



# CITY OF PINOLE

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Pinole, CA 94564

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Office of the Auditor-Controller  
Contra Costa County  
625 Court Street  
Martinez, CA 94553-1282

Office of the Controller  
State of California  
P.O. Box 94250-5874  
Sacramento, CA 94250-5874

Office of Director of Finance  
State of California  
Via e-mail: [reddevelopmentadministration@dof.ca.gov](mailto:reddevelopmentadministration@dof.ca.gov)

Honorable State and County Officials:

Pursuant to the requirements of Health & Safety Code Section 34169(g)(2), the Pinole Redevelopment Agency Board of Director's did approve an *Enforceable Obligation Payments Schedule ("EOPS")*, at a Special Meeting held at 2131 Pear Street, Pinole, California on August 24, 2011.

Enclosed is a certified copy of the Agency's resolution authorizing adoption of this *EOPS*, the *EOPS* for July through December (2011) and a copy of the published agenda for the Special Meeting.

Respectfully Submitted,

Richard H. Loomis  
City of Pinole, Finance Director  
Treasurer, Pinole Redevelopment Agency

Enclosures (3)

Cc P. Athenour, Agency Secretary  
S. Downs, Agency Counsel  
B. Espinosa, Executive Director

RESOLUTION NO. 19-2011

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, APPROVING AN ENFORCEABLE OBLIGATION PAYMENT SCHEDULE FOR JULY THROUGH DECEMBER 2011**

**WHEREAS**, Assembly Bill x1 26 ("ABx1 26") was passed by the California State Legislature, signed by the Governor, and has been codified as part 1.8 of Division 24 of the California Health and Safety Code, commencing with Section 34161; and

**WHEREAS**, AB 26 requires redevelopment agencies to continue to make all scheduled payments for enforceable obligations; and

**WHEREAS**, within 60 days of June 28, 2011 redevelopment agencies are required to adopt an *Enforceable Obligation Payment Schedule (EOPS)* that lists all of the agencies outstanding payment obligations through December 2011; and

**WHEREAS**, *EOPS* listing of obligations must include information for each obligation including:

- A. The project name associated with the obligations
- B. The payee
- C. A short description of the nature of the work, product, service, facility or other thing of value for which payment is to be made.
- D. The amount of payments obligated to be made, by month, through December 2011; and

**WHEREAS**, the Agency Executive Director has prepared the required *EOPS*, which was reviewed by the Agency Board of Directors;

**NOW THEREFORE, BE IT RESOLVED** that The Redevelopment Agency Board of Directors of the City of Pinole does hereby resolved that a preliminary *Enforceable Obligation Payments Schedule* for the period July through December 2011, herein enclosed as Attachment B, is hereby approved.

**PASSED AND ADOPTED** at a Special meeting of the Pinole Redevelopment Agency of the City of Pinole held on the 24<sup>TH</sup> day of August 2011 by the following vote:

AYES: BOARDMEMBERS: **Banuelos, Long, Murray, Swearingen**

NOES: BOARDMEMBERS: **None**

ABSENT: BOARDMEMBERS: **None**

ABSTAIN: BOARDMEMBERS: **Green**

  
Patricia Athenour, MMC, City Clerk  
Secretary, Pinole Redevelopment Agency

I hereby certify that the foregoing is a true and correct copy of the original document on file in the City Clerk's Office, City of Pinole, Contra Costa County, State of California.

  
Patricia Athenour, City Clerk of the City of Pinole  
Date: 8/25/2011

Preliminary Schedule of Enforceable Obligation Payments  
(July 2011 through December 2011)

