

# 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

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Wednesday, February 26, 2014

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 8/28/2013
- 5:40 p.m. 3. Approve amended exhibits to the Long Range Property Management Plan (LRMP) pursuant to Health and Safety Code Section 34191.5.
- 5:50 p.m. 4. Approve Fiscal Year 2014/15 Budget
- 5:55 p.m. 5. Approve Fiscal Year 2014/15 Required Obligation Payment Schedules. Resolutions 2014-01 and 2014-02 required.

Next meeting: To be arranged

*In compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TDD) 48-hours in advance of the scheduled meeting time to request signing services.*

*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 - Absent  
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 - Absent

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Wednesday, August 28, 2013

5:30 p.m.

City Hall, Main Conference Room  
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.

5:35 p.m.

2. Accept Action Agenda from 2/26/13

Moved by Frost, Seconded by Cox to accept the action agenda (5-0, Larsen and Sherman Absent).

5:40 p.m.

3. Approve the Long Range Property Management Plan (LRMP) pursuant to Health and Safety Code Section 34191.5. Resolution 2013-02 Required.

Moved by Cox, seconded by Hernandez to adopt Resolution 2013-02 approving the Long Range Property Management Plan (5-0, Larsen and Sherman Absent).

5:50 p.m.

4. Approve the immediate disposition of the Van Ness properties, APN 094-180-006 and -007, to the City for the purpose of developing a 911 emergency dispatch center and other public safety facilities. Resolution 2013-03 Required.

Moved by Cox, seconded by Hess to adopt Resolution 2013-03 approving and authorizing the conveyance of certain property commonly known as Van Ness, APN 094-180-006 and 007 to the City for the purpose of developing a 911 emergency dispatch center and other public safety facilities (5-0, Larsen and Sherman Absent).

6:15 p.m.

Meeting adjourned.

Next meeting:

To be arranged

Submitted by Eric Frost

*In compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TDD) 48-hours in advance of the scheduled meeting time to request signing services.*

*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.*

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

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MEETING  
DATE: 2/26/14

TO: Successor Agency Oversight Board

FROM: Eric Frost, Administrative Services Director

SUBJECT: Revised map for RDA properties

AGENDA  
ITEM #: 3

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<b>Review:</b>  Dept. Head _____ (Initials & date required)  City Atty _____ (Initials & date required or N/A)
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Recommendation: That the Oversight Board adopted the corrected area map for the Long-Range Property Management Plan.

