

**BEFORE THE SUCCESOR AGENCY TO THE
TURLOCK REDEVELOPMENT AGENCY**

**IN THE MATTER OF ADOPTING AN
ENFORCEABLE OBLIGATIONS PAYMENT
SCHEDULE PURSUANT TO HEALTH AND
SAFETY CODE SECTION 34177 AND
TAKING CERTAIN ACTIONS IN
CONNECTION THEREWITH**

RESOLUTION NO. SA-RDA-2012-002

WHEREAS, AB X1 26 and AB X1 27 were signed by the Governor of California on June 29, 2011, making certain changes to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the "Redevelopment Law"), including adding Part 1.8 (commencing with Section 34161) ("Part 1.8") and Part 1.85 (commencing with Section 34170) ("Part 1.85"); and

WHEREAS, the California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that AB X1 26 and AB X1 27 are unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the Matosantos case largely upholding AB X1 26, invalidating AB X1 27, and holding that AB X1 26 may be severed from AB X1 27 and enforced independently; and

WHEREAS, the Supreme Court generally revised the effective dates and deadlines for performance of obligations in Part 1.85 arising before May 1, 2012, to take effect four months later; and

WHEREAS, as a result of the Supreme Court's decision, the Turlock Agency (the "Redevelopment Agency"), a redevelopment agency in the City of Turlock (the "City"), created pursuant to the Redevelopment Law, was dissolved pursuant to Part 1.85 on February 1, 2012; and

WHEREAS, by its Resolution No. 2012-009, adopted on January 10, 2012, the City Council of the City made an election to serve as the successor agency for the Redevelopment Agency under Part 1.85 (the "Successor Agency"); and

WHEREAS, by its Resolution No. 2012-023 adopted on February 14, 2012, the City Council, acting as the governing board for the Successor Agency, established rules and regulations applicable to the governance and operation of the Successor Agency, and pursuant to such resolution provided that the Successor Agency will be governed by a Board of Directors (the "Board") consisting of the members of the City Council of the City; and

WHEREAS, by its Resolution Nos. RDA-2011-018 and RDA-2012-001, the Redevelopment Agency approved an Enforceable Obligation Payment Schedule, as amended; and

WHEREAS, Health and Safety Code Section 34177(a) provides that successor agencies are required to continue to make payments due for enforceable obligations. Health and Safety Code Section 34177(a)(1), as modified by the Supreme Court, provides that on and after February 1, 2012, and until a Recognized Obligation Payment Schedule becomes operative, only payments required pursuant to an Enforceable Obligation Payment Schedule shall be made. The Enforceable Obligation Payment Schedule may be amended by the successor agency at any public meeting and shall be subject to the approval of the oversight board as soon as the board has sufficient members to form a quorum; and

WHEREAS, accordingly, the Board desires to adopt this Resolution adopting an Enforceable Obligation Payment Schedule.

NOW, THEREFORE, the Board of Directors of the Successor Agency to the Turlock Redevelopment Agency hereby finds, determines, resolves, and orders as follows:

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

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34177.

Section 3. The Board hereby adopts the Enforceable Obligation Payment Schedule attached as Exhibit A to this Resolution and incorporated herein by reference (the "Enforceable Obligation Payment Schedule").

Section 4. The Secretary is hereby authorized and directed to post the Enforceable Obligation Payment Schedule on the City's web site.

Section 5. The Enforceable Obligation Payment Schedule may be amended from time to time at any public meeting of the Board.


Section 6. The Secretary is hereby authorized and directed to transmit a copy of the Enforceable Obligation Payment Schedule by mail or electronic means to the County Auditor-Controller, the State Controller, and the California Department of Finance (the "Department of Finance"). A notification providing the Internet Web site location shall suffice.

Section 7. The officers and staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including providing documents associated with the Enforceable Obligation Payment Schedule to the Department of Finance and the State Controller in the manner of their choosing, and any such actions previously taken by such officers are hereby ratified and confirmed. The Board hereby designates the Senior Accountant as the official to whom the Department of Finance may make requests for review in connection with the Enforceable Obligation Payment Schedule.

