



CITY OF SANTA BARBARA

REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: January 31, 2012

TO: Chair and Boardmembers

FROM: Community Development Department

SUBJECT: Redevelopment Agency Of The City Of Santa Barbara Enforceable Obligation Payment Schedule

RECOMMENDATION: That Agency Board:

- A. Adopt, by reading of title only, A Resolution of the Redevelopment Agency of the City of Santa Barbara Adopting an Enforceable Obligation Payment Schedule ("EOPS"); and
- B. Adopt, by reading of title only, A Resolution of the Redevelopment Agency of the City of Santa Barbara Declaring that the Agency Has Not Forgiven the Repayment, Wholly or Partially, of Any Loan, Advance, or Indebtedness that Has Been Owed By a Public Body to the Agency or By the Agency to a Public Body From January 1, 2010, Through December 31, 2011.

DISCUSSION:

Enforceable Obligation Payment Schedule

On August 23, 2011, the Agency adopted an enforceable obligation payment schedule ("EOPS") as required by Assembly Bill 1X 26 (the "Dissolution Act"). The California Supreme Court recently upheld the constitutionality of the Dissolution Act and extended some of the operative dates by four months. . The EOPS adopted by the Agency in August 2011 listed all of the Agency's financial obligations payable through December 2011.

On February 1, 2012, the City of Santa Barbara, as the "Successor Agency" to the Redevelopment Agency, will, by operation of law, succeed to all the former Agency's rights, duties and legal obligations. The primary purpose of the City, acting as the Successor Agency, will be to wind-up the affairs of the Agency and provide for the payment of all existing and recognized Agency debt with property tax proceeds received from the County Auditor. Only those "enforceable obligations" listed on the City's EOPS and subsequently, in the City's "Recognized Obligation Payment Schedule ("ROPS"), may be paid by the City in its capacity as Successor Agency.

Under AB 1X 26, prior to its dissolution, the Agency must adopt a new EOPS that lists all financial and legal obligations of the former Agency beginning January 1, 2012 through the end of this fiscal year. As with the previous version of August 2011, the EOPS must list and provide specific information as to each obligation that an agency is obligated to pay.

As of February 1, 2012, the EOPS approved by the Agency, along with the preliminary draft ROPS which was prepared in September 2011, will be provided to the City, as Successor Agency. The City, as Successor Agency, must revise the EOPS to list only those obligations that fall within the AB 1X 26 definition of "enforceable obligations." The definition of "enforceable obligation" changes in some very important aspects as it pertains to the City's EOPS as opposed to the Agency's EOPS. These changes will be discussed at a later date with the City Council. Revisions to the EOPS may be made by the City in a public meeting. Staff has tentatively scheduled City consideration and adoption of the EOPS on February 7, 2012.

By March 1, 2012, the City must prepare an initial ROPS (including an administrative budget) which is subject to review and certification by an external auditor and must be approved and certified by the Oversight Board. The County Auditor-Controller will allocate property tax to the City, as the Successor Agency to pay the recognized obligations listed on the ROPS.

Adoption of the EOPS will be the final formal action taken by the Agency Board for the Central City Redevelopment Project Area.

Assembly Bill 936

AB 936 was introduced to provide greater transparency to the decision-making processes governing redevelopment agencies. The measure requires adoption of a resolution by February 1, 2012 affirming whether or not the repayment, wholly or partially, of a loan, advance, or indebtedness owed by a public body to a redevelopment agency or by a redevelopment agency to a public body, has been forgiven during the time period of January 1, 2010, through December 31, 2011. During the period stipulated, the Redevelopment Agency of the City of Santa Barbara has not forgiven, or been forgiven, the repayment, wholly or partially, of any indebtedness that has been owed between the Agency and a public body.

BUDGET/FINANCIAL INFORMATION:

There are no direct financial impacts to approving the EOPS as these are already current obligations of the Redevelopment Agency.

