

468

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Redevelopment Agency

SUBMITTAL DATE:
December 10, 2009

SUBJECT: First Amendment to the Mountain View Estates Grant Agreement

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the attached First Amendment to the Mountain View Estates Grant by and between the Redevelopment Agency and Desert Empire Homes, a California corporation;
2. Authorize the Chairman of the Board to execute the attached First Amendment; and
3. Authorize the Executive Director or designee to take all necessary steps to implement this Agreement, including but not limited to, signing subsequent, necessary and relevant documents.

BACKGROUND: (Commences on Page 2)



Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 6,500,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2009/2010

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Redevelopment Low-and Moderate-Income Housing Funds

Positions To Be Deleted Per A-30 ☐

Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION:

APPROVE

BY:


Jennifer L. Sargent

County Executive Office Signature

Prev. Agn. Ref.: 4.1 - 4/08/08

District: 4th

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

4.5

FORM APPROVED COUNTY COUNSEL
DATE 12/10/09
Departmental Concurrence
BY: MICHELLE CLACK

Dep't Recomm.: ☐ Consent ☐ Policy ☒
Per Exec. Ofc.: ☐ Consent ☐ Policy ☒

BACKGROUND:

On April 8, 2008, the Board of Directors approved a Grant Agreement for the Use of Low- and Moderate-Income Housing Set-Aside Funds by and between the Redevelopment Agency for the County of Riverside ("AGENCY") and Desert Empire Homes, a California corporation ("OWNER") in the amount of \$5,000,000 ("AGENCY Grant") for the development and construction of the first phase of a 398 space mobile home park, Mountain View Estates, in Oasis, CA an unincorporated area of Riverside County.

During the design and the entitlement process the AGENCY along with various permitting agencies requested several design improvements to the Project. The design improvements shall consist of a two story, 6,000 square foot community center meeting the Riverside County Office of Education and Coachella Valley Unified School District requirements to accommodate day care services for Project residents, a newly imposed roadway upgrade that includes a bridge on Harrison Street and the relocation of a 36" irrigation line. Additionally, the total amount of mobile home park spaces to be constructed at the end of the second phase of the project development has increased from 360 spaces to 398 spaces. As a result, the OWNER has requested an increase to the AGENCY Grant Agreement in the amount of \$1,500,000. The new AGENCY Grant Agreement will increase from \$5,000,000 to \$6,500,000, to accommodate the unanticipated costs related to the requested improvements.

As a condition of disbursement of AGENCY Funds, the OWNER has agreed to deposit the OWNER Funds into an interest bearing escrow account in lieu of a Payment and Performance Bond. Any balance of OWNER Funds remaining in the interest bearing escrow account will remain until a Certificate of Occupancy is obtained and a Notice of Completion has been recorded.

Agency Counsel has approved the attached First Amendment as to form. Staff recommends that the Board approve the attached Agreement.

1 NO FEE FOR RECORDING PURSUANT
2 TO GOVERNMENT CODE SECTION 6103

3 RECORDING REQUESTED BY AND
4 WHEN RECORDED MAIL TO:

5 Redevelopment Agency
6 for the County of Riverside
7 1325 Spruce Street, Suite 400
8 Riverside, CA 92507
9 Attn. Monica Telles

10 SPACE ABOVE THIS LINE FOR RECORDERS USE

11 **FIRST AMENDMENT TO GRANT AGREEMENT FOR**
12 **MOUNTAIN VIEW ESTATES IN OASIS**

13 This First Amendment ("First Amendment") is made and entered into this ____ day of
14 December, 2009 by and between the REDEVELOPMENT AGENCY FOR THE COUNTY
15 OF RIVERSIDE ("AGENCY"), a public body, corporate and politic and Desert Empire
16 Homes ("OWNER"), a California corporation.

