

## SUCCESSOR AGENCY CONTACT INFORMATION

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San Diego

Coronado

<b>Rachel</b>
<b>Hurst</b>
<b>Director of Community Development</b>
<b>1825 Strand Way</b>
<b>Coronado</b>
<b>CA</b>
<b>92118</b>
<b>619-522-7338</b>
<b>rhurst@coronado.ca.us</b>

<b>Rhonda</b>
<b>Huth</b>
<b>Senior Management Analyst</b>
<b>619-522-2426</b>
<b>rhuth@coronado.ca.us</b>

**SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: **CORONADO (SAN DIEGO)**

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$231,904,043
<b>Current Period Outstanding Debt or Obligation</b>	<b>Six-Month Total</b>
A Available Revenues Other Than Anticipated RPTTF Funding	\$630,461
B Enforceable Obligations Funded with RPTTF	\$13,637,018
C Administrative Allowance Funded with RPTTF	\$240,000
D Total RPTTF Funded (B + C = D)	\$13,877,018
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$14,507,479
F Enter Total Six-Month Anticipated RPTTF Funding	\$13,877,018
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$0

**Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))**

H Enter Estimated Obligations Funded by RPTTF (lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)	\$7,194,258
I Enter Actual Obligations Paid with RPTTF	\$7,194,260
J Enter Actual Administrative Expenses Paid with RPTTF	\$0
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$13,877,018

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.

William L. Huck

Name

CHAIR

Title

/s/

Signature

Date

**CORONADO (SAN DIEGO)**  
**RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)**  
 July 1, 2013 through December 31, 2013