FINAL DRAFT

EOS #	Project	Payee	Description of Commitment	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	s/totals
1	Pinole Vista Redevelopment Project	US Bank, National Trust	1998-A Tax Allocation Bond Redemption Principal & Interest	786,991.25						786,991.25
2	Pinole Vista Redevelopment Project	US Bank, National Trust	1998-B Tax Allocation Bond Redemption Principal & Interest	564,696.88						564,696.88
3	Pinole Vista Redevelopment Project	US Bank, National Trust	1999 Tax Allocation Bond Redemption Principal & Interest	785,907.50						785,907.50
4	Pinole Vista Redevelopment Project	US Bank, National Trust	2003-A Tax Allocation Bond Redemption Principal & Interest	740,125.00						740,125.00
5	Pinole Vista Redevelopment Project	US Bank, National Trust	2004-A Tax Allocation Bond Redemption Principal & Interest	529,101.25						529,101.25
6	Pinole Vista Redevelopment Project	US Bank, National Trust	2004-B Tax Allocation Bond Redemption Principal & Interest	569,590.50						569,590.50
7	Pinole Vista Redevelopment Project	US Bank, National Trust	Trustee, Paying Agent and Dissemination Agent Fees for Bond Indentures		23,800.00					23,800.00
8	Pinole Vista Redevelopment Project	TKG Pinole Vista, LLC	Capital Call for Pinole Vista Shopping Center pursuant to DDA						1,000,000.00	1,000,000.00
9	Pinole Vista Redevelopment Project	Interstate Grading & Paving, Inc.	Pinole Creek Restoration Project (Trail Pavement Repairs and Installation of Lighting)			13,199.30				13,199.30
10	Pinole Vista Redevelopment Project	Willdan Engineering	Engineering Design for Phase-2 of Pinole Creek Restoration Project (Bridge Removal - Railroad Ave.)				20,000.00			20,000.00
11	Pinole Vista Redevelopment Project	Ramon Dimalanta	Mortgage Loan payments for 2810 Pinole Valley Road	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00	33,000.00
12	Pinole Vista Redevelopment Project	John & Nancy Donkonics	Mortgage Loan payments for 613-635 Tennent Avenue			33,973.20				33,973.20
13	Pinole Vista Redevelopment Project	John J. Collins, Trustee of the John H. colling Survivor's Trust	Mortgage Loan payments for 612 Tennent Avenue	6,020.84	6,020.84	6,020.84	6,020.84	6,020.84	6,020.84	36,125.04
14	Pinole Vista Redevelopment Project	John J. Collins, Trustee of the John H. colling Survivor's Trust	Mortgage Loan payments for 648 Tennent Avenue	1,992.31	1,992.31	1,992.31	1,992.31	1,992.31	1,992.31	11,953.86
15	Pinole Vista Redevelopment Project	Marcel Castanchoa	Mortgage Loan Payments for 870 San Pablo Avenue	406.74	406.74	406.74	406.74	406.74	406.74	2,440.44

**Pinole Redevelopment Agency**

16	Pinole Vista Redevelopment Project	Angela Raffa	Mortgage Loan Payments for 870 San Pablo Avenue	406.74	406.74	406.74	406.74	406.74	406.74	406.74	2,440.44
17	Pinole Vista Redevelopment Project	Main Street Management	Lease for commercial space located at 2300 San Pablo Avenue	3,623.15	3,623.15	3,623.15	3,623.15	3,623.15	3,623.15	3,623.15	25,738.90
18	Pinole Vista Redevelopment Project	AT&T / SBC Communications	Parking Lot Land Lease (636 SPA)						1,600.00		1,600.00
19	Pinole Vista Redevelopment Project	Western Properties	Sunnyview Plaza (910-940 SPA) Maintenance Agreement	325.00	325.00	325.00	325.00	325.00	325.00	325.00	1,950.00
20	Pinole Vista Redevelopment Project	Dale Moore Construction	Tenant Improvements for 2300 San Pablo Avenue (Tina's Place)		5,500.00						5,500.00
21	Pinole Vista Redevelopment Project	AmeriNational Community Services	Loan Processing Services	317.50	317.50	317.50	317.50	317.50	317.50	317.50	1,905.00
22	Pinole Vista Redevelopment Project	BLX Group, LLC Inc.	Tax Arbitrage Analysis and IRS Tax Filings for Agency Reserve Accounts		2,000.00		2,000.00			2,000.00	6,000.00
23	Pinole Vista Redevelopment Project	TYS, LLP	Accounting/Auditing Support Services for Pinole Vista & Pinole Valley Shopping Center Projects		16,000.00				14,000.00		30,000.00
24	Pinole Vista Redevelopment Project	Shelter Bay Retail Group	Consulting Services Financial Management for Pinole Vista & Pinole Valley Shopping Centers	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	27,000.00
25	Pinole Vista Redevelopment Project	Shelter Bay Retail Group	Property Management for Pinole Vista Restaurant Development	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00
26	Pinole Vista Redevelopment Project	Urban Futures, Inc.	Affordable Housing Compliance Auditing Services				26,880.00				26,880.00
27	Pinole Vista Redevelopment Project	HdL Coren & Cone	Property Tax Consulting/Advisory Services				8,500.00				8,500.00
28	Pinole Vista Redevelopment Project	Mann, Urrutia & Nelson CPA's	Auditing Services Redevelopment Component-unit GPFS and Bond Continuing Disclosure Documents		9,000.00				3,500.00		12,500.00
29	Pinole Vista Redevelopment Project	Parents for a Cleaner Environment	Coordinating annual "Kids Creek Fest"							4,125.00	4,125.00
30	Pinole Vista Redevelopment Project	Pinole Chamber of Commerce	Coordinating annual "West County Business Expo"				7,000.00				7,000.00
31	Pinole Vista Redevelopment Project	Pinole Youth Foundation	Coordinate: Summer Sounds, Outdoor Cinema, Pinole Tree Lighting, Halloween Carnival & Pinole Community Guide						39,300.00		39,300.00

