

**INITIAL DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34167 and 34169 (\*)

Project Name / Debt Obligation	Payee	Description	Potential Source(s) of Funding	Project Area Obligation is Attached	Total Outstanding Debt or Obligation	Total Due During ROPS Period	January 1, 2012 - June 30, 2012							
							Payments by month							
							Jan	Feb	Mar	Apr	May	June	Total	
1) 2001-02 New-on Road Tax Allocation Bond	USDA Rural Development	Bonds issued to fund non-housing projects	RPTTF	PA2	847,353	46,125					46,125	46,125		
2) Cypress Knolls Project F.F.C. RFP Pre-accrual Costs	City of Marina	Loan to fund non-housing project	RPTTF	PA3	1,050,000	-						-		
3) Tax Increment Payable to FIPUSD	Monterey Peninsula Unified School Dist.	Pass Through Agreement - PA1, Funds held in payable account	Other Revenue (1)	PA1	500,000	-						-		
4) IOA Tax Increment Payable to FORA 2008-09	Fort Ord Reuse Authority	2008-09 Pass Through Pmt - PA3	Other Revenue (1)	PA3	-	-						-		
5) Tax Increment Payable to FORA 06-07, 07-08	Fort Ord Reuse Authority	Pass Through Agree/Pmts - PA2 & PA3	Other Revenue (1)	PA2 & PA3	145,500	113,000	55,700				57,300	113,000		
6) Loans from Other Funds Payable	City of Marina	Loans to fund non-housing projects/programs	RPTTF		194,169	25,580			25,580			25,580		
7) Loan from Airport Enterprise Fund	Airport Enterprise Fund/City of Marina	Loan to fund non-housing project	RPTTF		85,000	-						-		
8) Loan from LMIHF (Fund 52)	LMIHF (Fund 52)	FY2009-10 ERAF Payment	RPTTF		284,715	-						-		
9) Assignment Agreement with City of Marina	City of Marina	50% share of land sale and lease revenue and interest thereof of former Fort Ord property, conveyed to the City pursuant to Implementation Agreement with FORA, then assigned to the Agency.	Land Sale and Lease Revenue	PA3	32,000,000	586,500	586,500					586,500		
9a) Project Management of Assignment Agreement	City of Marina	Project Management of the Assignment Agreement, Le Development & Disposition of retained former Fort Ord Properties	RPTTF	PA3	4,800,000	180,000	30,000	30,000	30,000	30,000	30,000	180,000		
10) Dunes DDA including 2nd Implementation Agreement	Marina Community Partners/Trustee	Infrastructure (Non-Housing) Cost Reimbursement/Net Project	RPTTF	PA3	63,269,219	203,940			194,876			9,064	203,940	
10a) Dunes DDA including 2nd Implementation Agreement	Marina Community Partners/Trustee	Affordable Housing Cost Reimbursement	LMIHF	PA3	50,847,390	396,990			379,346			17,644	396,990	
11) Public Improvement Grant & Cooperative Agreement	City of Marina	Payment for public improvement/redevelopment projects undertaken by City pursuant to the Cooperation Agreement.	RPTTF		248,029,856	2,033	2,033						2,033	
12) Financial & Real Estate Advisory Services	Keybank Financial Associates	Financial & Real Estate Advisory Services Contract / 1 yr.	RPTTF		396,700	86,700	14,450	14,450	14,450	14,450	14,450	86,700		
13) City Attorney Legal Services	Wellington Law Offices	City Attorney Legal Services to Agency	RPTTF		139,000	9,000	1,500	1,500	1,500	1,500	1,500	9,000		
14) Redevelopment Legal Counsel	Goldfarb & Lipman	Redevelopment Legal Counsel Services	RPTTF		206,502	11,502	1,917	1,917	1,917	1,917	1,917	11,502		
15) Lease of Office Space	Harris and Associates	Office Space Lease - 5 yrs.	RPTTF		329,819	33,065	5,511	5,511	5,511	5,511	5,511	33,066		
16) Sales & Use Tax Audit and Reporting Services	Hinrichsen deLamas & Associates	Sales Use Tax Audit/Reporting Contract - Open Ended	RPTTF		163,806	2,146		1,121			1,121	2,242		
17) Website Hosting Services	CityPlus	Website Hosting Services Contract - Open Ended	RPTTF		341,640	4,680	2,340				2,340	4,680		
18) Phone/Communications Services	ATT	ATT CALNET 2 Contract / 5 yrs.	RPTTF		13,281	1,206	201	201	201	201	201	1,206		
19) Conference Calling Services	Premiere Global Services	Conference Calling Services Contract / 5 yrs.	RPTTF		18,975	1,725	288	288	288	288	288	1,725		
20) Copier Maintenance	Monterey Bay Systems	Copier Maintenance Contract / 3 yrs.	RPTTF		26,165	3,740	623	623	623	623	623	3,740		
21) Alarm System Services	First Alarm	Alarm System Services Contract / 5 yrs.	RPTTF		4,140	460		230				460		
22) Accounting Services	Richard Stendridge	Accounting Services Contract / 1 yr.	RPTTF		7,000	7,000	7,000					7,000		
23) FORA Membership	Fort Ord Reuse Authority	Legally Required Membership - 5 yrs.	RPTTF	PA3	114,000	28,500						28,500		
24) Operating Costs	Various Entities & City of Marina	Expenses to Operate Agency	RPTTF		205,600	25,600	4,267	4,267	4,267	4,267	4,267	25,602		
25) Employee Costs	Various Employees	Salaries, Benefits, Other Costs	RPTTF		210,000	60,000	10,000	10,000	10,000	10,000	10,000	60,000		
26) CAP Charges / Use of City Services	City of Marina	CAP Charges / Use of City Services	RPTTF		266,518	266,518	266,518					266,518		
27) Code Enforcement	City of Marina	Code Enforcement Services	RPTTF	PA1, PA2, PA3	35,000	35,000	35,000					35,000		
28) Completion of Downtown Specific Plan	City of Marina / Rincon Consultants, Inc.	Completion of Downtown Specific Plan	RPTTF	PA1	48,000	48,000	48,000					48,000		
29) Interim, Inc. Project, ENA & DDA	City of Marina	Project Management and Aff Hdg Monitoring/Compliance/Reporting	RPTTF	PA3	139,710	11,155	1,859	1,859	1,859	1,859	1,859	11,155		
30) Affordable Housing Monitoring/Compliance/Reporting	City of Marina	Monitoring/Compliance/Reporting of Affordable Housing per State mandates	RPTTF		943,000	3,200	533	533	533	533	533	3,200		
31) Salinas Valley Memorial Hospital Project, DDA	City of Marina	Project Management, Monitoring, Compliance	RPTTF	PA3	19,250	2,750	458	458	458	458	458	2,750		
32) Marina Heights Project, Option Agreement	City of Marina	Project Management, Monitoring, Compliance	RPTTF	PA3	247,500	22,500	3,750	3,750	3,750	3,750	3,750	22,500		
33) Statutory Financing Authority Payments	Fort Ord Reuse Authority	Statutory Financing Authority Payments based on Gross TI of Project Area No. 3	RPTTF	PA3	4,640,983	174,782			166,459			8,323	174,782	
34)												-		
<b>Totals - This Page</b>						410,569,591	2,393,397	1,071,848	69,878	68,987	670,899	69,878	227,619	2,393,496

