

Agenda

City of Visalia Oversight Board of the Successor Agency of the Redevelopment Agency of Visalia

Chair: Mike Olmos, City of Visalia
Vice Chair: Phil Cox, Tulare County
Secretary: Mark Larsen, Kaweah Delta Water Conservation District
Board Member: Eric Frost, City of Visalia
Board Member: Nathan Hernandez, Visalia Unified School District
Board Member: John Hess, Tulare County
Board Member: Greg Sherman, College of the Sequoias

Tuesday, February 26, 2013

5:30 p.m.

City Hall, Council Chambers
707 West Acequia, Visalia CA

- 5:30 p.m. 1. Welcome and public comment
(Remind board members that these meetings are subject to the Brown Act)
- 5:35 p.m. 2. Accept Action Agenda from 11/8/2012
- 5:40 p.m. 3. Update on Department of Finance Due Diligence Reviews and Meet
and Confer Process
- 5:50 p.m. 4. Review and Adoption of ROPS 13-14A and 13-14B. Resolution 2013-01 required.
- Next meeting: To be arranged

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Any written materials relating to an item on this agenda submitted to the Oversight Board of the Successor Agency after distribution of the agenda are available for public inspection in the Office of the City Clerk, 425 E. Oak Street, Suite 301, Visalia CA 93921, during normal business hours.

Action Agenda

City of Visalia Oversight Board of the Successor Agency of the Redevelopment Agency of Visalia

Chair: Mike Olmos, City of Visalia - Present
Vice Chair: Phil Cox, Tulare County - Present
Secretary: Mark Larsen, Kaweah Delta Water Conservation District - Present
Board Member: Eric Frost, City of Visalia - Present
Board Member: Nathan Hernandez, Visalia Unified School District - Present
Board Member: John Hess, Tulare County - Present
Board Member: Greg Sherman, College of the Sequoias - Present

Thursday, November 8, 2012

5:30 p.m.

City Hall, Council Chambers
707 West Acequia, Visalia CA

5:30 p.m.

1. Welcome and public comment
(Remind board members that these meetings are subject to the Brown Act)

Meeting called to order by Chair Olmos. No Public Comments

2. Review of November 1, 2012 Action Agenda

No Comments.

Moved by Board member Larsen, seconded by Board member Sherman to accept the action agenda (5-0).

3. Review of Successor Agency's Actions since August 30, 2012

Board Member Frost reviewed the events that have taken place since 8/30/12. The City will be having a Meet and Confer meeting with the Department of Finance on 11/15/12 at 4pm in Sacramento.

4. Review and Adoption of the Due Diligence Agreed Upon Procedures Audit
(Eric Frost will review the findings of the AUP)

Board Member Frost reviewed the Agreed Upon Procedures Audits from Brown Armstrong. Frost explained that the AUP for All Other Funds was revised to include a payable to the now owner of the former Costco property on Mooney of \$97,121. He handed out documentation supporting this payable.

Moved by Board member Hernandez, seconded by Vice Chair Cox (5-0) to adopt **Resolution 2012-06** approving the report on the Due Diligence Review for the Low and Moderate Income Housing Fund and determining the amount of cash and cash equivalents that are available for the disbursement to the taxing entities.

Moved by Board member Frost, seconded by Board member Sherman (5-0) to adopt **Resolution 2012-07** approving the report on the Due Diligence Review for the All Other Funds and determining the amount of cash and cash equivalents that are available for disbursement to the taxing entities, and revising the resolution to reflect a payable to the now owner of the former Costco property of \$97,121.

5:55pm Meeting adjourned.

Next meeting: To be arranged.

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City of Visalia
Oversight Board of the
Successor Agency of the Redevelopment Agency of Visalia

MEETING

DATE: 2/26/13

TO: Successor Agency Oversight Board

FROM: Eric Frost, Administrative Services Director

SUBJECT: Review of Successor Agency Actions since the Last Board Meeting

AGENDA

ITEM #: 3

Review:

Dept. Head _____
(Initials & date required)

City Atty _____
(Initials & date required
or N/A)

Recommendation: That the Oversight Board receives this update.

Discussion:

At the last board meeting on November 8, 2012, the Oversight Board approved the Successor and Housing Successor Agencies' Due Diligence reports. Since that time, the Department of Finance rejected several items from the Housing Successor Agency's Due Diligence report. As a result, staff requested a meet and confer meeting to review the information.

The two points of dispute were as follows:

- **Transfers:** Staff had transferred all excess cash to the Successor Agency from the Housing Successor. Attachment I shows the transfers of funds. What staff should have done was to transfer the excess assets to the Tulare County Auditor. Upon review with the Department of Finance, those assets (\$1.2 million) have now been transferred to Tulare County Auditor for distribution to taxing entities.
- **Receivables:** In the process of closing out the various funds which formed the old RDA, staff kept the same fund structure which included 4 project areas, each with their own fund. Because no new money was coming into the funds and some bills, authorized by the ROPS, needed to be paid, some of the funds went into a negative cash position. Because the City staff kept the same fund structure, some of the project areas had an intra-fund loan between one fund and another.