PREPARED BY: Brian J. Bosse, Housing and Redevelopment Manager/MEA

SUBMITTED BY: Paul Casey, Assistant City Administrator

APPROVED BY: City Administrator's Office

Name of Redevelopment Agency: City of Santa Barbara Redevelopment Agency

ATTACHMENT 1

Project Area: Central City Redevelopment Project Area (CCRP)

Date: January 1, 2012 through June 30, 2012

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

	Source	Project Name / Debt Obligation	Payee	Description	Outstanding Debt or Obligation	During Fiscal Period 1-1-12 to 6-30-12	Payments by Month						
							Jan	Feb	Mar	Apr	May	Jun	Total
1	TI	Restorative Policing Pilot Program	City of Santa Barbara Police Department	3-Year Agreement for pilot program to increase safety in CCRP in compliance with 2003 Multi-Year Agreement	\$ 823,966	\$ 176,034	\$ 29,339	\$ 29,339	\$ 29,339	\$ 29,339	\$ 29,339	\$ 29,339	\$ 176,034
2	TI	Shuttle Bus Program	Metropolitan Transit District	Central City Redevelopment Project Area Required CEQA Mitigation Measure	\$ 1,050,000	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 150,000
3	TI	Hazardous Materials Studies	Various, PW Environmental	State of California Required Groundwater Monitoring	\$ 6,369	\$ 6,369	\$ -	\$ -	\$ 6,369	\$ -	\$ -		\$ 6,369
4	TI	Paseo Nuevo Waste Obligation	I&G Real Estate	Trash obligations for Paseo Nuevo Mall required by Paseo Nuevo Development Agreement	\$ 240,000	\$ 30,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 30,000
5	TI	Cultural Promotions	Santa Barbara Downtown Organization	Funding for economic development program and marketing opportunities in the CCRP in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 37,050	\$ 37,050	\$ 6,175	\$ 6,175	\$ 6,175	\$ 6,175	\$ 6,175	\$ 6,175	\$ 37,050
6	TI	2001A Bond Obligation	Bank of New York-Mellon Trust	Required debt service payments on 2001A Bond	\$ 36,505,550	\$ 4,554,185	\$ -	\$ -	\$ 3,843,092	\$ -	\$ -	\$ 703,093	\$ 4,546,185
7	TI	2003A Bond Obligation	Bank of New York-Mellon Trust	Required debt service payments on 2003A Bond	\$ 23,675,615	\$ 2,969,080	\$ -	\$ -	\$ 2,522,040	\$ -	\$ -	\$ 447,040	\$ 2,969,080
8	TI	2004 Bond Obligation	Bank of New York-Mellon Trust	Required debt service payments on 2004 Bond	\$ 5,058,588	\$ 632,765	\$ 67,708	\$ -	\$ -	\$ -	\$ -	\$ 565,057	\$ 632,765

	Source	Project Name / Debt Obligation	Payee	Description	Outstanding Debt or Obligation	During Fiscal Period 1-1-12 to 6-30-12	Payments by Month							
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9	TI	Successor Agency Administrative Budget	City of Santa Barbara	Administration and operation of the redevelopment agency obligations per the 2003 Multi-Year Agreement	\$ 16,374,812	\$ 778,509	\$ 129,751	\$ 129,751	\$ 129,751	\$ 129,751	\$ 129,751	\$ 129,751	\$ 129,754	\$ 778,509
10	TI	Affordable Housing Administrative Budget	City of Santa Barbara	Administration of the affordable housing obligations per the 2003 Multi-Year Agreement	\$ 8,070,907	\$ 352,000	\$ 58,667	\$ 58,667	\$ 58,667	\$ 58,667	\$ 58,667	\$ 58,667	\$ 58,665	\$ 352,000
11	TI	PSHHC Housing Development	Peoples Self-Help Housing Corporation	Development of affordable housing complex. Land previously aquired with \$2,000,000 RDA Tax Increment in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	TI	Presidio Park Apartments	Goldrich, Kest & Associates	Exclusive right to purchase affordable housing complex in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 829,700	\$ -								\$ -
13	TI	Rehabilitation of Victoria Theatre	Ensemble Theater Company	Grant agreement for the renivaiton of the historic Victoria Theatre in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	TI	Chase Palm Park Lighting/Electrical Upgrade	Imperial Electric	Replace existing lighting at Chase Palm Park, remove ground lights, add outlets and 5 new fixtures	\$ 560,000	\$ 276,800	\$ 46,133	\$ 46,133	\$ 46,133	\$ 46,133	\$ 46,133	\$ 46,133	\$ 46,135	\$ 276,800
15	TI	Plaza del Mar Restroom Renovation	Tomar Construction Company	Construction contract for renovation of heavily-used park restroom	\$ 212,000	\$ 212,000	\$ 35,333	\$ 35,333	\$ 35,333	\$ 35,333	\$ 35,333	\$ 35,333	\$ 35,335	\$ 212,000
16	TI	Pershing Park Restroom Renovation	Tomar Construction Company	Construction contract for renovation of heavily-used park restroom in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 120,000	\$ 120,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000

