



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

www.townofparadise.com

Management Staff:

Lauren Gill, Town Manager

Dwight L. Moore, Town Attorney

Joanna Gutierrez, Town Clerk

Craig Baker, Community Development Director

Gabriela Tazzari-Dineen, Police Chief

George Morris, Jr., Unit Chief

CAL FIRE/Butte County Fire

Paradise

Gina Will, Finance Director/Town Treasurer

Town Council:

Tim Titus, Mayor

Scott Lotter, Vice Mayor

Greg Bolin, Council Member

Steve "Woody" Culleton, Council Member

John J. Rawlings, Council Member

TOWN COUNCIL AGENDA

SPECIAL MEETING – 3:15 PM – September 26, 2013

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk's Dept., at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Town Clerk.

Members of the public may address the Town Council on any agenda item, including closed session. If you wish to address the Town Council on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the Council Meeting.

All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Town Council will be available for public inspection at the Town Hall in the Town Clerk Department at 5555 Skyway, Room 3, at the same time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

1. OPENING

- a. Call to Order
- b. Pledge of Allegiance to the Flag of the United States of America
- c. Roll call

2. COUNCIL CONSIDERATION

- a. Consider adopting Resolution No. 13-49, A Resolution of the Town of Paradise Authorizing the Town Manager to Execute An Agreement with the Successor Agency of the Paradise Redevelopment Agency.

Approval would allow the Town and the Successor Agency to re-enter into three loan agreements that were invalidated as a result of the dissolution of the Paradise Redevelopment Agency.

3. ADJOURNMENT

STATE OF CALIFORNIA)	SS.
COUNTY OF BUTTE)	
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	

RESOLUTION NO. 13-49

A RESOLUTION OF THE TOWN OF PARADISE AUTHORIZING THE TOWN
MANAGER TO EXECUTE AN AGREEMENT WITH THE SUCCESSOR AGENCY OF
THE PARADISE REDEVELOPMENT AGENCY

WHEREAS, on April 26, 2013, the California Department of Finance addressed a Finding of Completion letter to Gina Will, the Town of Paradise Finance Director, in which it notified the Successor Agency of the Paradise Redevelopment Agency (Successor Agency) of the requirements to have loans between the Town of Paradise and the Paradise Redevelopment Agency as enforceable obligations in the Recognized Obligation Payment Schedule (ROPS) of the Successor Agency; and,

WHEREAS, pursuant to Health and Safety Code Section 34191.4(b), the Successor Agency has applied to the Oversight Board for its approval to make such loan agreements enforceable obligations in the Recognized Obligation Payment Schedule (ROPS) of the Successor Agency so that the Town of Paradise may be repaid the amounts of the agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE AS FOLLOWS:

Section 1. Upon approval of the Successor Agency's application by the Oversight Board of the Successor Agency of the Paradise Redevelopment Agency, the Town Manager is authorized to execute the agreement attached to this resolution.

PASSED AND ADOPTED by the Town Council of the Town of Paradise on this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

NOT VOTING:

By: _____
Timothy Titus, Mayor

ATTEST:

Joanna Gutierrez, Town Clerk

ATTEST:

Dwight L. Moore, Town Attorney

AGREEMENT

This Agreement is entered into on _____, 2013 between the Town of Paradise (Town) and the Town of Paradise as the Successor Agency of the Paradise Redevelopment Agency (Successor Agency).

RECITALS

- A. On February 1, 2012, the Paradise Redevelopment Agency (PRA) was dissolved.
- B. Based on Health and Safety Code section 34171, the March 27, 2007, March 9, 2010 and March 1, 2011 loan agreements between the Town and the PRA were invalidated because they were made two or more years after the formation of the PRA. However, such agreements may be re-entered into by the Town and Successor Agency pursuant to Health and Safety Code section 34191.4(b) upon application to do so by the Successor Agency and the approval of the Oversight Board of the Successor Agency.

Now, Therefore, the Town and the Successor Agency agree as follows:

- 1. Pursuant to Health and Safety Code section 34191.4(b), the Town and the Successor Agency hereby re-enter into the agreements dated March 27, 2007, March 9, 2010 and March 1, 2011 between the Town of Paradise and the Paradise Redevelopment Agency with the following amendments in accordance with Health and Safety Code section 34191.4(b):
 - 1.1. The accumulated interest on the remaining principal amounts of the loans shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund.
 - 1.2. The loans shall be repaid to the Town of Paradise within the attached amortization

schedules for each loan and the interest rate for each loan shall be the interest rate earned by funds deposited into the Local Agency Investment Fund.