The Department of Finance disallowed the loan at first. However, after reviewing the nature of the transfers, as shown in attachment II, the Department of Finance netted out the transfers as requested by the City.

Housing Assets Transfers. Last August, the City was required to show what assets were to be transferred to the Housing Successor Agency. City staff transferred all assets that were originally paid for by Low/Mod Assets. The Department of Finance took exception on several parcels. Again, City staff requested a meet and confer meeting which is scheduled for February 20, 2013. The items in question are the following:

Exception Items by the Department of Finance for Which the Visalia Housing Successor Agrees:

- Exhibit A, item 5. This parcel of land is about 4,000 square feet given to the Redevelopment Agency in 1990. The land is not developable but has remained an asset of the Agency. The note in the file states that the land might be given to an adjoining land owner. Staff does not see how else the property could be disposed of because by its self, the property is undevelopable.
- Exhibit A, item 7. This parcel was acquired by the Agency because the Agency had a second mortgage on the property and did not want to lose its interest in a foreclosure sale. Subsequently, the property was razed. Later, the property was used in a demonstration project to show how permeable concrete and solar lighting could be used in a parking lot. Although the land was originally purchased by Low Mod fund, it is unlikely it will be used for housing and will be returned to the Successor Agency.

Exception Items by the Department of Finance for Which the Visalia Housing Successor Disagrees and requests a meet and confer process:

- Exhibit A, items 2 and 3. This property originally contained a 4-plex and a single family dwelling. The structures were razed because they were substandard leading to blight in the neighborhood. The properties are close to a community campus and may have been available to support that project. However, no action was ever taken and the community campus does not have need for this property. Rather, the properties are amenable to developing low cost housing and should be retained for that use.
- Exhibit D, Items 18 and 19. These loans were assigned to Habitat for Humanity homes after June 27, 2011. However, the authorizing loan was between the Redevelopment Agency and Habitat for Humanity and occurred prior to the June 27th date. The Redevelopment Agency has an agreement which allows Habitat for Humanity to assign its loans to the owners of the homes they develop. The two loans in questions were assignments, not new

loans. As a result, the Successor Agency believes that the loans remain viable and are assets of the Housing Successor Agency. The alternative would be to increase the amount of the loan between the former Redevelopment Agency and Habitat for Humanity, canceling the assignment to the eventual homeowners of the property.

Staff met with the Department of Finance on 2/20/13 and the Department of Finance representative reacted favorably to the City's requests. The City is to submit further documentation and then await a formal response from Department of Finance.

Things to expect in the future. The Department of Finance is reviewing the Due Diligence report on all other funds besides the Low/Mod RDA funds. We expect there will be some exceptions because all items have so far had some disagreement. The main issue will be whether or not the unexpended loan is to be returned to Visalia's General Fund or sent to the Tulare County Auditor/Controller for distribution to taxing authorities.

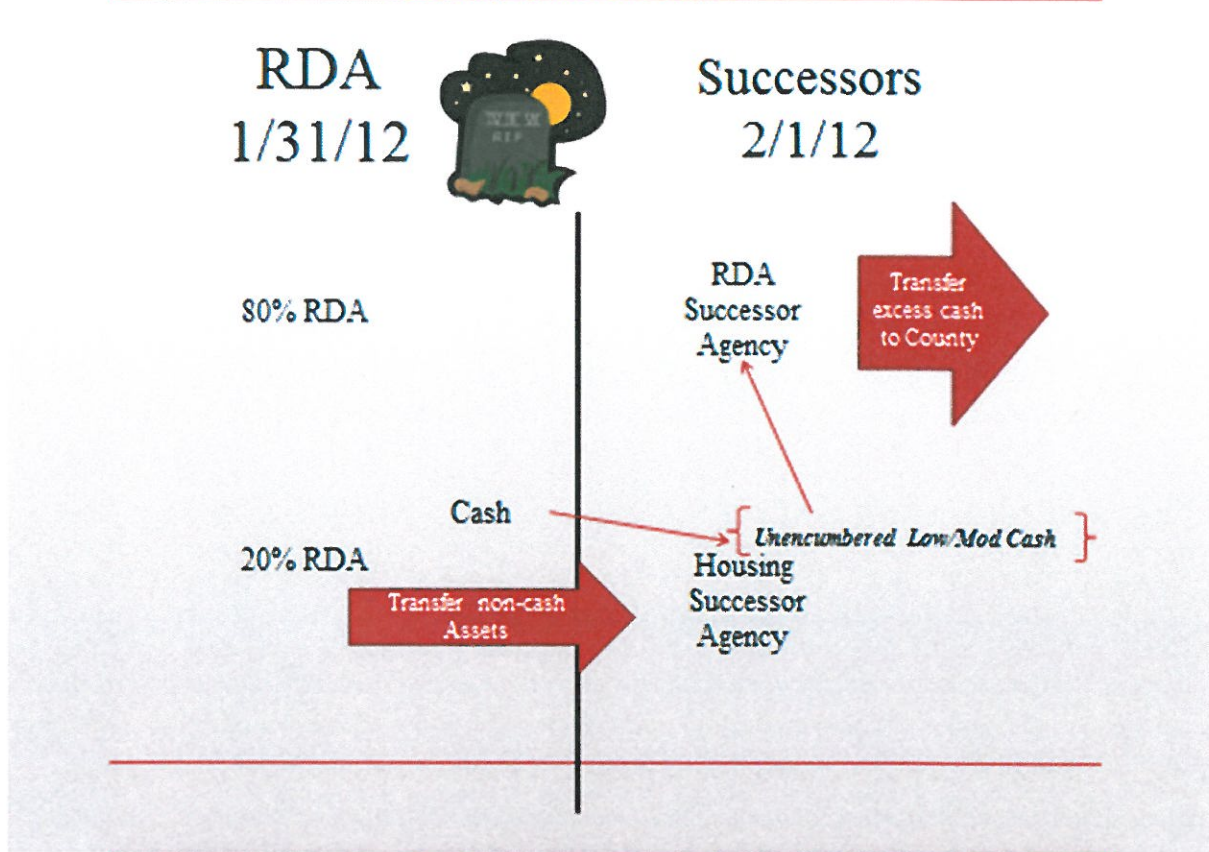
As those issues develop, we will inform the Oversight Board. However, the next major action from the Oversight Board will be to approve a Real Estate Disposition plan. This plan will be the proposed disposition of any land assets the Successor Agency has after all the cash assets are disposed of.