Oversight Board Approval Date: \_\_\_\_\_

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source					
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
							\$231,904,043	\$17,876,235	\$0	\$630,461	\$240,000	\$13,637,018	\$0	\$14,507,479
1	1996 TAB Debt Service	4/17/1996	9/1/2017	U.S. Bank	Advance refunding of 1990 and 1992 TABs	Coronado	8,050,000	1,610,000	0	0	0	1,610,000	0	1,610,000
2	2000 TAB Debt Service	4/5/2000	9/1/2026	U.S. Bank	Financing for redevelopment activities	Coronado	5,941,643	428,543	0	0	0	321,949	0	321,949
3	2003 TAB Debt Service - Non Housing	4/24/2003	9/1/2034	U.S. Bank	Bonds were used for the acquisition and construction of school improvements and capital projects	Coronado	37,571,547	1,097,694	0	0	0	615,066	0	615,066
4	2003 TAB Debt Service - Housing	4/24/2003	9/1/2034	U.S. Bank	Financing for Affordable Housing Development	Coronado	16,195,887	628,620	0	0	0	408,544	0	408,544
5	2005 TAB Debt Service	11/10/2005	9/1/2035	U.S. Bank	Financing for redevelopment activities	Coronado	93,647,466	3,864,884	0	0	0	2,549,934	0	2,549,934
6	2006 TAB Debt Service	5/31/2006	9/1/2030	U.S. Bank	Financing for redevelopment activities and partial refunding of 1996 and 2000 TABs	Coronado	48,662,566	1,615,869	0	0	0	864,034	0	864,034
7	Bond Administration	4/17/1996	9/1/2035	Bondlogistix LLC	Arbitrage Rebate Fees (03, 05, 06 TABS)	Coronado	167,450	8,500	0	0	0	0	0	0
8	Bond Administration	4/17/1996	9/1/2035	U.S. Bank	Fiscal Agent Fees (1996, 2000, 2003, 2005, 2006 Tabs)	Coronado	205,850	11,000	0	0	0	5,500	0	5,500
9	Bond Administration	4/17/1996	9/1/2035	Bondlogistix LLC	Arbitrage Rebat 03, 05, & 06 tabs	Coronado	29,550	1,500	0	0	0	0	0	0
10	Bond Administration	4/17/1996	9/1/2035	U.S. Bank	Fiscal Agent Fees (96, 03, 05, 06 Tabs)	Coronado	56,150	3,000	0	0	0	0	0	0
11	Debt Service (Note #1)		12/31/2035	City of Coronado	City Hall	Coronado	0	0	0	0	0	0	0	0
12	Debt Service (Note #1)		12/31/2035	City of Coronado	Economic Development	Coronado	0	0	0	0	0	0	0	0
13	Debt Service (Note #1)		12/31/2035	City of Coronado	Glorietta Bay Improvements and Beach Facilities	Coronado	0	0	0	0	0	0	0	0
14	Debt Service (Note #1)		12/31/2035	City of Coronado	Library Expansion	Coronado	0	0	0	0	0	0	0	0
15	Debt Service (Note #1)		12/31/2035	City of Coronado	Pool Assessment	Coronado	0	0	0	0	0	0	0	0
16	Debt Service (Note #1)		12/31/2035	City of Coronado	Downtown Streetscape Improvements	Coronado	0	0	0	0	0	0	0	0
17	Debt Service (Note #1)		12/31/2035	City of Coronado	Lifeguard Tower	Coronado	0	0	0	0	0	0	0	0
18	Debt Service (Note #1)		12/31/2035	City of Coronado	Glorietta Bay Improvements and Library Expansion	Coronado	0	0	0	0	0	0	0	0
19	Debt Service (Note #1)		12/31/2035	City of Coronado	Hospital OPA & Acquisition, City Capital Projects	Coronado	0	0	0	0	0	0	0	0
20	Coronado Hospital (Note #2)	9/6/2005	6/30/2016	Coronado Hospital Foundation	Participation Agreement - FY 2009/10	Coronado	0	0	0	0	0	0	0	0
21	Coronado Hospital (Note #2)	9/6/2005	6/30/2016	Coronado Hospital Foundation	Participation Agreement - FY 2010/11	Coronado	0	0	0	0	0	0	0	0
22	Coronado Hospital (Note #3)	9/6/2005	6/30/2016	Coronado Hospital Foundation	Participation Agreement - FY 2011/12	Coronado	1,354,600	1,354,600	0	0	0	1,354,600	0	1,354,600
23	Coronado Hospital (Note #3)	9/6/2005	6/30/2016	Coronado Hospital Foundation	Participation Agreement - FY 2012/13	Coronado	2,000,000	2,000,000	0	0	0	2,000,000	0	2,000,000