**Pinole Redevelopment Agency**

32	Pinole Vista Redevelopment Project	Cushman & Wakefield of California, Inc.	Sales commission on sale of land parcel for Phase-II of Pinole Shores Business Park							61,105.00	61,105.00
33	Pinole Vista Redevelopment Project	Mevers Nave Riback Silver & Wilson	Legal Support Services	8,333.34	8,333.34	8,333.34	8,333.34	8,333.34	8,333.34	8,333.34	50,000.04
34	Pinole Vista Redevelopment Project	City of Pinole	Information Services/Technology Support Services (communication & technology services- Adm. Support)			9,522.50				9,522.50	19,045.00
35	Pinole Vista Redevelopment Project	City of Pinole	Payroll Cost Allocations for Project and Administrative Staff Support	38,591.86	38,591.86	38,591.86	38,591.86	38,591.86	38,591.86	38,591.86	250,847.09
			<b>EOP s/totals by Month</b>	<b>4,048,929.86</b>	<b>123,317.48</b>	<b>161,008.41</b>	<b>94,517.48</b>	<b>111,897.48</b>	<b>1,207,669.98</b>	<b>5,747,340.69</b>	



**JOINT PINOLE CITY COUNCIL &  
REDEVELOPMENT AGENCY  
SPECIAL MEETING AGENDA**

**WEDNESDAY,  
August 24, 2011  
4:00 P.M.**

**2131 Pear Street, Pinole, California**

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**Roy Swearingen, Mayor/Chair  
Peter Murray, Mayor Pro Tem / Vice Chair  
Tim Banuelos, Council Member / Board Member  
Phil Green, Council Member/ Board Member  
Debbie Long, Council Member / Board Member**

**Public Comment:** The public is encouraged to address the City Council or Agency Board on any matter listed on the agenda or on any other matter within its jurisdiction subject to the rules of decorum described in Council Resolution 2009-124. If you wish to address the City Council or Agency Board, please complete the gold card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk/Secretary. City Council or Agency Board will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council or Agency Board will hear public comment on matters not listed on the agenda during Citizens to be Heard, Agenda Items 6.

**Americans With Disabilities Act:** In compliance with the Americans With Disabilities Act of 1990, if you need special assistance to participate in a City Meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the City Clerk's Office at (510) 724-8928. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device.

**Note:** Staff reports are available for inspection at the Office of the City Clerk, City Hall, 2131 Pear Street during regular business hours, 8:00 a.m. to 4:30 p.m. Monday – Thursday, and on the City Website at [www.ci.pinole.ca.us](http://www.ci.pinole.ca.us). You may also contact the City Clerk via e-mail at [pathenour@ci.pinole.ca.us](mailto:pathenour@ci.pinole.ca.us)

COUNCIL/REDEVELOPMENT AGENCY MEETINGS ARE TELEVISED LIVE ON CHANNEL 26. They are retelecast the following Thursday at 6:00 p.m. The Community TV Channel 26 schedule is published on the city's website at [www.ci.pinole.ca.us](http://www.ci.pinole.ca.us). City Council/Redevelopment Agency meetings are video-streamed live on the City's website, and remain archived on the site for six months.

**Ralph M. Brown Act. G.C. § 54950.** *In enacting this chapter, the Legislature finds and declares that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly. The people of this State do not yield their sovereignty to the agencies, which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed so that they may retain control over the instruments they have created.*

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE IN HONOR OF THE US MILITARY TROOPS**
2. **ROLL CALL, CITY CLERK/SECRETARY'S REPORT & STATEMENT OF CONFLICT**  
*An official who has a conflict must, prior to consideration of the decision: (1) publicly identify in detail the financial interest that causes the conflict; (2) recuse himself /herself from discussing and voting on the matter; and (3) leave the room until after the decision has been made, Cal. Gov't Code § 87200.*
3. **CONVENE TO A CLOSED SESSION – CITY COUNCIL**
4. **RECONVENE IN OPEN SESSION TO ANNOUNCE RESULTS OF CLOSED SESSION**  

NO CLOSED SESSIONS SCHEDULED
5. **CITIZENS TO BE HEARD (Public Comments)**  
*Citizens may speak under any item not listed on the Agenda. The time limit is 2 minutes for Agency Board items and 3 minutes for City Council items, and is subject to modification by the Mayor/ Chair. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council or Agency Board may direct staff to investigate and/or schedule certain matters for consideration at a future Agency meeting.*
6. **NEW BUSINESS – REDEVELOPMENT AGENCY BOARD OF DIRECTORS**
  - A. Approval of Enforceable Obligation Payments Schedule – July through December 2011 [Agency Report No. 2011-36 Action: Adopt Resolution Per Staff Recommendation (Loomis)]
7. **ADJOURNMENT** to the Regular Redevelopment Agency/City Council Meeting of September 6, 2011 and in memory of the fallen US Armed Service members and Pinole citizens Amber Swartz.

POSTED: August 18, 2011 at \_\_\_\_ A.M.

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Patricia Athenour, MMC  
City Clerk

*Documents provided to a majority of the City Council after distribution of the packet, regarding any item on this agenda will be made available for public inspection at the Administration Counter at City Hall located at 2131 Pear Street in a binder located outside the Council Chambers at 2131 Pear Street, available during normal business hours. (Pursuant to SB 343-effective July 1, 2008)*