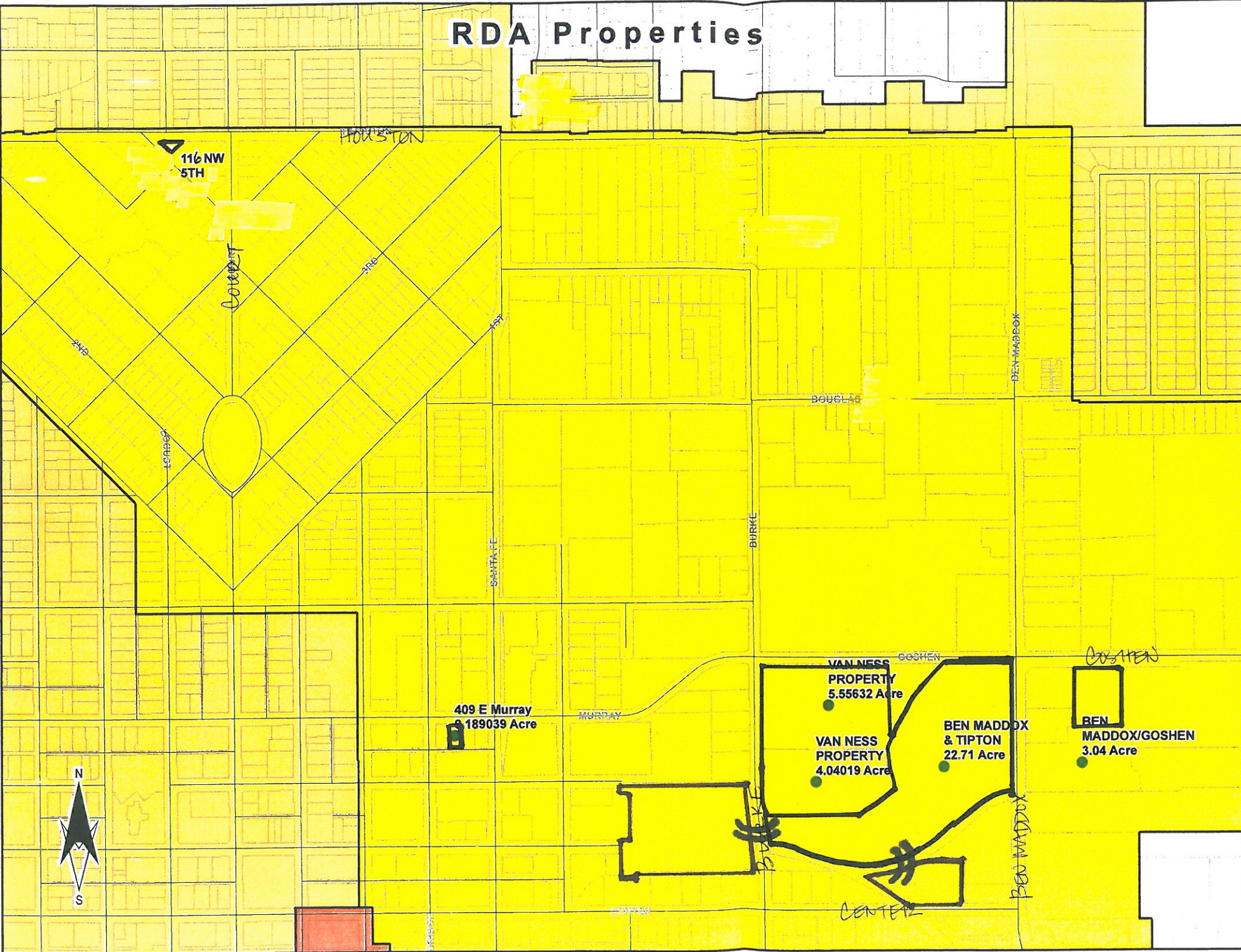
Discussion: Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan (“LRPMP”) that addresses the disposition and use of the real properties of the former redevelopment agency. At the board’s August meeting, the Oversight Board adopted a long-range property management plan. As part of that plan, property identified as Ben Maddox and Tipton property was inaccurately mapped on the area site plan.

The property should have included a section that is west of Burke on the Oak alignment. The error was discovered upon further examination of legal descriptions on of the property acquired from the railroad. That property is shown on the attached exhibits. Staff recommends that the board adopt the revised and enhanced map and long-range management plan documents to replace those adopted in August of 2013.

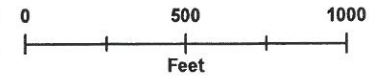
An attached map shows the land sections that were not properly drawn in. The sections which are connected to the Tipton parcel with double arches were not drawn on the original map. The other information such as acreage and original cost are correct.

Attachment #3.1 Revised area map for RDA properties.

# RDA Properties



- RDA Properties
- Central Business District
- Central Visalia
- East Visalia
- Streets
- Parcels





TIPTON ST.

OAK AVE

SCHOOL AVE

MURRAY AVE

CENTER AVE

BURKE ST.

GOSHEN AVE.

BEN MADDOX WAY

EASEMENT PER DOC NO.  
2004-0130723 O.R.T.C.

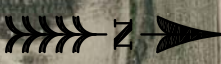
APN  
094-240-042

APN  
094-190-015

APN  
094-190-014

PARCEL 1 OF DOC NO.  
2004-0130723 O.R.T.C.  
±22.18 ACRES/96,5985 SQ. FT.

SCALE: 1" = 250'



APN  
094-180-008

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

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MEETING

DATE: February 26, 2014

TO: Successor Agency Oversight Board

FROM: Eric Frost, Administrative Services Director

SUBJECT: Presentation of the Successor Agency Budget for FY 2014/15

AGENDA

ITEM #: 4

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**Review:**

Dept. Head ef  
(Initials & date required)

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

**Recommendation:** That the Oversight Board approve the City of Visalia's Successor Agency's Administrative Budget for FY 2014/15.

