

**NOTICE/CALL AND AGENDA FOR A SPECIAL MEETING OF THE
SANTEE CDC SUCCESSOR AGENCY OVERSIGHT BOARD
SANTEE, CALIFORNIA**

FEBRUARY 26, 2013

A SPECIAL MEETING of the Santee CDC Successor Agency Oversight Board is hereby called for **Tuesday, February 26, 2013 at 3:30 PM** at the Santee City Hall Council Chambers, 10601 Magnolia Avenue, Santee, California, for the following purposes:

1. Welcome and Introductions
2. Approval of Minutes for the January 8, 2013 Oversight Board Meeting
3. Resolution of the Santee CDC Successor Agency Oversight Board Approving the Recognized Obligation Payment Schedule for the Period from July 1, 2013 to December 31, 2013 ("ROPS 13-14A")
 - 3A *Staff Presentation on the Recognized Obligation Payment Schedule*
 - 3B *Review and Discussion by Oversight Board Members.*
 - 3C *Oversight Board Adoption of the Resolution Approving the ROPS for the Period from July 1, 2013 to December 31, 2013*
4. Resolution Authorizing the Execution of an Enforceable Obligation Expense Loan Agreement between the Community Development Commission of the City of Santee Successor Agency and the City of Santee
5. Comments from Oversight Board Members
6. Communication from the Public
7. Adjournment

*The City of Santee complies with the Americans With Disabilities Act.
If you require reasonable accommodations for this meeting contact the City Manager's Office
at (619) 258-4100 ext. 223 at least twelve (12) hours prior to the meeting.*

State of California }
County of San Diego } ss.
City of Santee }

AFFIDAVIT OF POSTING AGENDA

I, Pamela White, Senior Management Analyst of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Special Meeting Agenda was posted in accordance with Resolution 61-2003 on November 2, 2012 at 3:00 p.m.



Signature

2/22/12
Date

SANTEE CDC SUCCESSOR AGENCY OVERSIGHT BOARD

WARREN H. SAVAGE JR. [CHAIR]

SANTEE RESIDENT

COUNTY OF SAN DIEGO APPOINTEE

ARNOLD WINSTON [VICE CHAIR]

SANTEE RESIDENT

SANTEE MAYORAL APPOINTEE

SAHAR ABUSHABAN

*ASSOCIATE VICE CHANCELLOR - BUSINESS SERVICES
GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT*

KARL CHRISTENSEN

*ASSISTANT SUPERINTENDENT - BUSINESS SERVICES
SANTEE SCHOOL DISTRICT*

WILLIAM POMMERING

*PRESIDENT – BOARD OF DIRECTORS
PADRE DAM MUNICIPAL WATER DISTRICT*

TOM ROMSTAD

*SENIOR MANAGEMENT ANALYST
[FORMER EMPLOYEE OF THE REDEVELOPMENT AGENCY]
SANTEE MAYORAL APPOINTEE*

RUSTY WILLIAMS

*SANTEE RESIDENT
COUNTY OF SAN DIEGO APPOINTEE*

SANTEE CDC SUCCESSOR AGENCY

KEITH TILL - CITY MANAGER

TIM McDERMOTT - FINANCE DIRECTOR

PAMELA WHITE - SENIOR MANAGEMENT ANALYST

**FOR MORE INFORMATION - CONTACT THE
CITY MANAGER'S OFFICE AT (619) 258-4100, EXT. 223**

MINUTES

SANTEE CDC SUCCESSOR AGENCY OVERSIGHT BOARD SPECIAL MEETING JANUARY 8, 2013

SANTEE CITY COUNCIL CHAMBERS, 10601 MAGNOLIA AVENUE

The January 8, 2013 special meeting of the Santee CDC Successor Agency Oversight Board was called to order at 3:35 p.m. by Chairman Warren Savage. Present were Board Members William Pommering, Tom Romstad, Warren Savage Jr. (Chair), Rusty Williams, and Arnold Winston (Vice Chair). Successor Agency staff present was City Manager Keith Till, Finance Director Tim McDermott, and Senior Management Analyst Pamela White. Board Members Sahar Abushaban and Karl Christensen were absent.

