the validity and constitutionality of AB 26. On December 29, 2011, the California Supreme Court issued its ruling on *California Redevelopment Association v Matosantos*, Case No. S194861 (the “CRA Lawsuit”). The Court’s ruling upheld AB 26, which dissolved all of the redevelopment agencies in California effective February 1, 2012.

As part of the dissolution process, the City Council, on January 10, 2012 by Resolution No. 2012-04, confirmed that the City of Fullerton would serve as the Successor Agency to the Fullerton Redevelopment Agency (the “Successor Agency”) effective February 1, 2012. Therefore, all assets, properties, contracts, leases, and records of the former Fullerton Redevelopment Agency were transferred by operation of law to the Successor Agency, which is the City of Fullerton. An Oversight Board (the “Board”) has been established pursuant to Health and Safety Code 34179 to oversee the Successor Agency’s winding down of affairs of the dissolved redevelopment agency.

Board Minutes from the January 9, 2013 and January 14, 2013 (Agenda Item No. 5)

The Oversight Board held a meeting on January 9, 2013 to consider the following: 1) approving the minutes from the December 19, 2012 meeting; and 2) making a determination on the Due Diligence Review for the Other Redevelopment Agency Funds (Non-Housing). The Due Diligence Review for the Other Redevelopment Agency Funds (Non-Housing) was continued to January 14, 2013. On January 14, 2013, the Oversight Board considered making a determination on the Due Diligence Review for the Other Redevelopment Agency Funds (Non-Housing). Attachment 1 contains the draft minutes for the January 9, 2013 and January 14, 2013 meetings which shall be considered by the Board for approval at the February 27, 2013 meeting.

Recognized Obligation Payment Schedule 2013-14A (Agenda Item No. 6.1)

The purpose of the Recognized Obligation Payment Schedule is to identify the funds needed to carry out the dissolution process of the former Fullerton Redevelopment Agency, and to set forth the payment amounts and due dates for all existing financial obligations. In addition to the previously approved ROPS, subsequent ROPS shall be forward looking to the next six months and prepared twice annually until all debt is repaid. Please note that the DOF has a new naming convention beginning with fiscal year 2013-14. An “A” represents the first half of the fiscal year with a “B” representing the second half of the fiscal year. Therefore, Successor Agency staff has prepared ROPS 13-14A for the time period of July 1, 2013 through December 31, 2013. ROPS 13-14A must be submitted to the State Department of Finance (DOF) by March 1, 2013 for their review and approval.

In addition, the DOF has once again modified the format of the ROPS and sent all Successor Agency’s a spreadsheet with blocked cells of items they have previously denied. These are shaded grey in the spreadsheet. Per our legal counsel, we are

relisting these items as there are litigation cases pending that may affect our ability to receive funding for these items. Therefore, it may appear that some of the items are duplicated; however they are simply being relisted until the relevant cases are resolved in court.

Included in the ROPS 2013-14A are all of the enforceable obligations of the Successor Agency requiring payments between July through December 2013. These obligations include bond debt service payments, leases, development agreements, projects, programs, a stipulated judgment, and an administrative cost allowance.

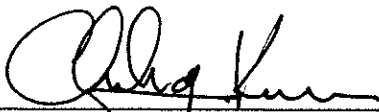
Attachment 2 contains Resolution No. OB 2013-02 for the Oversight Board's consideration for approving ROPS 2013-14A for the time period of July 1, 2013 through December 31, 2013.

Future Oversight Board Meetings (Agenda Item No. 7)

Pursuant to Assembly Bill 1484, the Board may need to hold special meetings in order to consider items related to the dissolution of the former Fullerton Redevelopment Agency prior to the next regularly scheduled meeting in May 2013.

CONCLUSION

In light of the foregoing discussion, and the direction outlined in AB 26 and AB 1484 regarding the dissolution of the former Fullerton Redevelopment Agency, Successor Agency staff recommends that Oversight Board consider 1) approving the minutes from the January 9, 2013 and January 14, 2013 meetings; and 2) approving the Recognized Obligation Payment Schedule 2013-14A for the period of July 1, 2013 through December 31, 2013.



