



**OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE
MONROVIA REDEVELOPMENT AGENCY
AGENDA REPORT**



DEPARTMENT: Administrative Services

MEETING DATE: February 25, 2013

PREPARED BY: Buffy Bullis, Finance Division Manager

AGENDA LOCATION: OB-2

TITLE: Recognized Obligation Payment Schedule No. 13-14A, Oversight Board Resolution No. OB2013-04

BACKGROUND: Pursuant to AB X1 26, the Successor Agency must prepare a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period (commencing each January 1 and July 1), listing the payments to be made by the Successor Agency during such period. All ROPS must be approved by the Oversight Board and submitted to the State Department of Finance ("DOF") for review.

On June 27, 2012, the Governor signed the State budget trailer bill AB 1484, which became effective immediately. AB 1484 imposes new requirements and deadlines, beginning with the ROPS covering the period from January 1, 2013, through June 30, 2013 ("ROPS No. 3"). Pursuant to AB 1484, at the same time that the Successor Agency submits a ROPS to the Oversight Board for approval, the Successor Agency must also provide a copy of the ROPS to the DOF, the Los Angeles County Auditor-Controller ("County Auditor Controller") and the "County Administrative Officer." In addition, once approved by the Oversight Board, a copy of the ROPS must be submitted to the DOF, the Office of the State Controller and the County Auditor-Controller, as well as being posted on the Successor Agency's website. The Successor Agency must also submit the ROPS to the DOF, electronically, in the manner of DOF's choosing.

Please note that the naming convention for the ROPS has changed slightly, per the request of the DOF. The new naming convention reflects the fiscal year, "13-14" for fiscal year 2013-2014, and includes a letter convention to reflect the first or second half of the fiscal year. "A" is used to reflect the first six months of the fiscal year and "B" is used for the second six months. The DOF has indicated that, going forward, this naming convention should be used for all future ROPS.

Deadlines for ROPS Submission and Review

AB 1484 does not specify a deadline for the Successor Agency to submit ROPS No. 13-14A to the Oversight Board for approval. However, AB 1484 provides that the Successor Agency must submit an Oversight Board-approved ROPS for the period of July 1, 2013, to December 31, 2013, to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than **March 1, 2013**.

Under AB 1484, the DOF may eliminate or modify any items on the ROPS before approving the ROPS. The DOF must make its determination regarding the enforceable obligations and the amount and funding source for each enforceable obligation listed on a ROPS no later than 45 days after the ROPS is submitted. Within five business days of the DOF's determination, the Successor Agency may request to "meet and confer" with the DOF on disputed items. The meet and confer period may vary, but an untimely submission of ROPS No. 13-14A may result in a meet and confer period of less than 30 days.

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In addition, the County Auditor-Controller may also object to the inclusion of any item on the ROPS that is not demonstrated to be an enforceable obligation and may object to the funding source proposed for any item. The County Auditor-Controller must provide notice of its objections to the DOF, the Successor Agency and the Oversight Board by April 2, 2013.

Penalties for Failure to Make Timely Submission

If the Successor Agency does not submit an Oversight Board-approved ROPS by March 1, 2013, the City of Monrovia will be subject to a civil penalty of \$10,000 per day for every day that the ROPS is not submitted to the DOF. The penalty is to be paid to the County Auditor-Controller for distribution to the taxing entities. In addition, if the Successor Agency does not timely submit a ROPS, creditors of the Successor Agency, the DOF, and affected taxing entities may request a writ of mandate to require the Successor Agency to immediately perform this duty. Additionally, if the Successor Agency does not submit a ROPS within 10 days of March 1, the Successor Agency's administrative cost allowance for that period will be reduced by 25 percent.

Going forward, if the Successor Agency fails to submit an Oversight Board-approved ROPS to the DOF within five business days of "the date upon which the ROPS is to be used to determine the amount of property tax allocations," the DOF may determine whether the County Auditor-Controller should distribute any of property tax revenues to the taxing entities, or whether any amount should be withheld for enforceable obligations pending approval of the ROPS. Currently, it is not clear what "the date upon which the ROPS is to be used to determine the amount of property tax allocations" means.

Analysis

Successor Agency staff has drafted ROPS No. 13-14A (in the format prescribed by the DOF) for the period covering July 1, 2013, through December 31, 2013. ROPS No. 13-14A includes all enforceable obligations of the former Monrovia Redevelopment Agency and is attached as Exhibit A to Resolution No. OB2013-04. As defined in Section 34167 of the Health and safety Code, an "enforceable obligation" includes (A) bonds issued by an agency (including debt service, reserve set-asides, and any other payments required by the bond documents); (B) loans incurred for a lawful purpose, including moneys borrowed from the Low and Moderate Income Housing Fund, to the extent they are legally required to be repaid pursuant to a required repayment schedule or other mandatory loan terms; (C) payments required by the federal government, pre-existing obligations to the state, or obligations imposed by state law, or legally enforceable payments required in connection with an agency's employees, including pension payments and unemployment payments; (D) judgments or settlements entered by a court or binding arbitration decisions; (E) any legally binding and enforceable contract that is not otherwise void as violating the debt limit or public policy; and (F) contracts necessary for the administration or operation of an agency to the extent permitted by AB X1 26, including, but not limited to, the purchase or rent of office space, and the purchase of equipment and supplies.

