



LYNWOOD REDEVELOPMENT AGENCY

11330 BULLIS ROAD LYNWOOD CALIFORNIA 90262-3845 310.603.0220 www.lynwood.ca.us

August 24, 2011

Ana Matosantos, Finance Director
State of California Department of Finance
915 L Street
Sacramento, CA 95814

John Chiang, Controller
California State Controller's Office
PO Box 942850
Sacramento, CA 94250-5872

Wendy L. Watanabe, Auditor-Controller
Los Angeles County Auditor-Controller
500 West Temple Street, Room 525
Kenneth Hahn Hall of Administration
Los Angeles, CA 90012

Dear Director of Department of Finance, State Controller, and Los Angeles County Auditor-Controller:

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Pursuant to AB1X 26, (Section 34169(g) of the Health and Safety Code), this serves as the Lynwood Redevelopment Agency's ("Agency") notification to the Department of Finance, the Controller and the County Auditor of the City Council's adoption of an *Enforceable Obligation Payment Schedule* (EOPS) listing all of the Agency's obligations. The Lynwood City Council on August 23, 2011 held a special meeting to consider and adopt the EOPS. The attached adopted EOPS will also be posted on the City's website at www.lynwood.ca.us.

The Agency is providing this notice under protest and without prejudice to the City or Agency's right to challenge the constitutionality of ABX1 26 and AB1X 27 and to recover any amounts and interest paid. To the extent a court of competent jurisdiction enjoins, restrains, or grants a stay on the effectiveness of ABX1 26 and AB 1X 27, the City or the Agency shall not be obligated to make any community remittance or comply with any provision for the duration of such injunction, restraint, or stay.

Should you have any questions, please do not hesitate to contact me or Lorry Hempe, Budget and Intergovernmental Affairs Manager at 310-603-0220, ext. 500 or email her at lhemp@lynwood.ca.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Haley", written over a white background.

Roger Haley
City Manager/Executive Director of Redevelopment

Cc:

Robert Torrez, Assistant City Manager
Sara Withers, Director of Redevelopment
Fred Galante, City Attorney

Attachment:
Adopted EOPS

| 10 | 11 | 12 # | (A) Project Name Associated with Each Obligation | (B) Payee | (C) Short Description | Total Outstanding Debt or Obligation | Total Due During Fiscal Year | (D) Payments Obligated to be Made by Month | | | | | |
|----|----|--|--|---|-----------------------|--------------------------------------|------------------------------|--|---------|---------|---------|-----------|-----------|
| | | | | | | | | Jul | Aug** | Sept | Oct | Nov | Dec |
| 13 | 1 | 1999 Tax Allocation Bonds Series A | US Bank Corp | Bond issue to fund non housing and housing projects | 17,012,999 | 602,483 | | | 301,241 | | | | |
| 14 | 2 | 1999 Tax Allocation Bonds Series B | US Bank Corp | Bond issue to fund non housing and housing projects | 824,479 | 414,370 | | | 399,261 | | | | |
| 15 | 3 | 1999 Tax Allocation Bonds Alameda | US Bank Corp | Bond issue to fund housing and non housing projects | 1,444,785 | 104,063 | | | 75,240 | | | | |
| 16 | 4 | 2011 Tax Allocation Bonds Series A | US Bank Corp | Bond issue to fund non housing projects | 37,988,308 | 1,161,233 | | | 567,421 | | | | |
| 17 | 5 | 2011 Tax Allocation Bonds Series B | US Bank Corp | Bond issue to fund housing projects | 13,288,578 | 462,440 | | | 225,965 | | | | |
| 18 | 6 | California Pollution Control Financing Authority | California Pollution Control Financing Authority | Forgivable loan only if project is completed and upon approval from lender (Alameda Triangle) | 500,000 | 500,000 | | | | | | | 500,000 |
| 19 | 7 | 1999 City and Agency Cooperation Agreement | City of Lynwood | Loan to carry out 3100 E. Imperial Hwy project(34167(d)(2) H&S) | 760,500 | 100,100 | | | 100,100 | | | | |
| 20 | 8 | SB 813 Administrative Cost | County/Auditor | SB 813 payments as imposed by the County | | 109,623 | | | | | | | 109,623 |
| 21 | 9 | Pass Thru Payments | Various | AB 1290 (SB 211), 3376 H & S, and others | | 1,287,701 | | | | | | | 1,287,701 |
| 22 | 10 | Tax Increment Over-Advanced | Los Angeles County Auditor Controller | FY 2008, 2009, 2010, and 2011 | 1,288,084 | 1,288,084 | | | | | | 1,288,084 | |
| 23 | 11 | Low Mod Income Housing Fund | LRA | 20% Housing Set Aside | 1,497,813 | 1,497,813 | | | | | | | |
| 24 | 12 | Compensation | Agency Board Members | Compensation | 4,025 | 4,025 | 335 | 335 | 335 | 335 | 335 | 335 | 335 |
| 25 | 13 | Agreement | Various employees | Salaries & Benefits | 1,624,366 | 1,624,366 | | 135,364 | 135,364 | 135,364 | 135,364 | 135,364 | 135,364 |
| 26 | 14 | Agreement | Various employees | Compensable absences (Memorandum of Understanding with Employee Bargaining Units) | 104,026 | 104,026 | | | | | | | 104,026 |
| 27 | 15 | Agreement | Cedars Engineering | Annual Subsidy (The Gardens). Affordable housing project. | 1,265,550 | 1,265,550 | | | | | | | 1,265,550 |
| 28 | 16 | Agreement | PERS | Retiree Group Health Insurance (OPEB) | To be determined | | | | | | | | |
| 29 | 17 | Agreement | Various employees | Unemployment obligation incurred if Agency ceases to exist | 101,384 | 101,384 | | | | | | | 101,384 |
| 30 | 18 | Agreement | PERS | Retirement pension | To be determined | | | | | | | | |
| 31 | 19 | Settlement Agreement (Rogel v. LRA) | Plaintiff | Settlement | To be determined | | | | | | | | |
| 32 | 20 | Settlement Agreement (Rogel v. LRA) | Glenn Campora | Audit consultant | 150,000 | 150,000 | | | 25,000 | 50,000 | 25,000 | 50,000 | |
| 33 | 21 | Settlement Agreement (Rogel v. LRA) | Del Richardson and Associates | Relocation consultant | 30,000 | 30,000 | | | 10,000 | 10,000 | 10,000 | | |
| 34 | 22 | Settlement Agreement (Rogel v. LRA) | Various Claimants | Relocation claims | 230,000 | 230,000 | | | | 76,667 | 76,667 | 76,667 | |

