

OVERSIGHT BOARD RESOLUTION NO. 12-08-29-01

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD FROM JANUARY 1, 2013, TO JUNE 30, 2013 AND AUTHORIZING CERTAIN OTHER ACTIONS PURSUANT TO CALIFORNIA HEALTH & SAFETY CODE SECTION 34181(g)

WHEREAS, the San Juan Capistrano Community Redevelopment Agency ("Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law, Health & Safety Code Section 33000, *et seq.*, which was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of San Juan Capistrano ("City"); and

WHEREAS, Assembly Bill X1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies ("Dissolution Act"); and

WHEREAS, on December 29, 2011, in the petition *California Redevelopment Association v. Matosantos*, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of and on February 1, 2012 under the dates in the Dissolution Act that were reformed and extended thereby; and

WHEREAS, the Agency is now a dissolved redevelopment agency pursuant to the Dissolution Act; and

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting the City chose to become and serve as the successor agency to the dissolved Agency under the Dissolution Act; and

WHEREAS, Assembly Bill 1484, enacted on June 27, 2012, made certain amendments to the Dissolution Act, including with respect to the process for adopting Recognized Obligation Payment Schedules; and

WHEREAS, as of and on and after February 1, 2012, the City Council serves and acts as the "Successor Agency" and will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

WHEREAS, pursuant to Section 34179 of the Dissolution Act, the Successor Agency's Oversight Board has been formed and the initial meeting has occurred on April 9, 2012; and

WHEREAS, Section 34179 provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of the Dissolution Act; and

WHEREAS, pursuant to Section 34171(h) of the Dissolution Act, a "Recognized Obligation Payment Schedule" means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each six-month fiscal period as provided in subdivisions (l) and (m) of Section 34177 of the Dissolution Act; and

WHEREAS, pursuant to subdivisions (l) and (m) of Section 34177 of the Dissolution Act, staff of the City, acting on behalf of the Successor Agency, prepared and submitted to the Oversight Board for approval on August 14, 2012, a Recognized Obligation Payment Schedule ("ROPS") for the period covering January 1, 2013 through June 30, 2013 (ROPS III); and

WHEREAS, on August 10, 2012, the State Department of Finance had issued a revised form for preparation of the ROPS III, and on August 15, 2012, the Orange County Auditor-Controller (OCAC) published the estimated Redevelopment Property Tax Trust Fund ("RPTTF") distribution for the period covering January 2, 2013 through June 30, 2013 required to complete the revised form; and

WHEREAS, upon approval of the ROPS III by the Oversight Board on August 14, 2012, the ROPS III, as revised based on the estimated RPTTF and information provided by the OCAC, was submitted and approved by the City Council, acting as the governing body of the Successor Agency on August 21, 2012, for ratification thereof by the Successor Agency whose approval also authorized the Executive Director and/or the Finance Officer of the Successor Agency, or their authorized designees, to make such augmentations, modifications, additions or revisions as they may deem appropriate; and

WHEREAS, on August 23, 2012, the State Department of Finance issued additional information providing clarifications for the ROPS III, requiring further revision of the ROPS III ratified by Successor Agency; and

WHEREAS, based on the Oversight Board's authorization on August 14, 2012, staff of the City, acting on behalf of the Successor Agency, have prepared and submitted to the Oversight Board for approval a revised Recognized Obligation Payment Schedule ("ROPS") for the period covering January 1, 2013 through June 30, 2013 (revised ROPS III); and

WHEREAS, pursuant to Section 34177(l)(2)(B) of the Dissolution Act, staff of the City, acting on behalf of the Successor Agency, provided notice of this Oversight Board action, along with the revised ROPS and staff report submitted to the Oversight Board herewith, to the County Administrative Officer, the County Auditor-Controller, and the State Department of Finance, concurrently with the posting of the Agenda for this Oversight Board action; and

WHEREAS, pursuant to Sections 34177(l)(2)(B) and 34180(g) of the Dissolution Act, the Oversight Board has received and reviewed the revised ROPS III – Rev. 1 and desires to approve the revised ROPS III in substantially the form attached to this Resolution as Exhibit A; and

WHEREAS, pursuant to Section 34177(m) of the Dissolution Act, the State Department of Finance shall make its determination of the enforceable obligations and the amounts and funding sources of the enforceable obligations no later than 45 days after the ROPS is submitted.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. The Oversight Board hereby approves the revised ROPS III in the form attached to this Resolution as Exhibit A, which is incorporated herein by this reference.

