

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary

Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency: San Gabriel
 Name of County: Los Angeles

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A Sources (B+C+D):		\$ 95,508
B Bond Proceeds Funding (ROPS Detail)		-
C Reserve Balance Funding (ROPS Detail)		-
D Other Funding (ROPS Detail)		95,508
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 199,368
F Non-Administrative Costs (ROPS Detail)		138,118
G Administrative Costs (ROPS Detail)		61,250
H Current Period Enforceable Obligations (A+E):		\$ 294,876
Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I Enforceable Obligations funded with RPTTF (E):		199,368
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)		(39,389)
K Adjusted Current Period RPTTF Requested Funding (I-J)		\$ 159,979
County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L Enforceable Obligations funded with RPTTF (E):		199,368
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)		-
N Adjusted Current Period RPTTF Requested Funding (L-M)		199,368

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/  2/17/14
 Signature Date

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail
July 1, 2014 through December 31, 2014
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P				
										M						N	O		
										Funding Source								Non-Admin	Admin
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)									
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total				
								\$ 1,443,203		\$ -	\$ -	\$ 95,508	\$ 138,118	\$ 61,250	\$ 294,876				
1	City Loan (City-Agency Cooperation Agreement)	City/County Loans On or Before 6/27/11	6/15/1993	6/15/2034	City of San Gabriel	City loan to the Agency including interest	East San Gabriel Commercial Development Project	1,284,945	N				138,118		138,118				
5	Agreement for the Provision of Affordable Housing between the Agency and CETT Investments	OPA/DDA/Construction	1/6/2011	10/1/2059	CETT Investments Corporation	Financial assistance	East San Gabriel Commercial Development Project		Y										
6	Lucky Center Loan (Subsidy)	Business Incentive Agreements	4/13/2011	3/26/2027	DHA Consulting / Contract Staff	For the construction of site improvements and facade/signage upgrades to attract new market operator that will make major tenant improvements. Loan Compliance Monitoring	East San Gabriel Commercial Development Project	1,500	N						\$ -				
7	Lucky Center Loan (Subsidy)	Business Incentive Agreements	4/13/2011	3/26/2027	Wallin, Kress, Reisman & Kranitz	For the construction of site improvements and facade/signage upgrades to attract new market operator that will make major tenant improvements. Legal Services	East San Gabriel Commercial Development Project		Y						\$ -				
10	Street Haul Route Rehab / San Gabriel Blvd. Streetscape Bridge Enhancements for Trench	Improvement/Infrastructure	3/9/2011	1/1/2014	ACE	Reimbursement	East San Gabriel Commercial Development Project		N						\$ -				
12	Workout related to New Century OPA/DDA	Property Dispositions	10/6/2010	1/1/2014	Staff (R. Scherr)	Project Management	East San Gabriel Commercial Development Project		Y						\$ -				
13	Workout related to New Century OPA/DDA	Property Dispositions	10/6/2010	1/1/2014	Wallin, Kress, Reisman & Kranitz	Legal Services	East San Gabriel Commercial Development Project		Y						\$ -				
14	Workout related to New Century OPA/DDA	Property Dispositions	10/6/2010	1/1/2014	Real Estate Services	Sale of 1266-88 E. Las Tunas Drive	East San Gabriel Commercial Development Project		Y						\$ -				
15	Workout related to New Century OPA/DDA	Property Dispositions	10/6/2010	1/1/2014	National Construction (PO 6599)	Fence rental	East San Gabriel Commercial Development Project		Y						\$ -				
42	Administrative Costs	Admin Costs	1/2/2014	6/30/2014	Employees/Various	Administrative Costs	East San Gabriel Commercial Development Project	61,250	N					61,250	\$ 61,250				
43	Developer Deposit/Jacobsen	OPA/DDA/Construction	9/15/2004	12/31/2014	Jacobsen Family	Deposits previously submitted by developer in OPA/DDA arrangement that we never returned	East San Gabriel Commercial Development Project	22,789	N			22,789			\$ 22,789				
44	Developer Deposit/Grand Mission	OPA/DDA/Construction	4/6/1999	12/31/2014	Grand Mission	Deposits previously submitted by developer in OPA/DDA arrangement that we never returned	East San Gabriel Commercial Development Project	165	N			165			\$ 165				
45	Developer Deposit/SG Center Dev	OPA/DDA/Construction	4/6/1999	12/31/2014	San Gabriel Center Development	Deposits previously submitted by developer in OPA/DDA arrangement that we never returned	East San Gabriel Commercial Development Project	48,677	N			48,677			\$ 48,677				
46	Developer Deposit/New Century	OPA/DDA/Construction	4/5/2005	12/31/2014	New Century Lincoln Mercury	Deposits previously submitted by developer in OPA/DDA arrangement that we never returned	East San Gabriel Commercial Development Project	23,877	N			23,877			\$ 23,877				
															\$ -				
															\$ -				
															\$ -				

