


DATE SUBMITTED February 13, 2019  
 SUBMITTED BY Finance Manager  
 DATE ACTION REQUIRED February 20, 2019

COUNCIL ACTION (x)  
 PUBLIC HEARING REQUIRED ( )  
 RESOLUTION ( )  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING ( )  
 CITY CLERK'S INITIALS ( )  


**IMPERIAL SUCCESSOR AGENCY  
 AGENDA ITEM**

SUBJECT: **DISCUSSION/ACTION – APPROVAL OF DRAW #5 TO EAH, INC FOR PRE-DEVELOPMENT EXPENSES.**

1. APPROVAL OF DRAW #5, REIMBURSEMENT FOR COSTS INCURRED BY EAH, INC. FOR PRE-DEVELOPMENT EXPENSES.

DEPARTMENT INVOLVED: **FINANCE DEPARTMENT**

BACKGROUND/SUMMARY:

The Department of Finance through the ROPS 18-19 approved funding to EAH, Inc. in the amount not to exceed \$1,300,000 from remaining bond proceeds. The Successor Agency on August 1, 2018 approved an updated DDA (Development & Disposition Agreement) with EAH, Inc. The project is a proposed Senior Housing Project that is compatible with the surrounding land uses, is consistent with the General Plan Land Use Element and is consistent with the Housing Element Goals set forth by the City.

Currently this project is in the design phase.

FISCAL IMPACT: \$86,263.59

F.O. INITIALS \_\_\_\_\_

STAFF RECOMMENDATION:

Approval of EAH, Inc. request for Draw #5.

MANAGER'S RECOMMENDATION:

MANAGER'S INITIALS \_\_\_\_\_

MOTION:

|           |                 |              |
|-----------|-----------------|--------------|
| SECONDED: | APPROVED ( )    | REJECTED ( ) |
| AYES:     | DISAPPROVED ( ) | DEFERRED ( ) |
| NAYES:    |                 |              |
| ABSENT:   | REFERRED TO:    |              |

Imperial Village

Pre-Dev Loan Amount Remaining \$ 1,024,332.42

City DDA Draw #5

- Land Purchase \$ 324,000.00

After Draw \$ 614,068.83

| Date                   | Vendor                       | Invoice No. | Type                            | Amount              | Notes                         |
|------------------------|------------------------------|-------------|---------------------------------|---------------------|-------------------------------|
| 11/28/2018             | AEM Consulting               | 2018-038    | NEPA Environmental Review       | \$ 3,250.00         | Incurring, not yet reimbursed |
| 8/1/2018               | Beyond Efficiency            | 940         | Utility Allowance Analysis      | \$ 1,500.00         | Incurring, not yet reimbursed |
| 7/26/2018              | Colliers International       | SAN180326   | Appraisal                       | \$ 5,000.00         | Incurring, not yet reimbursed |
| 7/31/2018              | Overland, Pacific and Cutler | 1807058     | Due Diligence Report            | \$ 200.00           | Incurring, not yet reimbursed |
| 8/16/2018              | Paracorp, Parasec            | 119490801   | Legal - Entilty                 | \$ 45.00            | Incurring, not yet reimbursed |
| 7/17/2018              | Partner Energy               | 6328        | Sustainability Consulting       | \$ 175.00           | Incurring, not yet reimbursed |
| 7/26/2018              | RD Brown Co.                 | 10353       | Fence/Property Taxes            | \$ 6,653.64         | Incurring, not yet reimbursed |
| 7/14/2018              | Site Design Associates       | 20630       | Flood Plain Analysis            | \$ 420.00           | Incurring, not yet reimbursed |
| 9/26/2018              | AEM Consulting               | 2018-014    | NEPA Environmental Review       | \$ 3,791.70         | Incurring, not yet reimbursed |
| 10/9/2018              | Bocarsly Emden               | 36402       | Legal                           | \$ 416.00           | Incurring, not yet reimbursed |
| 7/31/2018              | SCS Engineers                | 331585      | Environmental Ph 1 Report       | \$ 3,100.00         | Incurring, not yet reimbursed |
| 10/9/2018              | Bocarsly Emden               | 36391       | Legal                           | \$ 5,044.00         | Incurring, not yet reimbursed |
| 6/30/2018              | SCS Engineers                | 329595      | Site Remediation                | \$ 862.50           | Incurring, not yet reimbursed |
| 1/1/2019               | NOAA Group                   | 10969       | Archlctectural Drawings         | \$ 26,200.00        | Incurring, not yet reimbursed |
| 12/18/2018             | RD Brown Co.                 | 10364       | Site Fence and Business License | \$ 2,172.09         | Incurring, not yet reimbursed |
| 12/22/2018             | Site Design Associates       | 20684       | Civil Engineering & Survey      | \$ 27,433.66        | Incurring, not yet reimbursed |
| <b>Total Requested</b> |                              |             |                                 | <b>\$ 86,263.59</b> |                               |