Section 3. The Oversight Board hereby authorizes the Executive Director and/or the Finance Officer of the City, acting on behalf of the Successor Agency, or their authorized designees, to make such augmentations, modifications, additions or revisions as they may deem appropriate and as may be directed by the City Council, acting as the governing board of the Successor Agency.

Section 4. The Executive Director or her authorized designees on behalf of the Successor Agency are directed to transmit the approved revised ROPS III to the County Auditor Controller, the State Controller's Office, and the State Department of Finance, and to cause the approved ROPS to be posted on the City's website, all in accordance with Section 34177(l)(2)(C) of the Dissolution Act.

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

Section 6. The Secretary of the Oversight Board shall certify to the adoption of this Resolution.

Section 7. PASSED, APPROVED and ADOPTED this 29th day of August 2012.



Laura Freese, Chair

ATTEST:


Maria Morris, Oversight Board Secretary

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF SAN JUAN CAPISTRANO)

I, MARIA MORRIS, appointed Oversight Board Secretary of the Oversight Board to the Successor Agency of the San Juan Capistrano Community Redevelopment Agency, do hereby certify that the foregoing **Oversight Resolution 12-08-29-01** was duly adopted by the Board Members of the Oversight Board to the Successor Agency of the San Juan Capistrano Community Redevelopment Agency at a special meeting thereof, held the 29th day of August 2012, by the following vote:

AYES: BOARD MEMBERS: Doll, Tatarian, Thomas, Kerr and Chair Freese
NOES BOARD MEMBERS: None
ABSENT: BOARD MEMBERS: Hampton and McCord



MARIA MORRIS, OVERSIGHT BOARD SECRETARY

Successor Agency Contact Information

Name of Successor Agency: Successor Agency to the San Juan
County: Capistrano Community Redevelopment
Agency
Orange

Primary Contact Name: Cindy Russell
Primary Contact Title: Finance Officer
32400 Paseo Adelanto, San Juan
Address: Capistrano, CA 92675
Contact Phone Number: 949-443-6301
Contact E-Mail Address: crussell@sanjuancapistrano.org

Secondary Contact Name: Michelle Bannigan
Secondary Contact Title: Assistant Finance Director
Secondary Contact Phone Number: 949-443-6307
Secondary Contact E-Mail Address: mbannigan@sanjuancapistrano.org

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: Successor Agency to the San Juan Capistrano Community Redevelopment Agency

Outstanding Debt or Obligation	Total Outstanding Debt or Obligation
	\$ 63,264,915
Current Period Outstanding Debt or Obligation	
A Available Revenues Other Than Anticipated RPTTF Funding	\$ 1,787,380
B Enforceable Obligations Funded with RPTTF	2,476,994
C Administrative Allowance Funded with RPTTF	250,000
D Total RPTTF Funded (B + C = D)	2,726,994
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$ 4,514,374
E Enter Total Six-Month Anticipated RPTTF Funding <i>(Obtain from county auditor-controller)</i>	2,726,994
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 lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	4,384,423
H Enter Actual Obligations Paid with RPTTF	3,467,230
I Enter Actual Administrative Expenses Paid with RPTTF	250,000
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	667,193
K Adjusted RPTTF <i>(The total RPTTF requested shall be adjusted if actual obligations paid with RPTTF are less than the estimated obligation amount.)</i>	\$ 2,059,801

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.

