

## OSB RESOLUTION 2016-06

### **A RESOLUTION OF THE DISSOLVED TULARE REDEVELOPMENT AGENCY SUCCESSOR AGENCY'S OVERSIGHT BOARD, CONFIRMING THE APPROVAL OF THE SUCCESSOR AGENCY'S OVERSIGHT BOARD MINUTES**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Tulare ("RDA Successor Agency") is the successor agency to the dissolved Redevelopment Agency of the City of Tulare ("Agency"); and,

**WHEREAS**, the Oversight Board is the RDA Successor Agency's oversight board pursuant to Health and Safety Code Section 34179(a); and,

**WHEREAS**, Health and Safety Code Section 34179(e) requires that all actions taken by the Oversight Board be adopted by resolution; and,

**WHEREAS**, the Oversight Board Secretary or designee has prepared and submitted the Minutes for the Board Meeting(s) of March 23, 2016 for approval by resolution; and,

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

### **NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF TULARE DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2. CEQA Compliance.** The approval of the Board Minutes through this Resolution does not commit the RDA Successor Agency or the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

**Section 3. Approval of the Minutes.** The Oversight Board approves the Minutes for the Board Meetings of March 23, 2016, in substantially the form attached to this Resolution as Exhibit A.

**Section 4. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or application of this Resolution that can be given effect without the invalid provision or application, and to this end, the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 5. Certification.** The City Clerk of the City of Tulare, acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

**Section 6. Implementation and Transmittal of the Administrative Budget.** The Successor Agency's designee and/or the Oversight Board Chairperson are hereby authorized and

directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the administrative budget.

Section 7. Effective Date. This pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance. An action of the Oversight Board shall not become effective five business days after notice of said action to the Department of Finance.

**PASSED, APPROVED AND ADOPTED** at a special meeting of the Oversight Board of the Successor Agency to the dissolved Redevelopment Agency of the City of Tulare, on the **22<sup>nd</sup>** day of **June, 2016**.

\_\_\_\_\_  
Chair of the Oversight Board of Successor Agency  
to City of Tulare Redevelopment Agency

ATTEST:

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

I, Roxanne Yoder, Chief Deputy City Clerk of the City of Tulare, Oversight Board Secretary, certify the foregoing is the full and true Resolution 2016-06 passed and adopted by the Oversight Board of Successor Agency to City of Tulare Redevelopment Agency at a special meeting held on June 22, 2016, by the following vote:

Aye(s) \_\_\_\_\_

Noe(s) \_\_\_\_\_ Absent/Abstention(s) \_\_\_\_\_.

Dated:

OVERSIGHT BOARD SECRETARY

\_\_\_\_\_  
Roxanne Yoder

EXHIBIT A

**TULARE OVERSIGHT BOARD – ACTION MINUTES  
SESSION INFORMATION**

**Objective:** *In accordance with the requirements of AB IX 26 - Meeting of the Oversight Board specific to those actions and activities, as necessary, to facilitate the wind down of the former Tulare Redevelopment Agency*

**Date:** 03/23/16                      **Pete Vander Poel III – County of Tulare**                      **Kathy Melendez - City of Tulare**

**Time:** 5:30 PM                      **John Hess – County of Tulare**                      **John Beck – Former Superintendent of Schools**

**Location:** Tulare City Hall                      **Bill Postlewaite – City of Tulare**                      **Ken Nunes – College of the Sequoias**  
Library Conference Room  
411 East Kern Avenue                      **N/A – Tulare Regional Medical Center**  
Tulare, CA 93274

**AGENDA ITEMS**

**PRESENTER**

- 1. **Call to Order** 5:30 p.m.
  - 2. **Pledge of Allegiance**
  - 3. **Roll Call**  
Present: Pete Vander Poel, Kathy Melendez, John Beck, John Hess, Ken Nunes, Bill Postlewaite  
  