Former Agency land assets are relatively few; however, we do expect to bring such a plan to the Oversight Board by the end of June. The assets will be those listed above in some form.

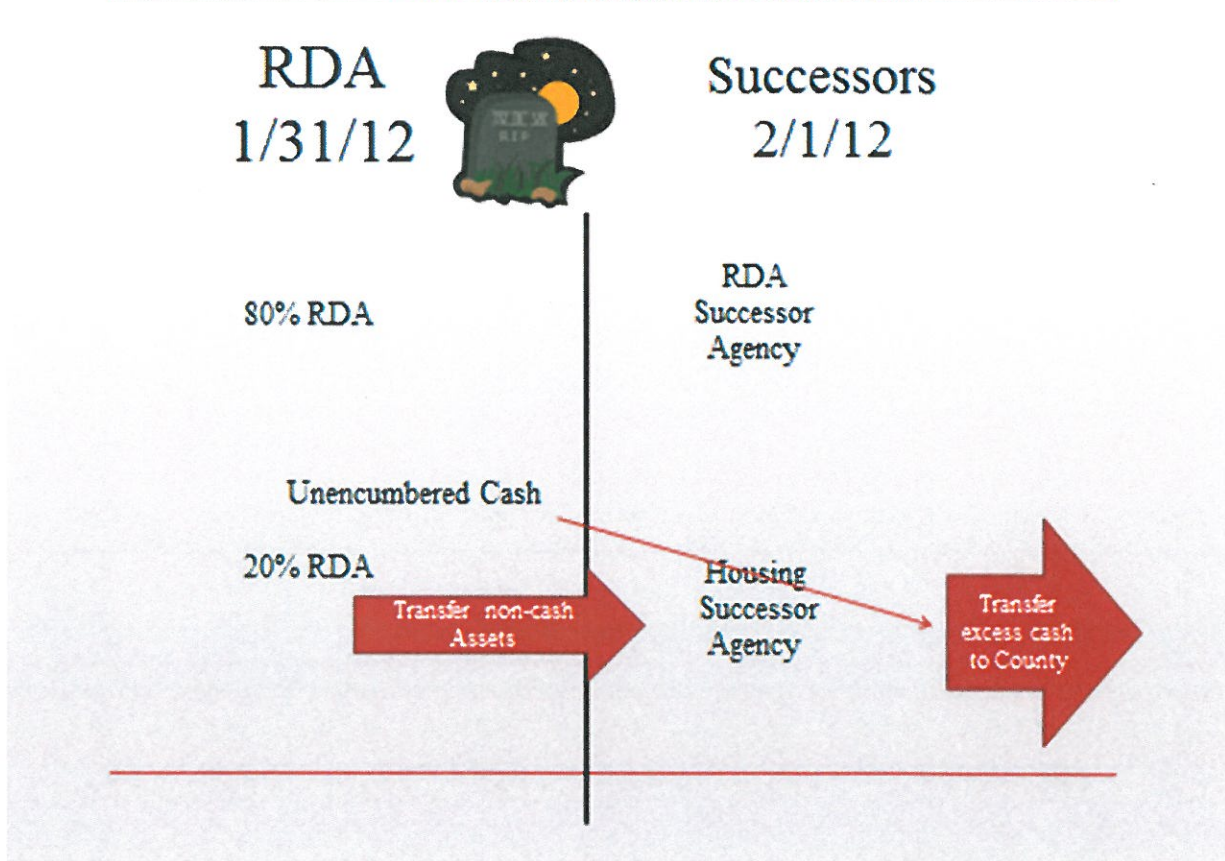
Attachments: #1, Transfers
 #2, Receivables