As in the past, the DOF has provided successor agencies with a mandatory template to use for the preparation of the ROPS. The template provided by the DOF has been pre-populated with obligations that were included in the last ROPS submitted, ROPS No. 3 (for the period covering January 1, 2013, through June 30, 2013), regardless of whether funding is needed in the current period. Therefore, it should be noted that there are some obligations included on ROPS 13-14A that do not require funding during the period of July 1, 2013 through December 31, 2013, but have still been included. In addition, going forward, all items added to this ROPS, or any subsequent ROPS, will be identified by a specific line item number and will be included on all future ROPS for tracking purposes.

ROPS No. 13-14A was approved by the Successor Agency Board on February 13, 2013.

OPTIONS: The following options are being presented for consideration:

1. Approve the ROPS 13-14A schedule as presented.
2. Direct Staff to make modifications to the ROPS 13-14A schedule prior to its approval.

RECOMMENDATION: Staff recommends that the Oversight Board for the Successor Agency to the Monrovia Redevelopment Agency adopt Resolution No. OB2013-04 approving the Recognized Obligation Payment Schedule for the six-month fiscal period from July 1, 2013, through December 31, 2013, and taking certain related actions.

BOARD ACTION REQUIRED: If the Oversight Board concurs, the appropriate action would be a motion to adopt Oversight Board Resolution No. OB2013-04.

RESOLUTION NO. OB 2013-04

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MONROVIA REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SIX-MONTH FISCAL PERIOD FROM JULY 1, 2013, THROUGH DECEMBER 31, 2013, AND TAKING CERTAIN RELATED ACTIONS

RECITALS:

A. Pursuant to Health and Safety Code Section 34177(l), the Successor Agency to the Monrovia Redevelopment Agency (the "Successor Agency") must prepare a proposed Recognized Obligation Payment Schedule ("ROPS") before each six-month fiscal period (commencing each January 1 and July 1) and submit each proposed ROPS to the oversight board for the Successor Agency (the "Oversight Board") for approval.

B. Pursuant to Health and Safety Code Section 34177(l)(2)(C) and (m), the Successor Agency must (1) submit the Oversight Board-approved ROPS for the six-month fiscal period from July 1, 2013, through December 31, 2013 ("ROPS No. 13-14A"), to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than March 1, 2013; and (2) post a copy of the Oversight Board-approved ROPS No. 13-14A on the Successor Agency's website.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE MONROVIA REDEVELOPMENT AGENCY (THE "BOARD"), HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Board hereby approves proposed ROPS No. 13-14A, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to submit a copy of Oversight Board-approved ROPS No. 13-14A to the DOF, the Office of the State Controller, and the County Auditor-Controller and to post a copy of the Oversight Board-approved ROPS No. 13-14A on the Successor Agency's Internet website (being a page on the Internet website of the City of Monrovia).

Section 3. The Oversight Board hereby designates Mark Alvarado, Director of Administrative Services, as the official designated to whom DOF may make a request for review in connection with actions taken by the Oversight Board.

Section 4. The officers of the Oversight Board and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

APPROVED AND ADOPTED this 25th day of February, 2013.

BY:

Mary Ann Lutz, Chair
Oversight Board of the Successor Agency to the
Monrovia Redevelopment Agency

ATTEST:

Alice D. Atkins, CMC, Secretary
Oversight Board of the Successor Agency
to the Monrovia Redevelopment Agency

EXHIBIT A

**SUCCESSOR AGENCY TO THE MONROVIA REDEVELOPMENT AGENCY
RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

(July 1, 2013, through December 31, 2013)

SUCCESSOR AGENCY CONTACT INFORMATION

Successor Agency

ID: **128**
County: **Los Angeles**
Successor Agency: **Monrovia**

Primary Contact

Honorific (Ms, Mr, Mrs)	
First Name	Mark
Last Name	Alvarado
Title	Administrative Services Director
Address	415 S. Ivy Ave
City	Monrovia
State	CA
Zip	91016
Phone Number	626-932-5510
Email Address	malvarado@ci.monrovia.ca.us

Secondary Contact

Honorific (Ms, Mr, Mrs)	
First Name	Buffy
Last Name	Bullis
Title	Finance Division Manager
Phone Number	626-932-5513
Email Address	bbullis@ci.monrovia.ca.us

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: **MONROVIA (LOS ANGELES)**

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$116,134,767

Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$3,026,691
B Enforceable Obligations Funded with RPTTF	\$9,550,166
C Administrative Allowance Funded with RPTTF	\$138,028
D Total RPTTF Funded (B + C = D)	\$9,688,194
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$12,714,885
F Enter Total Six-Month Anticipated RPTTF Funding	\$3,900,000
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	(\$5,788,194)

Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))

H Enter Estimated Obligations Funded by RPTTF <i>(lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	\$1,967,552
I Enter Actual Obligations Paid with RPTTF	\$2,006,007
J Enter Actual Administrative Expenses Paid with RPTTF	
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$9,688,194

Certification of Oversight Board Chairman:

Pursuant to Section 34177(m) of the Health and Safety code,
 I hereby certify that the above is a true and accurate Recognized
 Obligation Payment Schedule for the above named agency.