17 WITNESSETH:

18 WHEREAS, AGENCY and OWNER entered into an Agreement on April 8, 2008 as
19 evidenced by County of Riverside Assessor, County Clerk & Recorder Documents described
20 and numbered as Grant Agreement 2009-0546732, Covenant Agreement 2009-0546733, Deed
21 of Trust with Assignment of Rents 2009-0546734 and Notice of Affordability 2009-0546735
22 (the "AGENCY Grant Agreement"); and

23 WHEREAS, the AGENCY Grant Agreement is for the development and construction of
24 Mountain View Estates, a 360 space mobile home park to be built out in two phases,
25 ("Project"), the first phase of the Project will include 181 mobile home park spaces for rent
26 including one manager unit ("Phase One") in the community of Oasis located in the
27 unincorporated area of the County of Riverside; and

28 WHEREAS, the Project will be available for Very-Low Income households; and

WHEREAS, under the terms and conditions of the AGENCY Grant Agreement,
AGENCY agreed to provide OWNER a grant in the amount of \$5,000,000 ("AGENCY

Grant") in Redevelopment Low-Moderate-Income Housing Set-Aside Funds ("AGENCY Funds"); and

WHEREAS, the AGENCY and various permitting agencies have requested additional design improvements for Phase One of the Project, which are more fully described in Exhibit "A"; and

WHEREAS, OWNER is requesting an additional \$1,500,000 in AGENCY Funds for the costs related to the additional design improvements described in Exhibit "A"; and

WHEREAS, the AGENCY desires to provide the additional \$1,500,000 and increase the AGENCY Grant from \$5,000,000 to a total of \$6,500,000 for Phase One of the Project on the terms set forth herein.

NOW, THEREFORE, in consideration of the foregoing, and the promises and mutual covenants and conditions hereinafter set forth, the AGENCY and OWNER do hereby agree as follows:

1. Section 1 of the AGENCY Grant Agreement is deleted and replaced in its entirety with the following:

"PURPOSE. The AGENCY agrees to grant Six Million Five Hundred Thousand Dollars (\$6,500,000) of Redevelopment Low- and Moderate-Income Housing Set-Aside Funds to OWNER upon the terms and conditions set forth herein ("AGENCY Grant"). OWNER promises and agrees to undertake and assist with the AGENCY activities by utilizing such Redevelopment Housing Set-Aside Funds as specifically identified in Revised Exhibit "A".

2. The total number of spaces in the Project has increased from 360 to 398.
3. Section 10(c) is deleted in its entirety.
4. Section 10(g) of the AGENCY Grant Agreement is deleted in its entirety.
5. Section 10(d), 10(e) and 10(f) of the Agency Grant Agreement are relettered to be Section 10(c), 10(d) and 10(e), respectively.
6. Section 12 is deleted in its entirety and replaced with the following language:

1 "DISTRIBUTION OF FUNDS. Any disbursement of funds is expressly
2 conditioned upon the satisfaction of conditions set forth in Section 10 herein.
3 Agency shall pay OWNER the sum specified in Section 1 herein on a "cost-as-
4 incurred" basis for all eligible approved costs upon the following requirements:

5 a. OWNER's interest bearing escrow account.

- 6 i. OWNER shall establish an interest bearing escrow account
7 and deposit OWNER funds in the minimum amount of
8 \$3,005,715 (Three Million Five Thousand Seven Hundred
9 Fifteen Dollars), minus 1) any expenses shown in the
10 Construction Budget Exhibit "G" that were paid by the
11 OWNER as of this First Amendment's Effective Date and
12 2) \$465,000 of the contingency line item ("OWNER
13 Funds") within thirty (30) days of this First Amendment
14 Effective Date. Said expenses above are subject to
15 approval and audit by the AGENCY in accordance with
16 Section 12(a)(ii) below.
- 17 ii. Within 10 days of the First Amendment's Effective Date,
18 OWNER shall submit a copy of the following to
19 AGENCY for review: invoices, executed vendor contracts,
20 cancelled checks for all expenses paid by OWNER
21 ("Submittals"). Each Submittal must clearly identify the
22 paid line item(s) in Construction Budget Exhibit "G".
- 23 iii. AGENCY shall review the Submittals within ten (10)
24 working days of receipt and notify OWNER in writing
25 whether the Submittals were approved. Should a dispute
26 or a discrepancy of the Submittals arise, AGENCY shall
27 have the sole and absolute discretion of approval or
28 disapproval of the disputed amount.

1 iv. OWNER shall deposit \$465,000 of the \$722,215
2 contingency line item shown on Construction Budget
3 Exhibit "G" into the interest bearing escrow account by
4 March 31, 2010.