- 1.3. Twenty percent of any loan repayment shall be deducted and transferred to the Low and Moderate Income Housing Asset Fund.
2. True copies of the agreements and the amendments thereto are attached as Exhibits “A”, “B”, and “C”.
3. Except as amended in accordance with Health and Safety Code section 34191(b), all the terms, rights and obligations of the Paradise Redevelopment Agency under the agreements shall be assumed by the Successor Agency. Except as amended in accordance with Health and Safety Code section 34191(b), all the terms, rights and obligations of the Town under the agreements shall be assumed by the Town.
4. This Agreement shall not take effect until it approved by the Oversight Board of the Successor Agency.

Town of Paradise

Town of Paradise in the Capacity of
Successor Agency of the Paradise
Redevelopment Agency

Lauren M. Gill
Town Manager

Timothy Titus
Chairperson

ATTEST:

Joanna Gutierrez, CMC
Town Clerk

APPROVED AS TO FORM:

Dwight L. Moore
Agency Counsel

Attachments: Exhibits A, B and C

Paradise Redevelopment Agency

Enter values	
Loan amount	\$ 198,712.00
Starting interest rate	4.325%
Loan period in years	5
Number of payments per year	1
Start date of loan	3/21/2007
Optional extra payments	

Loan summary	
Scheduled payment	\$ 45,044.42
Scheduled number of payments	5
Actual number of payments	17
Total early payments	\$ -
Total interest	\$ 25,957.38

Lender name: Town of Paradise - Loan #4

Pmt. No.	Accrual Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	LAIF Interest	Date Paid
1	3/21/2008	\$ 198,712.00	\$ 45,044.42	\$ -	\$ -	\$ -	\$ 8,594.29	\$ 207,306.29	\$ 8,594.29	4.325%	03/27/09
2	3/21/2009	\$ 207,306.29	\$ 45,044.42	\$ -	\$ 45,264.93	\$ 40,654.44	\$ 4,610.49	\$ 166,651.86	\$ 13,204.79	2.224%	05/21/09
3	3/21/2010	\$ 166,651.86	\$ 45,044.42	\$ -	\$ 90,529.86	\$ 89,444.96	\$ 1,084.90	\$ 77,206.90	\$ 14,289.69	0.651%	03/21/10
4	3/21/2011	\$ 77,206.90	\$ 45,044.42	\$ -	\$ -	\$ -	\$ 382.17	\$ 77,589.07	\$ 14,671.86	0.495%	
5	3/21/2012	\$ 77,589.07	\$ 45,044.42	\$ -	\$ -	\$ -	\$ 296.39	\$ 77,885.46	\$ 14,968.25	0.382%	
6	3/21/2013	\$ 77,885.46	\$ 45,044.42	\$ -	\$ -	\$ -	\$ 239.11	\$ 78,124.57	\$ 15,207.36	0.307%	
7	3/21/2014	\$ 78,124.57	\$ 45,044.42	\$ -	\$ 2,000.00	\$ 1,732.03	\$ 267.97	\$ 76,392.54	\$ 15,475.33	0.343%	03/21/14
8	3/21/2015	\$ 76,392.54	\$ 45,044.42	\$ -	\$ 9,000.00	\$ 8,542.49	\$ 469.81	\$ 67,850.05	\$ 15,945.14	0.615%	03/21/15
9	3/21/2016	\$ 67,850.05	\$ 45,044.42	\$ -	\$ 9,000.00	\$ 8,273.02	\$ 726.98	\$ 59,577.03	\$ 16,672.12	1.104%	03/21/16
10	3/21/2017	\$ 59,577.03	\$ 45,044.42	\$ -	\$ 9,000.00	\$ 8,005.07	\$ 994.93	\$ 51,571.96	\$ 17,667.05	1.728%	03/21/17
11	3/21/2018	\$ 51,571.96	\$ 45,044.42	\$ -	\$ 9,000.00	\$ 7,683.86	\$ 1,316.14	\$ 43,888.10	\$ 18,983.19	2.655%	03/21/18
12	3/21/2019	\$ 43,888.10	\$ 45,044.42	\$ -	\$ 9,000.00	\$ 7,411.18	\$ 1,588.82	\$ 36,476.92	\$ 20,572.01	3.793%	03/21/19
13	3/21/2020	\$ 36,476.92	\$ 45,044.42	\$ -	\$ 9,000.00	\$ 7,413.03	\$ 1,586.97	\$ 29,063.89	\$ 22,158.98	4.603%	03/21/20
14	3/21/2021	\$ 29,063.89	\$ 45,044.42	\$ -	\$ 9,000.00	\$ 7,445.95	\$ 1,554.05	\$ 21,617.94	\$ 23,713.03	5.347%	03/21/21
15	3/21/2022	\$ 21,617.94	\$ 45,044.42	\$ -	\$ 9,000.00	\$ 7,815.99	\$ 1,184.01	\$ 13,801.95	\$ 24,897.04	5.477%	03/21/22
16	3/21/2023	\$ 13,801.95	\$ 45,044.42	\$ -	\$ 9,000.00	\$ 8,244.07	\$ 755.93	\$ 5,557.88	\$ 25,652.98	5.477%	03/21/23
17	3/21/2024	\$ 5,557.88	\$ 45,044.42	\$ -	\$ 5,862.29	\$ 5,557.88	\$ 304.41	\$ -	\$ 25,957.38	5.477%	03/21/24