Charles G. Kovac
Project Manager

Attachment 1 – Oversight Board Minutes from the January 9, 2013 and January 14, 2013 Meetings

Attachment 2 – Resolution No. OB 2013-02 approving and adopting the Recognized Obligation Payment Schedule 2013-14A (Period Covering July 1 – December 31, 2013)

ATTACHMENT 1

**Oversight Board Minutes from
the January 9, 2013 and
January 14, 2013 Meetings**

Oversight Board Special Meeting Minutes

January 9, 2013
3:00 p.m.

City of Fullerton City Council Chambers
303 West Commonwealth Avenue, Fullerton, CA

1. CALL TO ORDER

Vice Chair Kim called the meeting to order at 3:05 p.m.

2. ROLL CALL

Board Members present: Vice Chair Kim, Board Members Garcia, Castaneda, Cross-Hume, Chaffee

Board Members absent: Chair Walker, Board Member Stanford

Staff Present: Project Manager Charles Kovac, Assistant City Clerk Mea Klein

3. PLEDGE OF ALLEGIANCE

Vice Chair Kim led the Pledge of Allegiance.

4. PUBLIC COMMENTS

None

5. APPROVAL OF DECEMBER 19, 2012 MEETING MINUTES

Chaffee moved, seconded by Cross-Hume, to approve the December 19, 2012 Meeting Minutes.

Motion carried 5-0.

6. REGULAR BUSINESS

- 6.1 Consideration of Resolution No. 2013-01 of the Oversight Board for the Successor Agency to the Fullerton Redevelopment Agency making its determination on the Due Diligence Review for the Other Redevelopment Agency (Non-Housing) Funds pursuant to Health & Safety Code §34179.6(b).

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Chaffee moved, seconded by Garcia, to continue this item to the Oversight Board meeting on January 14, 2013 at 4:00 p.m.

Motion carried 5-0.

7. FUTURE AGENDA ITEMS

Pursuant to Assembly Bill 1484 (Assembly Bill x1 26 clean-up legislation), the Board may need to hold special meetings in order to consider items related to the dissolution of the former Fullerton Redevelopment Agency prior to the next regularly scheduled meeting in May 2013.

8. STAFF/BOARD COMMUNICATIONS

None.

9. ADJOURNMENT

Vice Chair Kim adjourned the meeting at 3:15 p.m. The next Adjourned Special Oversight Board meeting is January 14, 2013 at 4:00 p.m. in the Council Chamber, 303 W. Commonwealth Avenue, Fullerton, California.

The next regular Oversight Board meeting is May 14, 2013.

Craig Walker, Chair

Lucinda Williams, Secretary

Date

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**Oversight Board
Adjourned Special Meeting Minutes**

January 14, 2013
4:00 p.m.

City of Fullerton City Council Chambers
303 West Commonwealth Avenue, Fullerton, CA

1. CALL TO ORDER

Chair Walker called the meeting to order at 4:00 p.m.

2. ROLL CALL

Board Members present: Chair Walker, Board Members Stanford, Castaneda, Cross-Hume, Chaffee

Board Members absent: Vice Chair Kim, Board Member Garcia

Staff Present: Project Manager Charles Kovac, City Attorney William Ihrke, Assistant City Clerk Mea Klein

3. PLEDGE OF ALLEGIANCE

Chair Walker led the Pledge of Allegiance.

4. PUBLIC COMMENTS

None

5. REGULAR BUSINESS

- 6.1 Consideration of Resolution No. 2013-01 of the Oversight Board for the Successor Agency to the Fullerton Redevelopment Agency making its determination on the Due Diligence Review for the Other Redevelopment Agency (Non-Housing) Funds pursuant to Health & Safety Code §34179.6(b).

Chaffee moved, seconded by Stanford, to adopt Oversight Board Resolution 2013-01.

Motion carried 5-0.

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7. FUTURE AGENDA ITEMS

Pursuant to Assembly Bill 1484 (Assembly Bill x1 26 clean-up legislation), the Board may need to hold special meetings in order to consider items related to the dissolution of the former Fullerton Redevelopment Agency prior to the next regularly scheduled meeting in May 2013.

8. STAFF/BOARD COMMUNICATIONS

None.