Staff Present: Darlene Thompson, Roxanne Yoder, Martin Koczanowicz  
  
Also Present: City Manager Don Dorman
  - 4. **Citizen’s Comments & Communications** None  
Comments from the public are limited to items listed on the agenda (GC 54654.3a). Speakers will be allowed three (3) minutes. Please begin your comments by stating and spelling your name and providing your city of residence.
  - 5. **Presentations:** None
-

- 6. Approval of Previous Meeting Minutes**
- A. Adopt OSB Resolution 2016-04 approving the Action Minutes of February 24, 2016.
- Moved by Board Member Melendez, seconded by Board Member Hess and unanimously carried 6 to 0 to adopt Resolution 2016-04 as presented.
- 7. Old Business** None
- 8. New Business**
- A. Adopt OSB Resolution 2016-05 approving the Bond Expenditure Agreement between the City of Tulare and Successor Agency and authorize Successor Agency to the former Tulare Redevelopment Agency to take all necessary steps to effectuate the approval.
- Successor Agency City Attorney Martin Koczanowicz provided a report for the Board's review and consideration. Following discussion it moved by Board Member Hess, seconded by Board Member Beck and unanimously carried 6 to 0 to adopt Resolution 2016-05 as presented.
- 9. Chairperson and Board Members' Items of Interest** Chairperson and Board Members
- 10. Adjournment** 5:36 p.m.
- In compliance with the Americans with Disabilities and Brown Act, if you need special assistance to participate in the meeting, including the receipt of the agenda and documents in the agenda package in an alternate format, please contact the City Clerk's Office (559) 684-4200. Notification 48-hours prior to the meeting will enable the Successor Agency to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35. 102-35, 104 ADA Title II), and allow for the preparation of documents in the appropriate alternate format.
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## OSB RESOLUTION 2016-07

### **A RESOLUTION OF THE OVERSIGHTBOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF TULARE APPROVING TRANSFER AND RECEIPT OF BOND PROCEEDS FROM THE CITY OF TULARE TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF TULARE.**

**WHEREAS**, the Redevelopment Agency of the City of Tulare ("Agency") was duly formed by the City Council of the City of Tulare ("City") to implement the Redevelopment Plan for the Agency's Merged Agua Mansa, Central Business District, Gateway and Industrial Redevelopment Project, in furtherance of the objectives of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, et seq.; and,

**WHEREAS**, Assembly Bill lx 26, chaptered and effective on June 28, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012, and SB 107, effective on September 22, 2015 (together, the Dissolution Act"); and,

**WHEREAS**, as of February 1, 2012 the Agency was dissolved pursuant to the Dissolution Act and the City Council serves as the governing board of the Successor Agency to the Redevelopment Agency of the City of Tulare ("Successor Agency"); and,

**WHEREAS**, Section 34179, *et seq.*, of the Dissolution Act establishes the Oversight Board to oversee decisions made by the Successor Agency; and,

**WHEREAS**, the Successor Agency desires to fund projects of the City of Tulare ("City") with use of bond proceeds in the former Project Area; and,

**WHEREAS**, a resolution of a dispute between State Controller's Office and City of Tulare as to the characterization of those bond proceeds has taken place; and

**WHEREAS**, under the terms of that resolution, bond proceeds held by the City will be transferred to the Successor Agency, to be then used to fund eligible projects consistent with the Agreement previously approved by the Oversight Board Resolution 2016-05 and reapproved by Oversight Board Resolution 2016-08.

**NOW, THEREFORE**, the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Tulare hereby finds, determines, and resolves as follows:

**Section 1.** The Oversight Board hereby approves the transfer and receipt of the Bond Proceeds of approximately \$4,200,000 fro the City and directs those proceeds to be used consistent with the Bond Proceeds Expenditure Agreement approved by Oversight Board Resolution 2016-05 and reapproved by Oversight Board Resolution 2016-08.

**Section 2.** The Secretary of the Oversight Board shall sign and attest to the passage and Adoption of this Resolution.

**Section 3.** The Chair of the Oversight Board is authorized to make any insignificant changes or changes requested by the California Department of Finance related to the Oversight Board action, subject to the review and recommendation of the Oversight Board legal counsel.