Paradise Redevelopment Agency

Enter values	
Loan amount	\$ 657,595.00
Starting interest rate	0.651%
Loan period in years	5
Number of payments per year	1
Start date of loan	3/9/2010
Optional extra payments	

Loan summary	
Scheduled payment	\$ 134,098.68
Scheduled number of payments	5
Actual number of payments	14
Total early payments	\$ -
Total interest	\$ 74,127.20

Lender name: Town of Paradise - Loan #5

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	LAIF Interest
1	7/1/2011	\$ 657,595.00	\$ 134,098.68	\$ -	\$ -	\$ -	\$ 4,280.94	\$ 661,875.94	\$ 4,280.94	0.651%
2	7/1/2012	\$ 661,875.94	\$ 134,098.68	\$ -	\$ -	\$ -	\$ 3,276.29	\$ 665,152.23	\$ 7,557.23	0.495%
3	7/1/2013	\$ 665,152.23	\$ 134,098.68	\$ -	\$ -	\$ -	\$ 2,540.88	\$ 667,693.11	\$ 10,098.11	0.382%
4	7/1/2014	\$ 667,693.11	\$ 134,098.68	\$ -	\$ 70,000.00	\$ 67,950.18	\$ 2,049.82	\$ 599,742.93	\$ 12,147.93	0.307%
5	7/1/2015	\$ 599,742.93	\$ 134,098.68	\$ -	\$ 70,000.00	\$ 67,942.88	\$ 2,057.12	\$ 531,800.05	\$ 14,205.05	0.343%
6	7/1/2016	\$ 531,800.05	\$ 134,098.68	\$ -	\$ 70,000.00	\$ 66,729.43	\$ 3,270.57	\$ 465,070.62	\$ 17,475.62	0.615%
7	7/1/2017	\$ 465,070.62	\$ 134,098.68	\$ -	\$ 70,000.00	\$ 64,865.62	\$ 5,134.38	\$ 400,205.00	\$ 22,610.00	1.104%
8	7/1/2018	\$ 400,205.00	\$ 134,098.68	\$ -	\$ 70,000.00	\$ 63,084.46	\$ 6,915.54	\$ 337,120.54	\$ 29,525.54	1.728%
9	7/1/2019	\$ 337,120.54	\$ 134,098.68	\$ -	\$ 70,000.00	\$ 61,049.45	\$ 8,950.55	\$ 276,071.09	\$ 38,476.09	2.655%
10	3/9/2020	\$ 276,071.09	\$ 134,098.68	\$ -	\$ 70,000.00	\$ 59,528.62	\$ 10,471.38	\$ 216,542.47	\$ 48,947.47	3.793%
11	3/9/2021	\$ 216,542.47	\$ 134,098.68	\$ -	\$ 70,000.00	\$ 60,032.55	\$ 9,967.45	\$ 156,509.92	\$ 58,914.92	4.603%
12	3/9/2022	\$ 156,509.92	\$ 134,098.68	\$ -	\$ 70,000.00	\$ 61,631.41	\$ 8,368.59	\$ 94,878.50	\$ 67,283.50	5.347%
13	3/9/2023	\$ 94,878.50	\$ 134,098.68	\$ -	\$ 70,000.00	\$ 64,803.50	\$ 5,196.50	\$ 30,075.00	\$ 72,480.00	5.477%
14	3/9/2024	\$ 30,075.00	\$ 134,098.68	\$ -	\$ 31,722.21	\$ 30,075.00	\$ 1,647.21	\$ -	\$ 74,127.20	5.477%