5 v. OWNER shall maintain a minimum amount of Two
6 Hundred Fifty Thousand Dollars (\$250,000) in the interest
7 bearing escrow account until Phase One receives its
8 Certificate of Occupancy ("Contingency Amount"). The
9 Contingency Amount shall be evidenced in the
10 contingency line item identified in Construction Budget
11 Exhibit "G". Should the Contingency Amount fall below
12 \$250,000 the OWNER shall replenish the account
13 immediately with OWNER Funds.

14 b. Escrow Instructions. AGENCY shall prepare escrow instructions
15 for the OWNER's interest bearing escrow account that provides
16 for the following:

- 17 i. Each draw request shall require signatures from both the
18 OWNER and AGENCY for any disbursement.
- 19 ii. The balance of any OWNER funds will remain in the
20 interest bearing escrow account until the receipt of the
21 Certificate of Occupancy for all 181 units in Phase One of
22 the Project and the Community Center Building.
- 23 iii. A monthly itemized balance of funds shall be provided to
24 OWNER and AGENCY within ten (10) days from
25 month's end.

26 c. Distribution Process.

- 27 i. OWNER shall submit invoices for work performed to
28 AGENCY for approval. All invoices must be

1 accompanied by appropriate lien releases and description
2 of the corresponding line item on the Construction Budget
3 Exhibit "G".

4 ii. AGENCY shall review the invoices and notify the
5 OWNER of approval or disapproval within ten (10)
6 working days of receiving the invoice. Should there be a
7 dispute or discrepancy of the validity of any invoice,
8 AGENCY shall have the sole and absolute discretion of
9 approval or disapproval of the disputed invoice.

10 iii. If the approved invoice is to be paid from OWNER Funds,
11 as shown on Exhibit "G", AGENCY shall submit the
12 approved invoice to escrow for disbursement of funds
13 according to the escrow instructions.

14 iv. OWNER shall furnish to the AGENCY all executed
15 contracts or addendums identified in the Exhibit "G" prior
16 to receiving payments from escrow.

17 v. If the approved invoice is to be paid from Agency Funds,
18 as shown on Exhibit "G", Agency shall disburse the funds
19 to the OWNER within thirty (30) days of approval.

20 d. Withholding. All invoices shall have a ten percent (10%)
21 retention withholding. Final release will occur 35 days after the
22 recordation of the Notice of Completion and a Certificate of
23 Occupancy for all of the 181 units in Phase One and the
24 Community Center Building.

25 e. Increase in Costs. In the event the Phase One costs identified
26 in the Exhibit "G" exceed Ten Million One Hundred Eighty
27 Thousand Seven Hundred Fifteen Dollars (\$10,180,715),
28 OWNER shall be responsible to pay for all the additional costs.

1 In no event shall the Agency Grant exceed Six Million Five
2 Hundred Thousand Dollars (\$6,500,000).

3 f. USDA RBEG Funds.

4 i. In the event the USDA RBEG Funds in the amount of Six
5 Hundred Seventy Five Thousand Dollars (\$675,000) are
6 not awarded, OWNER shall be responsible to pay that
7 amount for the Project.

8 ii. If the OWNER has not received any funding award letter
9 from the appropriate agency by March 1, 2010, then it is
10 assumed that such funding will not be awarded. The
11 OWNER has fifteen (15) calendar days from March 1,
12 2010, to deposit \$675,000 into the interest bearing escrow
13 account.

14 iii. In the event the USDA RBEG Funds in the amount of Six
15 Hundred Seventy Five Thousand Dollars (\$675,000) are
16 awarded but there is a delay in receipt of funds, the
17 AGENCY shall not be responsible to fund this amount
18 during the delay period.

19 7. Section 26 of the Agency Grant Agreement is revised to include a new
20 subsection (i):

21 "i. If any of the conditions in Section 10 or requirements in Section
22 12 herein required of OWNER to perform are not satisfied, this
23 will constitute an EVENT OF DEFAULT, and the AGENCY
24 reserves the right to terminate this Agreement and seek the
25 remedies set forth in Section 28 herein, including but not limited
26 to, freezing the remaining funds in the escrow account and
27 reimburse the AGENCY Funds that were disbursed to the
28 OWNER."