**PASSED APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chair of the Oversight Board of Successor Agency  
to City of Tulare Redevelopment Agency

ATTEST:

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

I, Roxanne Yoder, Chief Deputy City Clerk of the City of Tulare, Oversight Board Secretary, certify the foregoing is the full and true Resolution 2016-07 passed and adopted by the Oversight Board of Successor Agency to City of Tulare Redevelopment Agency at a special meeting held on June 22, 2016, by the following vote:

Aye(s) \_\_\_\_\_

Noe(s) \_\_\_\_\_ Absent/Abstention(s) \_\_\_\_\_.

Dated:

OVERSIGHT BOARD SECRETARY

\_\_\_\_\_  
Roxanne Yoder

## OSB RESOLUTION 2016-08

### **A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF TULARE REAPPROVING BOND PROCEEDS EXPENDITURE AGREEMENT BETWEEN THE CITY OF TULARE AND THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF TULARE.**

**WHEREAS**, the Tulare Redevelopment Agency for City of Tulare ("Agency") was duly formed by the City Council of the City of Tulare ("City") in 1967 to implement the Redevelopment Plan in the Project area (which has been amended from time by lawful actions of the City Council and Agency Board) in furtherance of the objectives of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, et seq.; and,

**WHEREAS**, Assembly Bill lx 26, chaptered and effective on June 28, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012, and SB 107, effective on September 22, 2015 (together, the Dissolution Act"); and,

**WHEREAS**, as of February 1, 2012 the Agency was dissolved pursuant to the Dissolution Act and the City Council serves as the governing board of the Successor Agency to the Redevelopment Agency of the City of Tulare ("Successor Agency"); and,

**WHEREAS**, Section 34179, *et seq.*, of the Dissolution Act establishes the Oversight Board to oversee decisions made by the Successor Agency; and,

**WHEREAS**, the Successor Agency desires to fund projects of the City of Tulare ("City") with use of bond proceeds, listed in Exhibit A of the agreement, for the former Redevelopment Agency Project Areas as shown on Exhibit B of the agreement, subject to the projects listed on the Recognized Obligation Payment Schedule and approved by the Oversight Board and the California Department of Finance; and,

**WHEREAS**, an agreement for use of the bond proceeds is required between the Successor Agency and the City and the agreement is required to be approved by both the Oversight Board and the California Department of Finance.

**NOW, THEREFORE**, the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Tulare hereby finds, determines, and resolves as follows:

**Section 1.** The Oversight Board hereby reapproves the Bond Proceeds Expenditure Agreement to fund approximately \$4,200,000 for projects of the City, as Exhibit A of the agreement.

**Section 2.** The Secretary of the Oversight Board shall sign and attest to the passage and Adoption of this Resolution.

**Section 3.** The Chair of the Oversight Board is authorized to make any insignificant changes or changes requested by the California Department of Finance related to the Oversight Board action, subject to the review and recommendation of the Oversight Board legal counsel.

**PASSED APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chair of the Oversight Board of Successor Agency  
to City of Tulare Redevelopment Agency

ATTEST:

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

I, Roxanne Yoder, Chief Deputy City Clerk of the City of Tulare, Oversight Board Secretary, certify the foregoing is the full and true Resolution 2016-08 passed and adopted by the Oversight Board of Successor Agency to City of Tulare Redevelopment Agency at a special meeting held on June 22, 2016, by the following vote:

Aye(s) \_\_\_\_\_

Noe(s) \_\_\_\_\_ Absent/Abstention(s) \_\_\_\_\_.

Dated:

OVERSIGHT BOARD SECRETARY

\_\_\_\_\_  
Roxanne Yoder



## BOND PROCEEDS EXPENDITURE AGREEMENT

This BOND PROCEEDS EXPENDITURE AGREEMENT ("Agreement") is entered into as of \_\_\_\_\_, 2016 by and between the CITY OF TULARE, a California municipal corporation ("City"), and the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF TULARE, a public body, corporate and politic ("Successor Agency").