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17	TI	Police Department Headquarters Development		Engineering, design and construction of new Police Department Headquarters in compliance with the obligations set forth in the 2003 Multi-Year Agreement									
		911 Call Center	Coffman Engineers, Inc & Leach & Mounce.	Engineering & Architectural Design	\$ 2,185,460	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 150,000
		Police Department Design	Leach & Mounce	Architectural Design & Engineering	\$ 283,031	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 150,000
		Police Department Construction	TBD	Construction of new Police Department Headquarters	\$ 17,531,509	\$ -							\$ -
18	TI	Police Depart. Annex Lease Cost	L L & A-Z	Construction related tenancy	\$ 12,597	\$ 12,597	\$ 12,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,597
19	TI	Fire Station - 925 de la Vina Rental Costs	Amita Limited LLC	Construction related tenancy	\$ 190,000	\$ 124,500	\$ 20,750	\$ 20,750	\$ 20,750	\$ 20,750	\$ 20,750	\$ 20,750	\$ 124,500
20	TI	Parking Lot Construction Fund	Republic Elevator	Contract for the required safety upgrade of Lot 10 and Lot 2 elevators and installation of safety cameras in Granada Garage in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 218,320	\$ 218,320	\$ 36,387	\$ 36,387	\$ 36,387	\$ 36,387	\$ 36,387	\$ 36,385	\$ 218,320
21	TI and 2003A Bond	Library Plaza Renovation	Campbell & Campbell Design	Contracted design services for renovation of Library Plaza in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 2,087,869	\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 60,000
22	TI	Lower West Downtown Street Lights Phase I	Smith Engineering, Phillips Lumec, Ameron International Pole products, Taft Electric Company	Contracted services for the engineering and construction of the West Downtown Street Lighting Project Phase I in compliance with the obligations set forth in the 2003 Multi-Year Agreement	448,889	448,889	\$ 74,814	\$ 74,815	\$ 74,815	\$ 74,815	\$ 74,815	\$ 74,815	\$ 448,889