PASSED AND ADOPTED at a special meeting of the Successor Agency to the Turlock Redevelopment Agency this 14th day of February, 2012, by the following vote:

AYES: Agency Members Bublak, DeHart, Jackson, White and Chairman Lazar
NOES: None
NOT PARTICIPATING: None
ABSENT: None

ATTEST:


Stacey Tonarelli, Deputy City Clerk,
City of Turlock, County of Stanislaus,
State of California

AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Paysee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year (Jan through June 2012)	Payments by month						Total
					Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	June 2012	
1) 1999 Tax Incremental Bonds	US Bank	funds issued to for non-housing projects	4,384,152.50	83,336.25	83,336.25					253,336.25	\$ 336,672.50
2) 2006 Tax Incremental Bonds	US Bank	funds issued to for non-housing projects	42,704,918.86	587,533.13	587,533.13					977,533.13	\$ 1,545,066.26
3) 2011 Tax Incremental Bonds	US Bank	funds issued to for non-housing projects	37,709,325.06	534,571.88	534,571.88					534,571.88	\$ 1,089,143.76
4)											\$ -
5) Public Safety Facility	Ross F Carroll, Inc	off-site improvements	314,534.22	104,844.74	104,844.74						\$ 314,534.22
6) Public Safety Facility	Diede Construction, Inc	general & specialties	2,092,860.00	50,000.00	100,000.00	150,000.00	100,000.00	100,000.00	100,000.00	100,000.00	\$ 600,000.00
7) Public Safety Facility	Bank of Ag & Commerce	retention for Diede Construction	232,540.00	5,555.56	11,111.11	16,666.67	11,111.11	11,111.11	11,111.11	11,111.11	\$ 66,666.67
8) Public Safety Facility	George Reed Inc	demo, grading and paving	726,256.56	50,000.00	50,000.00	100,000.00	100,000.00	150,000.00	100,000.00	100,000.00	\$ 600,000.00
9) Public Safety Facility	Modern Building Co	building structural concrete	1,002,335.40	1,000,000.00	350,000.00	150,000.00	100,000.00	90,000.00	50,000.00	50,000.00	\$ 1,000,000.00
2) Public Safety Facility	Dulley's Landscaping, Inc	landscaping	221,410.00	10,000.00	10,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	\$ 140,000.00
1) Public Safety Facility	Frazier Masonry	masonry	1,174,893.00	25,000.00	25,000.00	60,000.00	175,000.00	175,000.00	175,000.00	175,000.00	\$ 635,000.00
2) Public Safety Facility	Golden State Steel	structural steel	570,461.27	200,000.00	150,000.00	150,000.00	70,000.00	70,000.00	70,000.00	70,000.00	\$ 570,000.00
3) Public Safety Facility	Central Valley Comm Bank	retention for Golden State Steel	63,334.34	22,222.22	16,666.67	16,666.67	7,777.78	7,777.78	7,777.78	7,777.78	\$ 63,333.34
4) Public Safety Facility	Tanton & Son	framing, drywall & plaster	2,432,416.70	240,000.00	240,000.00	300,000.00	300,000.00	275,000.00	275,000.00	275,000.00	\$ 1,630,000.00
5) Public Safety Facility	Graham/Prewell	roofing and waterproofing	579,718.00	25,000.00	50,000.00	125,000.00	165,000.00	100,000.00	100,000.00	100,000.00	\$ 565,000.00
6) Public Safety Facility	Diede Construction, Inc	doors, windows & hardware	1,049,582.70	30,000.00	50,000.00	100,000.00	150,000.00	150,000.00	150,000.00	150,000.00	\$ 630,000.00
7) Public Safety Facility	Bank of Ag & Commerce	retention for Diede Construction	116,620.30	3,333.33	5,555.56	11,111.11	16,666.67	16,666.67	16,666.67	16,666.67	\$ 70,000.01
8) Public Safety Facility	LVI Facility Services	fireproofing	170,410.00	153,000.00	50,000.00	55,000.00	55,000.00	48,000.00	48,000.00	48,000.00	\$ 153,000.00
9) Public Safety Facility	DC Vient, Inc	painting & wall coverings	292,660.20	20,000.00	20,000.00	20,000.00	50,000.00	50,000.00	50,000.00	50,000.00	\$ 200,000.00
1) Public Safety Facility	Bobo construction	mechanical & HVAC	1,873,599.36	100,000.00	150,000.00	150,000.00	200,000.00	200,000.00	200,000.00	200,000.00	\$ 1,000,000.00
2) Public Safety Facility	Darrale Parias Elec.	building and site electrical	3,287,927.82	100,000.00	115,000.00	260,000.00	200,000.00	250,000.00	250,000.00	250,000.00	\$ 1,175,000.00
3) Public Safety Facility	Mark III Construction	building and site plumbing	548,329.00	15,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	\$ 185,000.00
4) Public Safety Facility	Kone Elevators	elevators	197,316.00	150,000.00	30,000.00	20,000.00	30,000.00	30,000.00	30,000.00	30,000.00	\$ 150,000.00
5) Public Safety Facility	Gen-Cal Fire Systems	fire protection	233,635.00	10,000.00	20,000.00	30,000.00	50,000.00	50,000.00	50,000.00	50,000.00	\$ 210,000.00
6) Public Safety Facility	WLC	architect and construction management	1,822,565.00	115,000.00	115,000.00	115,000.00	115,000.00	115,000.00	115,000.00	115,000.00	\$ 690,000.00
7) Public Safety Facility	Kosim Engineering & Design	parcel map/plat line adjustment	1,950.00	1,000.00	950.00						\$ 1,950.00
8) Public Safety Facility	Kleinfelder West, Inc	testing	35,683.50	5,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	\$ 35,000.00
9) Public Safety Facility	Niel O Anderson & Assoc	testing	75,373.00	10,000.00	15,000.00	15,000.00	15,000.00	10,000.00	10,000.00	10,000.00	\$ 75,000.00
2) Public Safety Facility	City of Turlock	contract mgmt & inspection	282,000.00	23,500.00	23,500.00	23,500.00	23,500.00	23,500.00	23,500.00	23,500.00	\$ 141,000.00
3)											\$ -
4)											\$ -
Totals - This Page			\$ 103,795,952.04	\$ 12,065,925.50	\$ 1,405,455.85	\$ 2,894,069.34	\$ 2,036,789.19	\$ 2,005,055.56	\$ 1,882,277.78	\$ 3,605,719.04	\$ 13,831,366.76
Totals - Page 2			\$ 10,229,760.03	\$ 5,356,055.03	\$ 635,951.00	\$ 4,225,151.00	\$ 123,713.00	\$ 123,713.00	\$ 123,713.00	\$ 5,356,056.03	\$ 10,588,297.03
Totals - Page 3			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 4			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Other Obligations			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages			\$ 114,025,712.07	\$ 17,421,980.53	\$ 2,041,406.85	\$ 7,119,220.34	\$ 2,162,502.19	\$ 2,128,768.56	\$ 2,005,990.78	\$ 8,961,775.07	\$ 24,419,663.79