24	Coronado Hospital	9/6/2005	6/30/2016	Coronado Hospital Foundation	Participation Agreement - FY 2013/14	Coronado	2,000,000	1,000,000	0	0	0	1,000,000	0	1,000,000
25	Coronado Hospital	9/6/2005	6/30/2016	Coronado Hospital Foundation	Participation Agreement - FY 2014/15	Coronado	2,000,000	0	0	0	0	0	0	0
26	Coronado Hospital	9/6/2005	6/30/2016	Coronado Hospital Foundation	Participation Agreement - FY 2015/16	Coronado	1,500,000	0	0	0	0	0	0	0
27	Coronado Hospital (Note #2)	10/16/2007	10/15/2012	Stradling Yocca Carlson & Rauth, Inc.	Legal Services - Outside Counsel	Coronado	60,000	10,000	0	0	0	5,000	0	5,000
28	Cooperation Agreement with City/CUSD (last amended 5/10/06)			Coronado Unified School District	CUSD Project Management of Capital Projects thru 2014	Coronado	320,000	320,000	0	0	0	160,000	0	160,000
29	Cooperation Agreement with City/CUSD (Note #4) (last amended 5/10/06)			CUSD - Various Vendors	CUSD Capital Improvement Projects	Coronado	0	0	0	0	0	0	0	0
30	Successor Agency Administrative Expenses for Jan thru Jun 2013	11/15/2005		City of Coronado	Successor Agency administrative obligations relating to maintaining payments on enforceable obligations and other activities as required by AB1X 26 for Jan thru June 2013.	Coronado	6,950,000	480,000	0	0	240,000	0	0	240,000
31	Successor Agency Administrative Expenses for July to Dec 2012 (Note #2)	11/15/2005		City of Coronado	Successor Agency administrative obligations relating to maintaining payments on enforceable obligations and other activities as required by AB1X 26 for July thru Dec 2012.	Coronado	0	0	0	0	0	0	0	0
32	Affordable Housing: 406-430 & 445-451 Orange Avenue, 560-566 G Avenue	6/3/2008	6/30/2013	McKee Asset Management	Property Management Fees and Operating Expenses	Coronado	0	0	0	0	0	0	0	0
33	Affordable Housing: 840 G Avenue	6/3/2008	6/30/2013	Napolitano GMAC Real Estate	Property Management Fees and Operating Expenses	Coronado	0	0	0	0	0	0	0	0
34	Affordable Housing: 525 Orange Avenue (Note #5)	1/3/2006	2/1/2014	Napolitano Family Living Partnership	Principal and Interest Payments for purchase of 525 Orange	Coronado	127,425	109,221	0	0	0	109,221	0	109,221
35	Affordable Housing: 225 Orange Avenue (Note #5)	3/8/2007	4/1/2015	Napolitano Family Living Partnership	Principal and Interest Payments for purchase of 225 Orange	Coronado	1,859,206	138,348	0	0	0	69,174	0	69,174
36	Affordable Housing: 735 F Avenue (Note #6)	1/19/1996	3/31/2013	Jon Ryan	Subsidy for 735 F Avenue Agreement	Coronado	0	0	0	0	0	0	0	0
37	Affordable Housing Operations (Note #2)	10/16/2007	10/15/2012	Stradling Yocca Carlson & Rauth, Inc.	Legal Services - Outside Counsel	Coronado	0	0	0	0	0	0	0	0
38	Affordable Housing Operations (Note #2)	10/16/2007	10/15/2012	Rosenow Spevacek Group, Inc.	Consulting Services re. Housing	Coronado	0	0	0	0	0	0	0	0
39	Affordable Housing Project Mgmt. Expenses	11/15/2005	9/1/2061	City of Coronado	SA oversight of enforceable obligations ie: affordable housing activities as required by AB 1x 26	Coronado	0	0	0	0	0	0	0	0
40	Marina (Note #7)	6/1/2010	6/30/2023	City of Coronado	Dock A&B Loan Payments & Debt Service	Coronado	0	0	0	0	0	0	0	0
41	Bond Proceeds (Note #8)			To Be Determined	Low Moderate Income Housing Rehabilitation	Coronado	0	0	0	0	0	0	0	0