Laura S. Freese

Name

CHAIR

Title

See Attached Resolution # OB 12-08-29-01

Signature

August 29, 2012

Date

Name of Successor Agency:
County:

Successor Agency to the San Juan Capital Area Community Redevelopment Agency
Change

Overnight Debt Approval Date: August 28, 2012

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)
January 1, 2013 through June 30, 2013

Item #	Project Name / Debt Obligation Issued Subsidy Agent	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project AVAL	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source				Es-March Total	
									LMDF	Bond Proceeds	Reserve Balance	RPTTF		Other
45	100% Highway Bond	December 10	December 20	Card Film	Various expenses costs to maintain special housing funded by rent - office, planning, electrical, landscaping, clearing, repair, pest control, necessary trained lab, etc.	Central	80,000	12,122	8,000					8,000
				Various Vendors		Central	COMPLETED							

Name of Successor Agency: Successor Agency to the San Juan Capistrano Community Redevelopment Agency
 County: Orange
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II) - Notes (Optional)
 January 1, 2013 through June 30, 2013

Item #	Notes/Comments
1	Total obligation outstanding includes all principal and interest outstanding as of June 30, 2012. On previous ROPS this amount was principal only.
2	Total obligation outstanding includes all principal and interest outstanding as of June 30, 2012. On previous ROPS this amount was principal only.
3	Total obligation outstanding includes all principal and interest outstanding as of June 30, 2012. On previous ROPS this amount was principal only.
4	Total obligation outstanding includes all principal and interest outstanding as of June 30, 2012. On previous ROPS this amount was principal only.
5	Set-aside reserve for August 1, 2013 debt service payment - H&S Code Section 34171(b).
6	Total obligation outstanding at June 30, 2012. Actual payments on this obligation are made in August of each year, applicable to the prior fiscal year.
7	Total obligation outstanding at June 30, 2012. Actual payments on this obligation are made in August of each year, applicable to the prior fiscal year.
8	Total obligation outstanding at June 30, 2012. Actual payments on this obligation are made in August of each year, applicable to the prior fiscal year.
9	Total obligation outstanding at June 30, 2012.
10	Total obligation outstanding at June 30, 2012.
11	Total obligation outstanding includes all principal and interest outstanding as of June 30, 2012. On previous ROPS this amount was principal only.
12	Total obligation outstanding includes all principal and interest outstanding as of June 30, 2012. On previous ROPS this amount was principal only.
13	Total obligation outstanding includes all principal and interest outstanding as of June 30, 2012. On previous ROPS this amount was principal only.
14	This obligation has an \$8 million principal payment due on March 1, 2021. This amount and an amount each year must be set-aside in a reserve in order to make the \$8 million dollar payment on March 1, 2021.
15	Total obligation outstanding at June 30, 2012.
16	Total obligation outstanding at June 30, 2012.
17	This City/Agency loan was previously defaulted by DCF. It has been included anticipating the Finding of Completion and approval of the loan as provided by AS 1484.
18	This City/Agency loan was previously defaulted by DCF. It has been included anticipating the Finding of Completion and approval of the loan as provided by AS 1484.
19	The source of funding is reserves on deposit at June 30, 2011. These reserves were from prior years' tax increment. The escrow related to the termination agreement dated May 2, 2012 for this OPA has been cancelled, therefore the original agreement terms are as is in place.
20	Total obligation outstanding at June 30, 2012.
21	Total obligation outstanding at June 30, 2012.
22	Total obligation outstanding at June 30, 2012.
23	Total obligation outstanding at June 30, 2012.
24	Project Completed - Obligation Paid Off (Reimbursement)
25	Project Completed - Obligation Paid Off (Professional Engineering)
26	Total obligation outstanding at June 30, 2012.
27	Total obligation outstanding at June 30, 2012.
28	Start time provided pursuant to the Agreement for Reimbursement of Costs approved by the Oversight Board on May 2, 2012. OR Resolution 12-05-02-01. \$250,000 approved on ROPS II, however to RP TTF was available to fund, therefore the amount has been resubmitted on ROPS III
29	Administrative Costs (Estimated) - Bond Administration, audit, postage, etc. - H&S Section 34171(b) - Funding Source is interest, rent, and loan repayment.
30	Project Specific Implementation Staff Time (Estimated) - project management costs for the Downtown Master Plan and The Groves- H&S Section 34171(b) - Funding Source is bond proceeds.
31	Property Maintenance (Estimated) - costs to maintain property prior to disposition - H&S Section 34171(b) - Funding Source is interest, rent and loan repayment.
32	Legal Costs associated with property, assets, and obligations (Estimated) - H&S Section 34171(b) - Funding Source is interest, rent, and loan repayment.
33	Total obligation outstanding at June 30, 2012.