1 8. Section 27 of the Agency Grant Agreement is deleted in its entirety and replaced
2 with the following:

3 "NOTICE OF DEFAULT AND OPPORTUNITY TO CURE. For
4 monetary and non-monetary Events of Default and Event of Default under
5 Section 26(i), the AGENCY shall give written notice to OWNER and its
6 investment limited partner, of an Event of Default by specifying: (a) the nature of
7 the Event of Default or the deficiency giving rise to the default, (b) the action
8 required to cure the deficiency, if an action to cure is possible, and (c) a date,
9 which shall not be less than ten (10) calendar days from the mailing of the notice
10 for Events of Default under Section 26(i) and sixty (60) calendar days from the
11 mailing of the notice for the monetary and non-monetary Events of Defaults, by
12 which such action to cure must be taken. The AGENCY agrees that the
13 OWNER shall have the right to cure any and all defaults under this Agreement."

14 9. Exhibit "A" of the Grant Agreement is hereby replaced with the Revised
15 Exhibit "A" of this First Amendment, which is attached hereto and by this
16 reference incorporated herein.

17 10. Each of the attachments and exhibits attached hereto are incorporated herein by
18 this reference

19 11. This First Amendment and AGENCY Grant Agreement set forth and contain
20 the entire understanding and agreement of the parties hereto. There are no oral
21 or written representations, understandings, or ancillary covenants, undertakings
22 or agreements, which are not contained or expressly referred to within this First
23 Amendment and AGENCY Grant Agreement.

24 12. All other terms and conditions of the AGENCY Grant Agreement remain
25 unmodified and in full force and effect.

26 13. This First Amendment may be signed by the different parties hereto in
27 counterparts, each of which shall be an original but all of which together shall
28 constitute one and the same agreement.

1 14. The effective date of this First Amendment is the date the parties execute the
2 First Amendment. If the parties execute the First Amendment on more than one
3 date, then the last date the First Amendment is executed by a party shall be the
4 effective date ("Effective Date").

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1 IN WITNESS WHEREOF, AGENCY and OWNER have executed this First Amendment as of

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4
5 REDEVELOPMENT AGENCY
6 FOR THE COUNTY OF RIVERSIDE


DESERT EMPIRE HOMES,
a California corporation

7 By: _____
8 JEFF STONE
9 Chairman, Board of Directors

By: _____
ROBERT B. MELKESIAN
President

10 APPROVED AS TO FORM:

11 PAMELA J. WALLS
12 Agency Counsel

13
14 By:  12/10/09
Deputy, Michelle Clack

15
16 ATTEST:

17 KECIA HARPER-IHEM
18 Clerk of the Board

19
20 By: _____
Deputy

21
22
23 (All signatures on this page need to be notarized)
24
25
26
27

28 S:\RDACOM\HOUSING\2008 RDA Housing Projects\Mountain View Estates\Agreement\Amendment 1

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA }

COUNTY OF _____ }

On _____, before me, _____

Date

Here Insert Name and Title of the

Officer

personally appeared _____

Name(s) of Signer(s)

_____,
who proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity (ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws
of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature _____

Place Notary Seal Above

Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA }

COUNTY OF _____ }

On _____, before me, _____

Date

Here Insert Name and Title of the

Officer

personally appeared _____

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Place Notary Seal Above

Signature of Notary Public

REVISED EXHIBIT "A"

Developer: Desert Empire Home
Address: 68-800 Harrison Street, Oasis, CA 92274
Project Title: Mountain View Estates Mobile Home Park
Location: Approximately 68 acres of land situated south of 66th Avenue, north of 70th Avenue, west of Polk Street and on the east side of Harrison Street in the unincorporated area of the County in the community of Oasis. The Assessor's Parcel Numbers are 751-280-016 and 751-280-017.

Scope of Development:

Desert Empire Homes, a California corporation OWNER will utilize \$6,500,000 in Redevelopment Low- and Moderate –Income Housing Set-Aside Funds ("AGENCY Funds") for the construction of a mobile home park with spaces for rent to mobile home owners ("Project"). The OWNER shall entitle the Project site for the development of a mobile home park with 398 spaces in the community of Oasis located in the unincorporated area of the County of Riverside. The OWNER proposes to build the Project in two phases. The first phase will be 181 spaces including 1 managers unit and the balance of the spaces will be constructed in the second phase. The Project will consist of 3,400 square foot lot sizes, uniform fencing and will accommodate single and double wide mobile homes on permanent foundation.