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177(l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for next bond payment	Rent, Grants, Interest, Etc.	Non-Admin and Admin	Comments	
ROPS 13-14A Actuals (07/01/13 - 12/31/13)									
1	Beginning Available Cash Balance (Actual 07/01/13) Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs)			(99,122)			99,126		
2	Revenue/Income (Actual 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013						494,933		
3	Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13) Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPA's						455,544		
4	Retention of Available Cash Balance (Actual 12/31/13) Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A								
5	ROPS 13-14A RPTTF Prior Period Adjustment Note that the RPTTF amount should tie to column S in the Report of PPAs.	No entry required						39,389	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ (99,122)	\$ -	\$ -	\$ 138,515		
ROPS 13-14B Estimate (01/01/14 - 06/30/14)									
7	Beginning Available Cash Balance (Actual 01/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ (99,122)	\$ -	\$ -	\$ 177,904		
8	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014						148,629		
9	Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)						247,755		
10	Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B						95,508		
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ -	\$ -	\$ (99,122)	\$ -	\$ -	\$ (16,730)		

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
 Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
 (Report Amounts in Whole Dollars)

ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	SA Comments
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin							
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 389,400	\$ 389,400	\$ 389,400	\$ 366,317	\$ 23,083	\$ 145,500	\$ 105,533	\$ 105,533	\$ 89,227	\$ 16,306	\$ 39,389		
1	City Loan (City-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2	Agreement for the	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3	Agreement for the Provision of Affordable Housing between the Agency and CETT Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4	Agreement for the Provision of Affordable Housing between the Agency and CETT Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5	Agreement for the Provision of Affordable Housing between the Agency and CETT Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6	Lucky Center Loan (Subsidy)	-	-	-	-	-	-	3,000	3,000	3,000	1,400	1,600	-	-	-	-	-	-	1,600	
7	Lucky Center Loan (Subsidy)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
8	Visual Identity and Wayfinding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
9	San Gabriel Blvd. Streetscape Improvement Project	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10	Street Haul Route Rehab / San Gabriel Blvd. Streetscape Bridge Enhancements for Trench	-	-	-	-	-	-	360,000	360,000	360,000	360,000	-	-	-	-	-	-	-	-	
11	San Gabriel Blvd. Gateway Corridor Improvements Project (Fairview to Grand)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12	Workout related to New Century - Project Mgmt Costs	-	-	-	-	-	-	4,400	4,400	4,400	4,060	320	-	-	-	-	-	-	320	

Recognized Obligation Payment Schedule 14-15A - Notes

July 1, 2014 through December 31, 2014

Item #	Notes/Comments
1	Principal balance outstanding for City/Redevelopment Agency loan is \$1,284,945 per 1993 Cooperation Agreement. According to DOF, Having received a Finding of Completion, repayment can commence on 2014-15A per DOF instructions. Also see item 41.
5	This obligation was transferred to the Los Angeles County Housing Authority and is considered complete by the Successor Agency.
6	Lucky Center Loan: Amount needed for annual monitoring costs will be included on ROPS 2014-15B.
7	Lucky Center Loan / Attorney Time assumed no longer needed for this completed project.
10	ACE Haul Route Rehab: This project is not yet complete, but no funding is needed for ROPS 2014-15A
12	New Century Workout / Staff: This project is complete
13	New Century Workout / Attorney: This project is complete
14	New Century Workout / Real Estate Services. Escrow costs were deducted from net sales sent to the County rather than included on the ROPS per instructions from DOF received in January 2014. This project is complete.
15	New Century Workout / Fence Rental - Property was sold in December 2013.
42	Administrative costs have been consolidated into line 42
43	Developer Deposit/Jacobsen Family: These amounts were allowed to be retained by the SA per the OFA DDR and need to be returned to the developer. Developer was required to deposit the funds with the City via OPA/DDA requirements and were never returned. Funding request is funds on hand not RPTTF.
44	Developer Deposit/Grand Mission: These amounts were allowed to be retained by the SA per the OFA DDR and need to be returned to the developer. Developer was required to deposit the funds with the City via OPA/DDA requirements and were never returned. Funding request is funds on hand not RPTTF.
45	Developer Deposit/San Gabriel Center Development: These amounts were allowed to be retained by the SA per the OFA DDR and need to be returned to the developer. Developer was required to deposit the funds with the City via OPA/DDA requirements and were never returned. Funding request is funds on hand not RPTTF.
46	Developer Deposit/New Century Lincoln Mercury: These amounts were allowed to be retained by the SA per the OFA DDR and need to be returned to the developer. Developer was required to deposit the funds with the City via OPA/DDA requirements and were never returned. Funding request is funds on hand not RPTTF.