

AGENDA

City of El Cajon

Successor Agency – Oversight Board

8:00 a.m., Wednesday, August 15, 2012

BOARD MEMBERS:

SAHAR ABUSHABAN

*Chancellor of the California
Community Colleges
Representative*

SCOTT BUXBAUM

*County Board of Education
Representative*

GLORIA CHADWICK

*Grossmont Healthcare District
Representative*

JIM GRIFFIN

*County Board of Supervisors
Representative*

MICHAEL GRIFFITHS

City of El Cajon

MANJEET RANU

*(Former RDA/MMPEG
Employee) City of El Cajon*

DEBRA TURNER-EMERSON

*County Board of Supervisors
Representative*

SUCCESSOR AGENCY

STAFF:

DOUGLAS WILLIFORD

*Executive Director/
City Manager*

MORGAN FOLEY

General Counsel

MELISSA AYRES

*OB Secretary / Director,
Community Development
Department*

JENNY FICACCI

Housing Manager

HOLLY REED-FALK

Financial Operations Manager

VICTORIA DANGANAN

Senior Accountant

RON LUIS VALLES

Administrative Secretary

Meeting Location: El Cajon Police Station

Community Room #161

100 Civic Center Way, El Cajon, CA 92020

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE:

II. ROLL CALL:

III. AGENDA CHANGES:

IV. PUBLIC COMMENT: (This is the opportunity for a member of the public to address the Oversight Board on any item of business within the jurisdiction of the Board that is not on the agenda. Under State law no action can be taken on items brought forward under Public Comment, except to refer the item to the staff for administrative action or to place it on a future agenda.)

V. ACTION ITEMS:

1. Approval of Action Minutes – July 18, 2012, meeting
2. Approval of Amended Fiscal Year 2012-13 Successor Agency Budget and ROPS – January 1, 2013, through June 30, 2013
3. Approval of Professional Attorney Services

VI. OTHER ITEMS FOR CONSIDERATION:

VII. STAFF COMMUNICATIONS:

1. Second Meeting in September 2012
2. Upcoming work program

VIII. BOARD REPORTS/COMMENTS:

IX. ADJOURNMENT:

We endeavor to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at Oversight Board meetings, please contact staff at (619) 441-1741 as far in advance of the meeting as possible.



DRAFT SUMMARY MINUTES

City of El Cajon

Successor Agency – Oversight Board

Wednesday, July 18, 2012

El Cajon Police Station Community Room #161

100 Civic Center Way, El Cajon, CA 92020

BOARD PRESENT: Sahar Abushaban, Scott Buxbaum, Gloria Chadwick, Jim Griffin, Michael Griffiths, and Manjeet Ranu

BOARD ABSENT: Debra Turner-Emerson

STAFF PRESENT: Douglas Williford, Nancy Palm, Melissa Ayres, Jenny Ficacci, Holly Reed-Falk, Victoria Danganan, Michael Reed, and Ron Luis Valles

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

The meeting was called to order at 8:00 a.m. by GRIFFIN.

PUBLIC COMMENT:

No public comment.

ACTION ITEM NO. 1: APPROVAL OF SUMMARY MINUTES – April 26, 2012.

GRIFFIN made a motion, seconded by CHADWICK, to approve the minutes.
Motion carried 6-1 (TURNER-EMERSON absent).

ACTION ITEM No. 2: SECOND AMENDMENT TO THE SOUTHWEST CORNER DISPOSITION AND DEVELOPMENT AGREEMENT – PRIEST DEVELOPMENT AND PROPOSED REPAYMENT SCHEDULE.

AYRES summarized the staff report.

RANU made a motion, seconded by ABUSHABAN, to adopt Resolution No. OB-01-12 approving the Second Amendment to the Southwest Corner Disposition and Development Agreement – Priest Development and Proposed Repayment Schedule.
Motion carried 6-1 (TURNER-EMERSON absent).

ACTION ITEM NO. 3: AMENDMENT TO RECOGNIZED OBLIGATION PAYMENT SCHEDULE – JANUARY 1, 2012, THROUGH JUNE 30, 2012.

FICACCI summarized the staff report.

CHADWICK made a motion, seconded by BUXBAUM, to adopt Resolution No. OB-02-12 approving Amended Recognized Obligation Payment Schedule for the period January 1, 2012, to June 30, 2012, as amended, (re-categorizing expenses from “(5) Other Revenue Sources” TO “(1) RPTTF/Formerly Tax Increment” and “(4) RPTTF – Administrative Cost Allowance”); authorizing the Chair to execute an amended and restated version of the ROPS for submission to the County Auditor Controller (“CAC”), County Administrative Officer (“CAO”), Department of Finance (“DOF”), Controller’s Office, and post on the Successor Agency website upon execution; and, Authorizing the Successor Agency staff to carry out activities necessary to meet obligations outlined in the ROPS, including re-entering into third party service agreements for continuation of projects pursuant to City of El Cajon adopted policies, procedures and practices in place. **Motion carried 6-1 (TURNER-EMERSON absent).**

ACTION ITEM NO. 4: HOUSING ASSET REPORT TO STATE DEPARTMENT OF FINANCE.

FICACCI summarized the staff report. [She provided a revised Attachment 2 “Housing Assets Report” to the board and staff before the meeting.]

GRIFFITHS made a motion, seconded by ABUSHABAN, to adopt Resolution No. OB-03-12 approving the draft revised (dated July 17, 2012) Housing Asset Report, presented to the Oversight Board, including a determination that the Chambers Mixed-Use Project remain an asset of the El Cajon Housing Authority, in its entirety; and authorizing El Cajon Housing Authority staff to submit the information in the report to the State Department of Finance (“DOF”) by August 1, 2012, in a format prescribed by the DOF. **Motion carried 6-1 (TURNER-EMERSON absent).**

STAFF COMMUNICATIONS:

AYRES noted that a printed copy of Assembly Bill 1484 was included in the agenda binders as reference material and advised that Oversight Board members read the bill. AYRES featured highlights of the bill that were provided by the League of California Cities and Successor Agency staff. Some highlights included that all actions approved by Oversight Board must be adopted by resolution; submittal of documents to Oversight Board, must also be concurrently provided to the State’s Department of Finance (DOF) and the County of San Diego Auditor and County Administrator; gives DOF final approved authority on long-term asset management plans; provides immunity to Oversight Board members for actions; and requires Successor entities to follow the Brown Act.

AYRES, FICACCI and REED-FALK discussed upcoming work plan and the need for an additional meeting that would be discussed and established at the August 15, 2012, Oversight Board meeting.

BOARD REPORTS/COMMENTS:

CHADWICK noted recent signed legislation suspending Brown Act requirements. AYRES informed that the city has been pro-active in posting items on the website even before State law requirements and is committed to continued government transparency.

ADJOURNMENT:

CHADWICK made a motion, seconded by BUXBAUM, to adjourn the meeting of the El Cajon Successor Agency Oversight Board at 8:46 a.m. this 18th day of July, 2012, until August 15, 2012, at 8:00 a.m. in the Police Station's Community Room, 100 Civic Center Way, El Cajon, CA. **Motion carried 6-1 (TURNER-EMERSON absent).**

APPROVED:

Debra Turner Emerson, Chairperson

ATTEST:

Melissa Ayres, Oversight Board Secretary

AGENDA REPORT
CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD
August 15, 2012, Meeting

SUBJECT: AMENDMENT TO THE FISCAL YEAR 2012-13 SUCCESSOR AGENCY BUDGET AND APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS”) FOR THE PERIOD January 1, 2013, TO June 30, 2013

RECOMMENDED ACTION: That the Oversight Board adopt the proposed Resolution to:

1. Amend the Fiscal Year 2012-13 Budget for the Successor Agency to increase the Civic Center Plaza Improvements project by \$365,000;
2. Approve the ROPS for the period January 1, 2013, to June 30, 2013;
3. Authorize the Chair to execute the approved ROPS for submission to the County Auditor Controller (“CAC”), the State Department of Finance (DOF), the County Administrative Officer (“CAO”), the State Controller’s Office (“SCO”), and to post on the Successor Agency website not later than September 1, 2012; and
4. Authorize the Successor Agency staff to carry out activities necessary to meet approved obligations outlined in the ROPS, including re-entering into third party service agreements for continuation of projects pursuant to City of El Cajon adopted policies, procedures and practices, in place.

BACKGROUND:

Beginning with Health and Safety Code Section 34177(l), the Successor Agency must prepare a series of Recognized Obligation Payment Schedule(s) for each six-month period outlining each enforceable obligation and identify the funding source as follows:

1. Low and Moderate Income Housing Fund
2. Bond Proceeds
3. Reserve Balances
4. Administrative cost allowance
5. The Redevelopment Property Tax Trust Fund (“RPTTF”), but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation; and
6. Other revenue sources, including rents, concessions, asset sale proceeds, interest earnings, and any other revenues derived from the former redevelopment agency.