### Recitals

A. The City is a charter City and a municipal corporation organized and operating under the laws of the State of California.

B. The Successor Agency is a public body, corporate and politic, organized and operating under Part 1.85 of Division 24 of the Dissolution Act (as defined in Recital D below).

C. The Redevelopment Agency of the City of Tulare ("former Agency") previously was a California public body, corporate and politic, duly formed by the City Council of the City ("City Council") and was organized, existed and exercised the powers of a community redevelopment agency under the California Community Redevelopment Law, Health and Safety Code Section 33000, *et seq.*

D. Assembly Bill x 1 26 ("AB x 1 26"), effective on June 28, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code and which laws were modified, in part, and determined constitutional by the California Supreme Court in the petition *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. S194861 ("*Matosantos Decision*"), which laws and court opinion caused the dissolution of all redevelopment agencies and winding down of the affairs of former redevelopment agencies. Thereafter, such laws were amended further by Assembly Bill 1484 ("AB 1484") that was effective on June 27, 2012, and further amended by SB 107, which was effective September 22, 2015 (together AB x 1 26, the *Matosantos Decision*, and AB 1484. And SB 107 are referred to as the "Dissolution Act"). All statutory references herein are to the Dissolution Act unless otherwise stated.

E. As of February 1, 2012, the former Agency became a dissolved community redevelopment agency pursuant to the Dissolution Act.

F. As of and on and after February 1, 2012, the Successor Agency is performing its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the former Agency and is engaged in activities necessary and appropriate to wind down the affairs of the former Agency, all subject to the review and approval by a seven-member "Oversight Board" formed thereunder.

G. Section 34191.4(c) of the Dissolution Act allows a successor agency that has received a finding of completion to use bond proceeds from bonds issued prior to 2011 for the purposes for which the bonds were sold, provides that such proceeds in excess of amounts needed to satisfy approved enforceable obligations shall be expended in a manner consistent with the original bond covenants, and further provides that such expenditures shall constitute "excess bond proceeds obligations" that shall be listed separately on the Successor Agency's Recognized Obligation Payment Schedule ("ROPS").

H. The California Community Redevelopment Law (Health and Safety Code Section 33000, *et seq.*) provides for a cooperative relationship between cities and their redevelopment

agencies, as well as their successor agencies who have assumed the duties and obligations of the former redevelopment agencies. Under Health and Safety Code Section 33220, a city may aid and cooperate in the planning, undertaking, construction, or operation of redevelopment projects. Health and Safety Code Section 33220(e) specifically authorizes a city to enter into an agreement with its redevelopment agency or any other public entity to further redevelopment purposes. Health and Safety Code Section 34 I 78(a) allows a successor agency and its sponsoring city to enter into agreements, subject to Oversight Board approval pursuant to Health and Safety Code Section 34180(h).

I. Pursuant to the resolution of the legal action filed by the City and Successor Agency against the State Controller's Office, the Successor Agency has or will have proceeds of its Tax Allocation Refunding Bonds that are not otherwise obligated for a project or other enforceable obligation ("Excess Bond Proceeds").

J. The Successor Agency desires to transfer its Excess Bond Proceeds to the City to enable the City to use such Excess Bond Proceeds in a manner consistent with the original bond covenants and to undertake projects and programs that were not previously funded and obligated by the former Agency or the City. The City, subject to the receipt of the funds, will adopt a spending plan for using such Excess Bond Proceeds ("Bond Spending Plan") to advance the City's community development goals while maximizing fiscal and social benefits flowing to the taxing entities from successful development. The City Council and Successor Agency Board have found that the use of Excess Bond Proceeds is in accordance with the Bond Spending Plan to fund projects that involve City-owned public streets, facilities, structures, or other improvements is in accordance with Health and Safety Code Section 34191.4(c) and other applicable laws. The Oversight Board has determined that the expenditure of Excess Bond Proceeds in accordance with this Agreement will benefit the affected taxing entities, and has approved the execution of this Agreement and the transfer of Excess Bond Proceeds to the City for the purposes described herein.