Fleetwood manufactured homes along with other trade named mobile homes approved by the AGENCY will be offered to residents of the Project. The mobile homes will vary from 990 square feet for a singlewide to 1,306 square foot a double wide. Each mobile home space will accommodate a parking area for two standard automobiles under an awning on a slab of cement and a small patio area. .

The residents of Mountain Vista Estates will have access to a 2,200 square foot community building that will include a community meeting room and a computer lab that will provide the residents of the community and their children with after-school tutoring activities. The community center will provide a minimum of ten (10) computers and printers for the residents for the first year of operation to utilize with internet access capabilities and the building will be equipped with fiber optics and technology that will allow wireless internet access to the residents of the community. An additional ten (10) computers will be added at the third year of operation. The OWNER will provide sufficient staffing to provide the residents of the community the opportunity to access the amenities and services that are proposed. The after-school tutoring and mentoring activities will be funded by the OWNER with a minimum contribution of \$30,000 for the first year and \$20,000 per year for the next subsequent four (4) years commencing twenty four months after Certificate of Occupancy is received. Additionally, OWNER shall build the community center in accordance with Riverside County Office of Education ("RCOE") and Coachella Valley Unified School District ("CVUSD") requirements to accommodate day care services for Project residents. The child care services will be provided and managed by RCOE and CVUSD. Other on-site amenities include a water feature for children, a soccer field, a laundry facility, large green areas for the enjoyment of the residents and a managers unit. Added

Project modifications include a newly imposed roadway upgrade that includes a bridge on Harrison Street, not previously listed as a condition of approval and the relocation of a 36" irrigation line required by the Coachella Valley Water District. The second phase of the Project is not part of this Agreement.

OWNER agrees to reserve ninety (90) units ("Assisted Units") for very low-income households whose incomes do not exceed fifty percent (50%) of the area median income for the County, adjusted by family size at the time of occupancy, as defined by California Health and Safety Code Sections 50079.5 and 50105.

Project Permanent Sources and Uses of Fund:

Sources:

Redevelopment Agency for the County of Riverside	\$	6,500,000
- Construction and Development Grant		
Private Funds	\$	3,005,715
USDA RBEG Funds	\$	675,000
Total Sources	\$	10,180,715

Uses:

Harrison Street Upgrade	\$	675,000
Water Connection Fees/Supplemental Imported Water/		
On-site Water/ Water Meters	\$	1,369,327
On-site Sewer/Sewer Connection Fees	\$	1,063,095
Irrigation Realignment	\$	356,000
Street Paving	\$	543,000
Imperial Irrigation District-Electrical	\$	728,000
Community Building/Playground	\$	1,192,785
Perimeter Fencing	\$	193,600
Interior Fencing	\$	504,193
Landscaping	\$	300,000
MSHP Fees	\$	250,000
Building & Construction Fees (CUP, Harrison, Building/Grading Permits)	\$	100,000
Engineering	\$	585,000
Clearing and Demo Work	\$	160,000
Offsite Water and Sewer	\$	1,049,500
Grading	\$	150,000
Onsite Curb	\$	120,000
Telephone	\$	54,000
Insurance	\$	65,000
Contingency	\$	722,215
Total Uses	\$	10,180,715

IMPLEMENTATION SCHEDULE

Milestone	Completion Date
1. Escrow Account Established	November 30, 2009
2. All Building Permits Pulled	November 30, 2009
3. Onsite Curb	November 30, 2009
4. Relocation of Irrigation Line	December 31, 2009
5. Off-site Sewer	January 31, 2010
6. Harrison Street Improvements	February 28, 2010
7. On-site Water and Meters	February 28, 2010
8. Electrical and Telephone	February 28, 2010
9. Paving	March 31, 2010
10. Community Building and Playground	May 31, 2010
11. Fencing	May 31, 2010
12. CVWD and MSHCP Fees	May 31, 2010
13. Certificate of Occupancy	May 31, 2010
14. Submission of Final actual Project costs and Sources and Uses of Funds	December 31, 2010
15. Submission of income & ethnic characteristics report	December 31, 2010