The ROPS for the period of January 1, 2013, through June 30, 2013, is attached and must be approved by the Oversight Board and submitted to the CAC, DOF, CAO, SCO, and posted on the Successor Agency’s website not later than September 1, 2012. Once the ROPS is submitted, the DOF has five business days to request a review of item(s) and an additional 40 days to make a determination as to whether the item(s) are allowable. The ROPS is considered DOF-approved after this process is complete.

Project costs for the Civic Center Revitalization Project (Line 25 and 27) have been added to this ROPS and relate to change orders for an approved enforceable obligation that are approved but have not yet been paid or have been rejected due to current litigation where resolution is anticipated during this fiscal year. This project began in Fiscal Year 2008-09 and included the complete renovation, removal and replacement of the 30-year old Civic Center community pond and water feature, plaza, decorative brickwork and paving, landscape, furnishings, and lighting. All elements complement and interrelate to the design of the new Public Safety Center and recent redevelopment renovations of Prescott Promenade.

The Fiscal Year 2012-13 Budget approved by the Oversight Board on April 26, 2012, is the beginning basis in developing the ROPS. A budget modification and several changes to the ROPS are proposed, as summarized below:

Fiscal Year 2012-13 Budget	\$10,596,815.00
Proposed Amendment for Civic Center Plaza Improvements. Costs necessary to complete project. (Lines #25 and 27)	<u>365,000.00</u>
Fiscal Year 2012-13 Budget, Amended	\$10,961,815.00
ROPS July-December 2012 FUNDED (ROPS requested \$7,832,375)	<u>6,592,047.87</u>
ROPS January-June 2013 Beginning REQUEST	4,369,767.13
Additional modifications to ROPS January-June 2013	
Funding deficit for the period July-December 2011 resulting from AB1484 "claw back." (Line #29)	357,526.00
Long term liabilities of the former El Cajon Redevelopment Agency for compensated absences and unfunded pension obligation. (Line #28)	1,387,971.00
Removal of County Administrative Fee previously reported as an enforceable obligation. The County Administrative Fee is now taken "off the top" and is no longer included in the ROPS/RPTTF funding process. (ROPS July-December 2012, Line #5)	<u>(193,563.00)</u>
ROPS January-June 2013 REQUEST for Oversight Board Approval	\$ 5,921,701.13

In conducting its business, the Successor Agency will utilize the policies, procedures and practices of the City of El Cajon unless or until the Oversight Board establishes different procedures in the future.


FISCAL IMPACT:

These actions will amend the Fiscal Year 2012-13 Successor Agency budget and approve the Recognized Obligation Payment Schedule for the period of January 1, 2013, through June 30, 2013, in the amount of \$5,921,701.13. The ROPS identifies the funding sources for each obligation.

ATTACHMENTS:

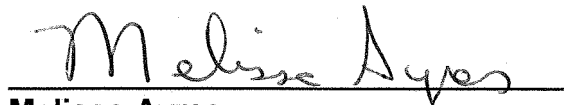
1. Proposed Resolution 0B-04-12
2. Proposed Recognized Obligation Payment Schedule for the period January 1, 2013, to June 30, 2013
3. Civic Center Plaza Improvements – Capital Improvement Project sheet

Prepared by:



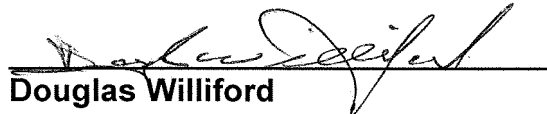
**Jenny Ficacci,
Housing Manager**

Reviewed by:



**Melissa Ayres,
Community Development Director**

Approved by:



**Douglas Williford
Executive Director/City Manager**

RESOLUTION NO. OB-04-12

A RESOLUTION APPROVING AN AMENDMENT TO THE FISCAL YEAR 2012-13 SUCCESSOR AGENCY BUDGET AND APPROVAL OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JANUARY 1, 2013, TO JUNE 30, 2013

WHEREAS, the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency held a regularly scheduled meeting on August 15, 2012, at which time it considered proposed budget adjustments and Recognized Obligation Payment Schedule for the period of January 1, 2013, to June 30, 2013; and

WHEREAS, the City of El Cajon as Successor Agency requested a budget adjustment in the amount of \$365,000 to the Civic Center Plaza Improvements project, to be paid with bond proceeds, in order to pay costs under an existing Enforceable Obligation approved by the Department of Finance, thereby increasing the Fiscal Year 2012-13 Budget from \$10,596,815 to \$10,961,815;

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER CITY OF EL CAJON REDEVELOPMENT AGENCY, AS FOLLOWS:

- A. The Oversight Board finds that:
 - 1. The recitals above are true and correct and have been incorporated herein by reference.
 - 2. Approval of the amended ROPS is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) (General Rule) of the CEQA Guidelines because the proposed amendments will not cause a significant adverse physical change to the environment either directly or indirectly.
- B. The Oversight Board hereby APPROVES the budget adjustment of \$365,000 to the Civic Center Plaza Improvements project (Line 25 and 27), to be paid with bond proceeds, thereby amending the Fiscal Year 2012-12 Budget from \$10,596,815 to \$10,961,815.
- C. The Oversight Board hereby APPROVES the Recognized Obligation Payment Schedule for the period of January 1, 2013, to June 30, 2013, in the form and content attached hereto as Exhibit "A" and incorporated herein by this reference, subject to any minor conforming, technical, or clarifying changes approved by the City Manager, or designee.
- D. The Oversight Board hereby AUTHORIZES the Chair to execute the approved Recognized Obligation Payment Schedule for the period of January 1, 2013, to

June 30, 2013, for submission to the County Auditor Controller, the State Department of Finance, the County Administrative Officer, the State Controller's Office, and to post on the Successor Agency website not later than September 1, 2012.

- E. The Oversight Board hereby AUTHORIZES Successor Agency staff to carryout activities necessary to meet obligations outlined in the ROPS, including re-entering into third party service agreements for continuation of projects pursuant to City of El Cajon adopted policies, procedures and practices, in place.

[Remainder of this page intentionally left blank.]

PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly scheduled meeting held this 15th day of August 2012, by the following vote to wit:

AYES :
NOES :
ABSENT :

Debra Turner-Emerson, Chairperson

ATTEST:

Melissa Ayres, Oversight Board Secretary

Name of Successor Agency: City of El Cajon
County: San Diego

Oversight Board Approval Date: _____

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

Item #	Project Name / Debt Obligation	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation as of	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
Grand Total							\$ 137,451,083	\$ 12,513,749	\$ 1,143,302	\$ 365,000	\$ -	\$ 250,000	\$ 4,163,399	\$ -	\$ 5,921,701
1	Tax allocation bonds	08/25/2000	10/01/2030	Bank of New York	2000 Bonds - Housing/Non-housing projects (0490000)	Central Business District/ Amended Area	34,353,323	1,253,876					611,368		\$ 611,368
2	Tax allocation bonds	08/17/2005	10/01/2036	Bank of New York	2005 Bonds - Refund 1997 issue & Housing/Non-housing projects (0490000)	Central Business District/ Amended Area	58,732,551	2,515,906					742,853		\$ 742,853
3	Tax allocation bonds	03/14/2007	10/01/2037	Bank of New York	2007 Bonds - Non-housing projects (0490000)	Central Business District/ Amended Area	24,283,603	922,020					300,360		\$ 300,360
4	Contract for administration/operation	1992	10/01/2037	Bank of New York/ Bondlogistix/ Bond Counsels	Fiscal agent, arbitrage, and bond counsel fees (0490000)	Central Business District/ Amended Area	339,863	23,000					7,333		\$ 7,333
5	Contract for administration/operation	1985	10/01/2037	RAMS,LLP CPA (current auditors)	Financial auditing services (0490000 & 0590110)	Central Business District/ Amended Area	279,559	10,000				5,000			\$ 5,000
6	Professional services contract	12/01/2010	12/01/2015	Rosenow Spevacek	General redevelopment/project consulting (0590110)	Central Business District/ Amended Area	194,621	-							\$ -
7	Contract for administration/operation	06/29/2011 - ABx1 26	10/01/2037	McDougal Love Eckis Boehmer & Foley & Oversight Board Legal Counsel	Legal services - successor agency (0590110)	Central Business District/ Amended Area	65,489	23,000				23,000			\$ 23,000
8	Contract for administration/operation	06/29/2011 - ABx1 26	10/01/2037	City of El Cajon - Successor Agency	Administration Allowance (0590110)	Central Business District/ Amended Area	6,310,964	222,000				222,000			\$ 222,000
9	Professional services contract	03/02/2011	03/02/2013	Andrew A. Smith Company	Appraisal of Agency owned properties	Central Business District/ Amended Area	29,650								\$ -
10	Professional services contract	09/15/2010	09/15/2015	Ninyo & Moore	Ongoing environmental testing (RD0801S, RD1017S RDR0703S)	Central Business District/ Amended Area	412,189	57,000							\$ -
11	Contract for administration/operation	06/29/2011 - ABx1 26	Upon project completion	City of El Cajon/Vendors	Hazmat Test Park/ Ballantyne - Environment project management and monitoring Park Magnolia Villas (RD0704S)	Central Business District/ Amended Area	TBD pursuant to DDA & DEH	93,200					52,500		\$ 52,500
12	Contract for administration/operation	06/29/2011 - ABx1 26	Upon project completion	City of El Cajon/Vendors	Hazmat Test Prescott Promenade - Environmental project management and monitoring Prescott Promenade (RD0705S)	Central Business District/ Amended Area	TBD Settlement Agreement	35,000					35,000		\$ 35,000
13	Professional services contract	09/14/2010	09/13/2012	Hargrave Environmental Consulting, Inc.	Ongoing environmental testing - Southwest Corner (RD0706S)	Central Business District/ Amended Area	6,944	-							\$ -
14	Contract for administration/operation	06/29/2011 - ABx1 26	Upon project completion	City of El Cajon/Vendors	SW Corner Environmental Testing - Environmental project management and monitoring - Priest Development Corp DDA (RD0706S)	Central Business District/ Amended Area	TBD pursuant to DDA & DEH	30,470					12,236		\$ 12,236
15	Contract for administration/operation	06/29/2011 - ABx1 26	Upon sale of property	City of El Cajon/Vendors	Former Police Station - GP and zoning amendments, project management and monitoring, property management and disposition (RD0801S)	Central Business District/ Amended Area	478,887	478,887					425,674		\$ 425,674
16	Promissory note	06/16/2011	12/01/15	City of El Cajon	Promissory note on purchase and sale agreement of 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area	3,292,773	840,666							\$ -
17	Contract for administration/operation	06/29/2011 - ABx1 26	Upon sale of property	City of El Cajon/Vendors	Johnson Ave Corridor - Property and project management, environmental coordination, and disposition (RD1017S)	Central Business District/ Amended Area	169,516	66,016					27,630		\$ 27,630
18	Contract for administration/operation	06/29/2011 - ABx1 26	Upon termination of DDAs	City of El Cajon/Vendors	DDAs Project Monitoring - SW Corner (Promenade Square LLC), NW Corner (Priest Development Corp), Smith's DDA, St Madelines Sophies Center (RD1201S)	Central Business District/ Amended Area	79,304	36,780					17,890		\$ 17,890

Item #	Project Name / Debt Obligation	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation as of	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
19	Contract for administration/operation	06/29/2011 - ABx1 26	Upon sale of property	City of El Cajon/Vendors	Real Property Asset Management - Property management and disposition of agency properties (RD1202S)	Central Business District/ Amended Area	306,095	207,945					181,463		\$ 181,463
20	Rental subsidies	06/29/2011 - ABx1 26	Pursuant to Relocation Law	Property owners/tenants	Civic Center Plaza Revitalization - Relocation agreements/obligations associated with Civic Center Complex properties (RDR0703S)	Central Business District/ Amended Area	TBD pursuant to Relocation Law	-							\$ -
21	Contract for administration/operation	06/29/2011 - ABx1 26	Upon sale of property	City of El Cajon/Vendors	Civic Center Revitalization - Project and property management, disposition, Rea/Magnolia Hotel ENA (RDR0703S)	Central Business District/ Amended Area	461,228	461,228					384,804		\$ 384,804
22	Owner Participation Agreement	03/09/2011	Upon project completion	JKC Palm Springs Automotive, Inc.	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area	289,869	325,000							\$ -
23	Owner Participation Agreement	03/08/2011	Upon project completion	Parkway Plaza GP, LLC	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area	27,600	-							\$ -
24	Contract for administration/operation	06/29/2011 - ABx1 26	Upon termination of DDAs	City of El Cajon/Vendors	Facade Improvement - Project management and monitoring (RD0702S)	Central Business District/ Amended Area	80,491	17,731							\$ -
25	Contract for administration/operation	06/29/2011 - ABx1 26	Upon project completion	City of El Cajon/Vendors	Civic Center Plaza Improvements - Project management and other construction services and supplies/materials (RDR0708S)	Central Business District/ Amended Area	32,000	32,000		32,000					\$ 32,000
26	Contract for administration/operation	04/19/2011	Upon project completion	GAFCON, Inc.	Construction project management - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	73,843								\$ -
27	Construction contract	04/19/2011	Upon completion and acceptance of construction	Ledcor Construction	Construction contract- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	333,000	333,000		333,000					\$ 333,000
28	Federal/state required payments	06/29/2011 - ABx1 26	Until paid-off	City of El Cajon	Unfunded PERS liability and compensated absences for former redevelopment agency employees through January 31, 2012 (0810000)	Central Business District/ Amended Area	1,497,925	1,387,971	381,209				1,006,762		\$ 1,387,971
29	July - December 2011 enforceable obligations	06/27/2012 AB1484	Until paid-off	City of El Cajon - Successor Agency/ RORF	July-December 2011 enforceable obligation for which no tax increment or RPTTF was received as a result of the "July 2012 True-up process."	Central Business District/ Amended Area	357,526	357,526					357,526		\$ 357,526
30	Affordable Housing Agreement	03/11/2009	07/31/2012	Weiland Development Co homebuyers	First Time Homebuyer funding of 26 inclusionary housing units (LM0702H)	Central Business District/ Amended Area	1,672,470	200,000							\$ -
31	Contract for administration/operation	06/29/2011 - ABx1 26	Upon termination of housing agreement	El Cajon Housing Authority/ Vendors	First Time Homebuyer - Project management and monitoring (LM0702H)	Central Business District/ Amended Area	19,900	19,900	7,758						\$ 7,758
32	Disposition Development Agreement	03/23/2010	65 years from Certificate of Occupancy	Chambers Senior Residences, L.P.	Construction loans affordable senior housing-Linda Way (LM0704H)	Central Business District/ Amended Area	2,614,866	1,965,298	450,000						\$ 450,000
33	Contract for administration/operation	06/29/2011 - ABx1 26	Upon termination of DDA	El Cajon Housing Authority/ Vendors	Linda Way - Project management and monitoring (LM0704H)	Central Business District/ Amended Area	57,534	12,200	6,100						\$ 6,100
34	Affordable Housing Agreement	03/24/2011	03/24/2013	Bay Kitchen and Bath Remodelers	Greenovation - acquisition and substantial rehabilitation housing projects (LM0707H)	Central Business District/ Amended Area	550,000	538,629	274,735						\$ 274,735
35	Contract for administration/operation	06/29/2011 - ABx1 26	Upon termination of housing agreement	El Cajon Housing Authority/ Vendors	Greenovation - Project management and monitoring (LM0707H)	Central Business District/ Amended Area	47,500	47,500	23,500						23,500
36	Contract for administration/operation	1972 (estimated tax year)	Retired	County of San Diego	Tax increment administration and collection fees (0490000)	Central Business District/ Amended Area	-								\$ -
37	Professional services contract	09/22/2009	03/20/2012	Wimmer Yamada and Caughey	Architectural services- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	-								\$ -
38	Professional services contract	06/15/2010	06/14/2012	SCS Engineers	Hazardous material testing - Park/Ballantyne (RD0704S)	Central Business District/ Amended Area	-								\$ -
39	Professional services contract	06/15/2010	Retired	H.M. Pitt Labs, Inc.	Environmental testing - Johnson Ave Corridor (RD1017S)	Central Business District/ Amended Area	-								\$ -