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23	TI	West Downtown Lighting Project - Phase II	Smith Engineering	Contracted services for the engineering of the West Downtown Street Lighting Project Phase II in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 750,000	\$ 13,652	\$ -	\$ -	\$ -	\$ 13,652	\$ -	\$ -	\$ 13,652
24	TI	West Downtown Lighting Project - Phase III	Smith Engineering	Contracted services for the engineering of the West Downtown Street Lighting Project Phase III in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 750,000	\$ 13,652	\$ -	\$ -	\$ -	\$ 13,652	\$ -	\$ -	\$ 13,652
25	TI	Cabrillo Pavilion Arts Center Assessment Study	GreenPlay, KBZ Architects, City of Santa Barbara	Contracts for the development of a structural assessment, business plan and project management	\$ 6,550,000	30,000	\$ 5,000	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 5,000	\$ 30,000
26	TI	Library Renovation (Children's Section and Lower Level)	TBD	Children's Section Remodel and new ADA Restrooms in compliance with 2003 Multi-Year Agreement	\$ 550,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27	TI	Community Arts Workshop (Additional Funding)	TBD	Facility Renovation and Conversion to Community Arts Workshop per approved design	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	2001A & 2003A Bond	Mission Creek Flood Control Improvements at Train Depot	TBD	Property acquisition and project development in cooperation and cost-sharing with Santa Barbara County Flood Control	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	2003A Bond	Helena Parking Lot Construction Development Agreement Obligation	Lash Construction, Penfield & Smith Engineers, Fugro West Inc.	Construction of a required parking lot per Development Agreement with Fess Parker Trust	\$ 500,000	\$ 250,000	\$ 41,666	\$ 41,666	\$ 41,666	\$ 125,002	\$ -	\$ -	\$ 250,000
30	2003A Bond	Mission Creek Flood Control Park Development	TBD	Development of park in heavily populated West downtown in compliance with 2003 Multi-Year Agreement	\$ 773,422	\$ 19,500	\$ -	\$ -	\$ -	\$ 6,500	\$ 6,500	\$ 6,500	\$ 19,500

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31	2003A Bond	West Beach Pedestrian Improvement Project	Elevation Engineering and Fugro West	Construction contract costs associated with the development of the West Beach pedestrian Improvement project in compliance with the 2003 Mutli-Year Agreement	\$ 128,654	\$ 128,654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,654	\$ 128,654
32	2003A Bond	Plaza de la Guerra Infraastructure Improvements	Campbell & Campbell Design	Design contract for renovation of historic plaza in downtown Santa Barbara in compliance with the 2003 Multi-Year Agreement	\$ 2,400,000	\$ 80,436	\$ 13,406	\$ 13,406	\$ 13,406	\$ 13,406	\$ 13,406	\$ 13,406	\$ 80,436
33	2003A Bond	Lower State Street Sidewalk Renovation	City of Santa Barbara TBD	Development obligation with La Entrada Project and in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 335,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34	2003A Bond	Fire Department Adminstration Annex	City of Santa Barbara, Western Group, inc, Smart Office Interiors, KBZ Architects	Completion of construction contract for the Fire Department's administrative headquarters in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 488,156	\$ 488,156	\$ 250,000	\$ 150,000	88,156	\$ -	\$ -	\$ -	\$ 488,156
35	2003A Bond	Chase Palm Park Restroom Renovation	City of Santa Barbara and TBD	Design and construction contract for renovation of heavily-used park restroom in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 186,000	\$ 186,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 96,000	\$ 186,000
36	2003A Bond	Downtown Sidewalk Improvements	City of Santa Barbara and TBD	Design and engineering of sidewalk improvements on sidestreets in downtown core in compliance with the 2003 Multi-Year Agreement	\$ 2,175,000	\$ 20,000	\$ -	\$ -	\$ -	\$ 5,000	\$ 15,000	\$ -	\$ 20,000
37	TI and 2003A Bond	Seismic Upgrades to Parking Structures 2, 9, and 10	City of Santa Barbara and Watry Design, inc, Cushman Construction Corp., BTC Labs, Custom Media Group	Required structural upgrades to three heavily-used parking structures in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 915,803	\$ 915,803	\$ -	\$ 200,000	\$ 300,000	\$ 415,803	\$ -	\$ -	\$ 915,803

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38	2003A Bond	West Downtown Improvement Program	City of Santa Barbara and TBD	Various improvements to westside of the CCRP in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 524,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39	2003A Bond	Carrillo Recreation Center Renovation	City of Santa Barbara and TBD	Completion of construction contract and in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 1,431,259	\$ 20,000	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 20,000
40	2003A Bond	Chase Palm Park Wisteria Arbor	City of Santa Barbara and TBD	Required per development Agreement with Fess Parker Family Trust	\$ 835,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					\$ 142,515,226	\$ 13,624,951	\$ 937,726	\$ 952,422	\$ 7,372,079	\$ 1,160,365	\$ 682,256	\$ 2,512,103	\$ 13,616,951