

**BEFORE THE OVERSIGHT BOARD TO THE
SUCCESSOR AGENCY TO THE TURLOCK REDEVELOPMENT AGENCY**

IN THE MATTER OF APPROVING THE	}	RESOLUTION NO. OB-2012-006
RECOGNIZED OBLIGATION PAYMENT	}	
SCHEDULE FOR JULY – DECEMBER 2012	}	
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	}	

WHEREAS, the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency has been appointed pursuant to the provisions of Health and Safety Code Section 34179; and

WHEREAS, Health and Safety Code Sections 34177 (l) (2) (B) and 34180 (g) require the approval of the Recognized Obligation Payment Schedule by the Oversight Board; and

WHEREAS, a Recognized Obligation Payment Schedule for the period July – December 2012 has been prepared and approved by the Successor Agency to the Turlock Redevelopment Agency on May 22, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency does hereby approve the Recognized Obligation Payment Schedule for July – December 2012 as adopted by the Successor Agency to the Turlock Redevelopment Agency with amendments (Attachment A).

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the Turlock Redevelopment Agency at the regular meeting held on May 23, 2012, by the following vote:

- AYES: Board Members Chiesa, Da Marto, Lazar, Rojas, Wasden and Chairman Andre
- NOES: None
- NOT PARTICIPATING: None
- ABSENT: Board Member Boyd

ATTEST:

Kellie E. Weaver,
City Clerk/Board Secretary

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177

Project Name / Debt Obligation	Payee	Date	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Anticipated Payment Source	Payments by month					Total	
							July 2012	August 2012	Sept 2012	Oct 2012	Nov 2012		Dec 2012
1) 1999 Tax Increment Bonds (1)	US Bank	March 1999	proceeds used for non-housing projects	4,300,756.25	337,747.50	RPTTF							78,873.75
2) 2005 Tax Increment Bonds (1)	US Bank	Aug 2005	proceeds used for non-housing projects	42,137,385.73	1,546,615.26	RPTTF							558,308.13
3) 2011 Tax Increment Bonds (1)	US Bank	Feb 2011	proceeds used for non-housing projects	37,174,753.16	1,069,143.76	RPTTF							534,571.88
4) Public Safety Facility	Ross F Carroll, Inc	Feb 2011	off-site improvements	158,952.85	158,952.85	(2) see below	30,000.00	50,000.00	30,000.00	30,000.00	18,000.00		158,000.00
6) Public Safety Facility	Diehle Construction, Inc	Feb 2011	general & specialties	1,979,059.50	1,979,059.50	(2) see below	45,000.00	22,500.00	193,500.00	193,500.00	157,500.00		859,500.00
7) Public Safety Facility	Diehle Construction, Inc	Feb 2011	doors, windows & hardware	1,082,882.70	1,082,882.70	(2) see below	90,000.00	90,000.00	72,000.00	45,000.00	45,000.00		378,000.00
8) Public Safety Facility	Bank of Ag & Commerce	Feb 2011	retention for Diehle Construction, Inc	340,215.80	340,215.80	(2) see below	15,000.00	12,500.00	29,500.00	26,500.00	22,500.00		137,500.00
9) Public Safety Facility	George Reed Inc	Feb 2011	demo, grading and paving	726,255.56	726,255.56	(2) see below	50,000.00						58,000.00
10) Public Safety Facility	Modern Building Co	Feb 2011	building structural concrete	548,052.70	548,052.70	(2) see below							0.00
11) Public Safety Facility	Duley's Landscaping, Inc	Feb 2011	landscaping	188,920.87	188,920.87	(2) see below		20,000.00	20,000.00				160,000.00
12) Public Safety Facility	Frazier Masonry	Feb 2011	masonry	1,124,208.60	1,124,208.60	(2) see below	175,000.00	200,000.00					375,000.00
13) Public Safety Facility	Golden State Steel	Feb 2011	structural steel	187,868.04	187,868.04	(2) see below		9,000.00	9,000.00				18,000.00
14) Public Safety Facility	Central Valley Comm Bank	Feb 2011	retention for Golden State Steel	21,892.91	21,892.91	(2) see below		1,000.00	1,000.00				2,000.00
15) Public Safety Facility	Tatillon & Son	Feb 2011	framing, drywall & plaster	2,109,408.50	2,109,408.50	(2) see below	275,000.00	275,000.00	275,000.00				825,000.00
16) Public Safety Facility	Graham/Prewell	Feb 2011	roofing and waterproofing	584,801.40	584,801.40	(2) see below	25,000.00						25,000.00
17) Public Safety Facility	LVI Facility Services	Feb 2011	fireproofing	170,410.00	170,410.00	(2) see below	48,000.00						48,000.00
18) Public Safety Facility	DC Viant, Inc	Feb 2011	painting & wall coverings	292,660.20	292,660.20	(2) see below			50,000.00	50,000.00			100,000.00
19) Public Safety Facility	Bobo construction	Feb 2011	mechanical & HVAC	1,615,364.80	1,615,364.80	(2) see below	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00		600,000.00
20) Public Safety Facility	Darrald Palmas Elec	Feb 2011	building and site electrical	3,097,189.30	3,097,189.30	(2) see below	280,000.00	280,000.00	280,000.00	100,000.00	175,000.00		1,285,000.00
21) Public Safety Facility	Mark III Construction	Feb 2011	building and site plumbing	513,678.50	513,678.50	(2) see below	30,000.00	30,000.00	30,000.00	40,000.00	30,000.00		220,000.00
22) Public Safety Facility	Kone Elevators	Feb 2011	elevators	197,318.00	197,318.00	(2) see below	45,000.00	25,000.00					95,000.00
23) Public Safety Facility	Gen-Cal Fire Systems	Feb 2011	fire protection	195,337.83	195,337.83	(2) see below	20,000.00	20,000.00	15,000.00	10,000.00	7,000.00		84,000.00
24) Public Safety Facility	WLC	Apr 2008	architect and construction management	1,409,469.57	1,409,469.57	(2) see below	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00		770,000.00
25) Public Safety Facility	Koehn Engineering & Design	May 2011	parcel map/lot line adjustment	1,950.00	1,950.00	(2) see below	1,950.00						1,950.00
26) Public Safety Facility	Knuifelder West, Inc	Apr 2011	testing	34,843.50	34,843.50	(2) see below		5,000.00					5,000.00
27) Public Safety Facility	Neil O Anderson & Assoc	Mar 2011	testing	70,652.00	70,652.00	(2) see below							0.00
28) Public Safety Facility	City of Turlock	on-going	contract mgmt & inspection	352,500.00	352,500.00	(2) see below	23,500.00	23,500.00	23,500.00	23,500.00	23,500.00		184,500.00
29) Public Safety Facility	Forward Inc/Republic Svcs	Sept 2011	soils disposal	3,340.40	3,340.40	(2) see below							0.00
			Total Contracts for Public Safety Facility	16,906,650.53	16,906,650.53		1,368,450.00	1,288,500.00	1,133,500.00	748,500.00	768,500.00	1,174,000.00	6,461,450.00
			Funding sources for total contracts				389,482.00	342,485.00	306,045.00	207,095.00	207,495.00	316,980.00	1,744,582.00
							784,785.00	723,785.00	641,435.00	408,585.00	418,785.00	665,140.00	3,641,485.00
							214,213.00	202,220.00	186,020.00	139,820.00	142,220.00	190,880.00	1,075,373.00
Totals - This Page				100,519,745.69	19,860,358.05		1,368,450.00	1,288,500.00	1,133,500.00	748,500.00	768,500.00	2,345,753.76	7,633,203.76
Totals - Page 2				6,314,058.00	1,424,753.00		1,097,303.00	27,950.00	34,450.00	31,950.00	27,950.00	43,650.00	1,263,253.00
Totals - Page 3							0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grand Total - All Pages				106,833,803.69	21,285,111.05		2,465,753.00	1,296,450.00	1,167,950.00	780,450.00	796,450.00	2,389,403.76	8,896,456.76

(1) Bond documents require one year's debt service be set aside before tax revenues can be released for any other purpose. In addition, various statutory and negotiated pass through payments as well as Section 33676 elections have been subordinated to the debt payments related to these bond issuances.