K. In order to facilitate the use of Excess Bond Proceeds consistent with all applicable bond covenants, the Successor Agency and the City have negotiated this Agreement requiring the transfer of Excess Bond Proceeds by the Successor Agency to the City, and the City's use of such proceeds consistent with all applicable bond covenants. The parties intend that this Agreement shall constitute an excess bond proceeds obligation within the meaning of Health and Safety Code Section 34191.4(c)(2)(A) to be paid from Excess Bond Proceeds. With Oversight Board approval, the Redevelopment Agency has listed this Agreement, and the requirement to transfer excess bond proceeds herein, on its revised ROPS for **July 1, 2016 through June 30, 2017** as an obligation to be funded with Excess Bond Proceeds.

NO W, THEREFORE, the parties hereto do mutually agree as follows:

1. **Recitals.** The recitals above are an integral part of this Agreement and set forth the intentions of the parties and the premises on which the parties have decided to enter into this Agreement.

2. **Successor Agency Obligations.** The Redevelopment Agency shall have the following obligations under this Agreement:

**21 Current Excess Bond Proceeds.** The Successor Agency shall transfer to the City, no later than **December 31, 2016**, Excess Bond Proceeds that will be held by the Successor Agency in an amount not to exceed **Four Million Two Hundred Thousand dollars (\$4,200,000)**.

**22 Projects Funded By Excess Bond Proceeds.** The Successor Agency assigns to the City all responsibilities in relation to the administration of any projects or programs funded by Excess Bond Proceeds.

**3. City Obligations.** The City shall have the following obligations under this Agreement:

**31 Excess Bond Proceeds.** The City shall accept, hold, and disburse Excess Bond Proceeds transferred to the City by the Successor Agency under this Agreement. The City shall retain any Excess Bond Proceeds that it receives, and shall use such funds for uses consistent with applicable bond covenants.

The City may spend Excess Bond Proceeds received or retained under this Agreement on any project, program, or activity authorized under the Bond Spending Plan. Notwithstanding anything to the contrary in this Agreement or the Bond Spending Plan, the City shall spend Excess Bond Proceeds consistent with the original bond covenants applicable to the particular Excess Bond Proceeds. Specifically, City intends to spend the Excess Bond Proceeds on street improvement projects within the former Agency Project Area, to include any ADA and related improvements. The City shall be solely responsible for ensuring that Excess Bond Proceeds are maintained and spent in accordance with bond covenants and other applicable laws. The City may transfer funds between approved projects, programs and activities.

The City shall perform its obligations hereunder in accordance with the applicable provisions of federal, state and local laws, including the obligation to comply with environmental laws such as CEQA, and shall timely complete the work required for each project commenced by the City pursuant to this Agreement and the Bond Spending Plan.

**32 Bond Spending Plan.** The City shall be solely responsible for maintaining and implementing the Bond Spending Plan. The City may amend the Bond Spending Plan as the City deems necessary in its sole discretion. Any amendments to the adopted Bond Spending Plan will consider uses that advance the City's community development goals while maximizing fiscal and social benefits flowing to the taxing entities from successful development. Notwithstanding any contrary provision hereof, unless the City expressly agrees otherwise, the City shall not be obligated to provide funding for any program or project in an amount exceeding the Excess Bond Proceeds provided to the City pursuant to this Agreement.

**4. Entire Agreement; Waivers; and Amendments**

**41** This Agreement constitutes the entire understanding and agreement of the parties with respect to the transfer and use of Excess Bond Proceeds. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to the subject matter of this Agreement.

**42** This Agreement is intended solely for the benefit of the City and the Successor Agency. Notwithstanding any reference in this Agreement to persons or entities other than the City and the Successor Agency, there shall be no third party beneficiaries under this Agreement.

**43** All waivers of the provisions of this Agreement and all amendments to this Agreement must be in writing and signed by the authorized representatives of the parties.