Item #1 Cash Transfer \$1.2 Million

What City Finance staff *did*

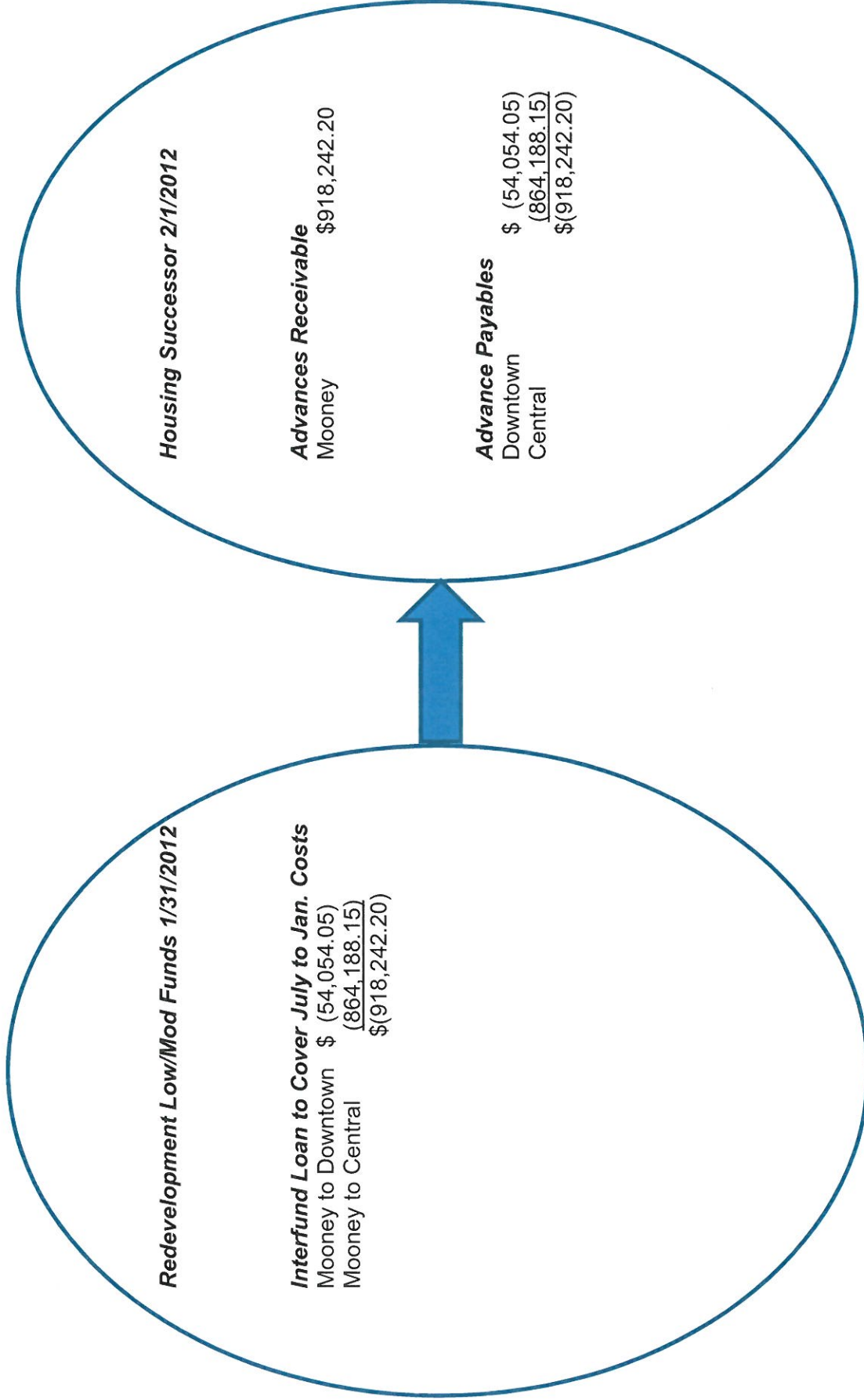


What City Finance staff *should have done*



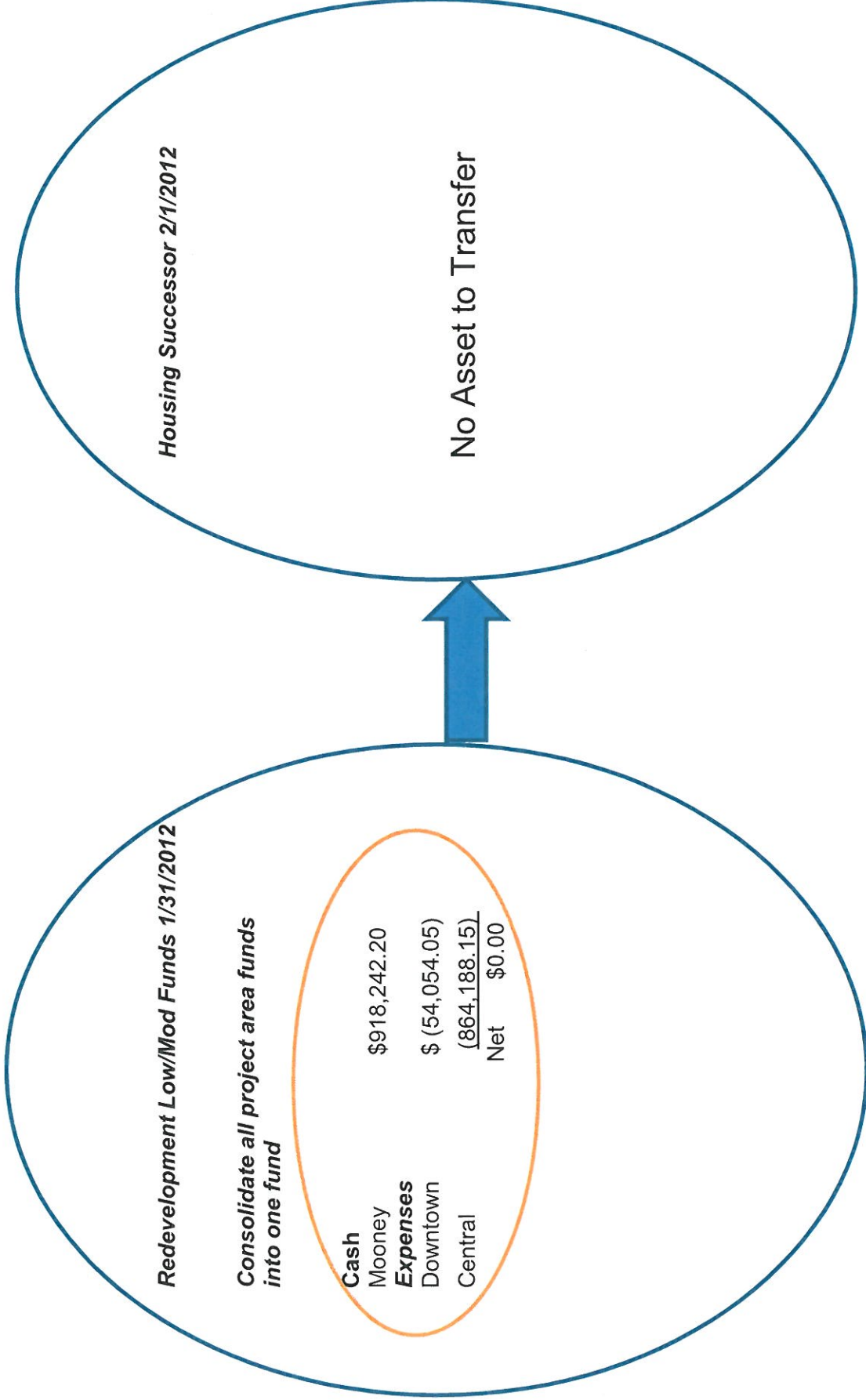
Item #2 - Housing Successor Receivable

What Visalia's Finance Department Did.



Item #2 - Housing Successor Receivable (Continued)

What Visalia's Finance Department Should Have Done



City of Visalia
Oversight Board of the
Successor Agency of the Redevelopment Agency of Visalia

MEETING

DATE: 02/26/2013

TO: Successor Agency Oversight Board

FROM: Eric Frost, Administrative Services Director

SUBJECT: Approval of the Required Payment Obligations for the time periods of July 2013 to December 2013 and January 2014 to June 2014.

AGENDA

ITEM #: 4

Review:

Dept. Head ef
(Initials & date required)

City Atty _____
(Initials & date required
or N/A)

Recommendation

That the Successor Agency Oversight Board does the following:

- 1) Approve the proposed Required Obligation Payment Schedule (ROPS) for the time period of July 2013 to December 2013 requesting for \$284,388 Real Property Tax Trust Fund (RPTTF) funding; and,
- 2) Approve the proposed Required Obligation Payment Schedule (ROPS) for the time period of January 2014 to June 2014 requesting for \$629,910 RPTTF funding.

Background

Following dissolution of the Redevelopment Agency of the City of Visalia ("Agency"), the City elected to become the successor agency to the Agency by Resolution No. COV 12-01, dated January 17, 2012 (the "Successor Agency"). Pursuant to Health and Safety Code Section 34173(b), the Successor Agency is now a separate legal entity from the City. One of the responsibilities of the Successor Agency is to prepare a Recognized Obligation Payment Schedule ("ROPS"), which sets forth the nature, amount, and source(s) of payment of all "enforceable obligations" of the Agency (as defined by law) to be paid by the Successor Agency. The ROPS is to be prepared before each six-month fiscal period, covering the forward-looking six month fiscal period. The ROPS for the period July 1, 2013 to December 31, 2013 ("ROPS 13-14a") is required to be submitted to the Department of Finance, the State Controller's Office and the County Auditor-Controller by March 1, 2013. Only payments required pursuant to the ROPS may be made by the Successor Agency. Although the ROPS for the period January 1, 2014 to June 30, 2014 ("ROPS 13-14b") is not yet due, the Successor Agency has prepared the report for this time period as well.