Item #	Project Name / Debt Obligation	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation as of	Total Due During Fiscal Year 2012-13	Funding Source						Six-Month Total
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	
40	Rental subsidies	07/08/2008	Retired	Overland Pacific Cutler, Inc.	Relocation services for tenants on Agency properties	Central Business District/ Amended Area	-								\$ -
41	Professional services contract	02/24/2011	Retired	Rosenow Spevacek	Consulting services amendment of redevelopment plan	Central Business District/ Amended Area	-								\$ -
42	Professional services contract	03/16/2011	Retired	HVS Consulting & Valuation	Consulting & valuation services Civic Center Complex (RDR0703S)	Central Business District/ Amended Area	-								\$ -
43	Professional services contract	05/23/2011	Paid off	AES Property Services	Graffiti abatement services (RD0707S)	Central Business District/ Amended Area	-								\$ -
44	Owner Participation Agreement	02/11/2010	Paid-off	Downtown El Cajon Brewing Company	Business retention & recruitment tenant improvement loans (RD0701S)	Central Business District/ Amended Area	-								\$ -
45	Contract for administration/operation	06/14/2011	Paid-off	Greater Downtown El Cajon PBID	Special assessments (PBID) on Agency properties	Central Business District/ Amended Area	-								\$ -
46	Professional services contract	08/04/2008	Retired	Recon Environmental Consultants	Environmental services-Specific Plan 182 (MF0011S)	Central Business District/ Amended Area	-								\$ -
47	Professional services contract	08/21/2009	08/21/2011	Schmidt Design Group	Architectural services-Median Improvements (RD1015S)	Central Business District/ Amended Area	-								\$ -
48	Professional services contract	06/21/2010	06/30/2012	Overland Pacific Cutler, Inc.	Relocation services 120 Rea Ave tenants - Civic Center Complex (RDR0703S)	Central Business District/ Amended Area	-	-							\$ -
49	Professional services contract	10/01/2010	Retired	Anderson Valuation, Inc.	Appraisal of Agency owned properties	Central Business District/ Amended Area	-								\$ -
50	Professional services contract	10/06/2010	Retired	Community Housingworks	Housing loss mitigation (298110)	Central Business District/ Amended Area	-								\$ -
51	Contract for administration/operation	06/29/2011	Retired	City of El Cajon/Vendors	Specific Plan 182 - Project management and monitoring (MF0011S)	Central Business District/ Amended Area	-								\$ -
52	Contract for administration/operation	06/29/2011	Retired	City of El Cajon/Vendors	Business Retention/Recruit - Project monitoring (RD0701S)	Central Business District/ Amended Area	-								\$ -
53	Contract for administration/operation	06/29/2011	Retired	City of El Cajon/Vendors	Graffiti Removal - Project management and monitoring graffiti abatement (RD0707S)	Central Business District/ Amended Area	-								\$ -
54	Contract for administration/operation	06/05/2009	Retired	Geocon	Soil testing services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	-								\$ -
55	Contract for administration/operation	07/24/2009	Paid off	Kleinfelder West, Inc.	Construction/soil inspection services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area	-								\$ -
56	Professional services contract	05/25/2011	Paid-off	Helix Environment Planning Inc.	Air quality and greenhouse gas testing services - 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area	-								\$ -
57	Professional services contract	05/25/2011	Paid-off	Kimley-Horn	Traffic engineering services - 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area	-								\$ -

Name of Successor Agency: City of El Cajon
 County: San Diego

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

Item #	Notes/Comments
1	Total outstanding obligation amount restated per results of Agreed Upon Procedure audit dated May 18,2012.
2	Total outstanding obligation amount restated per results of Agreed Upon Procedure audit dated May 18,2012.
3	
4	
5	Oversight Board and DOF approved in the July-December, 2012 ROPS, but insufficient RPTTF funding.
6	
7	Oversight Board and DOF approved in the July-December, 2012 ROPS, but insufficient RPTTF funding.
8	Oversight Board and DOF approved in the July-December, 2012 ROPS, but insufficient RPTTF funding.
9	
10	
11	Oversight Board and DOF approved in the July-December, 2012 ROPS, but insufficient RPTTF funding.
12	
13	
14	
15	Oversight Board and DOF approved in the July-December, 2012 ROPS, but insufficient RPTTF funding.
16	
17	
18	

Item #	Notes/Comments
19	Oversight Board and DOF approved in July-December, 2012 ROPS, but insufficient RPTTF funding.
20	
21	Oversight Board and DOF approved in July-December, 2012 ROPS, but insufficient RPTTF funding.
22	
23	
24	
25	Fiscal year 2012-2013 appropriations are for anticipated expenditures necessary to complete construction & improvements.
26	
27	Fiscal year appropriations are for anticipated expenditures related to change orders that have been approved but not yet paid or change orders under review and not yet processed or rejected.
28	Unfunded PERS liability for former El Cajon Redevelopment Agency employees based on the most recent PERS actuarial report available (June 30, 2010) was estimated at \$1,295,102. This liability amount, if not paid in full, may change due to interest rate charged by PERS. The remaining amount of \$92,869 represents compensated absences of the employees as of January 31, 2012.
29	July-December 2011 enforceable obligations for which no tax increment or RPTTF was received as a result of the July-2012 True-up Process.
30	
31	
32	
33	
34	
35	
36	Retired - County administration fees deducted first from RPTTF distribution
37	Paid-off
38	Retired
39	Retired
40	Retired

Name of Successor Agency:

City of El Cajon

County:

San Diego

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

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
Grand Total						\$ 3,580,559	\$ 2,110,184	\$ 4,216,407	\$ 3,818,512	\$ 90,312	\$ -	\$ 250,000	\$ 250,000	\$ 2,196,960	\$ 1,773,300	\$ -	\$ -
Pg.1/ROPS Jan-Jun 2012	1	Tax allocation bonds	Bank of New York	2000 Bonds - Housing/Non-housing projects (0490000)	Central Business District/ Amended Area	42,876	42,876							569,632	569,632		
Pg.1/ROPS Jan-Jun 2012	2	Tax allocation bonds	Bank of New York	2005 Bonds - Refund 1997 issue & Housing/Non-housing projects (0490000)	Central Business District/ Amended Area	152,611	152,611							610,442	610,442		
Pg.1/ROPS Jan-Jun 2012	3	Tax allocation bonds	Bank of New York	2007 Bonds - Non-housing projects (0490000)	Central Business District/ Amended Area									306,659	306,659		
Pg.1/ROPS Jan-Jun 2012	4	Contract for administration/operation	Bank of New York	Fiscal agent, arbitrage, and bond counsel fees (0490000)	Central Business District/ Amended Area									3,000	2,120		
Pg.1/ROPS Jan-Jun 2012	5	Contract for administration/operation	County of San Diego	Tax increment administration and collection fees (0490000)	Central Business District/ Amended Area									220,000			
Pg.1/ROPS Jan-Jun 2012	6	Promissory note	City of El Cajon	Promissory note on purchase and sale agreement of 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	7	Construction contract	Ledcor Construction	Construction contract- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area			1,347,375	1,329,165								
Pg.1/ROPS Jan-Jun 2012	8	Professional services contract	Wimmer Yamada and Caughey	Architectural services- Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area			2,944	2,944								
Pg.1/ROPS Jan-Jun 2012	9	Professional services contract	SCS Engineers	Hazardous material testing - Park/Ballantyne (RD0704S)	Central Business District/ Amended Area									11,616	14,392		
Pg.1/ROPS Jan-Jun 2012	10	Professional services contract	H.M. Pitt Labs, Inc.	Environmental testing - Johnson Ave Corridor (RD1017S)	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	11	Rental subsidies	Overland Pacific Cutler, Inc.	Relocation services for tenants on Agency properties ()	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	12	Professional services contract	Hargrave Environmental Consulting, Inc.	Ongoing environmental testing - Southwest Corner (RD0706S)	Central Business District/ Amended Area									21,456	14,810		
Pg.1/ROPS Jan-Jun 2012	13	Professional services contract	Rosenow Spevacek	Consulting services amendment of redevelopment plan ()	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	14	Professional services contract	HVS Consulting & Valuation	Consulting & valuation services Civic Center Complex (RDR0703S)	Central Business District/ Amended Area									4,000			
Pg.1/ROPS Jan-Jun 2012	15	Professional services contract	AES Property Services	Graffiti abatement services (RD0707S)	Central Business District/ Amended Area									23,958	23,958		
Pg.1/ROPS Jan-Jun 2012	16	Owner Participation Agreement	Downtown El Cajon Brewing Company	Business retention & recruitment tenant improvement loans (RD0701S)	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	17	Disposition Development Agreement	Chambers Senior Residences, L.P.	Construction loans affordable senior housing-Linda Way (LM0704H)	Central Business District/ Amended Area	2,260,703	1,785,134										
Pg.1/ROPS Jan-Jun 2012	18	Contract for administration/operation	Greater Downtown El Cajon PBID	Special assessments (PBID) on Agency properties ()	Central Business District/ Amended Area									87,869	87,869		
Pg.1/ROPS Jan-Jun 2012	19	Professional services contract	Recon Environmental Consultants	Environmental services-Specific Plan 182 (MF0011S)	Central Business District/ Amended Area			5,463	12,643								