**Discussion:** As of January 31, 2012, the City's Redevelopment Agency ceased to exist. The successor agency was created by the City of Visalia to repay debts and dispose of assets. These debts are authorized for repayment by having City's Redevelopment Oversight Board and the Department of Finance approve its Recognized Obligation Payment Schedule (ROPS). The ROPS is a listing of all the outstanding debts of the former Redevelopment Agency. Former tax increment revenues are released to the extent needed to pay these debts plus an administrative allowance. The budget for the ROPS will be discussed in Item 5 of the agenda.

Because the State requires that the City submit the ROPS by March 3, 2014, staff asked the Council to approve this portion of the budget at the meeting on February 18, 2014 and is asking the Oversight Board to approve the budget as well.

The total proposed budget for 2014/15 is \$801,800. Most of the proposed budget is for repayment of debt as shown in the ROPS. The proposed budget also includes an administrative budget of \$250,000.

State law allows up to \$250,000 a year in eligible administrative expenses in addition to property tax amounts necessary to repay all debt. Staff proposes a budget of \$250,000 as shown in Table I, Proposed Administrative Budget. Most of the allocated costs are for personnel expenses in administrating the winding down of the agency. Staff has proposed budgeting the full amount of the administrative allowance. However, the Successor Agency may only be reimbursed for expenses actually incurred up to \$250,000 a year. Professional Services category is a placeholder in the event special

services are needed to close out the RDA. Allocated cost categories will be adjusted to reflect based upon recent departmental reorganizations during the budget process.

Table I  
Proposed Administrative Budget

Successor Agency		BUDGET DETAIL	
Administrative Budget			
OBJECT	ACCOUNT DESCRIPTION	2013-14 PROJECTION	2014-15 PROPOSED
55100	PROF & SPECIZED SERVICE	83,300	83,300
		83,300	83,300
69335	SA REVOLVING	36,700	36,700
69380	INVESTMENT SERVICES	1,400	1,400
		38,100	38,100
98010	ALLOC-ASSIST CITY MANAGER	6,900	6,900
98020	ALLOC-RISK MANAGEMENT	9,800	9,800
98101	ALLOC-G/G-GENERAL GOV	58,500	58,500
98102	ALLOC-G/G-ADMINISTRATION	13,400	13,400
98130	ALLOC-G/G-FIN-BUDGET & ANALYSIS	33,900	33,900
98132	ALLOC-G/G-FIN-ACCOUNTING	800	800
98135	ALLOC-FIN-PURCHASING	5,300	5,300
		128,600	128,600
		250,000	250,000

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

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MEETING

DATE: 02/26/2014

TO: Successor Agency Oversight Board

FROM: Eric Frost, Administrative Services Director

SUBJECT: Approval of the Required Payment Obligations for the time periods of July 2014 to December 2014 and January 2015 to June 2015.

AGENDA

ITEM #: 5

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**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 2014 to December 2014 requesting for \$270,900 Real Property Tax Trust Fund (RPTTF) funding; and,
- 2) Approve the proposed Required Obligation Payment Schedule (ROPS) for the time period of January 2015 to June 2015 requesting for \$530,900 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, 2014 to December 31, 2014 ("ROPS 14-15A") is required to be submitted to the Department of Finance, the State Controller's Office and the County Auditor-Controller by March 1, 2014. Only payments required pursuant to the ROPS may be made by the Successor Agency. Although the ROPS for the period January 1, 2015 to June 30, 2015 ("ROPS 14-15B") 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, 2014, through December 31, 2014 (“ROPS 14-15A”). 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 14-15A is required to be submitted to the Department of Finance, State Controller’s Office and the County Auditor-Controller by March 1, 2014. Although the ROPS for the period January 1, 2015 to June 30, 2015 (“ROPS 14-15B”) 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 2014 ROPS period, but no other periods. Because the enforceable obligations are being narrowed, the City can easily project the January to June 2015 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 2015 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. 2014-01 approving and adopting the Recognized Obligation Payment Schedule covering the period July 1, 2014 through December 31, 2014 and Resolution No. 2014-02 approving and adopting the

Recognized Obligation Payment Schedules covering the periods January 1, 2015 through June 30, 2015.