Name	Title
/s/	
Signature	Date

**MONROVIA (LOS ANGELES)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
July 1, 2013 through December 31, 2013**

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Bond Proceeds	Reserve Balance	Admin Allowance	Funding Source		
												RPTIF	Other	Six-Month Total
1	1995 A Lease Revenue Bonds	09/01/1993	04/01/2013	Bank of New York	Bonds issued to refinance 1981 LRB's	Central Area #1	\$116,134,767	\$16,821,210	\$156,691	\$0	\$138,028	\$9,550,166	\$2,870,000	\$12,714,885
2	1998 B Tax Alloc Ref. Bonds	06/10/1998	05/01/2023	US Bank	Bonds issued to refinance 1992 TAB's	Central Area #1	9,466,876	742,600	0	0	0	176,300	0	176,300
3	2002 Tax Allocation Ref Bonds	03/01/2002	05/01/2021	US Bank	Bonds issued to refinance 1992 "B" TAB's	Central Area #1	8,247,500	1,023,000	0	0	0	166,500	0	166,500
4	2003 Tax Allocation Bonds	05/15/2003	05/01/2023	US Bank	Bonds issued to refinance 2001 Loans Loan	Central Area #1	5,233,119	530,080	0	0	0	110,040	0	110,040
5	2006 A Tax Allocation Ref. Bonds	05/11/2006	05/01/2028	US Bank	To refinance 1998 A TAB's and 2003 loan	Central Area #1	32,280,923	1,894,135	0	0	0	619,567	0	619,567
6	2006 B Tax Allocation Bonds	05/11/2006	05/01/2036	US Bank	Bonds issued to finance redevelopment	Central Area #1	6,288,000	161,500	0	0	0	80,750	0	80,750
7	2007 Tax Allocation Bonds	04/01/2007	05/01/2037	US Bank	Bonds issued to finance redevelopment	Central Area #1	7,068,310	484,088	0	0	0	132,044	0	132,044
8	2011 Housing Tax Alloc. Bonds	04/12/2011	05/01/2036	US Bank	Bonds issued to finance redevelopment	Central Area #1	11,328,672	827,248	0	0	0	211,124	0	211,124
9	Promissory note- Richard Parker	07/26/2006	09/01/2015	Richard Parker	Note issued for property purchase	Central Area #1	290,684	279,237	0	0	0	279,237	0	279,237
10	Promissory note- Joan Parker	07/26/2006	09/01/2015	Joan Parker	Note issued for property purchase	Central Area #1	290,684	279,237	0	0	0	279,237	0	279,237
11	Administrative Cost Allowance	7/1/2013	12/31/2013	Successor Agency	Administrative Cost Allowance	Central Area #1	138,028	138,028	0	0	138,028	0	0	138,028
12	Tax Sharing Agreement	07/24/1990	End of Agency	LA County	Deferred Tax Sharing Agreement	Central Area #1	5,031,427	0	0	0	0	0	0	0
13	Tax Sharing Agreement	07/24/1990	End of Agency	Flood Control District	Deferred Tax Sharing Agreement	Central Area #1	179,789	0	0	0	0	0	0	0
14	SERAF Loan	03/01/2011	06/30/2015	Monrovia Housing Fund	Loan to pay 2009-2010 SERAF Payment	Central Area #1	2,551,385	0	0	0	0	0	0	0
15	2007 Sub Tax All Notes	04/01/2007	06/01/2012	US Bank or Other Trustee	Notes issued to finance redevelopment	Central Area #1	0	0	0	0	0	0	0	0
16	June 1, 2012 Distribution Shortfall	N/A	N/A	City of Monrovia	Shortfall of payment on last ROPS	Central Area #1	0	0	0	0	0	0	0	0
17	June 1, 2012 Admin Cost All Shortfall	N/A	N/A	City of Monrovia	Shortfall of payment on last ROPS	Central Area #1	0	0	0	0	0	0	0	0
18	2007 Subordinate Tax All Notes	04/01/2007	06/01/2012	US Bank	Reserve Replenishment	Central Area #1	0	0	0	0	0	0	0	0