9. ADJOURNMENT

Chair Walker adjourned the meeting at 4:25 p.m. The next Special Oversight Board meeting is February 27, 2013 at 3:00 p.m. in the Council Chamber, 303 W. Commonwealth Avenue, Fullerton, California.

The next regular Oversight Board meeting is May 14, 2013.

Craig Walker, Chair

Lucinda Williams, Secretary

Date

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ATTACHMENT 2

**Resolution No. OB 2013-02 approving
and adopting the Recognized Obligation
Payment Schedule 2013-14A (Period
Covering July 1 – December 31, 2013)**

RESOLUTION NO. OB 2013-02

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE
SUCCESSOR AGENCY TO THE FULLERTON REDEVELOPMENT
AGENCY APPROVING AND ADOPTING THE RECOGNIZED
OBLIGATION PAYMENT SCHEDULE 2013-14A
(PERIOD COVERING JULY 1 – DECEMBER 31, 2013)**

WHEREAS, the Oversight Board for the Successor Agency to the Fullerton Redevelopment Agency (the "Oversight Board") has been established to direct the Successor Agency to take certain actions to wind down the affairs of the Fullerton Redevelopment Agency in accordance with the Health and Safety Code; and

WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(B), the Recognized Obligation Payment Schedule (ROPS) prepared by the Successor Agency is to be submitted to the Oversight Board for their approval; and

WHEREAS, the ROPS contains a list of enforceable obligations including, but not limited to, the following: 1) contracts, leases and agreements; 2) existing bond debt; and 3) administrative cost allowance; and

WHEREAS, the ROPS includes all the funds the City will need to carry out the dissolution process of the former Fullerton Redevelopment Agency and pursuant to Health and Safety Code Section 34177(l)(1) shall identify the funding source of payment for the enforceable obligations listed on the ROPS; and

WHEREAS, the Oversight Board previously approved by Resolution No. OB 2012-06 ROPS No. 1 on April 12, 2012; by Resolution No. OB 2012-07 ROPS No. 2 on May 22, 2012 for the time period of January 1 – December 31, 2012; and by Resolution Nos. OB 2012-09 and OB 2012-10 ROPS No. 3 on August 15, 2012 and October 10, 2012 for the time period of January 1 – June 30, 2013; and

WHEREAS, the Department of Finance (DOF) has recently updated and renamed the forms to be used for ROPS reporting pursuant to Assembly Bill 1484, including identifying the ROPS by fiscal year (i.e., 2013-14) and by "A" for the six-month period between July 1-December 31 and "B" for the six-month period between January 1-June 30; and

WHEREAS, the Successor Agency staff has now prepared the Recognized Obligation Payment Schedule 2013-14A for the time period of July 1 – December 31, 2013; and

WHEREAS, on February 19, 2013, the Successor Agency approved the ROPS 2013-14A by minute order pursuant to Assembly Bill 1X 26.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FULLERTON REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The above recitals are true and correct and incorporated by reference herein.

Section 2. The Recognized Obligation Payment Schedule 2013-14A (July 1, 2013 – December 31, 2013), a copy of which is attached hereto and incorporated herein as Exhibit "A", is hereby approved.

Section 3. Subsequent to the approval of this Resolution by the Oversight Board, this Resolution, including the ROPS 2013-14A approved by the Oversight Board, shall be transmitted by Successor Agency staff to the County Administrative Officer, County Auditor-Controller, State Controller and State Department of Finance.

Section 4. The Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED, and ADOPTED at a special meeting of the Oversight Board for the Successor Agency to the Fullerton Redevelopment Agency held this 27th day of February, 2013 by the following vote:

BOARD MEMBER AYES:
BOARD MEMBER NOES:
BOARD MEMBER ABSTAINED:
BOARD MEMBER ABSENT:

Craig Walker, Chairperson
Oversight Board

ATTEST:

Lucinda M. Williams
Secretary, Oversight Board

EXHIBIT A

Recognized Obligation Payment Schedule 2013-14A (July 1, 2013 – December 31, 2013)

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: **FULLERTON (ORANGE)**

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$255,944,138

Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$31,780,000
B Enforceable Obligations Funded with RPTTF	\$13,991,410
C Administrative Allowance Funded with RPTTF	\$180,000
D Total RPTTF Funded (B + C = D)	\$14,171,410
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$45,951,410
F Enter Total Six-Month Anticipated RPTTF Funding	\$7,525,593
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	(\$6,645,817)

Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
H Enter Estimated Obligations Funded by RPTTF (lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)	\$5,767,312
I Enter Actual Obligations Paid with RPTTF	\$5,767,312
J Enter Actual Administrative Expenses Paid with RPTTF	\$175,000
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$14,171,410

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.