***Attachments***

1. Successor Agency Resolution No. 2014-01 approving and adopting the Recognized Obligation Payment Schedule covering the period July 1, 2014 through December 31, 2014
2. Successor Agency Resolution No. 2014-02 approving and adopting the Recognized Obligation Payment Schedule covering the period January 1, 2015 through June 30, 2015.
3. ROPS 14-15A for the period July 1, 2014 through December 31, 2014
4. ROPS 14-15B for the period January 1, 2015 through June 30, 2015

**OVERSIGHT BOARD RESOLUTION NO. 2014-01**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF VISALIA APPROVING THE REQUIRED OBLIGATIONS PAYMENT SCHEDULE (ROPS) FOR THE TIME PERIOD OF JULY 2014 TO DECEMBER 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 REDEVELOPMENT AGENCY OF THE CITY OF VISALIA, DOES HEREBY RESOLVE AS FOLLOWS:**

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

PASSED AND ADOPTED: 02/26/2014

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 2014-01 passed and adopted by the Oversight Board of the Successor Agency to the Redevelopment Agency at a regular meeting held on February 26, 2014.

Dated:

MARK LARSEN, SECRETARY OF THE BOARD

By Gladys Ruiz, Recording Clerk

**OVERSIGHT BOARD RESOLUTION NO. 2014-02**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF VISALIA APPROVING THE REQUIRED OBLIGATIONS PAYMENT SCHEDULE (ROPS) FOR THE TIME PERIOD OF JANUARY 2015 TO JUNE 2015.**

**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 REDEVELOPMENT AGENCY OF THE CITY OF VISALIA, DOES HEREBY RESOLVE AS FOLLOWS:**

- 1) Approve the proposed Required Obligation Payment Schedule (ROPS) for the time period of January 2015 to June 2015.

PASSED AND ADOPTED: 02/26/2014

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 2014-02 passed and adopted by the Oversight Board of the Successor Agency to the Redevelopment Agency at a regular meeting held on February 26, 2014.

Dated:

MARK LARSEN, SECRETARY OF THE BOARD

By Gladys Ruiz, Recording Clerk

ATTACHMENT A

**Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail**  
**July 1, 2014 through December 31, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					L	M	N	O	P
										Funding Source									
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF						
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total				
								\$ 17,076,930		\$ -	\$ -	\$ -	\$ 405,900	\$ 125,000	\$ 530,900				
1	2003 Tax Allocation Bond Principal	Bonds Issued On or Before 12/31/10	6/1/2003	7/1/2027	US Bank Trustee	Bonds issued for non-housing projects	East	2,535,000	N				260,000		260,000				
2	2003 Tax Allocation Bond Interest	Bonds Issued On or Before 12/31/10	6/1/2003	7/1/2027	US Bank Trustee	Bonds issued for non-housing projects	East	736,160	N				55,300		\$ 55,300				
3	General Fund Advance	City/County Loans On or Before 6/27/11	3/7/2011	3/7/2029	City of Visalia General Fund	Payment for advance of funds for purchase of property	East	3,470,890	N										
4	Developer Agreement	Property Maintenance	8/7/1997	11/18/2027	Willow Street Development Co	Payment of ongoing maintenance costs	East	-	N						\$ -				
5	Pass-Through Agreement	Miscellaneous	9/1/2005	9/1/2021	US Bank	Per agreement with Visalia Unified School District	East		N										
6	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	East	237,070	N						\$ -				
7	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	East	31,250	N					31,250	\$ 31,250				
8	2004 West America Bank Loan-Principal	Third-Party Loans	11/2/2004	9/7/2028	West America Bank	Loan for public works projects	Mooney	1,931,780	N				48,800		\$ 48,800				
9	2004 West America Bank Loan-Interest	Third-Party Loans	11/2/2004	9/7/2028	West America Bank	Loan for public works projects	Mooney	694,870	N				41,800		\$ 41,800				
12	Developer Note-Costco	OPA/DDA/Construction	8/25/1989	6/4/2021	Costco	Tax increment reimbursement	Mooney	1,049,890	N						\$ -				
13	Pass-Through Agreement	Miscellaneous	9/1/2005	9/1/2021	US Bank	Per agreement with Visalia Unified School District	Mooney		N										
14	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Mooney	370,410	N						\$ -				
15	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	Mooney	31,250	N					31,250	\$ 31,250				
18	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Downtown	35,830	N						\$ -				
19	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	Downtown	31,250	N					31,250	\$ 31,250				
22	2009 General Fund Loan-Principal	City/County Loans On or Before 6/27/11	11/1/2009	3/7/2010	City of Visalia General Fund	Loan for public works projects	Central	3,420,930	N										
23	2009 General Fund Loan-Interest	City/County Loans On or Before 6/27/11	11/1/2009	3/7/2040	City of Visalia General Fund	Loan for public works projects	Central	1,480,140	N										
24	Pass-Through Agreement	Miscellaneous	9/1/2005	9/1/2021	US Bank	Per agreement with Visalia Unified School District	Central		N										
25	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Central	541,680	N						\$ -				
26	2010-11 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/6/2011	5/10/2016	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2010-11	Central	447,280	N						\$ -				
27	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	Central	31,250	N					31,250	\$ 31,250				