Paradise Redevelopment Agency

Enter values	
Loan amount	\$ 479,613.00
Starting interest rate	0.307%
Loan period in years	5
Number of payments per year	1
Start date of loan	3/1/2011
Optional extra payments	

Loan summary	
Scheduled payment	\$ 96,807.85
Scheduled number of payments	5
Actual number of payments	14
Total early payments	\$ -
Total interest	\$ 103,830.75

Lender name: Town of Paradise - Loan #6

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	LAIF Interest
1	3/1/2012	\$ 479,613.00	\$ 96,807.85	\$ -	\$ -	\$ -	\$ 1,472.41	\$ 481,085.41	\$ 1,472.41	0.307%
2	3/1/2013	\$ 481,085.41	\$ 96,807.85	\$ -	\$ -	\$ -	\$ 1,650.12	\$ 482,735.53	\$ 3,122.53	0.343%
3	3/1/2014	\$ 482,735.53	\$ 96,807.85	\$ -	\$ -	\$ -	\$ 2,968.82	\$ 482,735.53	\$ 6,091.36	0.615%
4	3/1/2015	\$ 482,735.53	\$ 96,807.85	\$ -	\$ 55,000.00	\$ 49,670.60	\$ 5,329.40	\$ 433,064.94	\$ 11,420.76	1.104%
5	3/1/2016	\$ 433,064.94	\$ 96,807.85	\$ -	\$ 55,000.00	\$ 47,516.64	\$ 7,483.36	\$ 385,548.30	\$ 18,904.12	1.728%
6	3/1/2017	\$ 385,548.30	\$ 96,807.85	\$ -	\$ 55,000.00	\$ 44,763.69	\$ 10,236.31	\$ 340,784.60	\$ 29,140.43	2.655%
7	3/1/2018	\$ 340,784.60	\$ 96,807.85	\$ -	\$ 55,000.00	\$ 42,074.04	\$ 12,925.96	\$ 298,710.56	\$ 42,066.39	3.793%
8	3/1/2019	\$ 298,710.56	\$ 96,807.85	\$ -	\$ 55,000.00	\$ 41,250.35	\$ 13,749.65	\$ 257,460.21	\$ 55,816.04	4.603%
9	3/1/2020	\$ 257,460.21	\$ 96,807.85	\$ -	\$ 55,000.00	\$ 41,231.80	\$ 13,768.20	\$ 216,228.41	\$ 69,584.24	5.348%
10	3/1/2021	\$ 216,228.41	\$ 96,807.85	\$ -	\$ 55,000.00	\$ 43,157.17	\$ 11,842.83	\$ 173,071.24	\$ 81,427.07	5.477%
11	3/1/2022	\$ 173,071.24	\$ 96,807.85	\$ -	\$ 55,000.00	\$ 45,520.89	\$ 9,479.11	\$ 127,550.35	\$ 90,906.18	5.477%
12	3/1/2023	\$ 127,550.35	\$ 96,807.85	\$ -	\$ 55,000.00	\$ 48,014.07	\$ 6,985.93	\$ 79,536.29	\$ 97,892.11	5.477%
13	3/1/2024	\$ 79,536.29	\$ 96,807.85	\$ -	\$ 55,000.00	\$ 50,643.80	\$ 4,356.20	\$ 28,892.49	\$ 102,248.31	5.477%
14	3/1/2025	\$ 28,892.49	\$ 96,807.85	\$ -	\$ 30,474.93	\$ 28,892.49	\$ 1,582.44	\$ -	\$ 103,830.75	5.477%

EXHIBIT A

RE: March 27, 2007 Agreement

Loan #4

AGREEMENT

This Agreement is made and entered into on MARCH 27, 2007 between the Town of Paradise, a municipal corporation ("Town") and the Paradise Redevelopment Agency ("Agency").