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
Pg.1/ROPS Jan-Jun 2012	20	Professional services contract	Schmidt Design Group	Architectural services-Median Improvements (RD1015S)	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	21	Professional services contract	Overland Pacific Cutter, Inc.	Relocation services 120 Rea Ave tenants - Civic Center Complex (RDR0703S)	Central Business District/ Amended Area									1,000			
Pg.1/ROPS Jan-Jun 2012	22	Professional services contract	Rosenow Spevacek	General redevelopment/project consulting (0590110)	Central Business District/ Amended Area	2,114	4,704	1,093	1,093			5,000		5,649	5,649		
Pg.1/ROPS Jan-Jun 2012	23	Professional services contract	Ninyo & Moore	Ongoing environmental testing (RD0801S RD1017S RDR0703S)	Central Business District/ Amended Area									42,241	34,833		
Pg.1/ROPS Jan-Jun 2012	24	Professional services contract	Anderson Valuation, Inc.	Appraisal of Agency owned properties ()	Central Business District/ Amended Area												
Pg.1/ROPS Jan-Jun 2012	25	Professional services contract	Andrew A. Smith Company	Appraisal of Agency owned properties ()	Central Business District/ Amended Area									375			
Pg.2/ROPS Jan-Jun 2012	26	Affordable Housing Agreement	Weiland Development Co homebuyers	First Time Homebuyer funding of 26 inclusionary housing units (LM0702H)	Central Business District/ Amended Area	783,203	51,230										
Pg.2/ROPS Jan-Jun 2012	27	Affordable Housing Agreement	Bay Kitchen and Bath Remodelers	Greenovation - acquisition and substantial rehabilitation housing projects (LM0707H)	Central Business District/ Amended Area	258,000											
Pg.2/ROPS Jan-Jun 2012	28	Owner Participation Agreement	JKC Palm Springs Automotive, Inc.	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area			650,000	360,131								
Pg.2/ROPS Jan-Jun 2012	29	Owner Participation Agreement	Parkway Plaza GP, LLC	Facade and major tenant improvements loans (RD0702S)	Central Business District/ Amended Area			2,000,000	1,972,400								
Pg.2/ROPS Jan-Jun 2012	30	Contract for administration/operation	RAMS,LLP CPA / Muniservices LLC	Financial auditing services (0490000)	Central Business District/ Amended Area	3,517	3,517							17,033	13,533		
Pg.2/ROPS Jan-Jun 2012	31	Professional services contract	Community Housingworks	Housing loss mitigation (298110)	Central Business District/ Amended Area												
Pg.2/ROPS Jan-Jun 2012	32	Contract for administration/operation	City of El Cajon/Vendors	Specific Plan 182 - Project management and monitoring (MF0011S)	Central Business District/ Amended Area			31,496	901								
Pg.2/ROPS Jan-Jun 2012	33	Contract for administration/operation	City of El Cajon/Vendors	Business Retention/Recruit - Project monitoring (RD0701S)	Central Business District/ Amended Area									4,460	783		
Pg.2/ROPS Jan-Jun 2012	34	Contract for administration/operation	City of El Cajon/Vendors	Facade Improvement - Project management and monitoring (RD0702S)	Central Business District/ Amended Area			31,190	13,323								
Pg.2/ROPS Jan-Jun 2012	35	Contract for administration/operation	City of El Cajon/Vendors	Hazmat Test Park/Ballantyne - Environment project management and monitoring Park Magnolia Villas (RD0704S)	Central Business District/ Amended Area									60,677	1,934		
Pg.2/ROPS Jan-Jun 2012	36	Contract for administration/operation	City of El Cajon/Vendors	Hazmat Test Prescott Promenade - Environmental project management and monitoring Prescott Promenade (RD0705S)	Central Business District/ Amended Area												
Pg.2/ROPS Jan-Jun 2012	37	Contract for administration/operation	City of El Cajon/Vendors	SW Corner Environmental Testing - Environmental project management and monitoring - Priest Development Corp DDA (RD0706S)	Central Business District/ Amended Area									7,381	4,064		
Pg.2/ROPS Jan-Jun 2012	38	Contract for administration/operation	City of El Cajon/Vendors	Graffiti Removal - Project management and monitoring graffiti abatement (RD0707S)	Central Business District/ Amended Area									9,618	4,269		
Pg.2/ROPS Jan-Jun 2012	39	Contract for administration/operation	City of El Cajon/Vendors	Former Police Station - GP and zoning amendments, project management and monitoring, property management and disposition (RD0801S)	Central Business District/ Amended Area									41,299	25,295		
Pg.2/ROPS Jan-Jun 2012	40	Contract for administration/operation	City of El Cajon/Vendors	Johnson Ave Corridor - Property and project management, environmental coordination, and disposition (RD1017S)	Central Business District/ Amended Area									33,943	15,732		

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
Pg.2/ROPS Jan-Jun 2012	41	Contract for administration/operation	City of El Cajon/Vendors	DDAs Project Monitoring - SW Corner (Promenade Square LLC), NW Corner (Priest Development Corp), Smith's DDA, St Madelines Sophies Center (RD1201S)	Central Business District/ Amended Area									16,400	2,696		
Pg.2/ROPS Jan-Jun 2012	42	Contract for administration/operation	City of El Cajon/Vendors	Real Property Asset Management - Property management and disposition of agency properties (RD1202S)	Central Business District/ Amended Area									59,810	19,555		
Pg.2/ROPS Jan-Jun 2012	43	Contract for administration/operation	City of El Cajon/Vendors	Civic Center Revitalization - Project and property management, disposition, Rea/Magnolia Hotel ENA (RDR0703S)	Central Business District/ Amended Area									27,192	3,825		
Pg.2/ROPS Jan-Jun 2012	44	Contract for administration/operation	City of El Cajon/Vendors	Civic Center Plaza Improvements - Property and project management (RDR0708S)	Central Business District/ Amended Area			3,266									
Pg.2/ROPS Jan-Jun 2012	45	Contract for administration/operation	El Cajon Housing Authority/ Vendors	First Time Homebuyer - Project management and monitoring (LM0702H)	Central Business District/ Amended Area	9,965	13,392										
Pg.2/ROPS Jan-Jun 2012	46	Contract for administration/operation	El Cajon Housing Authority/ Vendors	Linda Way - Project management and monitoring (LM0704H)	Central Business District/ Amended Area	22,952	15,170										
Pg.2/ROPS Jan-Jun 2012	47	Contract for administration/operation	El Cajon Housing Authority/ Vendors	Greenovation - Project management and monitoring (LM0707H)	Central Business District/ Amended Area	3,100	31										
Pg.2/ROPS Jan-Jun 2012	48	Rental subsidies	Property owners/tenants	Civic Center Plaza Revitalization - Relocation agreements/obligations associated with Civic Center Complex properties (RDR0703S)	Central Business District/ Amended Area												
Pg.2/ROPS Jan-Jun 2012	49	Contract for administration/operation	Geocon	Soil testing services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area												
Pg.2/ROPS Jan-Jun 2012	50	Contract for administration/operation	GAFCON, Inc.	Construction project management - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area			108,825	91,157								
Pg.3/ROPS Jan-Jun 2012	51	Contract for administration/operation	Kleinfelder West, Inc.	Construction/soil inspection services - Civic Center Plaza Improvements (RDR0708S)	Central Business District/ Amended Area			34,755	34,755								
Pg.3/ROPS Jan-Jun 2012	52	Contract for administration/operation	Helix Environment Planning Inc.	Air quality and greenhouse gas testing services - 100 Fletcher Parkway (RD0801S) (RD0801S)	Central Business District/ Amended Area									11,250	11,250		
Pg.3/ROPS Jan-Jun 2012	53	Contract for administration/operation	Kimley-Horn	Traffic engineering services - 100 Fletcher Parkway (RD0801S)	Central Business District/ Amended Area												
Pg.3/ROPS Jan-Jun 2012	54	Contract for administration/operation	McDougal Love Eckis Boehmer & Foley	Legal services - successor agency (0590110)	Central Business District/ Amended Area	31	31			124		5,000	2,790				
Pg.3/ROPS Jan-Jun 2012	55	Federal/state required payments	City of El Cajon	Unfunded retirement and other long-term liabilities - Agency's share as of 01/31/2012 (0810000)	Central Business District/ Amended Area												
Pg.3/ROPS Jan-Jun 2012	56	Contract for administration/operation	City of El Cajon - Successor Agency	Administration Allowance (0590110)	Central Business District/ Amended Area	41,488	41,488			90,188		240,000	247,210				

Item #	Notes/Comments
41	Retired
42	Retired
43	Paid off
44	Paid-off
45	Paid-off
46	Retired
47	Retired
48	Retired
49	Retired
50	Retired
51	Retired
52	Retired
53	Retired
54	Retired

Successor Agency Contact Information

Name of Successor Agency: City of El Cajon
County: San Diego

Primary Contact Name: Victoria Danganan
Primary Contact Title: Senior Accountant
Address: 200 Civic Center Way, El Cajon
Contact Phone Number: (619) 441-1720
Contact E-Mail Address: vdangana@cityofelcajon.ca.us