Payment Period	Remaining - Total Outstanding Debt or Obligation		
	Beginning Balance	Payments	Ending Balance
Annual Obligations Costs, Page 2 2012/13 - 2023/24	408,176,194	395,638,033	12,538,161
Annual Obligations Costs, Page 3 2024/25 - 2035/36	12,538,161	12,372,021	166,140
Annual Obligations Costs, Page 4 2036/37 - 2047/48	166,140	166,140	-

\* This Initial Draft Recognized Obligation Payment Schedule (ROPS) has been prepared administratively by the Successor Agency and is based on the latest Adopted EOPS of January 31, 2012  
 \*\* Lists all Obligations of the Former Redevelopment Agency of the City of Marina.  
 \*\*\* All payment amounts are estimates.  
 Amounts and payment timeframes represented on this schedule are estimates and may require actual calculations of contractual/obligation costs or receipt of invoices for services and therefore are subject change.  
 Prepared Administratively by March 1, 2012

**Sources of Funding:**  
 RPTTF = Redevelopment Property Tax Trust Fund  
 LMIHF = Low and Moderate Income Housing Funds  
 Other Revenue (1) = Source of Funds is cash balance because these obligations were posted to payable accounts in the Former RDA Funds. Not sure if this constitutes a Reserve Balance.

**Notes:**  
 This schedule does not include the Administrative Cost Allowance as an obligation. Payment of the Administrative Cost Allowance is considered a statutory requirement pursuant to ABx1 26.