19	Hambly Park, SSTV Phase 1B	01/01/2008	2/1/2013	Gary Pasternak, City of Monrovia Staff	Lease-166 W Pomona for eventual purchase of prop for SSTV Phase 1B, Staffing	Central Area #1	0	0	0	0	0	0	0	0
20	Hambly Park, SSTV Phase 1B	07/01/2008	2/1/2013	Merko, Andrew, City of Monrovia Staff	Lease-160 W Pomona for eventual purchase of property for SSTV Phase 1B, Staffing	Central Area #1	0	0	0	0	0	0	0	0
21	Hambly Park, SSTV Phase 1B	04/01/2008	2/1/2013	Stork, John, City of Monrovia Staff	Lease- 138 W Pomona for eventual purchase of property for SSTV Phase 1B, Staffing	Central Area #1	0	0	0	0	0	0	0	0
22	Hambly Park, SSTV Phase 1B	04/01/2008	2/1/2013	Wickline, Kurt, City of Monrovia Staff	Lease - 176 W Pomona for eventual purchase of prop for SSTV Phase 1B, Staffing	Central Area #1	0	0	0	0	0	0	0	0
23	SSTV Phase 1 & 2, Huntington/Myrtle, Housing	Month-to-Month	8/1/2012	Neighborhood Landscapes, City of Monrovia Staff	Landscape/Prop Unkeep of SSTV, Hntgto/Myrtle, Hsing (1234 Sherman Ave), Staffing	Central Area #1	0	0	0	0	0	0	0	0
24	SSTV Phase 1B	Month-to-Month	Month-to-Month	Athens Services, City of Monrovia Staff	Trash Service for SSTV, 137 E. Pomona, Staffing	Central Area #1	4,128	4,128	0	0	0	4,128	0	4,128
25	Hambly Park, SSTV Phase 1B	Month-to-Month	Month-to-Month	Hambly Park Own. Assoc., City of Monrovia Staff	Monthly Assoc Fees for Hambly Park, Staffing	Central Area #1	7,278	7,278	0	0	0	7,278	0	7,278
26	SSTV, Phase 1A	Month-to-Month	Month-to-Month	National Construction, City of Monrovia Staff	Fence Rental for SSTV Phase 1A 1622 S. Magnolia, Staffing	Central Area #1	5,793	5,793	0	0	0	5,793	0	5,793
27	SSTV, Phase 1A, and Myrtle/Huntington	Month-to-Month	Month-to-Month	United Site Services, City of Monrovia Staff	Fence Rental for SSTV and 1109 S. Myrtle (Myrtle and Huntington), Staffing	Central Area #1	6,378	6,378	0	0	0	6,378	0	6,378
28	SSTV, Phase 2	Month-to-Month	Month-to-Month	Post Alarm Services, City of Monrovia Staff	Monthly Fees/Security for 475 E. Duarte, Phase 1B at 137 W. Pomona, Staffing	Central Area #1	3,318	3,318	0	0	0	3,318	0	3,318
29	SSTV, Phase 1 & 2	Month-to-Month	Month-to-Month	So. California Edison, City of Monrovia Staff	Monthly Electricity Charge, Staffing	Central Area #1	2,652	2,652	0	0	0	2,652	0	2,652
30	SSTV, Phase 1C	04/01/2009	06/01/2013	The Cerchio Family Trust, City of Monrovia Staff	Option to Acquire Agreement 137 E. Pomona, Staffing	Central Area #1	0	0	0	0	0	0	0	0
31	1998-2011 Bond/Note Trustee Fees	Various Bond Issue Dates	Various Bond Issue Dates	US Bank	Bond Trustee Fees	Central Area #1	14,178	14,178	0	0	0	14,178	0	14,178
32	Copier Maintenance	Month-to-Month	Month-to-Month	Xerox Corporation	Copier Maintenance for Administrative Use	Central Area #1	300	300	0	0	0	300	0	300
33	SSTV	Month-to-Month	Month-to-Month	Stradling Yocca Carl, City of Monrovia Staff	Legal/Prof Services, Staffing	Central Area #1	166,823	166,823	0	0	0	166,823	0	166,823
34	SSTV, Phase 1, 2 & 3, Myrtle & Huntington	Month-to-Month	Month-to-Month	Various, City of Monrovia Staff	Operating Expenses, Staffing (Note 1)	Central Area #1	6,489	6,489	0	0	0	6,489	0	6,489