RECITALS

WHEREAS, the Town Council activated the Agency on February 12, 2002 by adopting Ordinance No. 374; and

WHEREAS, two previous start-up loans from the Town to the Agency have been fully repaid with interest; and

WHEREAS, there is an existing \$124,149 loan from the Town to the Agency with a due date of June 28, 2007; and

WHEREAS, the Agency is in the initial stages of start-up in which necessary expenses need to be covered for various redevelopment administrative and program expenditures until the Agency is earning sufficient property tax increment revenues to cover such expenditures; and

WHEREAS, it is necessary for the Town again to lend funds to the Agency for the costs of general administrative and program costs.

NOW, THEREFORE, the Town and Agency do mutually agree as follows:

Section 1. The Town shall lend the Agency the amount of \$198,712 ("Loan") for the purpose of paying the costs associated with the general administration of the Agency and for professional and program services relating to carrying out the goals and objectives of the Redevelopment Plan. The annual simple interest of the Loan shall be 4.5 percent. The loan payment schedule is attached as Exhibit "A".

Section 2. The Agency shall repay the Loan in five years to the Town by making five annual payments from tax increment funds for the duly adopted redevelopment project plan area.

Section 3. The due date of each annual payment from the Agency shall be 14 days after the Agency receives its annual payment of tax increment funds from the County of Butte for the redevelopment plan project area or sooner at the election of the Agency. The entire Loan may be repaid by the Agency prior to date due without penalty.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

TOWN OF PARADISE

BY: Steve "Woody" Culleton
Steve "Woody" Culleton
Mayor

PARADISE REDEVELOPMENT AGENCY

BY: Charles L. Rough, Jr.
Charles L. Rough, Jr.
Executive Director

APPROVED AS TO FORM:

BY: Dwight L. Moore
Dwight L. Moore
Town Attorney

ATTEST:

BY: Joanna Gutierrez
Joanna Gutierrez
Town Clerk

Loan Calculator

Enter Values	
Loan Amount	\$ 198,712.00
Annual Interest Rate	4.50 %
Loan Period in Years	5
Number of Payments Per Year	1
Start Date of Loan	3/21/2007
Optional Extra Payments	

Loan Summary	
Scheduled Payment	\$ 45,264.93
Scheduled Number of Payments	5
Actual Number of Payments	5
Total Early Payments	\$ -
Total Interest	\$ 27,612.66

Lender Name: Town of Paradise #4

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Date Paid
1	3/21/2008	\$ 198,712.00	\$ 45,264.93	\$ -	\$ 45,264.93	\$ 36,322.89	\$ 8,942.04	\$ 162,389.11	03/27/09
2	3/21/2009	162,389.11	45,264.93	-	45,264.93	37,957.42	7,307.51	124,431.69	05/21/09
3	3/21/2010	124,431.69	45,264.93	-	45,264.93	39,665.51	5,599.43	84,766.18	03/21/10
4	3/21/2011	84,766.18	45,264.93	-	45,264.93	41,450.45	3,814.48	43,315.72	
5	3/21/2012	43,315.72	45,264.93	-	45,264.93	43,315.72	1,949.21	0.00	

Paradise Redevelopment Agency
Breakdown of Administrative Expenses
March 27, 2007

2007/08 Expenses Advanced

General Administrative Expenses

Colleen Corners - Business Consulting	25,081	
Advertising	90	
Printing	64	
California Redevelopment Association - Annual Dues	1,350	
Cal Redevelopment Conference and Workshops	6,584	
RDA Committee Meeting Supplies	308	
RDA Furniture and Equipment	879	
RDA Attorney	7,183	41,538

Total Advance for 2007/08		<u>\$ 41,538</u>
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2006/07 Expenses Advanced

General Administrative Wages & Benefits

48% of Town Manager/RDA Exec Director
25% of Asst. Town Manager
20% of Asst to Town Manager
25% of Exec. Asst. to Town Manager
3% of Town Clerk/RDA Secretary
2% of Asst. Town Clerk
1% of Deputy Town Clerk
2% of Finance Director/RDA Treasurer
1% of HR/Risk Manager
6% of Community Development Director
1% of Asst. Comm. Development Director
6% of CDD/PW Project Coordinator
6% of Public Works Director/Town Engineer
10% of Asst. Public Works Director
3% of CDD/PW Office Supervisor
5% of Office Assistant III
10% of Associate Engineer
4% of Engineering Tech. II
10% of Construction Inspector

	<u>\$ 157,174</u>
Total Advance for 2006/07	\$ 157,174

Total Administrative Expenses for March 27, 2007 Loan	\$ 198,712
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EXHIBIT B

Re: March 9, 2010 Agreement

AGREEMENT

This Agreement is made and entered into on March 9, 2010 between the Town of Paradise, a municipal corporation ("Town")) and the Paradise Redevelopment Agency ("Agency").