**INITIAL DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
Per AB 26 - Section 34167 and 34169 (\*)

Project Name / Debt Obligation	Payee	Description	Potential Source(s) of Funding	Project Area Obligation is Attached	Remaining - Total Outstanding Debt or Obligation	Payments by Fiscal Year											Total		
						FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23		FY2023-24	
1) 2001-02 Neeson Road Tax Allocation Bond	USDA Rural Development	Bonds issued to fund non-housing projects	RPTTF	PA2	801,228	45,175	44,225	43,275	42,325	46,375	45,188	44,000	42,813	46,625	45,200	43,775	42,350	531,326	
2) Cypress Knolls Project RFQ/RFP Process Costs	City of Marina	Loan to fund non-housing project	RPTTF	PA3	1,050,000	250,000	500,000	300,000										1,050,000	
3) Tax Increment Payable to MPUSD	Monterey Peninsula Unified School Dist.	Pass Through Agreement - PA1, Funds held in payable account	Other Revenue (1)	PA1	500,000		500,000											500,000	
4) MDA Tax Increment Payable to FORA 2008-09	Fort Ord Reuse Authority	2008-09 Pass Through Pmt - PA3	Other Revenue (1)	PA3	-													-	
5) Tax Increment Payable to FORA 06-07, 07-08	Fort Ord Reuse Authority	Pass Through Agree./Pmts - PA2 & PA3	Other Revenue (1)	PA2 & PA3	32,500	32,500												32,500	
6) Loans from Other Funds Payable	City of Marina	Loans to fund non-housing projects/programs	RPTTF		168,589	50,000	100,000	18,589										168,589	
7) Loan from Airport Enterprise Fund	Airport Enterprise Fund/City of Marina	Loan to fund non-housing project	RPTTF		85,000	50,000	35,000											85,000	
8) Loan from LMHF (Fund 52)	LMHF (Fund 52)	FY2009-10 ERAF Payment	RPTTF		284,715	100,000	100,000	84,715										284,715	
9) Assignment Agreement with City of Marina	City of Marina	50% share of land sale and lease revenue and interest thereon of former Fort Ord property; conveyed to the City pursuant to Implementation Agreement with FORA & then assigned to the Agency.	Land Sale and Lease Revenue	PA3	31,413,500	2,999,500	6,825,000	11,825,000	3,000,000	3,764,000	3,000,000							31,413,500	
9a) Project Management of Assignment Agreement	City of Marina	Project Management of the Assignment Agreement, Le Development & Disposition of retained former Fort Ord Properties	RPTTF	PA3	4,620,000	384,000	384,000	408,000	408,000	360,000	360,000	360,000	336,000	336,000	336,000	336,000	336,000	4,344,000	
10) Dunes DDA including 2nd Implementation Agreement	Marina Community Partners/Trustee	Infrastructure Cost Reimbursement/New Project	RPTTF	PA3	63,065,279	6,957,500	282,700	586,300	21,417,000	975,700	1,421,200	1,595,000	15,734,400	501,600	579,700	658,900	740,300	51,450,300	
10a) Dunes DDA including 2nd Implementation Agreement	Marina Community Partners/Trustee	Affordable Housing Cost Reimbursement	LMHF	PA3	50,450,400	15,606,800	698,500	1,255,100	18,387,600	793,100	1,108,800	1,240,800	11,359,700					50,450,400	
11) Public Improvement Grant & Cooperative Agreement	City of Marina	Payment for public improvement/redevelopment projects undertaken by City pursuant to the Cooperation Agreement.	RPTTF		248,027,823	3,882,267	11,554,767	13,927,100	38,781,387	41,762,387	39,562,387	39,562,387	39,562,387	19,432,754				248,027,823	
12) Financial & Real estate Advisory Services	Keyser Marston Associates	Financial & Real estate Advisory Services Contract / 1 yr.	RPTTF		310,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	20,000	20,000	290,000	