**MONROVIA (LOS ANGELES)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
July 1, 2013 through December 31, 2013**

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source						
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTF	Other	Six-Month Total	
57	Operating Covenant and Restrictive Covenants Agreement with Living Spaces, Inc.	07/07/2009	12/31/2019	Contract for operating covenant and restrictive covenants for property use and maintenance. Term expires on March 31, 2012, and extended to month to month	Property at 407 West Huntington Drive	Central Area #1	33,000	33,000	0	0	0	0	33,000	0	33,000
58	Lease Agreement with Calvary Solid Ground	Original Agreement 03/31/2011; Amended 1/1/2013	Month-to-Month	Lease Agreement for Property. Term expires on March 31, 2012, and extended to month to month	Property at 123 W. Pomona and 137 W. Pomona, Units B, C and E.	Central Area #1	0	0	0	0	0	0	0	0	0
59	Lease Agreement with Omni Building	04/01/2008	Month-to-Month	Lease Agreement for Property. Term is a month to month with a notice required.	Property at 137 W. Pomona Unit D.	Central Area #1	0	0	0	0	0	0	0	0	0
60	Lease Agreement with T-Mobile USA Inc.	05/01/2008	11/01/2012	Lease Agreement for Property. Term expires November 2012.	Property at 137 W. Pomona Avenue	Central Area #1	0	0	0	0	0	0	0	0	0
61	Lease Agreement with Alfredo Pedraza and Imelda Avalos	Original Agreement 07/09/2008; Amended 1/1/2013	Month-to-Month	Lease Agreement for Property. Term is a month to month with a notice required.	Property at 202 W. Evergreen Avenue	Central Area #1	0	0	0	0	0	0	0	0	0
62	Lease Agreement with Phillip Enriquez	04/15/2008	Month-to-Month	Lease Agreement for Property. Term is a month to month with a notice required.	Property at 220 W. Evergreen Avenue	Central Area #1	0	0	0	0	0	0	0	0	0
63	Option Agreements with 8 Residential Units on Evergreen Avenue	Various	6/1/2013	Option to purchase homes under agreement for 2007 appraisal price offered, should the Agency proceed with acquiring the sites.	Various Properties on W. Evergreen Avenue	Central Area #1	0	0	0	0	0	0	0	0	0
64	Business Assistance Agreement with A&M Hospitality LLC	02/05/2008	02/04/2018	Full loan amount due February 2018.	Property at 110 Colorado Blvd	Central Area #1	0	0	0	0	0	0	0	0	0
65	Business Assistance Agreement with London Gastropub Inc.	06/02/2009	12/31/2017	Contract for operating covenant and restrictive covenants for property use and maintenance. Full loan amount due December 2017	Property at 419 Myrtle Avenue	Central Area #1	0	0	0	0	0	0	0	0	0
66	Affordable Housing Agreements with 86 residential units	Various	Various	Affordability restrictions. Loans secured by a deeds of trust. The loan is for 15, 20 or 45 year terms.	Various addresses in Monrovia	Central Area #1	0	0	0	0	0	0	0	0	0
67	SSTV	1/23/2013	1/23/2013	Murphy & Evertz LLP Client Trust	Legal fees.	Central Area #1	4,442	4,442	0	0	0	0	4,442	0	4,442
68	SSTV	12/21/2012	12/21/2012	Lewis Brisbois Bisgaard & Smith, LLP	Legal fees.	Central Area #1	619	619	0	0	0	0	619	0	619
69	2012 Tax Allocation Refunding Bonds	02/01/2012	08/01/2036	US Bank	To refinance the 2007 Sub Tax Allocation notes (Item #15)	Central Area #1	18,354,257	1,196,895	0	0	0	0	1,196,895	0	1,196,895
70	City Cooperative Agreement	04/03/2012	N/A	City of Monrovia	City loan/advance for shortfall of funds (January 2012-June 2012)	Central Area #1	969,469	969,469	0	0	0	0	969,469	0	969,469
71	Settlement Payment	02/13/2012	N/A	Samuelson & Fetter, LLC	Stipulated Judgment/Settlement Agreement	Central Area #1	2,870,000	2,870,000	0	0	0	0	2,870,000	0	2,870,000
72	Settlement Payment	02/13/2012	N/A	Samuelson & Fetter, LLC	Stipulated Judgment/Settlement Agreement	Central Area #1	400,000	400,000	0	0	0	0	400,000	0	400,000
73	Settlement Payment	02/13/2012	N/A	Samuelson & Fetter, LLC	Stipulated Judgment/Settlement Agreement	Central Area #1	100,000	100,000	0	0	0	0	100,000	0	100,000
74	Parking Lot 6	07/15/2003	01/01/2036	John Proodian, City of Monrovia Staff	Shared Parking/Easement Agreement, Staffing	Central Area #1	8,052	8,052	0	0	0	0	8,052	0	8,052
75	Parking Lot 6	07/15/2003	01/01/2036	Marilyn Kazarian, City of Monrovia Staff	Shared Parking/Easement Agreement, Staffing	Central Area #1	8,052	8,052	0	0	0	0	8,052	0	8,052

MONROVIA (LOS ANGELES)
Pursuant to Health and Safety Code section 34186 (b)
PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)
July 1, 2012 through December 31, 2012