RECITALS

WHEREAS, the Town Council activated the Agency on February 12, 2002 by adopting Ordinance No. 374; and

WHEREAS, three previous start-up loans from the Town to the Agency have been fully repaid with interest; and

WHEREAS, there is an existing \$198,712 loan from the Town to the Agency with a due date of March 21, 2012; and

WHEREAS, the Agency is young and in the initial stages of start-up in which necessary expenses need to be covered for various redevelopment administrative and program expenditures until the Agency is earning sufficient property tax increment revenues to cover such expenditures; and

WHEREAS, it is necessary for the Town again to lend funds to the Agency for the costs of general administrative and program costs.

NOW, THEREFORE, the Town and Agency do mutually agree as follows:

Section 1. The Town shall lend the Agency the amount of \$657,595 ("Loan") for the purpose of paying the costs associated with the general administration of the Agency and for professional and program services relating to carrying out the goals and objectives of the Redevelopment Plan. The annual simple interest of the Loan shall be 4.5 percent. The loan payment schedule is attached as Exhibit "A".

Section 2 The Agency shall repay the Loan in five years to the Town by making five annual payments from tax increment funds for the duly adopted redevelopment project plan area.

Section 3. The due date of each annual payment from the Agency shall be July 1st or sooner at the election of the Agency. The entire Loan may be repaid by the Agency prior to date due without penalty.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

TOWN OF PARADISE

BY: _____

Scott Lotter
Mayor

PARADISE REDEVELOPMENT AGENCY

BY: _____

Charles L. Rough, Jr.
Executive Director

APPROVED AS TO FORM:

BY: _____

Dwight L. Moore
Town Attorney

BY: _____

Joanna Gutierrez
Town Clerk

PARADISE REDEVELOPMENT AGENCY**AMORTIZATION SCHEDULE**

Enter Values	
Loan Amount	\$ 657,595.00
Annual Interest Rate	4.50 %
Loan Period in Years	5
Number of Payments Per Year	1
Start Date of Loan	7/1/2010
Optional Extra Payments	

Loan Summary	
Scheduled Payment	\$ 149,794.64
Scheduled Number of Payments	5
Actual Number of Payments	5
Total Early Payments	\$ -
Total Interest	\$ 91,378.22

Lender Name: TOWN OF PARADISE #5

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance
1	7/1/2011	\$ 657,595.00	\$ 149,794.64	\$ -	\$ 149,794.64	\$120,202.87	\$ 29,591.78	\$ 537,392.13
2	7/1/2012	537,392.13	149,794.64	-	149,794.64	125,612.00	24,182.65	411,780.13
3	7/1/2013	411,780.13	149,794.64	-	149,794.64	131,264.54	18,530.11	280,515.60
4	7/1/2014	280,515.60	149,794.64	-	149,794.64	137,171.44	12,623.20	143,344.16
5	7/1/2015	143,344.16	149,794.64	-	149,794.66	143,344.17	6,450.49	0.00

Paradise Redevelopment Agency
Breakdown of Administrative Expenses
March 9, 2010 - Agreement