13) City Attorney Legal Services	Wellington Law Offices	City Attorney Legal Services to Agency	RPTTF		130,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000	
14) Redevelopment Legal Counsel	Goldfarb & Lipman	Redevelopment Legal Counsel Services	RPTTF		195,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	180,000	
15) Lease of Office Space	Harris and Associates	Office Space Lease / 5 yrs.	RPTTF		296,754	71,528	73,266	75,058	76,902									296,754	
16) Sales & Use Tax Audit and Reporting Services	Hinterliter deLamas & Associates	Sales/Use Tax Audit/Reporting Contract /Open Ended	RPTTF		161,460	4,485	4,485	4,485	4,485	4,485	4,485	4,485	4,485	4,485	4,485	4,485	4,485	53,820	
17) Web site Hosting Services	CivioPlus	Website Hosting Services Contract /Open Ended	RPTTF		336,960	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360	112,320	
18) Phone/Communications Services	ATT	ATT CALNET 2 Contract / 5 yrs.	RPTTF		12,075	2,415	2,415	2,415	2,415	2,415								12,075	
19) Conference Calling Services	Premiere Global Services	Conference Calling Services Contract / 5 yrs.	RPTTF		17,250	3,450	3,450	3,450	3,450	3,450								17,250	
20) Copier Maintenance	Monterey Bay Systems	Copier Maintenance Contract / 3 yrs.	RPTTF		22,425	7,475	7,475	7,475										22,425	
21) Alarm System Services	First Alarm	Alarm System Services Contract / 5 yrs.	RPTTF		3,680	920	920	920	920									3,680	
22) Accounting Services	Richard Standridge	Accounting Services Contract / 1 yr.	RPTTF		-													-	
23) FORA Membership	Fort Ord Reuse Authority	Legally Required Membership / 3 yrs.	RPTTF	PA3	85,500	28,500	28,500	28,500										85,500	
24) Operating Costs	Various Entities & City of Marina	Expenses to Operate Agency	RPTTF		180,000	60,000	60,000	60,000										180,000	
25) Employee Costs	Various Employees	Salaries, Benefits, Other Costs	RPTTF		150,000	150,000												150,000	
26) CAP Charges / Use of City Services	City of Marina	CAP Charges / Use of City Services	RPTTF		-													-	
27) Code Enforcement	City of Marina	Code Enforcement Services	RPTTF	PA1, PA2, PA3	-													-	
28) Completion of Downtown Specific Plan	City of Marina / Rincon Consultants, Inc.	Completion of Downtown Specific Plan	RPTTF	PA1	-													-	
29) Interim, Inc. Project, ENA & DDA	City of Marina	Project Management and Aff Hag Monitoring/Compliance/Reporting	RPTTF	PA3	128,555	20,855	12,000	12,000	10,200	10,200	10,200	10,500	10,500	10,500	10,800	10,800		128,555	
30) Affordable Housing Monitoring/Compliance/Reporting	City of Marina	Monitoring/Compliance/Reporting of Affordable Housing per State mandates	RPTTF		939,800	5,626	23,991	37,216	48,613	80,074	98,116	120,167	125,211	128,800	133,098	138,888		939,800	
31) Salinas Valley Memorial Hospital Project, DDA	City of Marina	Project Management, Monitoring, Compliance	RPTTF	PA3	16,500	5,500	5,500	5,500										16,500	
32) Marina Heights Project, Option Agreement	City of Marina	Project Management, Monitoring, Compliance	RPTTF	PA3	225,000	45,000	45,000	45,000	45,000	45,000								225,000	
33) Statutory Financing Authority Payments	Fort Ord Reuse Authority	Statutory Financing Authority Payments based on Gross TI of Project Area No. 3	RPTTF	PA3	4,466,201	893,240	1,563,170	2,009,791										4,466,201	
34)																		-	
<b>Totals - This Page</b>						408,176,194	31,716,096	22,913,724	30,799,249	82,287,657	47,906,546	45,669,736	42,996,699	67,234,856	20,520,124	1,168,643	1,247,208	1,177,495	395,638,033