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

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

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

Name of Successor Agency: City of El Cajon

	Total Outstanding Debt or Obligation
Outstanding Debt or Obligation	\$ 137,451,083
Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	1,508,302
B Enforceable Obligations Funded with RPTTF	4,163,399
C Administrative Allowance Funded with RPTTF	250,000
D Total RPTTF Funded (B + C = D)	4,413,399
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$ 5,921,701
E Enter Total Six-Month Anticipated RPTTF Funding (<i>Net of Projected County Administration Costs & Pass-throughs</i>)	4,650,000
F Variance (D - E = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$ 236,601
Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF (<i>Should be the same amount as RPTTF approved by Finance, including admin allowance</i>)	2,446,960
H Enter Actual Obligations Paid with RPTTF	1,773,300
I Enter Actual Administrative Expenses Paid with RPTTF	250,000
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	423,660
K Adjustment to RPTTF	\$ 3,989,739

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

Name Title

Signature Date

CAPITAL IMPROVEMENT PROJECT FISCAL YEAR 2012 - 2013

PROJECT NAME: CIVIC CENTER PLAZA IMPROVEMENTS

ACTIVITY: 505000 & 0597900

PROJECT NO: RDR0708S

Description:

This project included the design and construction enhancements to the Civic Center Plaza and incorporated the pond/water feature, pedestrian walkways to and from City Hall, Council Chambers, and ECPAC, and associated landscape areas. Improvements include demolition of the former duck pond, removal of existing walkway/paving and replacement with custom finished concrete/brickwork to match new safety facility paving, removal of existing benches, waste containers and planters, and replacement of Civic Center furnishings and lighting to match the new Public Safety Facility improvements. Prior years expenditures in RDR0708 total \$5,010,792.81. Current year appropriations are for anticipated expenditures related to change orders that have been approved but not yet paid or change orders under review and not yet processed or rejected.

Justification:

Community revitalization. The Civic Center pond/water feature had numerous leaks and outdated plumbing that resulted in an inefficient use of water and chemicals. Frequent maintenance was required due to the substandard condition of equipment. Adjacent walkways and surrounding paving had uneven surfaces due to cracks, separations and voids in the 30-year-old masonry. Plaza waste containers, benches, signage and planters were over 30 years old and were cracked and weathered. New improvements and renovations were designed to compliment and provide continuity of design to the new Public Safety Center, Prescott Promenade and include a dedication monument at the intersection of Main Street and Sulzfeld Way.

Scheduling:

Construction is anticipated to be completed in FY2012-13.

Relationship to General & Community Plans:

Consistent with the General Plan.

Operating Budget Impact:

Reduction in operational costs of pond due to decrease in overall water volume, thereby reducing chemical control and utility requirements.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Appropriation FY 12-13	Est. Project Costs Through FY 12-13
Architectural Services (8315)			5,000	5,000
Consulting Services (8325)	1,535			1,535
Engineering Services (8335)				-
Engineering Services-Internal (8336)				-
Legal Services (8345)				-
Other Prof/Tech Services (8395)				-
Advertising (8522)				-
Permits & Fees (8560)				-
Land Acquisition (9050)				-
Construction-Buildings (9060)				-
Infrastructure (9065)				-
Relocation Costs (9080)				-
Other Misc. Expenses (8524, 8568, 8570, 8576 & 8594)				-
Land Improvements / Abatement & Demo (9055)	5,817		360,000	365,817
Printing & Binding (8570)				-
PROJECT COST TOTAL:	7,352	-	365,000	372,352

Source(s) of Funds:				
				-
				-
Redevelopment 2007 Bonds (0597)	7,352		365,000	372,352
				-
FUNDING TOTAL:	7,352	-	365,000	372,352

**AGENDA REPORT
CITY OF EL CAJON SUCCESSOR AGENCY OVERSIGHT BOARD
August 15, 2012, Meeting**

SUBJECT: AGREEMENT TO RETAIN LEGAL SERVICES – MEYERS NAVE

RECOMMENDED ACTION: That the Oversight Board:

Adopt the next RESOLUTION in order authorizing the El Cajon City Manager to execute a professional service agreement retaining Meyers Nave for legal services to the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency substantially in the form as presented to the Oversight Board at this meeting and in accordance with the approved budget for these services.

BACKGROUND:

The Oversight Board previously determined that it would benefit from retaining legal services to answer questions that might come to light during Oversight Board meetings, in particular, and as it discharges its duties, in general. The El Cajon City Attorney provides legal services to the City of El Cajon as Successor Agency to the former El Cajon Redevelopment Agency and he has indicated that it would be a conflict of interest to also provide legal services to the Oversight Board. Staff obtained submittals from three other legal firms interested in providing the Oversight Board legal services. Staff has reviewed each of the proposals and is recommending that the firm of Meyers Nave be selected for these services.

Staff has prepared the attached professional service agreement to provide the terms under which Meyers Nave will provide legal services. The agreement sets forth an hourly rate for both the principal and associate attorney who would provide legal services to the Board; provides that one attorney attend Board meetings; and provides what may be properly invoiced. It also caps the agreement for this fiscal year at \$23,000 as provided for in the approved budget.

FISCAL IMPACT:

The cost for these services is capped at \$23,000 maximum this fiscal year. Sufficient funds are budgeted under Successor Agency Project/Activity Number 0590110-8524. These funds come from this year's \$250,000 administrative costs allocation for the Successor Agency and are included in the ROPS prepared for this fiscal year.

ATTACHMENTS:

1. Proposed Resolution No. 05-12
2. Draft Professional Service Agreement
3. Meyers Nave proposal dated April 18, 2012

Prepared by:



Melissa Ayres

Approved by:



Douglas Williford
Executive Director/City Manager

RESOLUTION NO. OB-05-12

A RESOLUTION AUTHORIZING THE RETENTION OF
MEYERS NAVE FOR LEGAL SERVICES TO OVERSIGHT BOARD

WHEREAS, the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency held a regularly scheduled meeting on August 15, 2012, at which time it considered how best to address its need for legal services; and

WHEREAS, Successor Agency staff obtained three proposals for legal services and is recommending the Oversight Board retain the services of the firm Meyers Nave; and

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER CITY OF EL CAJON REDEVELOPMENT AGENCY AS FOLLOWS:

- A. The Oversight Board finds that:
1. The recitals above are true and correct and have been incorporated herein by reference; and
 2. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) (General Rule) of the CEQA Guidelines because approval of the proposed professional service agreement will not result in any physical change to the environment.
- B. The Oversight Board hereby authorizes the El Cajon City Manager to execute a professional service agreement retaining Meyers Nave for legal services to the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency, substantially in the form as presented to the Oversight Board at its August 15, 2012, meeting, and in accordance with the approved budget for these services.

PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly scheduled meeting held this 15th day of August, 2012, by the following vote to wit:

AYES :
NOES :
ABSENT :

Debra Turner-Emerson, Chairperson

ATTEST:

Melissa Ayres, Oversight Board Secretary

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RETAINER AGREEMENT FOR SPECIAL COUNSEL SERVICES FOR PERSONNEL COMMISSION

This Agreement is entered into this ___ day of August 2012, by and between the City of El Cajon, a California municipal corporation, solely in its capacity as successor agency to the El Cajon Redevelopment Agency (hereinafter "the Successor Agency") and Meyers, Nave, Riback Silver and Wilson, Professional Law Corporation licensed in the practice of law in the State of California (hereinafter "Attorney").

RECITALS

- A. The Successor Agency requires legal services of independent special counsel to advise and assist the Successor Agency's Oversight Board (the "Oversight Board") in conducting its activities mandated by AB 1X 26, as amended by AB 1484 (together, the "Redevelopment Dissolution Bills") in the disposition of assets and properties of the now dissolved El Cajon Redevelopment Agency.
- B. Attorney is fully qualified to provide the legal services sought by the Successor Agency and willing to provide such legal services. The duties under this Agreement shall be performed by both George H. Eiser, III, who is Of Counsel to Attorney, and Erika Randall.
- C. Attorney is willing to devote such time as may be necessary to provide such services in keeping with the highest standards of the legal profession and refrain from any employment that would conflict with representation of the Successor Agency.

NOW, THEREFORE, the parties hereby agree that Attorney shall be retained by the Successor Agency as independent special counsel subject to the following terms and conditions:

1. SCOPE OF SERVICES

1.1 Appointment of Special Counsel.

In accordance with the requirements of section 2.64.060 of the El Cajon Municipal Code, there is a need for special counsel services to assist and advise the Oversight Board in conducting its activities under the Redevelopment Dissolution Bills. Attorney is hereby appointed as independent special counsel for the Oversight Board to provide legal advice for an initial term from the effective date of this Agreement for the term as set forth in Section 7, below, unless earlier terminated as hereinafter set forth.

1.1.1 Oversight Board Meetings.

It is expected that Attorney shall provide for the attendance of not more than one (1) of its attorneys at all Oversight Board meetings, generally held at 8:00 a.m., on the third Wednesday of each month at 100 Civic Center Way, El Cajon, CA, unless canceled.