2008/09 Expenses Advanced

General Administrative Wages & Benefits

48% of Town Manager/RDA Exec Director

25% of Asst. Town Manager

20% of Asst to Town Manager

25% of Exec. Asst. to Town Manager

3% of Town Clerk/RDA Secretary

2% of Asst. Town Clerk

1% of Deputy Town Clerk

2% of Finance Director/RDA Treasurer

1% of HR/Risk Manager

6% of Community Development Director

1% of Asst. Comm. Development Director

6% of CDD/PW Project Coordinator

6% of Public Works Director/Town Engineer

10% of Asst. Public Works Director

3% of CDD/PW Office Supervisor

5% of Office Assistant III

10% of Associate Engineer

4% of Engineering Tech. II

10% of Construction Inspector

\$ 216,033

General Administrative Expenses

RDA Poster Board \$ 9

1 Year subscription "Downtown Idea Exchange" 237

Gasoline 15

Postage 10

Tri-County Econ Development Corp - annual

EDA planning Grant 4,000

SCORE workshop 170

Design Community & Environment - Downtown

Capital Improvement Project 156,592

Sierra West Surveying - Maps for Downtown

Master Plan 17

Butte Co Recorder - Record Downtown Master

Plan 8

Standard & Poor	8,000	
California Redevelopment Association - Annual Dues and Legal Services	1,500	
Moss, Levy, Harzheim - Annual Audit	4,060	
Paradise Post - Public Notice of 5 Year Plan	284	
Cal Redevelopment Conference & Expo	2,844	
RDA Committee Meeting Supplies	334	
RDA Attorney	7,183	
Central Service Expenses - Utilities, Office Supplies, IT support, etc.	7,000	192,262
Total Advanced for 2008/09		<u>\$ 408,295</u>

2007/08 Expenses Advanced

General Administrative Wages & Benefits

48% of Town Manager/RDA Exec Director
 25% of Asst. Town Manager
 20% of Asst to Town Manager
 25% of Exec. Asst. to Town Manager
 3% of Town Clerk/RDA Secretary
 2% of Asst. Town Clerk
 1% of Deputy Town Clerk
 2% of Finance Director/RDA Treasurer
 1% of HR/Risk Manager
 6% of Community Development Director
 1% of Asst. Comm. Development Director
 6% of CDD/PW Project Coordinator
 6% of Public Works Director/Town Engineer
 10% of Asst. Public Works Director
 3% of CDD/PW Office Supervisor
 5% of Office Assistant III
 10% of Associate Engineer
 4% of Engineering Tech. II
 10% of Construction Inspector

\$ 204,990

General Administrative Expenses

RDA Supplies	\$ 99
1 Year subscription "Downtown Idea Exchange"	237
Postage	238
Saake's - Appraisal services	2,500
David Lunde - Architectural Design	554
Colleen Corners - Business Consulting	32,699
Tri-County Econ Development Corp - annual	
EDA planning Grant	5,000
SCORE workshop	500

Butte Regional Transit - Tour	284	
David Anderson - Façade Design	2,200	44,310
Total Advance for 2007/08		<u>\$ 249,300</u>
Total Administrative Expenses for March 9, 2010 Loan		\$ 657,595

EXHIBIT C

Re: March 1, 2011 Agreement

AGREEMENT

This Agreement is made and entered into on March 1, 2011 between the Town of Paradise, a municipal corporation ("Town") and the Paradise Redevelopment Agency, a political subdivision of the State of California, ("Agency").

RECITALS

WHEREAS, the Town Council of the Town of Paradise activated the Agency on February 12, 2002 by adopting Ordinance No. 374; and

WHEREAS, three previous start-up loans from the Town to the Agency have been fully repaid with interest; and

WHEREAS, a forth loan in the amount of \$198,712 between the Town and the Agency will be repaid by March 21, 2012 and a fifth loan in the amount of \$657,595 between the Town and the Agency will be repaid by July 1, 2015; and

WHEREAS, the Agency is young and in the initial stages of start-up in which necessary expenses need to be covered for various redevelopment administrative and program expenditures until the Agency is earning sufficient property tax increment revenues to cover such expenditures; and

WHEREAS, it is necessary for the Town again to lend funds to the Agency for the costs of general administrative and program costs.

NOW, THEREFORE, the Town and Agency do mutually agree as follows:

Section 1. The Town shall lend the Agency the amount of \$479,613 ("Loan") for the purpose of paying the costs associated with the general administration of the Agency and for professional and program services relating to carrying out the goals and objectives of the Redevelopment Plan for the Paradise Redevelopment Project. The annual simple interest of the Loan shall be four point five percent (4.5%). The loan payment schedule is attached as Exhibit "A".

Section 2. The Agency shall repay the Loan to the Town in five years by making five annual payments in the amounts set forth in Exhibit A from tax increment funds for the duly adopted Redevelopment Project Plan Area.

Section 3. The due date of each annual payment from the Agency shall be March 1st or sooner at the election of the Agency. The entire Loan may be repaid by the Agency prior to the due date without penalty.