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177

Project Name / Debt Obligation	Payee	Date	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Anticipated Payment Source	Payments by month					Total	
							July 2012	August 2012	Sept 2012	Oct 2012	Nov 2012		Dec 2012
1) Mobile Home Rental Subsidy	JCS Properties Inc	April 2007	mobile home rental subsidy	24,000.00	24,000.00	RPTTF	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	4,000.00	14,000.00
2) Mobile Home Rental Subsidy	Magic Sands Mobile Home	May 2007	mobile home rental subsidy	3,300.00	3,300.00	RPTTF	275.00	275.00	275.00	275.00	275.00	550.00	1,925.00
3) Mobile Home Rental Subsidy	Mulberry Mobile Park	April 2007	mobile home rental subsidy	1,500.00	1,500.00	RPTTF	125.00	125.00	125.00	125.00	125.00	250.00	875.00
4) Mobile Home Rental Subsidy	Western View Mobile Ranch	April 2007	mobile home rental subsidy	35,000.00	35,000.00	RPTTF	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	6,000.00	21,000.00
5) Mobile Home Rental Subsidy	Westfork Estates	April 2007	mobile home rental subsidy	8,400.00	8,400.00	RPTTF	700.00	700.00	700.00	700.00	700.00	1,400.00	4,900.00
6) Contract admin for MHRs prog	Successor Agency Staff		Staff time to collect monthly supporting documents and annual verifications	12,000.00	12,000.00	admin	5,400.00	600.00	600.00	600.00	600.00	1,200.00	9,000.00
7) Annual Audit	Capofacci & Larson	up for renewal	audit services	7,000.00	7,000.00	admin						7,000.00	7,000.00
8) DDA	Avena Bella - Phase II	Apr 2011	low- & mod-income housing project	4,000,000.00	0.00	RPTTF							0.00
9) Econ Dev Proj Funding Agmt	Stan Civ Economic Development Land Bank	Jan 2008	loan repayment	889,305.00	0.00	RPTTF							0.00
10) Contract admin - Avena Bella	Successor Agency Staff		Staff time for contract and construction admin of phase I	24,000.00	24,000.00	RPTTF	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	4,000.00	14,000.00
11) Trustee Services	U.S. Bank	annual work	Trustee services for outstanding bond issuances	12,000.00	12,000.00	RPTTF	4,000.00	4,000.00	4,000.00				12,000.00
12) Arbitrage Rebate Services	BLX Group Inc	annual work	annual arbitrage rebate report for each outstanding bond issuance	7,500.00	7,500.00	RPTTF	2,500.00	2,500.00	2,500.00				5,000.00
13) Pass Through	Yosemite Com College Dist		amounts held pursuant to negotiated pass through agreements	964,952.00	964,952.00	reserves	964,952.00						964,952.00
14) Pass Through	Stan Civ Office of Ed		amounts held pursuant to negotiated pass through agreements	93,101.00	93,101.00	reserves	93,101.00						93,101.00
15)													0.00
16) Annual Administration													0.00
17) includes successor agency staff (other than specific project time), supplies, meetings, utilities, vehicle, IT,				231,000.00	231,000.00	Admin Allow	19,250.00	19,250.00	19,250.00	19,250.00	19,250.00	19,250.00	115,500.00
18) advertising and non-project specific legal services.													0.00
19)													0.00
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Totals - This Page				6,314,056.00	1,424,753.00		1,097,303.00	27,950.00	34,450.00	31,950.00	27,950.00	43,650.00	1,263,253.00