AGENDA ITEM #1: WELCOME AND INTRODUCTIONS

Following some brief introductory remarks, Members of the Oversight Board and the Santee CDC Successor Agency staff were introduced.

AGENDA ITEM #2: APPROVAL OF MINUTES FOR THE DECEMBER 17, 2012 OVERSIGHT BOARD MEETING

ACTION: On a motion by Board Member Pommering, seconded by Vice Chair Winston, the Minutes for the December 17, 2012 Oversight Board Meeting were approved, with all Board Members voting aye.

AGENDA ITEM #3: RESOLUTION OF THE SANTEE CDC SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE DUE DILIGENCE REVIEW REPORT FOR ALL OTHER FUNDS OF THE SUCCESSOR AGENCY

Finance Director McDermott provided a brief overview of the Due Diligence Review Report for All Other Funds of the Successor Agency, which had been reviewed in detail at the previous Oversight Board Meeting on December 17, 2012. The public outreach steps taken to publicize the public comments session were also outlined, and Chairman Savage noted for the record that no public comments had been received at the December 17, 2012 Meeting.

Finance Director McDermott referenced Exhibit G of the Due Diligence Review Report which summarized balances available for allocation to affected taxing agencies, and reflected a negative balance of \$59,209, following payment of Fiscal year 2012-13 Recognized Obligation Payment Schedule (ROPS), payment of \$4,126,937 directed by the Department of Finance (DOF) on July 12, 2012, plus other deductions and obligations. He noted that this Schedule further substantiated that no additional funding was available to access for the July 2012 property tax "true up" payment to the State DOF, which necessitated the City of Santee advancing \$83,366 to satisfy this obligation. This amount had been reflected on the previous ROPS as a loan repayment obligation owed to the City by the Successor Agency.

McDermott reiterated that the single remaining issue from the State Department of Finance (DOF) "Meet & Confer" appeal process was their rejection of the \$83,366 loan repayment for this advanced payment as reflected on the January-June 2013 ROPS, in the absence of a formal loan agreement. However, DOF staff had advised the City they could secure approval for that loan agreement, and then resubmit the loan repayment on the next ROPS. Their main concern was having formal documentation for the transaction. Staff noted that the agreement for the loan repayment would be presented to the Oversight Board for approval at their next meeting, along with the next ROPS, which would also reflect that loan repayment. This would satisfy all the requirements from the State DOF.

ACTION: There being no further discussion, on a motion by Board Member Pommering, seconded by Board Member Williams, the Resolution of the Oversight Board Approving the Due Diligence Review Report for All Other Funds of the Successor Agency was approved, with all Board Members voting aye.

AGENDA ITEM #4: DISCUSSION OF SUCCESSOR AGENCY DEADLINES AND FUTURE MEETING SCHEDULE

Finance Director McDermott explained that the Board would need to schedule its next meeting in mid to late February in order to approve the next Recognized Obligation Payment Schedule (ROPS) covering the six month period from July 1, 2013 through December 31, 2013, which is due for submittal to the State Department of Finance and other agencies by March 1, 2013. The Oversight Board would also be considering a resolution approving a loan agreement between the Community Development Commission Successor Agency and the City of Santee for repayment of the \$83,366 advanced by the City.

Board Members informally checked their schedules for availability and two potential meeting dates were suggested for consideration: Tuesday, February 12th and Tuesday, February 26th. It was decided by consensus to designate **Tuesday, February 26, 2013 at 3:30 p.m.** for the next meeting date.

AGENDA ITEM #5: COMMENTS FROM OVERSIGHT BOARD MEMBERS

Vice Chair Winston asked if a copy of the actual loan agreement would be provided in the Agenda packet in advance of the next meeting, and staff assured him that would be done.

AGENDA ITEM #6: COMMUNICATION FROM THE PUBLIC

There was no communication from the public.