Discussion/Analysis

The “enforceable obligations” listed in the ROPS may include the bonds; loans legally required to be repaid pursuant to a payment schedule with mandatory repayment terms; payments required by the federal government, preexisting obligations to the state or obligations imposed by state law; judgments, settlements or binding arbitration decisions that bind the agency; legally binding and enforceable agreements or contracts; contracts or agreements necessary for the continued administration or operation of the agency, including agreements to purchase or rent office space, equipment and supplies; and amounts borrowed from or payments owing to the Low and Moderate Income Housing Fund of a redevelopment agency, which had been deferred as of June 29, 2011. However, the ROPS is to exclude pass-through payments to be made by the county after dissolution of the Agency and any agreements, contracts or arrangements between the City and the Agency, except any of the following agreements between the City and the Agency: (1) any written agreements between the City and the Agency entered into prior to December 31, 2010, solely for the purpose of securing or repaying indebtedness obligations to third parties; and (2) loan agreements entered into between the Agency and the City within two years of the date of creation of the Agency.

Pursuant to Health and Safety Code Section 34177(l), the Successor Agency, is required to prepare a ROPS covering the period from July 1, 2013, through December 31, 2013 (“ROPS 13-14a”). The ROPS is then to be submitted to the oversight board for approval. The approved ROPS is then submitted to the County Auditor-Controller, the State Controller’s Office and the State Department of Finance, and posted on the City’s website. Pursuant to Health and Safety Code Section 34177(m), the approved ROPS 13-14a is required to be submitted to the Department of Finance, State Controller’s Office and the County Auditor-Controller by March 1, 2013. Although the ROPS for the period January 1, 2014 to June 30, 2014 (“ROPS 13-14b”) is not yet due, the Successor Agency has prepared the report for this time period as well.

The State has given the City a proscribed ROPS format which only allows the City to input amounts for enforceable obligations agreed to by the Department of Finance. They have provided the July to December 2013 ROPS period, but no other periods. Because the enforceable obligations are being narrowed, the City can easily project the January to June 2014 ROPS. As a result, staff is asking that the Oversight Board approve a specific Real Property Tax Trust Fund (RPTTF) request for the January to June 2014 period which staff will then input into the form when it becomes available, avoiding further action by the board unless conditions change. If the RPTTF request changed, staff would need to seek additional Oversight Board approval.

Fiscal Impact

No City or Successor Agency funds are involved with the adoption of the ROPS. The ROPS simply lists existing enforceable obligations to be paid by the Successor Agency. Only payments listed on the approved ROPS and approved by DOF may be made by the Successor Agency.

Recommended Action

It is recommended that the Successor Agency adopt Resolution No. 2013-01 approving and adopting the Recognized Obligation Payment Schedules covering the periods July 1, 2013 through December 31, 2013 and January 1, 2014 through June 30, 2014.

Attachments

1. Successor Agency Resolution No. 2013-01 approving and adopting the Recognized Obligation Payment Schedules covering the period July 1, 2013 through December 31, 2013 and January 1, 2014 through June 30, 2014.
2. ROPS 13-14A for the period July 1, 2013 through December 31, 2013
3. ROPS 13-14B for the period January 1, 2014 through June 30, 2014

ATTACHMENT 1

Successor Agency Resolution No. 2013-01

RESOLUTION NO. 2013-01

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE VISALIA REDEVELOPMENT AGENCY OF THE CITY OF VISALIA APPROVING THE REQUIRED OBLIGATIONS PAYMENT SCHEDULE (ROPS) FOR THE TIME PERIOD OF JULY 2013 TO DECEMBER 2013 and JANUARY 2014 TO JUNE 2014.

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Visalia (“Successor Agency”) elected to become the successor agency to the Redevelopment Agency of the City of Visalia by Resolution No. COV 12-01 on January 17, 2012; and

WHEREAS, Health and Safety Code section 34177 (1) (3), requires that the City of Visalia’s Successor Agency’s oversight board approve a Required Obligations Payment Schedule (ROPS) for 6 month time periods; and

WHEREAS, the Oversight Board has received a report on the Successor Agency ROPS;

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE VISALIA’ REDEVELOPMENT AGENCY, DOES HEREBY RESOLVE AS FOLLOWS:

- 1) Approve the proposed Required Obligation Payment Schedule (ROPS) for the time period of July 2013 to December 2013;
- 2) Approve the proposed Required Obligation Payment Schedule (ROPS) for the time period of January 2014 to June 2014.

PASSED AND ADOPTED: 02/26/2013

MARK LARSEN, SECRETARY OF THE BOARD

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Mark Larsen, Secretary of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Visalia, certify the foregoing is the full and true Oversight Board Resolution 2013-01 passed and adopted by the Oversight Board of the Successor Agency to the Redevelopment Agency at a regular meeting held on February 26, 2013.

Dated:

MARK LARSEN, SECRETARY OF THE BOARD

By Gladys Ruiz, Recording Clerk

ATTACHMENT 2

ROPS 13-14A

July 1, 2013 – December 31, 2013

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

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

Name of Successor Agency: **VISALIA (TULARE)**

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$9,198,444

Current Period Outstanding Debt or Obligation

	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$0
B Enforceable Obligations Funded with RPTTF	\$159,388
C Administrative Allowance Funded with RPTTF	\$125,000
D Total RPTTF Funded (B + C = D)	\$284,388
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$284,388
F Enter Total Six-Month Anticipated RPTTF Funding	\$1,841,612
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$1,557,224

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)	\$288,185
I Enter Actual Obligations Paid with RPTTF	\$149,897
J Enter Actual Administrative Expenses Paid with RPTTF	\$110,312
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$27,976
L Adjustment to RPTTF (D - K = L)	\$256,412

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.