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\*\*\* All payment amounts are estimates.

Prepared Administratively by March 1, 2012

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**Sources of Funding:**

RPTTF = Redevelopment Property Tax Trust Fund

LMHF = Low and Moderate Income Housing Funds

Other Revenue (1) = Source of Funds is cash balance because these obligations were posted to payable accounts in the Former RDA Funds. Not sure if this constitutes a Reserve Balance.

**Notes:**

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**INITIAL DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
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Project Name / Debt Obligation	Payee	Description	Potential Source(s) of Funding	Project Area Obligation is Attached	Remaining - Total Outstanding Debt or Obligation	Payments by Fiscal Year											Total		
						FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2034-35		FY2035-36	
1) 2001-02 Neeson Road Tax Allocation Bond	USDA Rural Development	Bonds issued to fund non-housing projects	RPTTF	PA2	269,902	45,925	44,263	42,600	45,938	44,038	47,138							269,902	
2) Cypress Knolls Project RFO/RFP Process Costs	City of Marina	Loan to fund non-housing project	RPTTF	PA3	-													-	
3) Tax Increment Payable to MPUSD	Monterey Peninsula Unified School Dist.	Pass Through Agreement - PA1, Funds held in payable account	Other Revenue (1)	PA1	-													-	
4) MOA Tax Increment Payable to FORA 2008-09	Fort Ord Reuse Authority	2008-09 Pass Through Pmt - PA3	Other Revenue (1)	PA3	-													-	
5) Tax Increment Payable to FORA 06-07, 07-08	Fort Ord Reuse Authority	Pass Through Agree./Pmts - PA2 & PA3	Other Revenue (1)	PA2 & PA3	-													-	
6) Loans from Other Funds Payable	City of Marina	Loans to fund non-housing projects/programs	RPTTF		-													-	
7) Loan from Airport Enterprise Fund	Airport Enterprise Fund/City of Marina	Loan to fund non-housing project	RPTTF		-													-	
8) Loan from LMIHF (Fund 52)	LMIHF (Fund 52)	FY2009-10 ERAF Payment	RPTTF		-													-	
9) Assignment Agreement with City of Marina	City of Marina	50% share of land sale and lease revenue and interest thereon of former Fort Ord property; conveyed to the City pursuant to Implementation Agreement with FORA & then assigned to the Agency.	Land Sale and Lease Revenue	PA3	-													-	
9a) Project Management of Assignment Agreement	City of Marina	Project Management of the Assignment Agreement, Le Development & Disposition of retained former Fort Ord Properties	RPTTF	PA3	276,000	276,000												276,000	
10) Dunes DDA including 2nd Implementation Agreement	Marina Community Partners/Trustees	Infrastructure Cost Reimbursement/New Project	RPTTF	PA3	11,614,979	4,379,100	554,400	640,200	727,100	816,200	4,232,800	265,179						11,614,979	
10a) Dunes DDA including 2nd Implementation Agreement	Marina Community Partners/Trustees	Affordable Housing Cost Reimbursement	LMIHF	PA3	-													-	
11) Public Improvement Grant & Cooperative Agreement	City of Marina	Payment for public improvement/redevelopment projects undertaken by City pursuant to the Cooperation Agreement.	RPTTF		-													-	
12) Financial & Real estate Advisory Services	Keyser Marston Associates	Financial & Real estate Advisory Services Contract / 1 yr.	RPTTF		20,000	20,000												20,000	
13) City Attorney Legal Services	Wellington Law Offices	City Attorney Legal Services to Agency	RPTTF		10,000	10,000												10,000	
14) Redevelopment Legal Counsel	Goldfarb & Lipman	Redevelopment Legal Counsel Services	RPTTF		15,000	15,000												15,000	
15) Lease of Office Space	Harris and Associates	Office Space Lease / 5 yrs.	RPTTF		-													-	
16) Sales & Use Tax Audit and Reporting Services	Hinderliter deLamas & Associates	Sales/ Use Tax Audit/Reporting Contract /Open Ended	RPTTF		107,640	4,485	4,485	4,485	4,485	4,485	4,485	4,485	4,485	4,485	4,485	4,485	4,485	53,820	
17) Website Hosting Services	CivicPlus	Website Hosting Services Contract /Open Ended	RPTTF		224,640	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360	112,320	
18) Phone/Communications Services	ATT	ATT CALNET 2 Contract / 5 yrs.	RPTTF		-													-	
19) Conference Calling Services	Premiere Global Services	Conference Calling Services Contract / 5 yrs.	RPTTF		-													-	
20) Copier Maintenance	Monterey Bay Systems	Copier Maintenance Contract / 3 yrs.	RPTTF		-													-	
21) Alarm System Services	First Alarm	Alarm System Services Contract / 5 yrs.	RPTTF		-													-	
22) Accounting Services	Richard Standridge	Accounting Services Contract / 1 yr.	RPTTF		-													-	
23) FORA Membership	Fort Ord Reuse Authority	Legally Required Membership / 3 yrs.	RPTTF	PA3	-													-	
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34)					-													-	
<b>Totals - This Page</b>						12,538,161	4,759,870	612,508	696,645	786,883	874,083	4,293,783	279,024	13,845	13,845	13,845	13,845	13,845	12,372,021

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