

BEFORE THE TURLOCK REDEVELOPMENT AGENCY

IN THE MATTER OF APPROVING }
AMENDMENTS TO THE ENFORCEABLE }
OBLIGATION PAYMENT SCHEDULE }
AND CERTAIN RELATED ACTIONS }
_____ }

RESOLUTION NO. RDA-2012-001

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

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

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

WHEREAS, the California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that AB X1 26 and AB X1 27 are unconstitutional. On August 11, 2011, the Supreme Court issued a stay order, which was subsequently modified on August 17, 2011. Pursuant to the modified stay order, the Supreme Court granted a partial stay of AB X1 26 and AB X1 27; and

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

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

WHEREAS, as a result of the Supreme Court's decision, on February 1, 2012, all redevelopment agencies are dissolved and successor agencies are designated as successor entities to the former redevelopment agencies. Pursuant to Health and Safety Code Section 34169, until successor agencies are authorized, redevelopment agencies must continue to make all scheduled payments for enforceable obligations as defined in Health and Safety Code Section 34167(a). Pursuant to Health and Safety Code Section 34167, redevelopment agencies shall not make a payment unless it is listed in an adopted enforceable obligation payment schedule, other than payments required to meet obligations with respect to bonded indebtedness; and

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

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

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

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

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

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

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

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

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

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

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

Section 9. This Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the Agency's environmental guidelines. The Agency has determined that this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines Section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment. (Guidelines Section 15378(b) (5)).

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

AYES: Agency Members Bublak, DeHart, Jackson, White and Mayor Lazar

NOES: None

NOT PARTICIPATING: None

ABSENT: None

ATTEST:



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

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
					Aug**	Sept	Oct	Nov	Dec	
1) 1999 Tax Incremental Bonds	US Bank	funds issued to for non-housing projects	4,631,688.75	330,972.50	247,536.25					\$ 247,536.25
2) 2005 Tax Incremental Bonds	US Bank	funds issued to for non-housing projects	43,671,226.99	1,533,841.26	966,308.13					\$ 966,308.13
3) 2011 Tax Incremental Bonds	US Bank	funds issued to for non-housing projects	38,506,291.54	1,431,538.36	886,986.48					\$ 886,986.48
1) Public Safety Facility	Ross F Carroll, Inc	off-site improvements	1,078,061.90	150,000.00	150,000.00	100,000.00	100,000.00	100,000.00	100,000.00	\$ 650,000.00
2) Public Safety Facility	Diado Construction, Inc	general & specialties	2,403,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	\$ 500,000.00
3) Public Safety Facility	George Reed Inc	demo, grading and paving	909,226.00	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00	\$ 750,000.00
1) Public Safety Facility	Modern Building Co	building structural concrete	1,396,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00	\$ 600,000.00
2) Public Safety Facility	Duley's Landscaping, Inc	landscaping	256,529.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	\$ 100,000.00
3) Public Safety Facility	Frazier Masonry	masonry	1,325,133.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00	\$ 600,000.00
1) Public Safety Facility	Golden State Steel	structural steel	3,087,000.00	250,000.00	250,000.00	250,000.00	300,000.00	300,000.00	300,000.00	\$ 1,350,000.00
2) Public Safety Facility	Central Valley Comm Bank	retention for Golden State Steel	343,000.00	343,000.00	25,000.00	25,000.00	30,000.00	30,000.00	30,000.00	\$ 135,000.00
3) Public Safety Facility	Tarillon & Son	framing, drywall & plaster	2,487,747.00	2,487,747.00	120,000.00	120,000.00	250,000.00	250,000.00	250,000.00	\$ 740,000.00
1) Public Safety Facility	GrahamPrewell	roofing and waterproofing	609,000.00	609,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	\$ 350,000.00
2) Public Safety Facility	Diado Construction, Inc	doors, windows & hardware	1,203,203.00	1,203,203.00	100,000.00	100,000.00	100,000.00	150,000.00	150,000.00	\$ 400,000.00
3) Public Safety Facility	LVI Facility Services	fireproofing	170,410.00	170,410.00	20,000.00	20,000.00	20,000.00	30,000.00	30,000.00	\$ 80,000.00
1) Public Safety Facility	DC Vient, Inc	painting & wall coverings	318,500.00	318,500.00	150,000.00	150,000.00	200,000.00	200,000.00	200,000.00	\$ 650,000.00
2) Public Safety Facility	Bobo construction	mechanical & HVAC	2,610,000.00	2,610,000.00	100,000.00	100,000.00	200,000.00	200,000.00	200,000.00	\$ 600,000.00
3) Public Safety Facility	Darrah Patrias Elec.	building and site electrical	4,255,814.00	4,255,814.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	\$ 400,000.00
1) Public Safety Facility	Mark III Construction	building and site plumbing	884,000.00	884,000.00	20,000.00	20,000.00	20,000.00	50,000.00	50,000.00	\$ 160,000.00
2) Public Safety Facility	Kone Elevators	elevators	260,900.00	260,900.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	\$ 80,000.00
3) Public Safety Facility	Car-Cal Fire Systems	fire protection	243,490.00	243,490.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	\$ 400,000.00
1) Public Safety Facility	WLC	architect and construction management	4,675,412.00	4,675,412.00	1,000.00	950.00	5,000.00	5,000.00	5,000.00	\$ 25,000.00
2) Public Safety Facility	Koehn Engineering & Design	parcel map/site line adjustment	1,950.00	1,950.00	1,000.00	1,000.00	5,000.00	5,000.00	5,000.00	\$ 25,000.00
3) Public Safety Facility	Kleinfelder West, Inc	testing	48,818.00	48,818.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	\$ 40,000.00
1) Public Safety Facility	Neil O Anderson & Assoc.	testing	115,714.00	115,714.00	23,500.00	23,500.00	23,500.00	23,500.00	23,500.00	\$ 94,000.00
2) Public Safety Facility	City of Turlock	contract mgmt & inspection	282,000.00	282,000.00	23,500.00	23,500.00	23,500.00	23,500.00	23,500.00	\$ 94,000.00
1) Public Safety Facility										\$ -
2) Public Safety Facility										\$ -
3) Public Safety Facility										\$ -
Totals - This Page			\$ 116,023,915.18	\$ 32,410,980.02	\$ 3,545,310.86	\$ 1,614,450.00	\$ 1,923,500.00	\$ 2,199,500.00	\$ 2,199,500.00	\$ 11,480,260.06
Totals - Page 2			\$ 6,976,935.00	\$ 8,007,936.00	\$ 781,011.00	\$ 536,647.00	\$ 505,508.00	\$ 344,554.00	\$ 344,554.00	\$ 2,569,875.00
Totals - Page 3			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 4			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Other Obligations			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages			\$ 125,000,851.18	\$ 40,418,916.02	\$ 4,326,321.86	\$ 2,151,097.00	\$ 2,429,008.00	\$ 2,543,054.00	\$ 2,543,054.00	\$ 13,989,935.06