Section 4. The Town agrees that this Loan is subordinate to outstanding bonds and tax allocation notes of the Agency, and the Town agrees to renegotiate the terms of the Loan if needed in order for the Agency not to default on any other loan.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

TOWN OF PARADISE

**PARADISE REDEVELOPMENT
AGENCY**

BY: _____

Alan White
Mayor

BY: _____

Charles L. Rough, Jr.
Executive Director

APPROVED AS TO FORM:

BY: _____

Dwight L. Moore
Town Attorney

BY: _____

Joanna Gutierrez
Town Clerk

PARADISE REDEVELOPMENT AGENCY
AMORTIZATION SCHEDULE

Enter values	
Loan amount	\$ 479,613.00
Annual interest rate	4.50 %
Loan period in years	5
Number of payments per year	1
Start date of loan	3/1/2011
Optional extra payments	

Loan summary	
Scheduled payment	\$ 109,251.83
Scheduled number of payments	5
Actual number of payments	5
Total early payments	\$ -
Total interest	\$ 66,646.16

Lender name: TOWN OF PARADISE

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	3/1/2012	\$ 479,613.00	\$ 109,251.83	\$ -	\$ 109,251.83	\$ 87,669.25	\$ 21,582.59	\$ 391,943.76	\$ 21,582.59
2	3/1/2013	\$ 391,943.76	\$ 109,251.83	\$ -	\$ 109,251.83	\$ 91,614.36	\$ 17,637.47	\$ 300,329.39	\$ 39,220.05
3	3/1/2014	\$ 300,329.39	\$ 109,251.83	\$ -	\$ 109,251.83	\$ 95,737.01	\$ 13,514.82	\$ 204,592.38	\$ 52,734.88
4	3/1/2015	\$ 204,592.38	\$ 109,251.83	\$ -	\$ 109,251.83	\$ 100,045.17	\$ 9,206.66	\$ 104,547.21	\$ 61,941.53
5	3/1/2016	\$ 104,547.21	\$ 109,251.83	\$ -	\$ 109,251.83	\$ 104,547.21	\$ 4,704.62	\$ -	\$ 66,646.16

Paradise Redevelopment Agency
Breakdown of Administrative Expenses
March 1, 2011 - Agreement

2009/10 Expenses Advanced

General Administrative Wages & Benefits

58% of Town Manager/RDA Exec Director
30% of Exec. Asst. to Town Manager
3% of Town Clerk/RDA Secretary
1% of Deputy Town Clerk
5% of Finance Director/RDA Treasurer
3% of Community Development Director
32% of CDD/PW Project Coordinator
5% of Public Works Director/Town Engineer
5% of Asst. Public Works Director
8% of Associate Engineer
5% of Construction Inspector

\$ 164,510

General Administrative Expenses

Postage \$ 73
Design, Community & Environment - Downtown
Capital Improvement Plan 113,439
Calif Redevelopment Association - Legal
Defense Fund 116
Tri-County Econ Development Corp - cash
match for 09/10 Annual EDA Planning 3,800
Moss, Levy & Hartzheim - Audit 5,700
Printing 403

Calif Redevelopment Association - Annual Dues 1,530
Meeting Expenses 14
RDA Attorney 7,183
Central Service Expenses - Utilities, office
supplies, IT support, etc. 7,000

139,257

Total Advanced for 2009/10

\$ 303,767

2010/11 Estimated Advances

General Administrative Wages & Benefits

50% of Town Manager/RDA Exec Director
20% of Exec. Asst. to Town Manager
2% of Town Clerk/RDA Secretary
1% of Asst. Town Clerk

1% of Deputy Town Clerk		
5% of Finance Director/RDA Treasurer		
3% of Community Development Director		
3% of Special Projects Manager		
5% of Public Works Director/Town Engineer		
5% of Associate Engineer		\$ 148,910
General Administrative Expenses		
Postage	\$ 100	
Calif Redevelopment Association - Legal		
Defense Fund	115	
Tri-County Econ Development Corp - cash		
match for 09/10 Annual EDA Planning	4,000	
Moss, Levy & Hartzheim - Audit	5,966	
Calif Redevelopment Association - Annual Dues	1,530	
RDA Attorney	8,225	
Central Service Expenses - Utilities, office		
supplies, IT support, etc.	7,000	26,936
Total Estimated Advance for 2010/11		\$ 175,846
Total Administrative Expenses for March 1, 2011 Loan		\$ 479,613