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
					Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
Pg 1.1	1995 A Lease Revenue Bonds	Bank of New York	Bonds issued to refinance 1981 LBB's	Central Area #1	\$0		\$0		\$0		\$152,544		\$2,914,258		\$15,730	
Pg 1.2	1995 B Tax Alloc Ref. Bonds	US Bank	Bonds issued to refinance 1992 TAB's	Central Area #1											185,909	185,909
Pg 1.3	2003 Tax Allocation Ref Bonds	US Bank	Bonds issued to refinance 1992 "B" TAB's	Central Area #1											182,875	182,875
Pg 1.4	2003 Tax Allocation Ref Bonds	US Bank	Bonds issued to refinance 2001 Zions Loan	Central Area #1											116,693	116,693
Pg 1.5	2006 A Tax Allocation Ref. Bonds	US Bank	To refinance 1998 A TAB's and 2003 loan	Central Area #1											635,500	635,500
Pg 1.6	2006 B Tax Allocation Bonds	US Bank	Bonds issued to finance redevelopment	Central Area #1											80,750	80,750
Pg 1.7	2007 Tax Allocation Bonds	US Bank	Bonds issued to finance redevelopment	Central Area #1											137,609	137,609
Pg 1.8	2011 Housing Tax Alloc. Bonds	US Bank	Bonds issued to finance redevelopment	Central Area #1											217,049	217,049
Pg 1.9	Prorissory note- Richard Parker	Richard Parker	Note issued for property purchase	Central Area #1											66,600	66,600
Pg 1.10	Prorissory note- Joan Parker	Joan Parker	Note issued for property purchase	Central Area #1											66,600	66,600
Pg 1.11	Administrative Cost Allowance	Successor Agency	Administrative Cost Allowance	Central Area #1							152,544				0	0
Pg 1.12	Tax Sharing Agreement	LA County	Deferred Tax Sharing Agreement	Central Area #1											0	0
Pg 1.13	Tax Sharing Agreement	Flood Control District	Deferred Tax Sharing Agreement	Central Area #1											0	0
Pg 1.14	SERAF Loan	Monrovia Housing Fund	Loan to pay 2009-2010 SERAF Payment	Central Area #1											705,000	705,000
Pg 1.15	2007 Subordinate Tax All Notes	US Bank	Debt Service (Interest) on 2007 Notes	Central Area #1											31,404	31,404
Pg 2.1	Worley Palms	Worley Palms, City of Monrovia Staff	Business Asst. Agmt with Worley Palms. Staffing	Central Area #1											16,160	16,160
Pg 2.2	Hamby Park, Sign S4 Transit VIII (SSTV) Phase I	City of Monrovia Staff	Business Asst. Agmt with Worley Palms. Staffing	Central Area #1											16,326	16,326
Pg 2.3	Hamby Park, SSTV Phase IB	Merko, Andrew, City of Monrovia Staff	Lease-160 W Pomona for eventual purchase of prop for SSTV Ph	Central Area #1											16,326	16,326
Pg 2.4	Hamby Park, SSTV Phase IB	Shor, John, City of Monrovia Staff	Lease - 138 W Pomona for eventual purchase of property for SSTV Ph	Central Area #1											16,326	16,326
Pg 2.5	Hamby Park, SSTV Phase IB	Wickline, Kurt, City of Monrovia Staff	Lease - 178 W Pomona for eventual purchase of property for SSTV Ph	Central Area #1											16,326	16,326
Pg 2.6	SSTV Phase 1 & 2, Huntington/Myrtle, Housing	Neighborhood Landscapes, City of Monrovia Staff	Landscape/Prop Upkeep of SSTV-Highway/Myrtle Housing (1224 Sherman)	Central Area #1											9,438	9,438
Pg 2.7	SSTV Phase 1B	Alabama Services, City of Monrovia Staff	Alabama Services, City of Monrovia Staff	Central Area #1											3,450	3,450
Pg 2.8	Hamby Park, SSTV Phase IB	Hamby Park, Assoc., City of Monrovia Staff	Monthly Assoc Fees for Hamby Park. Staffing	Central Area #1											8,004	8,004
Pg 2.9	SSTV, Phase 1A	National Construction, City of Monrovia Staff	Monthly Assoc Fees for Hamby Park. Staffing	Central Area #1											4,728	4,728
Pg 2.10	SSTV, Phase 1A, and Myrtle-Huntington	United Site Services, City of Monrovia Staff	Fence Rental for SSTV Phase 1A 1622 S. Magnolia. Staffing	Central Area #1											5,928	5,928
Pg 2.11	SSTV, Phase 2	Post Alarm Services, City of Monrovia Staff	Fence Rental for SSTV and 1109 S. Myrtle (Myrtle and Huntington)	Central Area #1											4,068	4,068
Pg 2.12	SSTV, Phase 1 & 2	So. California Edison, City of Monrovia Staff	Monthly Fees/Security for 475 E. Duarte, Phase 1B at 137 W. Pomona	Central Area #1											2,820	2,820
Pg 2.13	SSTV, Phase 1C	The Cerchio Family Trust, City of Monrovia Staff	Monthly Electricity Charge. Staffing	Central Area #1											11,208	11,208
Pg 2.14	General Redevelopment Activities	US Bank, City of Monrovia Staff	Option to Acquire Agreement 137 E. Pomona. Staffing	Central Area #1											13,322	13,322
Pg 2.15	General Redevelopment Activities	Xerox Corporation, City of Monrovia Staff	Bond Trustee/Administration. Staffing	Central Area #1											10,940	10,940
Pg 2.16	SSTV	Shading, Yocca Calif, City of Monrovia Staff	Sign Copier Maintenance for Administrative Use. Staffing	Central Area #1											2,112	2,112
Pg 2.17	General Redevelopment Activities	Varios, City of Monrovia Staff	Legal/Prof Services. Staffing	Central Area #1											160,020	160,020
Pg 2.18	SSTV Phase 1 & 2, 200 E. Lime Avenue	RP Loran and Assoc, City of Monrovia Staff	Operating Expenses. Staffing	Central Area #1											25,657	25,657
Pg 2.19	General Redevelopment Activities	Richards Watson Gerahon, City of Monrovia Staff	Appraisal Services for SSTV, 200 E. Lime. Staffing	Central Area #1											11,988	11,988
Pg 2.20	General Redevelopment Activities	HDL, Corren & Co., City of Monrovia Staff	Legal/Prof Services. Staffing	Central Area #1											70,020	70,020
Pg 2.21	SSTV, Phase 1	John L. Hunter & Assoc, City of Monrovia Staff	Prop Tx Services/Audit Svcs. Staffing	Central Area #1											6,952	6,952
Pg 2.22	SSTV Phase 1 & 2, Myrtle/Huntington	Monrovia Water Dept., City of Monrovia Staff	Professional Services. Staffing	Central Area #1											32,158	32,158
Pg 2.23	Affordable Housing - 488 E. Monrovia	King France, City of Monrovia Staff	Monthly Water Service. Staffing	Central Area #1											3,204	3,204
Pg 2.24	General Redevelopment Activities	LA County Registrar, City of Monrovia Staff	Fence Rental. Staffing	Central Area #1											3,628	3,628
Pg 2.25	General Redevelopment Activities	Wilson, City of Monrovia Staff	Regulated environmental filing. Staffing	Central Area #1											4,104	4,104
Pg 2.26	General Redevelopment Activities	Keyner Marston Assoc., City of Monrovia Staff	Abrogate Rebate Services. Staffing	Central Area #1											5,488	5,488
Pg 2.27	General Redevelopment Activities	L.S.L. Certified Public Accountants	Consulting services. Staffing	Central Area #1											5,788	5,788
Pg 2.28	General Redevelopment Activities	Bank of New York, City of Monrovia Staff	Professional Services	Central Area #1											3,733	3,733
Pg 2.29	General Redevelopment Activities	Ford Campagna, City of Monrovia Staff	Bond Trustee-Administration. Staffing	Central Area #1											4,775	4,775
Pg 2.30	Parking Lot 6	John Prodan, City of Monrovia Staff	Appraisal Services. Staffing	Central Area #1											6,400	6,400
Pg 2.31	Parking Lot 6	Melvin Kazarian, City of Monrovia Staff	Shared Parking/Easement Agreement. Staffing	Central Area #1											6,956	6,956
															6,956	6,956