1.2 Independent Contractor.

Attorney is an independent contractor of the Oversight Board and is not an employee of the Oversight Board, the Successor Agency, or the City. Attorney shall fulfill the professional responsibilities and duties under this Agreement in the manner that in Attorney's sole discretion deems appropriate, subject to the customary limitations that exist between an attorney and the client. Attorney shall maintain his independent ethical

judgment in the conduct of legal services on behalf of the Oversight Board.

Activity by Attorney in accordance with the terms of this Agreement shall not be subject to review or control by the City Attorney.

2. COMPENSATION

The Successor Agency agrees to pay to Attorney an hourly rate of Two Hundred Seventy-five dollars (\$275.00) per hour for principals/of counsel attorneys and Two Hundred Thirty-five dollars (\$235.00) for associate attorneys, for services rendered, not to exceed a total of Twenty-three Thousand dollars (\$23,000.00) during the initial term of this Agreement.

2.1 Invoice Requirements.

2.1.1 Legal Services. Attorney shall submit monthly invoices for legal services. Invoices shall be submitted to the attention of Ms. Jenny Ficacci, Housing Manager, City of El Cajon, 200 Civic Center Way, El Cajon, California 92020.

2.1.2 Billing Increments. All invoices shall be detailed in six (6) minute, i.e., one-tenth (0.1) hour, increments.

2.1.4 Description of Work Performed. The invoice must briefly describe each item of work performed, the identity of the attorney who performed the work and the date of the work. For example, if four distinct tasks were done on a file in one day, the tasks shall be separately noted on the bill with an individual time charge for each.

2.2 Prohibition Against Payment for Specified Activities.

Absent special circumstances and the prior written approval by the Successor Agency, the Successor Agency is not be obligated to pay for the following:

2.2.1 Secretarial Time. The Successor Agency will not pay for secretarial time or secretarial overtime. The Successor Agency does not pay attorneys or paralegal for secretarial tasks or tasks that should be subsumed into the Attorney's overhead. For example, the Successor will not reimburse Attorney for time spent faxing, mailing, arranging for messengers, or calendaring.

2.2.2 Word Processing. The Successor Agency does not reimburse for the costs of word processing.

2.2.3 Minimum Billing Time. The Successor Agency will not pay minimum billing time charges. Attorney shall charge only for actual time spent. For example, minimum of 12 minutes for a phone call or 24 minutes for letters is unreasonable unless that is an accurate measure of time spent.

2.2.4 File Opening and Closing. The Successor Agency will not pay for time for file opening or file closing. These are not true tasks or adequate descriptions for legal activities.

2.2.5 Prior Work. The Successor Agency will not pay for products that Attorney has performed and billed for in other matters. This applies to the use of forms.

2.2.6 Duplication of Professional Services. The Successor Agency will not pay for the work of more than one attorney to attend Oversight Board meetings; meetings with

Successor Agency staff; review agendas and other documents in preparation of Oversight Board meetings; or in the performance of any other services for the Oversight Board that results in a duplication of efforts by the Attorney. The Attorney may assign tasks to one or more of its professional staff to perform the work contemplated herein, provided that the Successor Agency is not billed for review by more than one (1) additional attorney.

2.2.7 Travel Time. It is understood that Attorney's professional staff performing work for the Successor Agency will be working from locations within San Diego County. The Successor Agency will not pay for the time necessary for Attorney to travel within San Diego County in the performance of the work for the Oversight Board.

2.3 Reimbursable Expenses.

2.3.1 Photocopying Charges. The Successor Agency will reimburse for photocopying costs only on a per-copy basis. The maximum charge reimbursable is \$0.20 per page for the copying of documents less than 25 pages; and \$0.10 per page for the copying of documents 25 pages or greater, including any time spent making the copies. Outside copying services will be used if the cost of doing so is less expensive to the Successor Agency.

2.3.2 Facsimile Charges. Facsimile transmission may be used when necessary. The Successor Agency will pay for facsimile transmissions based upon reasonable rates associated with actual cost, excluding secretarial time.

2.3.3 Telephone/Mail Delivery Charges. Long distance telephone, cellular phone, and postal charges will be reimbursed at actual cost. Federal Express and similar delivery services shall be reimbursed only if Attorney has obtained the prior approval of the Successor Agency, through the City's City Manager. Charges associated with delivery of materials, service of subpoenas, and other documents, and filing by messenger services will be reimbursed at actual cost. Attorney should use reasonable efforts to accomplish work sufficiently in advance to allow delivery, filing, and service by U.S. Mail when not otherwise prescribed by law. Rush delivery costs will be reimbursed only if Attorney has obtained the prior approval of the Successor Agency, through the City's City Manager.

2.3.4. Invoice Review and Discussion. The Successor Agency will not pay for time used to prepare invoices or for discussion of invoices. If the Successor Agency has questions about invoices or request additional information on invoices, Attorney must provide the information without charge to the Successor Agency.

2.3.5 Payment. Successor Agency agrees to pay reimbursable costs within thirty (30) days from the last day of the month in which Attorney incurred such costs.

3. INSURANCE

Attorney shall maintain his own liability, health, worker's compensation, disability, and other insurance and neither the City nor the Successor Agency shall not be responsible therefor. At a minimum, Attorney shall maintain one million dollars (\$1,000,000) in malpractice insurance, or such other amounts as may be required by the State Bar of California.

4. **INDEMNIFICATION AND HOLD HARMLESS**

Attorney shall defend, indemnify, and hold the City, the Successor Agency and the Oversight Board harmless from any and all claims, liabilities, obligations, and causes of action for injury or death of any person and for injury or damage or destruction of property that directly results from Attorney's negligence, including the operation of any motor vehicle. This provision shall not be construed to waive or affect the immunities of the parties provided to public agencies, their agents and employees by law.

5. **CONFLICT OF INTEREST**

Attorney shall not knowingly represent any person or entity in any matter that may reasonably result in a contrary position to that of the Oversight Board. However, upon full disclosure to the Oversight Board, the Oversight Board may waive this provision in writing.

6. **ADDRESSES FOR NOTICE**

Attorney:	Meyers Nave	Meyers Nave
	Attn: George Eiser	Attn: Steven T. Mattas
	Post Office Box 31	575 Market Street, Suite 2600
	Cardiff by the Sea, CA 92007	San Francisco, CA 94105

The City: Jenny Ficacci
Housing Manager
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

7. **TERM**

The services to be provided by Attorney under this Agreement shall begin as of the date of this Agreement and shall terminate on July 1, 2013 unless and until the parties hereto terminate the same. The parties may agree to extend this Agreement for three (3) additional one (1) year terms by amendments to this Agreement. In no event, however, shall this Agreement extend beyond June 30, 2016, or such date as the Oversight Board is dissolved.

8. **TERMINATION**

The Oversight Board may immediately terminate this Agreement with or without cause at any time. Attorney may terminate this Agreement at any time by providing thirty (30) days' notice in writing to the Oversight Board.

9. **FILES**

Attorney's files for matters involving the Oversight Board, and works in progress thereof, are the property of the Oversight Board and upon termination of this Agreement, shall, upon demand, be immediately delivered to the Oversight Board. Attorney may retain copies of pertinent documents, unless expressly prohibited or restricted by the Oversight Board.

10. ATTORNEYS' FEES

In the event of any dispute between the parties, the prevailing party shall recover its attorneys' fees and any costs and expenses incurred due to the dispute.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first specified above.

"Successor Agency"

"Attorney"

City of El Cajon,
a Municipal Corporation, solely
in its capacity as Successor Agency
to the El Cajon Redevelopment Agency

Meyers, Nave, Riback Silver
and Wilson

By _____

By _____

Douglas Williford, City Manager

Steven T. Mattas

ATTEST:

Kathie J. Rutledge, CMC, City Clerk
1808040.1

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633 W. 5th Street, Suite 1700
Los Angeles, California 90071
tel (213) 626-2906
fax (213) 626-0215
www.meyersnave.com

Steven T. Mattas
Attorney at Law
smattas@meyersnave.com



April 18, 2012

Morgan L. Foley, City Attorney
City of El Cajon
McDougal, Love, Eckis, Boehmer & Foley
8100 La Mesa Boulevard, Suite 200
La Mesa, CA 91942

Re: **Proposal to Serve as Legal Counsel to El Cajon Oversight Board**

Dear Mr. Foley:

Thank you for speaking yesterday with my colleague George Eiser regarding the opportunity to serve as legal counsel for the Oversight Board for the former El Cajon Redevelopment Agency (RDA). On behalf of Meyers Nave, I am pleased to present our proposal for this engagement.

As you know, the Oversight Board is charged with supervising the activities of the Successor Agency and ensuring that assets from the former RDA are appropriately distributed to taxing entities. Meyers Nave proposes that George Eiser serve as General Counsel with assistance from our colleague Erika Randall given their experience in board governance, redevelopment, public finance, and real estate law. George and Erika's resumes are attached, but I briefly summarize their experience below.