ATTACHMENT B

**Recognized Obligation Payment Schedule (ROPS) 14-15B - ROPS Detail**  
**January 1, 2015 through June 30, 2015**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 16,671,030		\$ -	\$ -	\$ -	\$ 145,900	\$ 125,000	\$ 270,900
1	2003 Tax Allocation Bond Principal	Bonds Issued On or Before 12/31/10	6/1/2003	7/1/2027	US Bank Trustee	Bonds issued for non-housing projects	East	2,275,000	N						
2	2003 Tax Allocation Bond Interest	Bonds Issued On or Before 12/31/10	6/1/2003	7/1/2027	US Bank Trustee	Bonds issued for non-housing projects	East	680,860	N				55,300		\$ 55,300
3	General Fund Advance	City/County Loans On or Before 6/27/11	3/7/2011	3/7/2029	City of Visalia General Fund	Payment for advance of funds for purchase of property	East	3,470,890	N						
4	Developer Agreement	Property Maintenance	8/7/1997	11/18/2027	Willow Street Development Co	Payment of ongoing maintenance costs	East	-	N						\$ -
5	Pass-Through Agreement	Miscellaneous	9/1/2005	9/1/2021	US Bank	Per agreement with Visalia Unified School District	East		N						
6	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	East	237,070	N						\$ -
7	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	East	31,250	N					31,250	\$ 31,250
8	2004 West America Bank Loan-Principal	Third-Party Loans	11/2/2004	9/7/2028	West America Bank	Loan for public works projects	Mooney	1,882,980	N				49,200		\$ 49,200
9	2004 West America Bank Loan-Interest	Third-Party Loans	11/2/2004	9/7/2028	West America Bank	Loan for public works projects	Mooney	653,070	N				41,400		\$ 41,400
12	Developer Note-Costco	OPA/DDA/Construction	8/25/1989	6/4/2021	Costco	Tax increment reimbursement	Mooney	1,049,890	N						\$ -
13	Pass-Through Agreement	Miscellaneous	9/1/2005	9/1/2021	US Bank	Per agreement with Visalia Unified School District	Mooney		N						
14	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Mooney	370,410	N						\$ -
15	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	Mooney	31,250	N					31,250	\$ 31,250
18	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Downtown	35,830	N						\$ -
19	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	Downtown	31,250	N					31,250	\$ 31,250
22	2009 General Fund Loan-Principal	City/County Loans On or Before 6/27/11	11/1/2009	3/7/2010	City of Visalia General Fund	Loan for public works projects	Central	3,420,930	N						
23	2009 General Fund Loan-Interest	City/County Loans On or Before 6/27/11	11/1/2009	3/7/2040	City of Visalia General Fund	Loan for public works projects	Central	1,480,140	N						
24	Pass-Through Agreement	Miscellaneous	9/1/2005	9/1/2021	US Bank	Per agreement with Visalia Unified School District	Central		N						
25	2009-10 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/10/2010	5/10/2015	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2009-10	Central	541,680	N						\$ -
26	2010-11 SERAF Loan Payment to Housing Fund	SERAF/ERAF	5/6/2011	5/10/2016	City of Visalia Housing Agency	Repayment of loan for required SERAF payment in 2010-11	Central	447,280	N						\$ -
27	Agency Administration	Admin Costs	1/1/2014	6/30/2014	City of Visalia	Successor Agency Administrative Allowance	Central	31,250	N					31,250	\$ 31,250