MONROVIA (LOS ANGELES)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) – Notes (Optional)
July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
1	1993 A Lease Revenue Bonds	
2	1998 B Tax Alloc Ref. Bonds	Bond documents require one year of debt service to be set aside before tax revenues can be released for any other purpose. See bond documents.
3	2002 Tax Allocation Ref Bonds	Bond documents require one year of debt service to be set aside before tax revenues can be released for any other purpose. See bond documents.
4	2003 Tax Allocation Bonds	Bond documents require one year of debt service to be set aside before tax revenues can be released for any other purpose. See bond documents.
5	2006 A Tax Allocation Ref. Bonds	Bond documents require one year of debt service to be set aside before tax revenues can be released for any other purpose. See bond documents.
6	2006 B Tax Allocation Bonds	Bond documents require one year of debt service to be set aside before tax revenues can be released for any other purpose. See bond documents.
7	2007 Tax Allocation Bonds	Bond documents require one year of debt service to be set aside before tax revenues can be released for any other purpose. See bond documents.
8	2011 Housing Tax Alloc. Bonds	Bond documents require one year of debt service to be set aside before tax revenues can be released for any other purpose. See bond documents.
9	Promissory note- Richard Parker	
10	Promissory note- Joan Parker	
11	Administrative Cost Allowance	
12	Tax Sharing Agreement	
13	Tax Sharing Agreement	
14	SERAF Loan	
15	2007 Sub Tax All Notes	
16	June 1, 2012 Distribution Shortfall	
17	June 1, 2012 Admin Cost All Shortfall	
18	2007 Subordinate Tax All Notes	
19	Hamby Park, SSTV Phase 1B	
20	Hamby Park, SSTV Phase 1B	
21	Hamby Park, SSTV Phase 1B	
22	Hamby Park, SSTV Phase 1B	
23	SSTV Phase 1 & 2, Huntington/Myrtle, Housing	
24	SSTV Phase 1B	Amount due is based on an estimate, as the exact amount due is not yet known.
25	Hamby Park, SSTV Phase 1B	Amount due is based on an estimate, as the exact amount due is not yet known.
26	SSTV, Phase 1A	Amount due is based on an estimate, as the exact amount due is not yet known.
27	SSTV, Phase 1A, and Myrtle/Huntington	Amount due is based on an estimate, as the exact amount due is not yet known.
28	SSTV, Phase 2	Amount due is based on an estimate, as the exact amount due is not yet known.
29	SSTV, Phase 1 & 2	Amount due is based on an estimate, as the exact amount due is not yet known.
30	SSTV, Phase 1C	
31	1998-2011 Bond/Note Trustee Fees	Amount due is based on an estimate, as the exact amount due is not yet known. Description should be updated to include 2012 bonds, as well.
32	Copier Maintenance	Amount due is based on an estimate, as the exact amount due is not yet known.
33	SSTV	Amount due is based on an estimate, as the exact amount due is not yet known. Also, due to late receipt of November invoice, payment was made in February 2013.
34	SSTV, Phase 1, 2 & 3, Myrtle & Huntington	Amount due is based on an estimate, as the exact amount due is not yet known.
35	SSTV Phase 1 & 2, 200 E. Lime Avenue	Amount due is based on an estimate, as the exact amount due is not yet known.
36	SSTV, Phase 1, 2 & 3	Amount due is based on an estimate, as the exact amount due is not yet known.
37	SSTV, Phase 1, 2 & 3, Myrtle & Huntington	Amount due is based on an estimate, as the exact amount due is not yet known.
38	SSTV, Phase 1A	
39	SSTV, Phase 1	Amount due is based on an estimate, as the exact amount due is not yet known.
40	SSTV Phase 1 & 2, Myrtle/Huntington	Amount due is based on an estimate, as the exact amount due is not yet known.
41	Affordable Housing, SSTV - 498 E. Monrovia, 820 S. Magnolia	Amount due is based on an estimate, as the exact amount due is not yet known.
42	SSTV, Phase 1, 2 & 3	Amount due is based on an estimate, as the exact amount due is not yet known.
43	SSTV, Phase 1, 2, & 3	Amount due is based on an estimate, as the exact amount due is not yet known.
44	SSTV, Phase 1, 2 & 3, Myrtle & Huntington	Amount due is based on an estimate, as the exact amount due is not yet known.
45	SSTV, Phase 1, 2 & 3, Myrtle & Huntington	
46	SSTV	
47	Due Diligence Review	
48	Monrovia Area Partnership	Amount due is based on an estimate, as the exact amount due is not yet known.
49	Negotiated Pass Through Payment (estimate only- based on County calculation)	
50	Negotiated Pass Through Payment (estimate only- based on County calculation)	
51	DDA with The Parks at Monrovia Station Square I LLC and The Parks at Monrovia Station Square II LLC, and Samuelson & Fetter LLC	
52	Disposition & Development Agreement with T- Phillips Inc.	This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
53	Disposition & Development Agreement HM Crossing, LLC	