Name of Successor Agency: Successor Agency to the San Juan Capistrano Community Redevelopment Agency
 County: Orange

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II) - Notes (Optional)
 January 1, 2013 through June 30, 2013

Item #	Notes/Comments
34	Total obligation outstanding at June 30, 2012.
35	Total obligation outstanding at June 30, 2012.
36	Total obligation outstanding at June 30, 2012.
37	The obligation under this Agreement has been completed.
38	Total obligation outstanding at June 30, 2012.
39	Total obligation outstanding at June 30, 2012.
40	Total obligation outstanding at June 30, 2012.
41	Total obligation outstanding at June 30, 2012.
42	Total obligation outstanding at June 30, 2012.
43	Total obligation outstanding at June 30, 2012.
44	Total obligation outstanding at June 30, 2012.
45	Operations and Maintenance of Rental Housing now a function of the Successor Housing Agency, the San Juan Capistrano Housing Authority.
ADDITIONAL INFORMATION:	
Other Funding Sources - The total is broken down as follows:	
Interest	\$0,000
Rents	\$22,000
Loan Repayment	\$45,000
Total Other Funding Source	\$75,000
PRIOR PERIOD PAYMENTS	
RPPTF - The estimated amount is the total amount of obligations (\$5,000,000) approved by DOF on the ROPS #1 (Jan-June 2012) for payment from RPPTF, and pass-through amounts (\$1,590,376) included on the ROPS#1, in order to be paid to the ROPS #1 allowed amounts. The pass through amounts were paid by the County of Orange offset against the June 1, 2012 payments after both ROPS #1 and #2 were approved.	
Administrative Costs funded from other sources - Costs from lines #6-18, and #30, of the ROPS I in excess of the \$250,000 administrative allowance were disallowed to be paid from RPPTF. The costs from other sources were allowed. Accordingly, the estimated columns do not include the disallowed amounts from RPPTF. The estimate columns only included the \$250,000 administrative allowance and the \$22,000 other sources amount. The actual costs which represent the amounts outstanding at June 30, 2011 from the former Redevelopment Agency, as well as amounts from July 1, 2011 through January 13, 2012 were able to be funded from LMHV (charitable housing start time), bond proceeds (specific project start time), reserves and other sources (other start time).	
SUMMARY PAGE	
The amount of estimated obligations funded by RPPTF, including the Administrative Allowance approved by DOF, exceeded the amount RPPTF for the ROPS #1 period (January-June 2012). The RPPTF received from July 1, 2011 through January 31, 2012 was \$4,364,423, while the amount of approved obligations was \$5,250,483 (including the administrative allowance), resulting in the pass through amounts.	
The County's estimate of RPPTF available is an estimate only and additionally is based on the County Auditor-Controller making pass-through payments equivalent to 1/2 of the annual determined/estimated pass-through amount for each agency. Any change to these estimates and assumptions resulting in a change to this figure could require a revision to this Recognized Obligation Payment Schedule (ROPS II) in order to correctly set-aside reserve amounts for payments due from July 1, 2012 through December 31, 2012. Therefore, the Successor Agency reserves the right to amend this ROPS II based on the actual RPPTF calculated by the County for distribution in January 2013.	