CORONADO (SAN DIEGO)  
Pursuant to Health and Safety Code section 34186 (a)  
PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)  
July 1, 2012 through December 31, 2012

Item #	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
1	1996 TAB Debt Service	U.S. Bank	Advance refunding of 1990 and 1992 TABS	Coronado	\$0	\$0	\$0	\$0	\$991,262	\$363,961	\$321,000	\$0	\$11,931,301	\$7,194,260	\$274,100	\$0
2	2000 TAB Debt Service	U.S. Bank	Financing for redevelopment activities	Coronado									311,824	311,824		
3	2003 TAB Debt Service - Non Housing	U.S. Bank	Bonds were used for the acquisition and construction of school improvements and capital projects	Coronado									617,406	565,381		
4	2003 TAB Debt Service - Housing	U.S. Bank	Financing for Affordable Housing Development	Coronado									406,784	384,214		
5	2005 TAB Debt Service	U.S. Bank	Financing for redevelopment activities	Coronado									2,523,975	2,523,975		
6	2006 TAB Debt Service	U.S. Bank	Financing for redevelopment activities and partial refunding of 1996 and 200 TABS	Coronado									2,322,284	2,322,284		
7	Bond Administration	Bondlogistix LLC	Arbitrage Rebate Fees (03, 05, 06, TABS)	Coronado									1,200	2,785		
8	Bond Administration	U.S. Bank	Fiscal Agent Fees (1996, 2000, 2003, 2005, 2006 TABS)	Coronado									3,500	3,241		
9	Bond Administration	Bondlogistix LLC	Arbitrage Rebate Fees (03, 05, 06, TABS)	Coronado									0	1,465		
10	Bond Administration	U.S. Bank	Fiscal Agent Fees (96, 03, 05, 06 TABS)	Coronado									900	664		
11	Consolidated Project	City of Coronado	Consolidated Project Loan	Coronado												
12	City Loan CDA Reso. No. CDA-195	City of Coronado	Loan Principle	Coronado												
13	Coronado Hospital	Coronado Hospital Foundation	Annual payment for 1/15 interest land purchase	Coronado									1,338,928			
14	Coronado Hospital	Heritage Escrow	Escrow Fees - hospital land purchase	Coronado									1,825			
15	Coronado Hospital	Coronado Hospital Foundation	Participation Agreement	Coronado									2,367,606	645,400		
16	Coronado Hospital	Stradling Yocca Carlson & Rauth Inc.	Legal Services - Outside Counsel	Coronado									5,000			
17	Cooperation Agreement with the City/CUSD	City of Coronado	Capital Project Management	Coronado									128,125	20,408		
18	Cooperation Agreement with the City/CUSD	City of Coronado	City Capital Projects	Coronado					750,000	337,149						
19	Cooperation Agreement with the City/CUSD	Coronado Unified School District	CUSD Project Management of Capital Projects thru 2014	Coronado									159,990	141,645		
20	Cooperation Agreement with the City/CUSD	Coronado Unified School District	CUSD Capital Improvement Projects	Coronado									1,323,237			
21	Cooperation Agreement with the City/CUSD	Coronado Unified School District	CUSD Capital Improvement Projects for FY 2012	Coronado					241,262	26,813						
22	Successor Agency Administration Expenses	City of Coronado	Successor Agency administrative obligations relating to maintaining payments on enforceable obligations and other activities as required by AB1X 26	Coronado							321,000					
23	Affordable Housing units: 406-430 & 445-451 Orange Avenue, 560-566 G Avenue	McKee Asset Management	Property Management Fees and Operating Expenses	Coronado									52,060			
24	Property Taxes: 406-430 & 445-451 Orange Avenue, 560-566 G Avenue	County of San Diego	Property Taxes	Coronado									32,971			
25	840 G Avenue	Napolitano GMAC Realty	Property Management Fees and Operating Expenses	Coronado									20,750			
26	840 G Avenue	County of San Diego	Property Taxes	Coronado									25,000			
27	525 Orange Avenue	Napolitano Family Living Partnership	Principal and Interest Payments for purchase of 525 Orange	Coronado									109,221	109,221		
28	225 Orange Avenue	Napolitano Family Living Partnership	Principal and Interest Payments for purchase of 225 Orange	Coronado									69,174	69,174		
29	735 F Avenue Affordable Housing	Jon Ryan	Subsidy for 735 F Avenue agreement	Coronado									27,621	22,050		
30	Affordable Housing Operations	Stradling Yocca Carlson & Rauth Inc.	Legal Services - Outside Counsel	Coronado									9,900	2,450		
31	Affordable Housing Operations	Rosenow Spevacek Group, Inc.	Consulting Services re: Housing	Coronado									5,000	1,025		
32	Affordable Housing Project Management Expenses	City of Coronado	SA oversight of enforceable obligations ie: affordable housing activities as required by AB1X 26	Coronado									67,020	67,054		
33	Leasehold Acquisition	City of Coronado	US Oceanic Loan	Coronado												
34	Marina Operations	City of Coronado	Dock A&B Loan Payments & Debt Service	Coronado												
35	Marina Operations	Lance, Soll & Lungard LLP	FY 2011 AUP Audit - Marina	Coronado											1,530	
36	Marina Operations	California Yacht Marina, LLC	Marina Management Fees	Coronado											120,000	
37	Marina Operations	City of Coronado	Operations Contract Oversight	Coronado											5,280	
38	Marina Operations	San Diego Unified Port District	Lease payments	Coronado											6,500	
39	Marina Operations	San Diego County Treasurer	Property Taxes	Coronado											7,500	
40	Marina Operations	City of Coronado	Maintenance and Repairs	Coronado											21,480	
41	GB Dock C Replacement Project	City of Coronado	Dock C Replacement Project	Coronado											0	
42	Restaurant Operations	Lance, Soll & Lungard LLP	FY 2010 AUP Audit - Boathouse	Coronado											1,530	
43	Restaurant Operations	City of Coronado	Operations Contract Oversight	Coronado											5,280	
44	Restaurant Operations	City of Coronado	Repair & Maintenance	Coronado											105,000	