MONROVIA (LOS ANGELES)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)

July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
54	Disposition & Development Agreement with San Gabriel Valley Habitat For Humanity, Inc.	Termination date is 45 years from the date of executed promissory notes. This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
55	Disposition & Development Agreement with 820 S. Magnolia Ave, LLC .	
56	Sign Easement Option Agreement with Robertson Properties Group	This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
57	Operating Covenant and Restrictive Covenants Agreement with Living Spaces, Inc.	
58	Lease Agreement with Calvary Solid Ground	This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
59	Lease Agreement with Omni Building	This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
60	Lease Agreement with T-Mobile USA Inc.	This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
61	Lease Agreement with Alfredo Pedraza and Imelda Avalos	This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
62	Lease Agreement with Phillip Enriquez	This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
63	Option Agreements with 8 Residential Units on Evergreen Avenue	This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
64	Business Assistance Agreement with A&M Hospitality LLC	This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
65	Business Assistance Agreement with London Gastropub Inc.	This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
66	Affordable Housing Agreements with 86 residential units	This item may result in a future monetary obligation; however, the obligation for this ROPS is \$0.
67	SSTV	
68	SSTV	
69	2012 Tax Allocation Refunding Bonds	Bond documents require one year of debt service to be set aside before tax revenues can be released for any other purpose. See bond documents.
70	City Cooperative Agreement	Per the terms of the City Cooperative Agreement, approved on 4/3/2012, the City may loan funds to the Successor Agency for cash shortfalls. This shortfall reflects the difference between tax revenue received through January 2012, \$3,758,879, and the actual amount paid for enforceable obligations for the period covering January 2012 through June 2012, \$4,728,348.
71	Settlement Payment	
72	Settlement Payment	
73	Settlement Payment	
74	Parking Lot 6	Amount due is based on an estimate, as the exact amount due is not yet known.
75	Parking Lot 6	Amount due is based on an estimate, as the exact amount due is not yet known.
76	General Redevelopment Activities	Amount due is based on an estimate, as the exact amount due is not yet known.
77	General Redevelopment Activities	Amount due is based on an estimate, as the exact amount due is not yet known.
78	General Redevelopment Activities	Amount due is based on an estimate, as the exact amount due is not yet known.
79	Bond Reserve	Bond Reserve calculation is computed as follows: 1998B (\$566,300), 2002 (\$856,500), 2003 (\$420,040), 2006A (\$1,214,567), 2006B (\$80,750), 2007 (\$352,044), 2011 (\$616,124), 2012 (\$266,531)