/s/

Name

Title

Signature

Date

Item #	Project Name / Debt Obligation	Contract Agreement Execution Date	Contract Agreement Termination Date	Party	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-14	Funding Source					
									Bond Proceeds	Revenue Balance	Admin Allowance	IFITF	Other	
1	1999 Revenue Bonds	7/1/1998	2016	US Bank Corporation	Revenue bonds for various housing projects	Merged	\$29,248,332	\$4,579,924	\$180,000	\$13,993,410	\$0	\$0	\$0	\$4,579,924
2	2003 Certificate of Participation	7/1/2003	2016	US Bank Corporation	COPI issued for bond refinancing projects	Merged	23,995,414	1,483,138	0	0	0	0	0	1,483,138
3	2005 EMV Initiative Bonds	7/1/2005	2016	Wells Fargo Bank	COPI issued for bond refinancing projects	Merged	1,825,325	901,400	0	0	0	0	0	901,400
4	2007 EMV Initiative Bonds	7/1/2007	2016	Wells Fargo Bank	COPI issued for bond refinancing projects	Merged	1,825,325	901,400	0	0	0	0	0	901,400
5	2008 EMV Initiative Bonds	7/1/2008	2016	Wells Fargo Bank	COPI issued for bond refinancing projects	Merged	97,841,465	5,171,465	0	0	0	0	0	5,171,465
6	2010 Variable Rate Affordable Housing Bonds	10/1/2010	2016	US Bank Corporation	Bond issue for affordable housing	Merged	477,025	146,024	0	0	0	0	0	146,024
7	2020 Refunding Revenue Bond	12/22/2010	2016	US Bank Corporation	Refunding US Bank Corporation	Merged	38,485,713	2,400,419	0	0	0	0	0	2,400,419
8	Owner Participation Agreement with Seven Feet	6/4/1991	2016	Unknown at this time	Design and construct a 100 space parking structure	Merged	478,400	478,400	0	0	0	0	0	478,400
9	Genesis Education Association	5/6/1977	2016	Unknown at this time	Property lease	Merged	3,131,235	3,131,235	0	0	0	0	0	3,131,235
10	Genesis Education Association	3/1/1985	2016	Chile Orient Bank Corp	Property lease	Merged	24,129	24,129	0	0	0	0	0	24,129
11	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
12	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
13	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
14	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
15	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
16	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
17	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
18	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
19	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
20	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
21	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
22	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
23	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
24	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
25	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
26	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
27	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
28	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
29	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
30	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
31	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
32	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
33	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
34	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
35	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
36	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
37	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
38	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
39	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878
40	Genesis Education Association	11/6/2010	2016	Remold of Jettier Trust	Construction of community center	Merged	1,504,878	1,504,878	0	0	0	0	0	1,504,878

FULLERTON (ORANGE)
Pursuant to Health and Safety Code section 34186 (a)
PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (RPOPS II)
July 1, 2012 through December 31, 2012