George served as City Attorney for the City of National City, and as legal counsel to the Community Development Commission of the City of National City, a combined redevelopment agency and housing authority, from 1985 through 2010. From that experience, George dealt with virtually every issue arising under the Community Redevelopment Law, including the preparation of ordinances to amend redevelopment plans, exclusive negotiation agreements and disposition and development agreements, the acquisition and disposition of property on behalf of the RDA, and RDA financial obligations.

We propose Erika to assist due to her experience in working on land use and redevelopment projects. She provides advice to successor agencies to dissolved redevelopment agencies in Los Angeles and Riverside counties, and oversight boards in Santa Barbara County, where she focuses on counseling on procedures and analysis and approval of recognized obligation payment schedules and disposition of the assets of the dissolved redevelopment agencies. As a result of her experience with such projects, Erika is well-versed in term sheets, ordinances, resolutions, key agreements, and legal documents governing financial obligations. Additionally, Erika has conducted strategy meetings and negotiating sessions with public agencies,

consultants, and special counsel to analyze the key policy and legal issues in proposed land developments.

In addition to land use and redevelopment law, both George and Erika are experienced in advising public entity clients on the Brown Act, the California Public Records Act, the California Environmental Quality Act (CEQA), and conflict of interest laws, including the Political Reform Act.

In submitting our proposal, I wish to emphasize Meyers Nave's institutional knowledge. The firm was founded in California in 1986. We are now one of the largest firms statewide that focuses its practice on public agencies. Approximately 90 percent of our clients are public entities. As a firm, we currently serve as city or town attorney to 26 municipalities. Having served public agencies as long as we have, our 80-plus attorneys have seen, researched, and dealt with many of the issues our clients face, giving us a broad and comprehensive perspective on many different challenges, including the new challenges brought forth with the disbandment of redevelopment agencies. In the past year, we have assisted many of these agencies transition in response to Assembly Bill x1 26.

Today, our attorneys are guiding public agencies on the post-redevelopment world. In fact, we recently held a complimentary four-part webinar series on economic development in the aftermath of redevelopment agencies, attended by hundreds of public agency staff and officials throughout the state. We have also been asked by cities to advise in both general and special counsel capacities regarding the responsibilities of their successor agencies and oversight boards. Key to our delivery in these endeavors is our full-service model - the very basis of our firm's founding. Now more than ever, this model has proved vital in helping public agencies tackle multiple issues simultaneously in response to the state's decision to dissolve redevelopment agencies.

To represent the Oversight Board for the City of El Cajon, we propose an hourly rate of \$275 for Principal/Of Counsel services and \$235 for Associate services. Given the depth of our team as well as the firm, we believe the City can rely on us to ultimately deliver services efficiently with legal solutions that are practical, creative, and innovative.

Thank you for your consideration of Meyers Nave to represent the Oversight Board. Please do not hesitate to contact me to discuss this engagement further.

Very truly yours,


Steven T. Mattas

Encls.: Resumes

**George Eiser
Of Counsel**

8880 Rio San Diego Drive, Suite 800
San Diego, CA 92108

T: 619.209.6068
geiser@meyersnave.com

Practice Groups

Municipal and Special District Law
Redevelopment, Real Estate and
Affordable Housing Law

California Bar Number
65706

Education

Southwestern University School of Law, JD,
1975

California State University, Northridge, BA
cum laude, 1972

Practicing Since: 1975

George Eiser served as the City Attorney of the City of National City for 25 years. Currently, he provides special legal counsel to the City of National City.

During his tenure with National City, George provided legal advice to the City Council and to City boards and commissions on the full range of legal matters faced by the City. He attended City meetings and drafted ordinances, resolutions and policy documents. George also held primary responsibility for drafting and reviewing all manner of other documents to ensure legal compliance. Such documents included personal services contracts, disposition and development agreements and exclusive negotiating agreements.

As City Attorney, George provided legal advice to the City Manager, department directors, and their staffs. He also supervised the City's self insurance program for civil liability and worker's compensation matters and supervised all litigation for the City. His actions in litigation included representation of the City in court and in administrative proceedings.

In addition to day-to-day legal advice and representation, George conducted training sessions for the city staff. Even before it was legally required, he provided training on ethical issues and conflicts of interest. He also training the City Council, City boards and commissions, and staff on topics such as the Ralph M. Brown Act, the Public Records Act, and the Political Reform Act.

George supervised two Assistant City Attorneys, a Legal Assistant, and the City's Risk Manager.

Prior to joining the City of National City, George served as Deputy City Attorney and then Assistant City Attorney for the City of Modesto, a full-service, chartered city located in Stanislaus County, California. His duties included advising City staff on legal matters; providing legal advice to City boards and commissions and attending their meetings; representing the City in court and in administrative proceedings, with a particular emphasis on personal injury defense and eminent domain litigation; drafting legal documents; and supervision of two Deputy City Attorneys. Prior to his service at Modesto, George was Contract Deputy City Attorney for the City of Thousand Oaks, a general law city located in Ventura County, California. Under direction of the City Attorney, he advised City staff on legal matters; represented the City in court in civil and criminal matters, and performed legal research.

Professional Organizations

- Member and Past President, San Diego County City Attorneys' Association
- Member, San Diego County Bar Association
- Member, American Bar Association
- Member, Miramar College Paralegal Advisory Committee

1748060.1



Erika Randall
Associate

633 West Fifth Street, Suite 1700
Los Angeles, CA 90071

T: 213.626.2906
F: 213.626.0215
erandall@meyersnave.com

Practice Groups

Municipal and Special District Law

Redevelopment, Real Estate and
Affordable Housing

Eminent Domain and Inverse
Condemnation

Oil, Gas and Energy Law

California Bar Number
247744

Education

Duke University School of Law, JD, 2006

Yale University, BA, 2001

Practicing Since: 2006

Erika Randall advises her public agency clients on the Brown Act, the California Public Records Act, the California Environmental Quality Act (CEQA), and the Community Redevelopment Law. In particular, she is experienced in land use, zoning, permitting, subdivisions and site plans. Due to working on land use development projects, she is well-versed in term sheets, ordinances, resolutions, key agreements, and legal documents governing financial obligations—and the benefits of such projects. Erika has conducted strategy meetings and negotiating sessions with public agencies, consultants, and special counsel to analyze the key policy and legal issues in proposed land developments.

Prior to joining Meyers Nave, Erika was an associate at Gibson, Dunn & Crutcher, LLP in Los Angeles. At Gibson Dunn, she was responsible for the representation of various clients, including researching and preparing materials to public hearings and meetings with government entities. Erika also analyzed political issues to advise clients on potential impacts to their businesses.

Erika has represented pro bono clients in an unlawful detainer trial and trademark registration and protection matters, respectively.

While in law school, Erika participated in an Education Abroad Program in Madrid, Spain at the William and Mary School of Law.

Representative Matters

- Represented a national sports, entertainment and media company in the on-going multi-million dollar acquisition and rehabilitation of a major entertainment and sports venue in Southern California.
- Represented a real estate-focused private investment firm in redevelopment of one of the largest privately owned housing complexes west of Chicago into a mixed-use

development. The total project value is estimated at more than \$2 billion.

- Represented a real estate investment management firm in securing land use approvals for the redevelopment of a 200+ acre site in Southern California with a new mixed-use community, including residential, retail, hotel, parks and civic uses. The project value is estimated at more than \$2 billion.
- Represented a leading U.S. mountain resort operator in real estate and land use matters in connection with the acquisition of a premier mountain ski resort destination for total consideration of \$63 million.
- Represented a national integrated natural gas company in environmental matters in connection with a \$12 billion corporate restructuring, as well as issuances and exchange offers involving over \$3 billion of debt securities.
- Represented the largest U.S.-based primary silver producer in acquisition and merger of Canadian- and Australian-based target corporations, and applicable filings with the Securities and Exchange Commission. The transaction was valued at \$1.1 billion.
- Represented a Nevada-based casino in various corporate matters, including corporate governance and periodic filings, annual reports and proxy statements with the Securities and Exchange Commission
- Represented an equity partner in joint venture acquiring a multi-asset portfolio, including review of land use approvals.
- Represented an investment bank in land use matters in its bankruptcy restructuring of multiple housing developments throughout Southern California

Professional Affiliations

- Member, The State Bar of California
- Member, John M. Langston Bar Association
- Member, Black Women Lawyer's Association
- Member, Real Property Section, Los Angeles County Bar Association

Publications

- Author, "California Appellate Court Strikes Down an Inclusionary Housing and Affordable Housing In-Lieu Fee as Preempted by the Costa-Hawkins Rental Housing Act," Gibson Dunn Client Alert, 2009
- Author, "CARB Identifies Significance Thresholds for Greenhouse Gases under CEQA," Gibson Dunn Client Alert, 2008