Successor Agency to the Turlock Redevelopment Agency
ALL
February 14, 2012

AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year (Jan through June 2012)	Payments by month						Total
					Jan 2012	Feb 2012	Mar 2012	April 2012	May 2012	June 2012	
1) mobile home rental subsidy	JCS Properties Inc	mobile home rental subsidy	10,200.00	10,200.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	10,200.00
2) mobile home rental subsidy	Magic Sands Mobile Home	mobile home rental subsidy	3,000.00	3,000.00	500.00	500.00	500.00	500.00	500.00	500.00	3,000.00
3) mobile home rental subsidy	Mulberry Mobile Park	mobile home rental subsidy	1,200.00	1,200.00	200.00	200.00	200.00	200.00	200.00	200.00	1,200.00
4) mobile home rental subsidy	Western View Mobile Ranch	mobile home rental subsidy	18,000.00	18,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	18,000.00
5) mobile home rental subsidy	Westfork Estates	mobile home rental subsidy	4,200.00	4,200.00	700.00	700.00	700.00	700.00	700.00	700.00	4,200.00
6)											
7) Downtown Housing Plan	City of Turlock	downtown housing plan	58,900.00	58,900.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	9,800.00	58,900.00
8) RDA Special Legal Counsel	Richards, Watson & Garshon	legal counsel	retainer agmt	15,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	15,600.00
9) Annual Audit	Caporicci & Larson	audit services	5,550.00	5,550.00	5,550.00						5,550.00
0) DDA	Avena Bella - Phase I	low- & mod-income housing project	4,095,888.00	4,095,888.00	4,095,888.00						4,095,888.00
1) DDA	Avena Bella - Phase II	low- & mod-income housing project	4,000,000.00	0.00							
2) Econ Dev Proj Funding Agmt	Stan Cty Econ Dev Land Bank	loan repayment	889,305.00								
3) Personnel Costs	various employees and benefit providers	salary and benefit costs for RDA paid employees	163,027.00	163,027.00	27,171.00	27,171.00	27,171.00	27,171.00	27,171.00	27,173.00	163,028.00
4) Agency 2011-12 budget (80%)	various		184,444.35	184,444.35	30,741.00	30,741.00	30,741.00	30,741.00	30,741.00	30,739.35	184,444.35
5) Agency 2011-12 budget (20%)	various		796,045.68	796,045.68	599,539.00	47,301.00	47,301.00	47,301.00	47,301.00	47,302.68	796,045.68
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5)											
Totals - This Page			\$ 10,229,760.03	\$ 5,356,055.03	\$ 635,951.00	\$ 123,713.00	\$ 123,713.00	\$ 123,713.00	\$ 123,713.00	\$ 123,713.00	\$ 5,356,056.03