AGENDA ITEM #7: ADJOURNMENT

Chairman Savage reminded the Board Members that the next meeting would take place on February 26, 2013.

ACTION: On a motion by Board Member Pommering, seconded by Vice Chair Winston, the Oversight Board voted to adjourn the meeting, with all Members voting aye.

Meeting was adjourned at 3:42 p.m.



Pamela A. White
Senior Management Analyst
Santee CDC Successor Agency

SANTEE CDC SUCCESSOR AGENCY OVERSIGHT BOARD AGENDA STATEMENT

MEETING DATE February 26, 2013

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE SANTEE COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD FROM JULY 1, 2013 TO DECEMBER 31, 2013 (“ROPS 13-14A”)

DIRECTOR/DEPARTMENT

Tim K. McDermott, Director of Finance

SUMMARY

On December 29, 2011, the California Supreme Court issued its decision in the case of *California Redevelopment Association v. Matosantos*, which addressed the constitutionality of Assembly Bills 1x26 and 1x27 (“AB 26” and “AB 27”). The Court upheld, in large part, the constitutionality of AB 26 and overturned AB 27 in its entirety. In accordance with this decision, all redevelopment agencies in the state of California have been dissolved effective February 1, 2012. On January 11, 2012 the City Council elected to become the Successor Agency to the Santee Community Development Commission (“CDC”). As the Successor Agency, the City has certain administrative and other responsibilities for the winding down of redevelopment activities.

One such requirement is the preparation of the Recognized Obligation Payment Schedules (“ROPS”). The ROPS list all of the “enforceable obligations” of the CDC, the minimum amounts and due dates of payments required for each enforceable obligation, and the source of funding for each required payment. The attached resolution adopts the ROPS covering the six month period from July 1, 2013 through December 31, 2013 (“ROPS 13-14A”). The CDC Successor Agency is scheduled to meet on February 27, 2013 to review and approve the ROPS before it is filed with the County Auditor-Controller, State Controller’s Office, and the State Department of Finance for their review before the March 1, 2013 due date.

FINANCIAL STATEMENT

Adoption of the attached resolution will provide for the receipt of \$4,837,500 in property tax revenues in order to satisfy the enforceable obligations listed on the ROPS.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION

Adopt the attached resolution

ATTACHMENTS (Listed Below)

Resolution

Resolution No. CDCSAOB 02-2013

**A RESOLUTION OF THE SANTEE COMMUNITY DEVELOPMENT COMMISSION
SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE
RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD
FROM JULY 1, 2013 TO DECEMBER 31, 2013 (“ROPS 13-14A”)**

WHEREAS, pursuant to the Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), the City Council of the City of Santee (“City”) created the Community Development Commission of the City of Santee (“CDC”); and

WHEREAS, the CDC was responsible for implementing the Amended and Restated Redevelopment Plan for the Santee Community Redevelopment Project covering certain properties within the City (“Project Areas”); and

WHEREAS, as part of the 2011-12 State budget bill, companion bills AB 1X26 and AB 1X27, eliminated the redevelopment functions of the CDC and required their dissolution; and

WHEREAS, on January 11, 2012, the City Council elected to become the successor agency to the CDC (“CDC Successor Agency”); and

WHEREAS, in accordance with AB 1484, which was signed into law on June 27, 2012, the ROPS for the period from July 1, 2013 through December 31, 2013 must be approved by the CDC Successor Agency and Successor Agency Oversight Board and submitted to the County Auditor-Controller, State Controller, and the State Department of Finance for review by March 1; and

NOW THEREFORE BE IT RESOLVED, by the Community Development Commission Successor Agency Oversight Board of the City of Santee, California, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. Approval of ROPS. The ROPS for the period from July 1, 2013 to December 31, 2013 (“ROPS 13-14A”), is hereby approved, in substantially the form attached hereto as Exhibit A.

Section 3. Posting; Transmittal to Appropriate Agencies. The approved ROPS shall be submitted to the County Auditor-Controller, the State Controller’s Office, and the State Department of Finance, and posted on the Successor Agency’s web site.