Name of Successor Agency: Successor Agency to the San Juan Capistrano Community Redevelopment Agency
 County: Orange

Pursuant to Health and Safety Code section 34168 (A)
 PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 0
 January 1, 2012 through June 30, 2012

Payoff/Item	Line	Project Name / Debt Obligation (Serial Title)	Payee	Description/Project Scope	Project Area	LEUCF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
1	1	1997 Redevelopment 1997B (6)	Bank of New York	Administrative Housing Projects	Central	250,000	250,000	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
1	2	1998 Tax Abatement Redeeming Bonds	U.S. Bank, N.A.	Administrative Housing Projects	Central	54,334	54,334	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
1	3	2003 Tax Abatement Bonds, Series A	U.S. Bank, N.A.	Administrative Housing Projects	Central	188,110	188,110	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
1	4	2003 Tax Abatement Bonds, Series B	U.S. Bank, N.A.	Administrative Housing Projects	Central	303,647	303,647	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
1	5	2004 Administration	U.S. Bank, N.A.	Administrative Housing Projects	Central	40,000	40,000	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
1	6	2004-Capistrano Voluntary	U.S. Bank, N.A.	Administrative Housing Projects	Central	35,000	35,000	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
1	7	2004-Santa Ana	U.S. Bank, N.A.	Administrative Housing Projects	Central	6,800	6,800	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
1	8	2004-TCAG Ford	U.S. Bank, N.A.	Administrative Housing Projects	Central	76,000	76,000	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
1	9	2004-OC Chrysler	U.S. Bank, N.A.	Administrative Housing Projects	Central	37,000	37,000	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
1	10	2004-Robert Bosch Loan Payoffs	U.S. Bank, N.A.	Administrative Housing Projects	Central	198,778	198,778	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
1	11	2004-Enterprise - Note Extension	U.S. Bank, N.A.	Administrative Housing Projects	Central	107,709	107,709	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
1	12	2004-Enterprise - Note Extension	U.S. Bank, N.A.	Administrative Housing Projects	Central	117,207	117,207	-	-	183,333	183,333	250,000	250,000	0,000	0,000	22,000	22,000
2	1	Cooperation Agreement - Capistrano	City of San Juan Capistrano	Development Administration/Housing	Central	2,000,000	2,000,000	-	-	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
2	2	The Acquisition Agreement	City of San Juan Capistrano	Development Administration/Housing	Central	250,000	250,000	-	-	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
3	1	2003-Verdeco 22, LLC	2003-Verdeco 22, LLC	Development	Central	1,343,000	1,343,000	-	-	1,343,000	1,343,000	1,343,000	1,343,000	1,343,000	1,343,000	1,343,000	1,343,000
3	2	The Orange Affordable Housing	2003-Verdeco 22, LLC	Development	Central	150,181	150,181	-	-	150,181	150,181	150,181	150,181	150,181	150,181	150,181	150,181
3	3	Orange Motor Fleet	2003-Verdeco 22, LLC	Development	Central	13,144	13,144	-	-	13,144	13,144	13,144	13,144	13,144	13,144	13,144	13,144
3	4	Orange-Capistrano Capistrano Inc.	2003-Verdeco 22, LLC	Development	Central	2,228	2,228	-	-	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228
3	5	Orange-Capistrano Capistrano Inc.	2003-Verdeco 22, LLC	Development	Central	6,540	6,540	-	-	6,540	6,540	6,540	6,540	6,540	6,540	6,540	6,540
3	6	Orange-Capistrano Capistrano Inc.	2003-Verdeco 22, LLC	Development	Central	102,532	102,532	-	-	102,532	102,532	102,532	102,532	102,532	102,532	102,532	102,532
3	7	Orange-Capistrano Capistrano Inc.	2003-Verdeco 22, LLC	Development	Central	10,000	10,000	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
3	8	Orange-Capistrano Capistrano Inc.	2003-Verdeco 22, LLC	Development	Central	4,623	4,623	-	-	4,623	4,623	4,623	4,623	4,623	4,623	4,623	4,623