DOCUMENT SUBMISSION SCHEDULE

1. Activities Reporting	Monthly, due by the 25 th of each month
2. Liability and Certificate of Workers' Compensation Insurance for	At the execution of this Agreement. Copies of Certificates must be filed and up-to-date throughout the course of the Project with the Agency additionally insured.
3. Project Site Photos	Bimonthly, due by the 5 th of each month
4. Notice of Completion	End of Construction
5. Certificate of Occupancy	End of construction
6. Tenant Checklist Reporting	Close of Project; and Semi-Annually—Sept 30th & March 31st
7. Project Completion Report	Close of Project
8. Final Development Cost - Sources and Uses	Close of Project
9. Final Cost Certification by CPA	Close of Project and Audits Completed
10. Final 15/30 Year Cash Flow Projection	Close of Project
11. Management Plan	Marketing Stage
12. Copy of Lease Agreement	Marketing Stage
13. Flyers, Community Contacts, Outreach, Press Releases, Grand Opening info	Marketing Stage
14. Project Operating Budget	Annual submission
15. Audited Yearly Income Expense Report for the Project	Annual submission

EXHIBIT "G"
Construction Budget

USE	AMOUNT	SOURCE	PAID	BALANCE NEEDED
Revised Cup	\$50,000.00	Owner	\$50,000.00	\$0.00
Permit – Harrison	\$25,000.00	Owner	\$6,000.00	\$19,000.00
Building Permit Fees	\$20,000.00	Owner	\$0.00	\$20,000.00
Grading Permit Fees	\$5,000.00	Owner	\$5,000.00	\$0.00
Clear and Demo	\$160,000.00	Owner	\$160,000.00	\$0.00
Offsite Water	\$110,000.00	Owner	\$46,000.00	\$64,000.00
Offsite Sewer	\$939,500.00	Owner	\$0.00	\$939,500.00
Grading	\$150,000.00	OWner	\$30,000.00	\$120,000.00
Onsite Curbs	\$120,000.00	Owner	\$0.00	\$120,000.00
Telephone	\$54,000.00	Owner	\$0.00	\$54,000.00
Engineering / Consulting	\$535,000.00	Owner	\$520,000.00	\$15,000.00
Engineering / Staking	\$50,000.00	Owner	\$15,000.00	\$35,000.00
Insurance	\$65,000.00	Owner	\$40,000.00	\$25,000.00
Contingency	\$722,215.00	Owner	\$0.00	\$722,215.00
Total	\$3,005,715.00		\$872,000.00	\$2,133,715.00
Harrison Upgrade	\$675,000.00	USDA	\$0.00	\$675,000.00
Total	\$675,000.00		\$0.00	\$675,000.00
Water Connection Fees-WSBFC	\$643,817.00	RDA	\$0.00	\$643,817.00
Supplemental Imported Water	\$165,540.00	RDA	\$0.00	\$165,540.00
Sewer Connection Fees	\$723,095.00	RDA	\$0.00	\$723,095.00
Street Paving	\$543,000.00	RDA	\$0.00	\$543,000.00
Irrigation Realignment	\$356,000.00	RDA	\$0.00	\$356,000.00
Onsite Water	\$493,000.00	RDA	\$0.00	\$493,000.00
Water Meter	\$66,970.00	RDA	\$0.00	\$66,970.00
Onsite Sewer	\$340,000.00	RDA	\$0.00	\$340,000.00
Electrical/lid	\$728,000.00	RDA	\$0.00	\$728,000.00
Computer Room	\$917,785.00	RDA	\$0.00	\$917,785.00
Misc Playground	\$275,000.00	RDA	\$0.00	\$275,000.00
Landscaping	\$300,000.00	RDA	\$0.00	\$300,000.00
Fencing Perimeter	\$193,600.00	RDA	\$0.00	\$193,600.00
Interior Fencing	\$504,193.00	RDA	\$0.00	\$504,193.00
MSHPFees	\$250,000.00	RDA	\$0.00	\$250,000.00
Total	\$6,500,000.00		\$0.00	\$6,500,000.00
	\$10,180,715.00		\$ 872,000.00	\$9,773,715.00