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

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
					Aug**	Sept	Oct	Nov	Dec	
1) mobile home rental subsidy	JCS Properties Inc	mobile home rental subsidy	23,366.00	23,366.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	9,750.00
2) mobile home rental subsidy	Marie Sands Mobile Home	mobile home rental subsidy	4,850.00	4,850.00	425.00	425.00	425.00	425.00	425.00	2,125.00
3) mobile home rental subsidy	Mulberry Mobile Park	mobile home rental subsidy	3,570.00	3,570.00	300.00	300.00	300.00	300.00	300.00	1,500.00
4) mobile home rental subsidy	Western View Mobile Ranch	mobile home rental subsidy	39,450.00	39,450.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	16,500.00
5) mobile home rental subsidy	Westfork Estates	mobile home rental subsidy	11,140.00	11,140.00	950.00	950.00	950.00	950.00	950.00	4,750.00
6) WISP infrastructure project	George Reed Inc	Installation of Infrastructure	1,073,905.00	1,073,905.00	524,467.00	280,093.00	261,355.00			1,073,905.00
7) WISP infrastructure project	City of Turlock	engineering support for infrastructure project	25,000.00	25,000.00	15,000.00	7,000.00	3,000.00			25,000.00
8) Downtown Housing Plan	City of Turlock	downtown housing plan	70,000.00	70,000.00	5,850.00	5,850.00	5,850.00	5,850.00	5,850.00	29,250.00
9) RDA Special Legal Counsel	Richards, Wilson & Goshon	legal counsel	retainer amtl	31,000.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	13,000.00
10) Annual Audit	Capricorn & Larson	audit services	5,550.00	5,550.00						5,550.00
11) DDA	Avena Bella - Phase I	low- & mod-income housing project	5,000,000.00	4,000,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	400,000.00
12) DDA	Avena Bella - Phase II	low- & mod-income housing project	4,000,000.00	0.00						0.00
13) Personnel Costs	various employees and benefit providers	salary and benefit costs for RDA paid employees	316,132.00	316,132.00	26,344.00	26,344.00	26,344.00	26,344.00	26,344.00	131,720.00
14) Agency 2011-12 budget (80%)	various		280,440.00	280,440.00	23,370.00	23,370.00	23,370.00	23,370.00	23,370.00	116,950.00
15) Agency 2011-12 budget (20%)	various		2,056,509.00	2,056,509.00	171,376.00	171,376.00	171,376.00	171,376.00	171,376.00	856,880.00
16) Lease for 144 S Broadway	William Lyons	lease	54,625.00	54,625.00	4,569.00	4,569.00	4,569.00	4,569.00	4,569.00	22,845.00
17) Taxes, insurance & maint	various	for 144 S Broadway	12,200.00	12,200.00	520.00	520.00	520.00	520.00	520.00	2,080.00
Totals - This Page			\$ 12,976,936.00	\$ 8,007,936.00	\$ 881,011.00	\$ 830,647.00	\$ 805,809.00	\$ 344,554.00	\$ 341,554.00	\$ 2,709,675.00

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 If an agency adopts a continuation ordinance per ABX1 27, this EOPS will not be valid and there is no need to prepare a ROPS.
 -- include only payments to be made after the adoption of the EOPS.