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance	
					Estimate	Actual	Estimate	Actual	Estimate	Actual
Form A 1	Owner Participation Agreement with Steven R. Unknown at this time	Unknown at this time	Design and construct a 200 space parking structure	Merged	\$0		\$57,990,000	\$4,119,069	\$0	\$1,944,547
Form A 2	Lease: Fullerton Arboretum	Calif. State Univ, Fullerton	Property lease	Merged						
Form A 3	Lease: Gamet Community Center	Calif. State Univ, Fullerton	Property lease	Merged						
Form A 4	Lease: Ron Miller	Ronald F Miller, Trust	Property lease	Merged						
Form A 5	Fox Theatre Renovation	Fullerton Theatre Historic Foundation	Renovation and seismic stabilization of historic structures	Merged						
Form A 6	Fullerton Community Center	Griffin Structures	Construction of community center	Merged			580,000	3,748		
Form A 7	Fullerton Main Library	Pedion-Laino/Fullerton LLC	Rehabilitation and expansion of library	Merged			18,000,000	4,996,197		
Form A 8	Amesge Court ODA	Caltrans & Orange County Transportation Authority	Mixed-use residential & commercial development	Merged			30,000	19,123		
Form A 9	State College Grade Separation	Various Vendors	Matching funds for street/railroad grade separation	Merged			4,400,000	0		
Form A 10	Project 1 grant match	The Planning Center	Grant match for transportation related projects	Merged						
Form A 11	College Town Specific Plan	RPM Design Group	Specific Plan for college area	Merged						
Form A 12	Downtown Core & Corridors Specific Plan	City of Fullerton	Specific Plan for downtown and commercial corridor areas	Merged						
Form A 13	City/Agency Co-Op Agreement Jan 2011	City of Fullerton	Harbor Blvd Slips stabilization, Trustlow Ave lighting improvements, transportation center parking structure, and grant removal	Merged						
Form A 14	City/Agency Co-Op Agreement March 2011	City of Fullerton	Housing and capital improvement projects including street reconstruction, park facilities, infrastructure improvements, parking structures, commercial rehabilitation and seismic loans, and 800 affordable housing units	Merged						
Form A 15	City/Agency Co-Op Agreement June 2011	City of Fullerton	Street and curb/gutter/roadwalk reconstruction, transportation center steel slatways/retail refurbishment, downtown art and State College Grade Separation	Merged						
Form A 16	2005 Bond Non-Housing Projects	Various Vendors	Capital projects including parking structures, Fox Block development, and Hillcrest Park Renovation.	Merged			15,000,000	0		
Form A 17	2010 Bond Housing Projects	Affordable housing developers	Development of affordable housing units	Merged						
Form A 18	Professional/Legal Services	Various Vendors	Professional, legal and consultant services	Merged			19,880,000	0		
Form A 19	Affordable Housing Project Monitoring	Various Consultants and City of Fullerton	Annually inspect and monitor 11 affordable housing projects with long term covenants	Merged						
Form A 20	Commercial Seismic and Rehab Loan Monitoring	Various Consultants and City of Fullerton	Administer over 100 existing commercial seismic/rehabilitation loans	Merged						
Form A 21	County Administration Fee	Orange County	Orange County administration fee	Merged						
Form B 1	2005 Tax Allocation Bonds	US Bank Corporation	Bonds issue to fund non-housing projects	Merged						
Form B 2	2003 Certificate of Participation	US Bank Corporation	COPs issued to fund non-housing projects	Merged						
Form B 3	2008 EPDF Revenue Bonds	Wells Fargo Bank	Pooled bond issue for EPDF payment	Merged						
Form B 4	1998 Revenue Bonds	US Bank Corporation	Bonds issue to fund non-housing projects	Merged						
Form B 5	2010 Taxable Tax Allocation Housing Bonds	US Bank Corporation	Bond issue for affordable housing	Merged						
Form B 6	2006 ERAF Revenue Bonds	Wells Fargo Bank	Pooled bond issue for ERAF payment	Merged					1,850,286	
Form B 7	2010 Refunding Revenue Bond	US Bank Corporation	Refunded 89 Revenue Bonds	Merged						75,711
Form C 2	Administrative Cost Allowance (June through)	City of Fullerton	Administrative expenses for Successor Agency	Merged						18,550

Admin Allowance		RPTTF		Other	
Estimate	Actual	Estimate	Actual	Estimate	Actual
\$175,002	\$175,000	\$29,310,623	\$5,592,312	\$0	\$0
		4,450,000	0		
		102,500	102,425		
		30,500	32,112		
		68,220	68,221		
		25,000	0		
		30,000	0		
		120,000	30,440		
		350,468	0		
		6,200,000	0		
		9,017,868	0		
		1,475,000	0		
		30,000	30,000		
		60,000	60,000		
		6,000	6,000		
		190,000	190,000		
		2,596,115	3,511,785		
		454,935	875,719		
		1,479,341	78,514		
		920,194	378,494		
		1,410,840	228,603		
		75,642			
		238,000			
175,002	175,000				