Michael Olmos

Name

/s/

Signature

Board Chairman

Title

Date

Overnight Board Approval Date: #####

VISALIA (TULARE)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013

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	Funding Source					Six Month Total	
									Bond Proceeds	Reserve Balance	Admin Allowance	EPF/TE	Other		
1	2003 Tax Allotment Bond Principal	6/1/2003	7/1/2021	US Bank Trustee	Bonds issued for non-housing projects	East	2,190,000	251,438	0	515,000	0	0	0	0	251,438
2	2003 Tax Allotment Bond Interest	6/1/2003	7/1/2021	US Bank Trustee	Bonds issued for non-housing projects	East	0	144,000	0	0	0	0	0	0	144,000
3	General Fund Advance	3/7/2011		City of Visalia General Fund	Payment for advance of funds for purchase of equipment	East	918,981	114,558	0	0	0	59,369	0	0	173,927
4	Developer Agreement	8/7/1997		Willow Street Development Co.	Payment of ongoing maintenance costs	East	0	0	0	0	0	0	0	0	0
5	Pass-Through Agreement	9/1/2005	9/1/2021	US Bank	Payment with Visalia Unified School District	East	0	9,460	0	0	0	0	0	0	9,460
6	2009-10 SERAF Loan Payment to Housing Fund	5/1/2010		City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	East	237,067	0	0	0	0	0	0	0	0
7	Agency Administration	7/1/2011		City of Visalia	Successor Agency Administrative Allowance	East	0	62,500	0	31,250	0	0	0	0	31,250
8	2004 West America Bank Loan-Principal	11/2/2004	9/7/2028	West America Bank	Loan for public works projects	Mooney	2,025,153	93,853	0	0	0	46,776	0	0	46,776
9	2004 West America Bank Loan-Interest	11/2/2004	9/7/2028	West America Bank	Loan for public works projects	Mooney	782,150	87,263	0	0	0	0	0	0	87,263
10	2007 Citizens Bank Loan-Principal	6/29/2007	Retired	Citizens Bank	Loan for public works projects	Mooney	0	0	0	0	0	0	0	0	0
11	2007 Citizens Bank Loan-Interest	6/29/2007	Retired	Citizens Bank	Loan for public works projects	Mooney	0	0	0	0	0	0	0	0	0
12	Developer Note-Costco	6/4/2021		Costco	Tax increment reimbursement	Mooney	1,049,887	99,064	0	0	0	0	0	0	99,064
13	Pass-Through Agreement	9/1/2005	9/1/2021	US Bank	Payment with Visalia Unified School District	Mooney	0	0	0	0	0	0	0	0	0
14	2009-10 SERAF Loan Payment to Housing Fund	5/1/2010		City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Mooney	370,466	0	0	0	0	0	0	0	0
15	Agency Administration	7/1/2011		City of Visalia	Successor Agency Administrative Allowance	Mooney	0	62,500	0	31,250	0	0	0	0	31,250
16	2003 West America Bank Loan-Principal	12/2/2002	Retired	West America Bank	Loan for public works projects	Downtown	0	0	0	0	0	0	0	0	0
17	2003 West America Bank Loan-Interest	12/2/2002	Retired	West America Bank	Loan for public works projects	Downtown	0	0	0	0	0	0	0	0	0
18	2009-10 SERAF Loan Payment to Housing Fund	5/1/2010		City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Downtown	35,834	0	0	0	0	0	0	0	0
19	Agency Administration	7/1/2011		City of Visalia	Successor Agency Administrative Allowance	Downtown	0	62,500	0	31,250	0	0	0	0	31,250
20	2004 West America Bank Loan-Principal	11/2/2004	Retired	West America Bank	Loan for public works projects	Central	0	0	0	0	0	0	0	0	0
21	2004 West America Bank Loan-Interest	11/2/2004	Retired	West America Bank	Loan for public works projects	Central	0	0	0	0	0	0	0	0	0
22	2009 General Fund Loan-Principal	11/1/2009	3/7/2010	City of Visalia General Fund	Loan for public works projects	Central	0	0	0	0	0	0	0	0	0
23	2009 General Fund Loan-Interest	11/1/2009	3/7/2010	City of Visalia General Fund	Loan for public works projects	Central	0	0	0	0	0	0	0	0	0
24	Pass-Through Agreement	9/1/2005	9/1/2021	US Bank	Payment with Visalia Unified School District	Central	0	0	0	0	0	0	0	0	0
25	2009-10 SERAF Loan Payment to Housing Fund	5/1/2010		City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Central	541,694	0	0	0	0	0	0	0	0
26	2010-11 SERAF Loan Payment to Housing Fund	5/6/2011		City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2010-11	Central	447,282	0	0	0	0	0	0	0	0
27	Agency Administration	7/1/2011		City of Visalia	Successor Agency Administrative Allowance	Central	0	62,500	0	31,250	0	0	0	0	31,250