OTHER OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
					Aug**	Sept	Oct	Nov	Dec	
1) Section 33676 Payments	City of Turlock	Payments per former CRL 33676	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
2) Section 33676 Payments	Turlock Irrigation Dist	Payments per former CRL 33676	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
3) Section 33676 Payments	Turlock Joint USD	Payments per former CRL 33676	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
4) Section 33676 Payments	Turlock Rural Fire District	Payments per former CRL 33676	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
5) Pass Through Agreement	County Fire Service	Payments per former CRL 33401	This item is administered with assistance by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
6) Pass Through Agreement	Stanislaus COE	Payments per former CRL 33401	This item is administered with assistance by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
7) Pass Through Agreement	Stanislaus County	Payments per former CRL 33401	This item is administered with assistance by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
8) Pass Through Agreement	Turlock Mosq Abate Dist	Payments per former CRL 33401	This item is administered with assistance by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
9) Pass Through Agreement	Yosemite CCD	Payments per former CRL 33607.5 and .7	This item is administered with assistance by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
10) Statutory Payments	Chalton Elem District	Payments per CRL 33607.5 and .7	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
11) Statutory Payments	City of Turlock	Payments per CRL 33607.5 and .7	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
12) Statutory Payments	County Fire Service	Payments per CRL 33607.5 and .7	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
13) Statutory Payments	Stanislaus COE	Payments per CRL 33607.5 and .7	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
14) Statutory Payments	Stanislaus County	Payments per CRL 33607.5 and .7	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
15) Statutory Payments	Turlock Irrigation Dist	Payments per CRL 33607.5 and .7	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
16) Statutory Payments	Turlock Joint USD	Payments per CRL 33607.5 and .7	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
17) Statutory Payments	Turlock Mosq Abate Dist	Payments per CRL 33607.5 and .7	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
18) Statutory Payments	Turlock Rural Fire District	Payments per CRL 33607.5 and .7	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
19) Statutory Payments	Yosemite CCD	Payments per CRL 33607.5 and .7	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
20)										\$ -
21) County property tax admin fee	Stanislaus County	County property tax admin fee	This item is administered by the County. This schedule will be updated as pertinent info is received from the County.							\$ -
22)										\$ -
23) LMI Set Aside	City of Turlock - LMI Fund	Allocallon 20% of tax increment	Allocated based on the receipt of tax increment revenue. Schedule will be updated as tax increment revenue rec'd.							\$ -
24)										\$ -
25)										\$ -
26)										\$ -
27)										\$ -
28)										\$ -
29)										\$ -
30)										\$ -
Totals - Other Obligations			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* This Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency no later than late August. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 9/30/11. (The draft ROPS must be prepared by the Successor Agency by 11/30/11.)
 ** include only payments to be made after the adoption of the EOPS.
 *** All payment amounts are estimates