Section 4. Effective Date. This Resolution shall become effective upon its adoption.

Resolution No. CDCSAOB 02-2013

ADOPTED by the Santee Community Development Commission Successor Agency Oversight Board at a Special Meeting thereof held this 26th day of February, 2013 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

WARREN H. SAVAGE JR., CHAIRPERSON

ATTEST:

PAMELA A. WHITE, SECRETARY

Attachments: Exhibit A: Recognized Obligation Payment Schedule for the Period from July 1, 2013 to December 31, 2013 ("ROPS 13-14A")

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

For the Period from July 1, 2013 to December 31, 2013 ("ROPS 13-14A")

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

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

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

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$125,479,751

Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$4,046,707
B Enforceable Obligations Funded with RPTTF	\$4,712,500
C Administrative Allowance Funded with RPTTF	\$125,000
D Total RPTTF Funded (B + C = D)	\$4,837,500
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$8,884,207
F Enter Total Six-Month Anticipated RPTTF Funding	\$4,837,500
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 <i>(lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	\$1,089,380
I Enter Actual Obligations Paid with RPTTF	\$964,380
J Enter Actual Administrative Expenses Paid with RPTTF	\$125,000
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$4,837,500

Certification of Oversight Board Chairman:

Warren H. Savage Jr.

Chair

Pursuant to Section 34177(m) of the Health and Safety code,

Name

Title

I hereby certify that the above is a true and accurate Recognized

Obligation Payment Schedule for the above named agency.

/s/

2/26/2013

Signature

Date

SANTEE CDC SUCCESSOR AGENCY OVERSIGHT BOARD AGENDA STATEMENT

MEETING DATE February 26, 2013

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE SANTEE COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY OVERSIGHT BOARD AUTHORIZING THE EXECUTION OF AN ENFORCEABLE OBLIGATION EXPENSE LOAN AGREEMENT BETWEEN THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTEE SUCCESSOR AGENCY AND THE CITY OF SANTEE

DIRECTOR/DEPARTMENT

Tim K. McDermott, Director of Finance

SUMMARY

This item requests authorization to execute a loan agreement between the Community Development Commission Successor Agency and the City of Santee for an amount not to exceed \$83,366.00. The loan is authorized by Health and Safety Code section 34173(h) and would be used to pay administrative costs and enforceable obligations incurred by the Successor Agency through December 31, 2012. The loan would be repaid by June 30, 2013.

This short-term loan is necessary because the County Auditor-Controller directed payment of enforceable obligations through December 2012 to be made from the Successor Agency's Reserve Balances before requesting additional funding from the Redevelopment Property Tax Trust Fund ("RPTTF"). For this reason, the Successor Agency requested only \$964,380 in funding from the RPTTF. However, after passage of AB 1484 in 2012, the Auditor-Controller demanded payment of \$5,162,321.51 in property tax revenues and interest payments from the Reserve Balances. This change in direction created a temporary funding shortfall.

Health and Safety Code section 34173(h) does not require a written loan agreement between the City and the Successor Agency. For this reason, the City has been providing financial assistance to the Successor Agency without a written loan agreement. However, the State Department of Finance requires a written agreement before the loan will be recognized as an enforceable obligation of the Successor Agency and repaid to the City.

FINANCIAL STATEMENT

The loan amount, not to exceed \$83,366.00, will be repaid by the Successor Agency with funds provided from the RPTTF.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION

Adopt the attached resolution authorizing the City Manager to execute an enforceable obligation expense loan agreement with the City of Santee.