ATTACHMENT 3

ROPS 13-14B

January 1, 2014 – June 30, 2014

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROFS 13-14B)
 January 1, 2014 through June 30, 2014

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	Bond Proceeds	Reserve Balance	Admin Allowance	RPITF	Other	Six-Month Total
Grand Total							\$ 9,138,444	\$ 914,286	\$ -	\$ -	\$ 125,000	\$ 504,810	\$ -	\$ 629,810
1	2003 Tax Allocation Bond Principal	06/01/2003	07/01/2021	US Bank Trustee	Bonds issued for non-housing projects	East	2,790,000	260,000	0	0	0	260,000	0	260,000
2	2003 Tax Allocation Bond Interest	06/01/2003	07/01/2021	US Bank Trustee	Bonds issued for non-housing projects	East	918,981	114,658	0	0	0	55,289	0	55,289
3	General Fund Advance	03/07/2011	Variable	City of Visalia General Fund	Payment for advance of funds for purchase of property	East	0	0	0	0	0	0	0	0
4	Developer Agreement	06/07/1997	End of Project Area Life	Willow Street Development Co.	Payment of ongoing maintenance costs	East	0	9,460	0	0	0	0	0	0
5	Pass-Through Agreement	06/01/2005	09/01/2021	US Bank	Per agreement with Visalia Unified School District	East	0	0	0	0	0	0	0	0
6	2009-10 SERAF Loan Payment to Housing Fund	05/10/2010	Variable	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	East	237,087	0	0	0	0	0	0	0
7	Agency Administration	07/01/2011	Annual	City of Visalia	Successor Agency Administrative Allowance	East	0	62,500	0	0	31,250	0	0	31,250
8	2004 West America Bank Loan-Principal	11/02/2004	09/07/2028	West America Bank	Loan for public works projects	Mooney	2,025,633	93,853	0	0	0	47,077	0	47,077
9	2004 West America Bank Loan-Interest	11/02/2004	09/07/2028	West America Bank	Loan for public works projects	Mooney	782,150	87,263	0	0	0	43,480	0	43,480
10	2007 Citizens Bank Loan-Principal	06/29/2007	Retired	Citizens Bank	Loan for public works projects	Mooney	0	0	0	0	0	0	0	0
11	2007 Citizens Bank Loan-Interest	06/29/2007	Retired	Citizens Bank	Loan for public works projects	Mooney	0	0	0	0	0	0	0	0
12	Developer Note-Costco	08/25/1989	06/04/2021	Costco	Tax increment reimbursement	Mooney	1,049,387	99,084	0	0	0	99,064	0	99,064
13	Pass-Through Agreement	09/01/2005	09/01/2021	US Bank	Per agreement with Visalia Unified School District	Mooney	0	0	0	0	0	0	0	0
14	2009-10 SERAF Loan Payment to Housing Fund	05/10/2010	Variable	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Mooney	370,406	0	0	0	0	0	0	0
15	Agency Administration	07/01/2011	Annual	City of Visalia	Successor Agency Administrative Allowance	Mooney	0	62,500	0	0	31,250	0	0	31,250
16	2003 West America Bank Loan-Principal	12/30/2002	Retired	West America Bank	Loan for public works projects	Downtown	0	0	0	0	0	0	0	0
17	2003 West America Bank Loan-Interest	12/30/2002	Retired	West America Bank	Loan for public works projects	Downtown	0	0	0	0	0	0	0	0
18	2009-10 SERAF Loan Payment to Housing Fund	05/10/2010	Variable	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Downtown	35,634	0	0	0	0	0	0	0
19	Agency Administration	07/01/2011	Annual	City of Visalia	Successor Agency Administrative Allowance	Downtown	0	62,500	0	0	31,250	0	0	31,250
20	2004 West America Bank Loan-Principal	11/02/2004	Retired	West America Bank	Loan for public works projects	Central	0	0	0	0	0	0	0	0
21	2004 West America Bank Loan-Interest	11/02/2004	Retired	West America Bank	Loan for public works projects	Central	0	0	0	0	0	0	0	0
22	2006 General Fund Loan-Principal	03/07/2010	03/07/2010	City of Visalia General Fund	Loan for public works projects	Central	0	0	0	0	0	0	0	0
23	2006 General Fund Loan-Interest	11/01/2009	03/07/2040	City of Visalia General Fund	Loan for public works projects	Central	0	0	0	0	0	0	0	0
24	Pass-Through Agreement	09/01/2005	09/01/2021	US Bank	Per agreement with Visalia Unified School District	Central	0	0	0	0	0	0	0	0
25	2009-10 SERAF Loan Payment to Housing Fund	05/10/2010	Variable	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Central	541,684	0	0	0	0	0	0	0
26	2010-11 SERAF Loan Payment to Housing Fund	05/06/2011	Variable	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2010-11	Central	447,882	0	0	0	0	0	0	0
27	Agency Administration	07/01/2011	Annual	City of Visalia	Successor Agency Administrative Allowance	Central	0	62,500	0	0	31,250	0	0	31,250