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) 1999 Tax Incremental Bonds	US Bank	funds issued to for non-housing projects	4,384,152.50	83,336.25							\$ 83,336.25
2) 2008 Tax Incremental Bonds	US Bank	funds issued to for non-housing projects	42,704,918.00	567,533.13							\$ 567,533.13
3) 2011 Tax Incremental Bonds	US Bank	funds issued to for non-housing projects	37,709,325.05	534,571.88							\$ 534,571.88
4)											\$ -
5) Public Safety Facility	Ross F Carroll, Inc	off-site improvements	314,534.21	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	100,000.00	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 Diecie Construction	232,540.00	5,555.58	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	Georgia Reed Inc	demo, grading and paving	726,258.56	600,000.00	50,000.00	100,000.00	150,000.00	150,000.00	150,000.00	100,000.00	\$ 600,000.00
9) Public Safety Facility	Modern Building Co	building structural concrete	1,002,335.40	250,000.00	350,000.00	150,000.00	110,000.00	90,000.00	50,000.00	50,000.00	\$ 1,000,000.00
10) Public Safety Facility	Dukey's Landscaping, Inc	landscaping	221,410.00	10,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	\$ 140,000.00
11) Public Safety Facility	Frazier Masonry	masonry	1,174,893.00	25,000.00	60,000.00	60,000.00	175,000.00	175,000.00	175,000.00	175,000.00	\$ 635,000.00
12) Public Safety Facility	Golden State Steel	structural steel	570,461.27	200,000.00	150,000.00	150,000.00	70,000.00	70,000.00	70,000.00	70,000.00	\$ 570,000.00
13) Public Safety Facility	Central Valley Comm Bank	retention for Golden State Steel	63,333.34	23,222.22	10,000.00	16,666.67	7,777.78				\$ 63,333.34
14) Public Safety Facility	Tarillon & Son	framing, drywall & plaster	2,432,416.70	240,000.00	300,000.00	300,000.00	300,000.00	275,000.00	275,000.00	275,000.00	\$ 1,630,000.00
15) 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
16) 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
17) Public Safety Facility	Bank of Ag & Commerce	retention for Diecie Construction	116,020.30	3,333.33	5,855.56	11,111.11	16,666.67	16,666.67	16,666.67	16,666.67	\$ 70,000.01
18) Public Safety Facility	LVI Facility Services	fireproofing	170,410.00	50,000.00	55,000.00	55,000.00	50,000.00	48,000.00	48,000.00	48,000.00	\$ 153,000.00
19) Public Safety Facility	DC Vient, Inc	painting & wall coverings	292,560.20	10,000.00	20,000.00	20,000.00	50,000.00	50,000.00	50,000.00	50,000.00	\$ 200,000.00
20) Public Safety Facility	Bobba construction	mechanical & HVAC	1,873,593.36	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
21) Public Safety Facility	Darralle Patrick Elec.	building and site electrical	3,287,027.82	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
22) 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	\$ 105,000.00
23) Public Safety Facility	Kone Elevators	elevators	197,316.00	150,000.00	20,000.00	20,000.00	30,000.00	50,000.00	50,000.00	50,000.00	\$ 150,000.00
24) 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	\$ 150,000.00
25) Public Safety Facility	WLC	architect and construction management	1,622,565.00	115,000.00	115,000.00	115,000.00	115,000.00	115,000.00	115,000.00	115,000.00	\$ 650,000.00
26) Public Safety Facility	Koehn Engineering & Design	parcel map/real line adjustment	1,950.00	1,000.00	950.00						\$ 1,950.00
27) Public Safety Facility	Kreihelder West, Inc	testing	35,663.50	5,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	\$ 35,000.00
28) Public Safety Facility	Nell 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
29) Public Safety Facility	City of Turlock	contract maint & 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
30)											\$ -
Totals - This Page			\$ 103,795,952.04	\$ 1,405,435.65	\$ 2,054,069.34	\$ 2,038,789.18	\$ 2,005,065.56	\$ 1,682,277.78	\$ 1,640,277.78	\$ 1,640,277.78	\$ 12,065,925.50
Totals - Page 2			\$ 9,340,455.03	\$ 635,951.00	\$ 4,225,151.00	\$ 1,233,713.00	\$ 1,233,713.00	\$ 1,233,713.00	\$ 1,233,713.00	\$ 1,233,713.00	\$ 5,356,055.03
Totals - Page 3			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 4			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Other Obligations			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total - All Pages			\$ 113,136,407.07	\$ 2,041,406.65	\$ 7,119,220.34	\$ 4,102,502.18	\$ 2,128,789.56	\$ 2,005,000.78	\$ 1,993,333.81	\$ 1,993,333.81	\$ 22,654,222.53

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	Magie 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
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	15,600.00	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	Caporice & Larson	audit services	5,550.00	5,550.00	5,550.00						5,550.00
10) DDA	Avena Balla - Phase I	low- & mod-income housing project	4,095,888.00	4,095,888.00	4,095,888.00						4,095,888.00
11) DDA	Avena Balla - Phase II	low- & mod-income housing project	4,000,000.00	0.00							0.00
12)											
13) Personnel Costs	various employees and benefit providers	salary and benefit costs for RDA paid employees	183,027.00	183,027.00	27,171.00	27,171.00	27,171.00	27,171.00	27,171.00	27,171.00	183,027.00
14) Agency 2011-12 budget (80%)	various		184,444.35	184,444.35	30,741.00	30,741.00	30,741.00	30,741.00	30,741.00	30,741.00	184,444.35
15) Agency 2011-12 budget (20%)	various		796,045.68	796,045.68	559,539.00	47,301.00	47,301.00	47,301.00	47,301.00	47,301.00	796,045.68
16)											
17)											
18)											
19)											
20)											
21)											
22)											
23)											
24)											
25)											
26)											
27)											
Totals - This Page			\$ 9,340,455.03	\$ 5,356,055.03	\$ 635,951.00	#####	\$ 123,713.00	\$ 123,713.00	\$ 123,713.00	\$ 123,713.00	\$ 5,356,056.03