ATTACHMENTS (Listed Below)

Resolution

Resolution No. CDCSAOB 03-2013

**A RESOLUTION OF THE SANTEE COMMUNITY DEVELOPMENT COMMISSION
SUCCESSOR AGENCY OVERSIGHT BOARD AUTHORIZING THE EXECUTION OF AN
ENFORCEABLE OBLIGATION EXPENSE LOAN AGREEMENT BETWEEN THE
COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTEE SUCCESSOR
AGENCY AND THE CITY OF SANTEE**

WHEREAS, Between November 2011 and January 2012, the Community Development Commission of the City of Santee (“CDC”) received \$5,162,321.53 in property tax increment revenue and interest payments from the San Diego County Auditor-Controller’s Office (“Auditor-Controller”); and

WHEREAS, Pursuant to the Auditor-Controller’s direction, the Community Development Commission of the City of Santee Successor Agency (“Successor Agency”) was to make payments on enforceable obligations from available cash reserves (“Reserve Balances”) before requesting additional funding from the Redevelopment Property Tax Trust Fund (“RPTTF”), established by AB 1x26 in 2011. As such, the Successor Agency’s January through June 2012 Recognized Obligation Payment Schedule (“ROPS”) did not request funding from the RPTTF. The Successor Agency’s July through December 2012 ROPS reflected \$5,632,299 in enforceable obligations with the Reserve Balances as the source of payment, and \$964,380 in funding from the RPTTF. The \$5,162,321.53 in property tax increment revenue and interest payments received by the CDC in November 2011 through January 2012 comprised the majority of the \$5,632,299 Reserve Balances; and

WHEREAS, on July 12, 2012, the Successor Agency paid the Auditor-Controller \$5,162,321.53 pursuant to a Demand for Payment in accordance with the Auditor-Controller’s reading of the requirements of Assembly Bill 1484, enacted in 2012, and representing a complete change in direction from the Auditor-Controller regarding the Reserve Balances; and

WHEREAS, as a result of the July 12, 2012 payment, the Successor Agency does not have sufficient resources to make all required payments on the Successor Agency’s approved enforceable obligations due through December 2012; and

WHEREAS, Section 34173(h) of the Health and Safety Code allows the City, as the entity that authorized the creation of the CDC, to loan funds to the Successor Agency for administrative costs, enforceable obligations, or project-related expenses. This section does not require a written agreement for the loan of such funds; and

WHEREAS, although Section 34173(h) of the Health and Safety Code does not require a written agreement for the loan of funds to the Successor Agency the State Department of Finance requires a written agreement for such loan. The City and Successor Agency desire to enter into the Agreement, pursuant to Section 34173(h) of the Health and Safety Code, for payment of unfunded enforceable obligation expenses resulting from the change in treatment of the Reserve Balances pursuant to AB 1484.

Resolution No. CDCSAOB 03-2013

NOW THEREFORE BE IT RESOLVED, by the Community Development Commission Successor Agency Oversight Board of the City of Santee, California, that the City Manager is hereby authorized to execute an enforceable obligation expense loan agreement with the City of Santee in an amount not to exceed \$83,366.00.

ADOPTED by the Santee Community Development Commission Successor Agency Oversight Board at a Special Meeting thereof held this 26th day of February, 2013 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

WARREN H. SAVAGE JR., CHAIRPERSON

ATTEST:

PAMELA A. WHITE, SECRETARY

Attachments: Exhibit A: Enforceable Obligation Expense Loan Agreement

**ENFORCEABLE OBLIGATION EXPENSE
LOAN AGREEMENT**

between

**THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF
SANTEE SUCCESSOR AGENCY
a public body, corporate and politic.**

and

**THE CITY OF SANTEE
a California charter city**

**ENFORCEABLE OBLIGATIONS EXPENSE
LOAN AGREEMENT**

1. PARTIES

1.1 Parties to this Agreement. The parties to this Enforceable Obligations Expense Loan Agreement (“Agreement”) are: the Community Development Commission of the City of Santee Successor Agency, a public body, corporate and politic (“Successor Agency”) and the City of Santee, a California charter city (“City”).

2. RECITALS

2.1 From November 2011 through January 2012, the Community Development Commission of the City of Santee (“CDC”) received \$5,162,321.53 in property tax increment revenue and interest payments from the San Diego County Auditor-Controller’s Office (“Auditor-Controller”).