CORONADO (SAN DIEGO)  
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)  
 July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
1	1996 TAB Debt Service	
2	2000 TAB Debt Service	
3	2003 TAB Debt Service - Non Housing	
4	2003 TAB Debt Service - Housing	
5	2005 TAB Debt Service	
6	2006 TAB Debt Service	
7	Bond Administration	
8	Bond Administration	
9	Bond Administration	
10	Bond Administration	
11	Debt Service (Note #1)	The Successor Agency (SA) continues to dispute that this is an enforceable obligation per Health and Safety Code Section 34178(i) and 34180 (h) a Successor Agency (SA) may enter or reenter into an agreement with the city that formed the redevelopment agency that it is succeeding upon obtaining the approval of its Oversight Board which occurred on May 29, 2012. The SA anticipates this loan will be claimable upon receipt of their Finding of Completion.
12	Debt Service (Note #1)	Same as Item #11 note.
13	Debt Service (Note #1)	Same as Item #11 note.
14	Debt Service (Note #1)	Same as Item #11 note.
15	Debt Service (Note #1)	Same as Item #11 note.
16	Debt Service (Note #1)	Same as Item #11 note.
17	Debt Service (Note #1)	Same as Item #11 note.
18	Debt Service (Note #1)	Same as Item #11 note.
19	Debt Service (Note #1)	Same as Item #11 note.
20	Coronado Hospital (Note #2)	
21	Coronado Hospital (Note #2)	
22	Coronado Hospital (Note #3)	This enforceable obligation was reviewed and approved by Department of Finance in the Meet and Confer process for ROPS 3.
23	Coronado Hospital (Note #3)	Same as Item #22 note.
24	Coronado Hospital	Same as Item #22 note.
25	Coronado Hospital	Same as Item #22 note.
26	Coronado Hospital	Same as Item #22 note.
27	Coronado Hospital (Note #2)	
28	Cooperation Agreement with City/CUSD (last amended 5/10/06)	
29	Cooperation Agreement with City/CUSD (Note #4) (last amended 5/10/06)	This item should be deleted from the ROPS and is no longer being claimed as an enforceable obligation.
30	Successor Agency Administrative Expenses for Jan thru Jun 2013	
31	Successor Agency Administrative Expenses for July to Dec 2012 (Note #2)	
32	Affordable Housing: 406-430 & 445-451 Orange Avenue, 560-566 G Avenue	
33	Affordable Housing: 840 G Avenue	
34	Affordable Housing: 525 Orange Avenue	Six months of principle and interest mortgage payments totaling \$109,221.
35	Affordable Housing: 225 Orange Avenue (Note #5)	
36	Affordable Housing: 735 F Avenue (Note #6)	
37	Affordable Housing Operations (Note #2)	The Successor Agency continues to dispute the denial of this item. See attached memo from Successor Housing Agency to the Successor Agency to add these items to ROPS 13-14A dated February 1, 2013.
38	Affordable Housing Operations (Note #2)	Same as Item #37 note.
39	Affordable Housing Project Mgmt.	Same as Item #37 note.
40	Marina (Note #7)	The Successor Agency continues to dispute the denial of this item. This obligation is not a claim for RPTTF funds. These funds are revenues generated on State Tidelands, per California Codes Public Resources Code Section 6306 (b), all revenues received from trust lands and trust assets shall be expended only for those uses and purposes consistent with the public trust for commerce, navigation, and fisheries and the applicable statutory grant or grants.
41	Bond Proceeds (Note #8)	Same as Item #37 note.

**CORONADO (SAN DIEGO)**  
**RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)**  
**July 1, 2013 through December 31, 2013**

Item #	Project Name / Debt Obligation	Notes/Comments
42	Oversight Board (Note #9)	The Oversight Board legal expenses are not an administrative expense of the Successor Agency (SA). Oversight Board (OB) members are appointed by various entities whose interests they represent. Legal representation of the OB is not a financial responsibility of the SA. We have been advised by Steve Szalay of DOF that DOF strongly believes that OB should have legal representation. If DOF recommends that OBs should have legal representation, RPTTF funds need to be made available to pay for those services that benefit the entities represented on the Oversight Board.
43	AB 1484 Low Moderate Income Housing Due Diligence (Note #10)	
44	AB 1484 All Other Assets Due Diligence (Note #10)	
45	"True up" Demand Payment (Note #11)	
46	Village Theatre Property Taxes	Per section 2.2 of the Participation Agreement with Five Star Theatres Inc., the Successor Agency is obligated to pay the increase of the ad valorem taxes resulting from the rehabilitation of the property.
47	Cooperation Agreement with City/CUSD	Balance remaining for the FY 2010-11. CUSD capital improvement projects. The allocation was approved on ROPS 2 (July thru Dec 2012) and the contracts were provided to the DOF during their review of ROPS 2; however, funds have not yet been expended.
48	Cooperation Agreement with City/CUSD	Balance remaining in FY 2010/11 City's Boathouse/Clubroom capital improvement project. The obligation for payment was approved on ROPS 2 (July thru Dec. 2012) but omitted from ROPS 3 because it was not anticipated that the project would be ongoing.
49	Affordable Housing: 525 Orange Avenue	A future balloon payment due in February 2014 for \$2,553,312. Per DOFs letter dated December 13, 2012 (see attachment), HSC provides Successor Agencies with various methods to address short term cash flow. One of the methods recommended by the DOF in their letter is to accumulate reserves for future obligations when a future balloon or uneven payment is expected, therefore the SA is requesting the funds in ROPS 13-14A.