5. **Severability.** If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall continue in full force and effect unless the rights and obligations of the parties have been materially altered or abridged by such invalidation, voiding or unenforceability. In addition, the parties shall cooperate in good faith in an effort to amend or modify this Agreement in a manner such that the purpose of any invalidated or voided provision, covenant, or condition can be accomplished to the maximum extent legally permissible.

6. **Default.** If either party fails to adequately perform an obligation required by this Agreement within thirty (30) calendar days of receiving written notice from the non-defaulting party, the party failing to perform shall be in default hereunder. In the event of default, the non-defaulting party will have all the rights and remedies available to it at law or in equity to enforce the provisions of this contract, including without limitation the right to sue for damages for breach of contract or to seek specific performance. The rights and remedies of the non-defaulting party enumerated in this paragraph are cumulative and shall not limit the non-defaulting party's rights under any other provision of this Agreement, or otherwise waive or deny any right or remedy, at law or in equity, existing as of the date of the Agreement or hereinafter enacted or established, that may be available to the non-defaulting party against the defaulting party.

7. **Binding on Successors.** This Agreement shall be binding on and shall inure to the benefit of all successors and assigns of the parties, whether by agreement or operation of law.

8. **Further Assurances.** Each party agrees to execute, acknowledge and deliver all additional documents and instruments, and to take such other actions as may be reasonably necessary to carry out the intent of this Agreement.

[SIGNATURES ON NEXT PAGE]

In witness whereof, the undersigned parties have executed this Bond Proceeds Expenditure Agreement as of the date first above written.

**“CITY”**

**CITY OF TULARE**  
a municipal corporation

By: \_\_\_\_\_  
David Macedo, Mayor

ATTEST:

By: \_\_\_\_\_  
Roxanne Yoder, City Clerk

**CITY OF TULARE SUCCESSOR  
AGENCY TO THE  
REDEVELOPMENT AGENCY  
OF THE CITY OF TULARE**

By: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

# EXHIBIT A

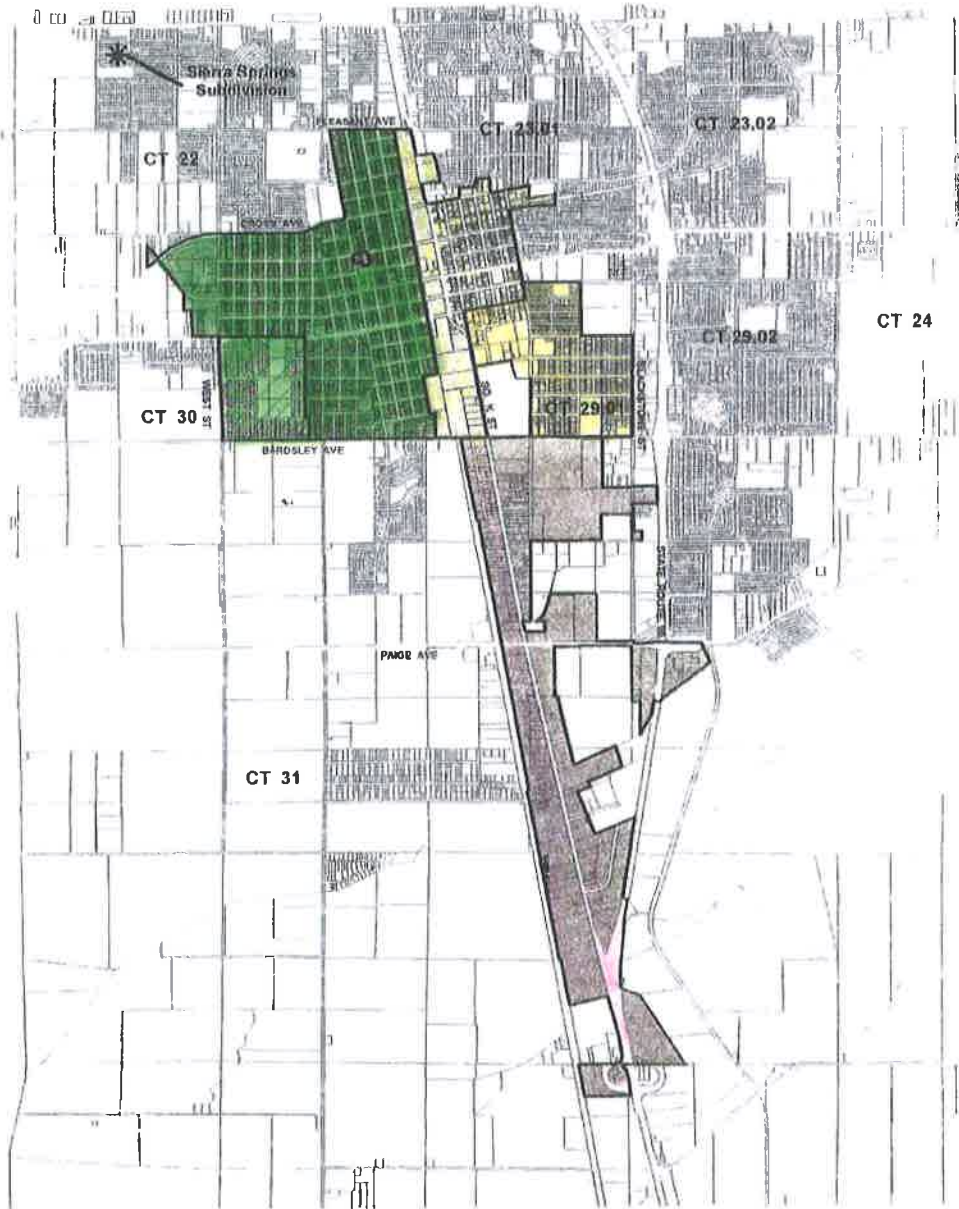
## Proposed Bond Spending Plan

<u>PROJECT NAME:</u>	<u>AMOUNT:</u>
Elm Avenue from West Street to Sacramento Street, and Cleveland Street to "H" Street – Pavement rehabilitation and utility improvements.	\$654,000
Sacramento Street from Bardsley Avenue to Elm Avenue, and Sonora Avenue to Cross Avenue – Pavement rehabilitation and utility improvements.	\$612,000
"F" Street from Bardsley Avenue to Pleasant Avenue - Pavement rehabilitation and utility improvements.	\$1,445,000
"R" Street from Bardsley Avenue to Kern Avenue - Pavement rehabilitation and utility improvements.	\$611,000
Sonora Avenue from Center Street to Blackstone Street - Pavement rehabilitation and Utility improvements.	\$379,000
Cedar Avenue from "D" Street to "H" Street – Pavement rehabilitation and utility improvements	\$369,000
Center Street from Sonora Avenue to Kern Avenue – Pavement rehabilitation and utility Improvements.	\$230,000

Note: Projects not shown in any particular order. Projects listed above are subject to modification through the Capital Improvement Program as defined by the Tulare Project Management System (TPMS) Program Policy (14-01) adopted by Council on December 16, 2014. However, no project additions or changes will occur which cause the projects to not qualify as a permitted expenditure under the Redevelopment Agency of the City of Tulare Merged Tulare Redevelopment Projects 2010 Tax Allocation Bonds, Series B or which would occur outside of the Redevelopment Project Areas shown on Exhibit 'B' of this agreement subject to change or modification