3	9	Orange-Capistrano Capistrano Inc.	2003-Verdeco 22, LLC	Development	Central	12,892	12,892	-	-	12,892	12,892	12,892	12,892	12,892	12,892	12,892	12,892
4	1	Pass-Through Agreement	City of Orange	Pass-Through of Tax Increment	Central	373,800	373,800	-	-	373,800	373,800	373,800	373,800	373,800	373,800	373,800	373,800
4	2	Pass-Through Agreement	Orange County Fire Authority	Pass-Through of Tax Increment	Central	411,100	411,100	-	-	411,100	411,100	411,100	411,100	411,100	411,100	411,100	411,100
4	3	Pass-Through Agreement, dated October 1, 1997	Orange County Fire Authority	Pass-Through of Tax Increment	Central	60,750	60,750	-	-	60,750	60,750	60,750	60,750	60,750	60,750	60,750	60,750
4	4	Pass-Through Agreement, dated March 1, 1997	Orange County Fire Authority	Pass-Through of Tax Increment	Central	700,476	700,476	-	-	700,476	700,476	700,476	700,476	700,476	700,476	700,476	700,476
4	5	Pass-Through Agreement, dated May 15, 1997	Orange County Fire Authority	Pass-Through of Tax Increment	Central	85,100	85,100	-	-	85,100	85,100	85,100	85,100	85,100	85,100	85,100	85,100
4	6-10	Orange County	Orange County Fire Authority	Pass-Through of Tax Increment	Central	54,334	54,334	-	-	54,334	54,334	54,334	54,334	54,334	54,334	54,334	54,334
4	11	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	21,106	21,106	-	-	21,106	21,106	21,106	21,106	21,106	21,106	21,106	21,106
4	12	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	53,289	53,289	-	-	53,289	53,289	53,289	53,289	53,289	53,289	53,289	53,289
4	13	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	10,000	10,000	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
4	14	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	11,400	11,400	-	-	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400
4	15	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	9,500	9,500	-	-	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500
4	16	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	9,000	9,000	-	-	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
4	17	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	7,500	7,500	-	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
4	18	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	9,000	9,000	-	-	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
4	19	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	12,000	12,000	-	-	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
4	20	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	10,850	10,850	-	-	10,850	10,850	10,850	10,850	10,850	10,850	10,850	10,850
4	21	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	10,000	10,000	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
4	22	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	5,620	5,620	-	-	5,620	5,620	5,620	5,620	5,620	5,620	5,620	5,620
4	23	Personal Services Agreement dated June 7, 2011	UJRM Associates	Rental Subsidy Program Management	Central	10,230	10,230	-	-	10,230	10,230	10,230	10,230	10,230	10,230	10,230	10,230
4	24	UJRM Associates	UJRM Associates	Rental Subsidy Program Management	Central	10,230	10,230	-	-	10,230	10,230	10,230	10,230	10,230	10,230	10,230	10,230
4	25	UJRM Associates	UJRM Associates	Rental Subsidy Program Management	Central	10,230	10,230	-	-	10,230	10,230	10,230	10,230	10,230	10,230	10,230	10,230
4	26	UJRM Associates	UJRM Associates	Rental Subsidy Program Management	Central	10,230	10,230	-	-	10,230	10,230	10,230	10,230	10,230	10,230	10,230	10,230
4	27	UJRM Associates	UJRM Associates	Rental Subsidy Program Management	Central	10,230	10,230	-	-	10,230	10,230	10,230	10,230	10,230	10,230	10,230	10,230
4	28	UJRM Associates	UJRM Associates	Rental Subsidy Program Management	Central	10,230	10,230	-	-	10,230	10,230	10,230	10,230	10,230	10,230	10,230	10,230
4	29	UJRM Associates	UJRM Associates	Rental Subsidy Program Management	Central	10,230	10,230	-	-	10,230	10,230	10,230	10,230	10,230	10,230	10,230	10,230
4	30	UJRM Associates	UJRM Associates	Rental Subsidy Program Management	Central	10,230	10,230	-	-	10,230	10,230	10,230	10,230	10,230	10,230	10,230	10,230