2.2 Pursuant to the Auditor-Controller’s direction, the Successor Agency was to make payments on enforceable obligations from available cash reserves (“Reserve Balances”) before requesting funding from the Redevelopment Property Tax Trust Fund (“RPTTF”), established by AB 1x26 in 2011. As such, the Successor Agency’s January through June 2012 Recognized Obligation Payment Schedule (“ROPS”) did not request funding from the RPTTF. The Successor Agency’s July through December 2012 ROPS reflected \$5,632,299 in enforceable obligations with the Reserve Balances as the source of payment and \$964,380 in funding from the RPTTF. The property tax increment revenue and interest payments received by the CDC in November 2011 through January 2012 comprised the majority of the \$5,632,299 Reserve Balances.

2.3 On July 12, 2012, the Successor Agency paid the Auditor-Controller \$5,162,321.53 pursuant to a Demand for Payment in accordance with the Auditor-Controller’s reading of the requirements of Assembly Bill 1484, enacted in 2012, and representing a complete change in direction from the Auditor-Controller regarding the Reserve Balances.

2.4 As a result of the July 12, 2012 payment, the Successor Agency does not have sufficient resources to make all required payments on the Successor Agency’s approved enforceable obligations due through December 2012.

2.5 Section 34173(h) of the Health and Safety Code allows the City, as the entity that authorized the creation of the CDC, to loan funds to the Successor Agency for administrative costs, enforceable obligations, or project-related expenses. This section does not require a written agreement for the loan of such funds.

2.6 Although Section 34173(h) of the Health and Safety Code does not require a written agreement for the loan of funds to the Successor Agency, the State Department of Finance requires a written agreement for such loan. The City and Successor Agency desire to enter into this Agreement, pursuant to Section 34173(h) of the Health and Safety Code, for payment of unfunded enforceable obligation expenses resulting from the change in treatment of the Reserve Balances pursuant to AB 1484.

3. TERMS.

3.1 Loan of Funds. The City agrees to lend to the Successor Agency a maximum amount of Eighty-Three Thousand Three Hundred sixty-Six Dollars (\$83,366.00) ("Loan"). The Loan shall accrue no interest.

3.2 Repayment. The Successor Agency shall repay the Loan in full, as follows:

(a) This Agreement shall be listed on the Successor Agency's July through December 2013 ROPS as an enforceable obligation pursuant to Health and Safety Code section 34173(h).

(b) After the Oversight Board approves the July through December 2013 ROPS, the Successor Agency shall repay the City the full amount of the Loan by June 30, 2013. Repayment of the Loan shall be made from the funds received by the Successor Agency from the RPTTF.

3.3 No Third Party Beneficiaries. This Agreement is for the sole and exclusive benefit of the Successor Agency and the City. No person or entity not a party to this Agreement is intended to be benefited by any provision of this Agreement and no person or entity not a party to this Agreement shall have any rights, causes of action, or claims against either the Successor Agency or the City relating to either the Successor Agency's and/or the City's entry into and /or performance or nonperformance of this Agreement.

3.4 Counterpart Originals. This Agreement may be signed in counterpart originals, each of which shall be deemed to be an original, but, when taken together, shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

EXHIBIT A

**SIGNATURE PAGE
TO
ENFORCEABLE OBLIGATION EXPENSE LOAN AGREEMENT**

**THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTEE
SUCCESSOR AGENCY, a public body, corporate and politic**

Dated: _____ By: _____
Keith Till
City Manager

Dated: _____ Attest: _____
Patsy Bell
City Clerk

Approved as to Form:

Dated: _____
Shawn Hagerty
Best Best & Krieger LLP
City Attorney

THE CITY OF SANTEE, a California charter city

Dated: _____ By: _____
Keith Till
City Manager

Dated: _____ Attest: _____
Patsy Bell
City Clerk

Approved as to Form:

Dated: _____
Shawn Hagerty
Best Best & Krieger LLP
City Attorney