# EXHIBIT B

# Tulare Redevelopment Project Areas



 Redevelopment Boundaries  
 Census tract boundaries.shp

**Redevelopment Areas**

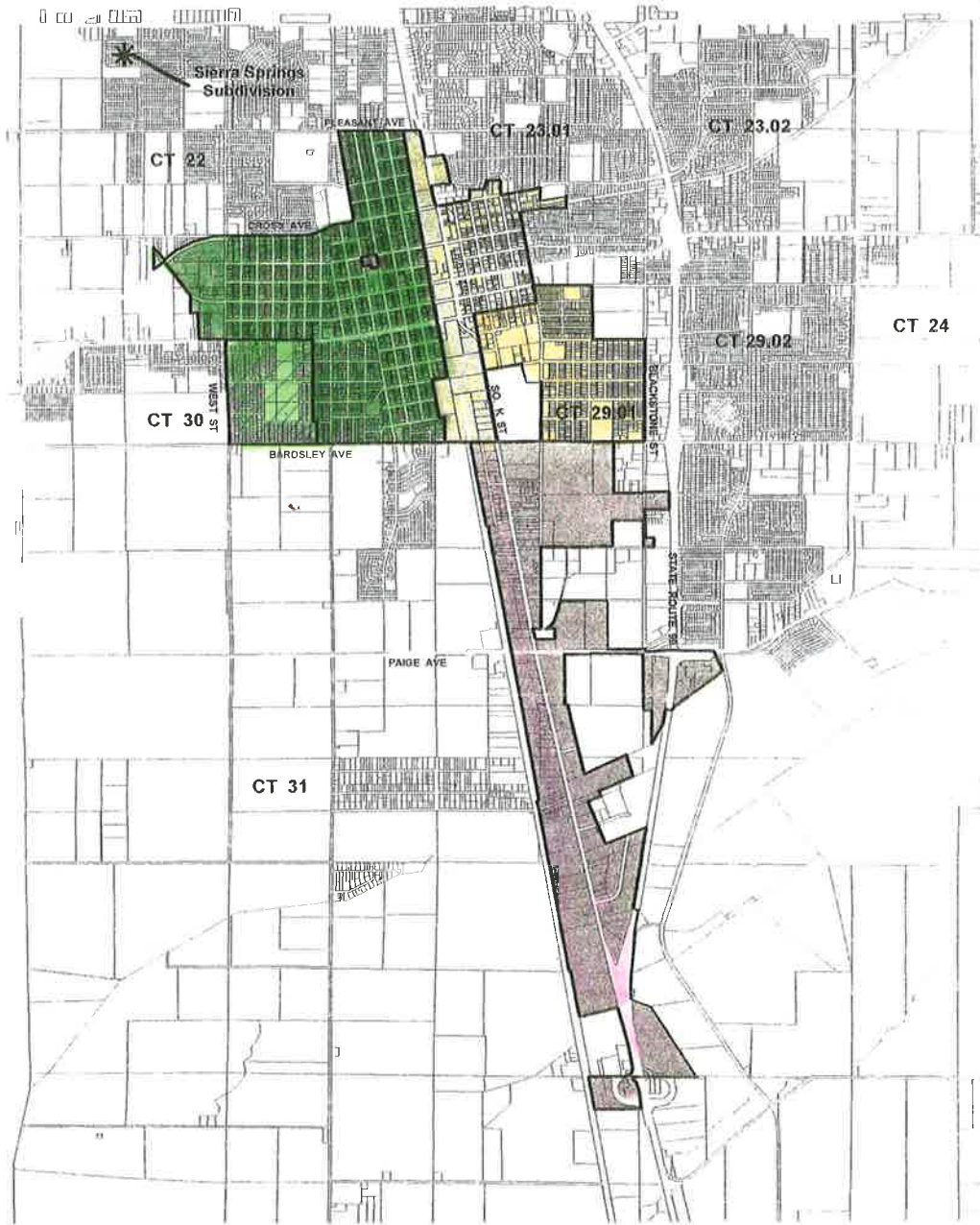
-  Alpine Area
-  Downtown Area
-  So. K Street Area
-  West Tulare
-  West Tulare Target Area
-  Parcels



3000 0 3000 6000 9000 Feet



# Tulare Redevelopment Project Areas



 Redevelopment Boundaries  
 Census tract boundaries.shp

**Redevelopment Areas**

-  Alpine Area
-  Downtown Area
-  So. K Street Area
-  West Tulare
-  West Tulare Target Area
-  Parcels