| | A | D | E | F | G | H | I | J | K | L | M | N |
|----|----|--|-------------------------------|---|--------------------------------------|------------------------------|--|--------|---------|---------|---------|------------|
| 10 | | | | | | | (D) Payments Obligated to be Made by Month | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | # | (A) Project Name Associated with Each Obligation | (B) Payee | (C) Short Description | Total Outstanding Debt or Obligation | Total Due During Fiscal Year | Jul | Aug** | Sept | Oct | Nov | Dec |
| 35 | 23 | DDA | JB Development Group | Affordable Housing Project | 260,000 | 260,000 | | | | | | 260,000 |
| 36 | 24 | DDA | AMCAL | Affordable Housing Project | 10,591,398 | 10,591,398 | | | | | | 10,591,398 |
| 37 | 25 | Agreement | HCD | CALHOME | 1,000,000 | 1,000,000 | | | | | | 1,000,000 |
| 38 | 26 | DDA | Casa Grande | Affordable Housing Project | 6,813,842 | 6,813,842 | | | | | | 6,813,842 |
| 39 | 27 | DDA | Habitat for Humanity | Affordable Housing Project | 146,915 | 146,915 | | | | | 73,458 | 73,458 |
| 40 | 28 | DDA | Fresh and Easy | Commercial project | 125,000 | 125,000 | | | | | 62,500 | 62,500 |
| 41 | 29 | Agreement | Aleshire and Wyder | Agency Counsel | | 400,000 | | 80,000 | 80,000 | 80,000 | 80,000 | 80,000 |
| 42 | 30 | Agreement | Kane Ballmer and Berkman | Special Counsel | 22,500 | 22,500 | | | | 22,500 | | |
| 43 | 31 | Agreement | MuniServices | Fiscal Consultant | 20,000 | 20,000 | | | 10,000 | 10,000 | | |
| 44 | 32 | Agreement | MG Resolutions | CEQA Consultant - Long Beach/Imperial Hwy Project | 172,000 | 172,000 | | | 57,333 | 57,333 | 57,334 | |
| 45 | 33 | Agreement | Kosmont Companies | Project consultant and fiscal consultant for various projects | 25,000 | 25,000 | | | 6,250 | 6,250 | 6,250 | 6,250 |
| 46 | 34 | Agreement | CPAC Architects | On call architectural and land use servcies | 80,000 | 80,000 | | | 20,000 | 20,000 | 20,000 | 20,000 |
| 47 | 35 | Contract | JAMS | Arbitration | 60,000 | 60,000 | | | 15,000 | 15,000 | 15,000 | 15,000 |
| 48 | 36 | Contract | Paragon Partners | Relocation consultant | 1,000 | 1,000 | | | 1,000 | | | |
| 49 | 37 | Contract | King Fence | Property maintenance | 10,000 | 10,000 | | | 2,500 | 2,500 | 2,500 | 2,500 |
| 50 | 38 | Contract | Various valuation consultants | Appraisals | 35,000 | 35,000 | | | 17,500 | 17,500 | | |
| 51 | 39 | Contract | Gardner, Underwood, Bacon | Federal disclosure and reporting on oustanding bonds | 10,000 | 10,000 | | | 5,000 | 5,000 | | |
| 52 | 40 | Contract | Various applicants | Affordable housing rehabilitation (using redevelopment funds) | 260,000 | 260,000 | | | 65,000 | 65,000 | 65,000 | 65,000 |
| 53 | 41 | Contract | Cox Castle and Nicholson | Agency Special Counsel for remediation of Imperial Hwy. Brownfield area | 40,000 | 40,000 | | | | 13,333 | 13,333 | 13,334 |
| 54 | 42 | Contract | Vasquez and Company | Auditor and Financial Reporting | 20,000 | 20,000 | | | | | | 20,000 |
| 55 | 43 | Contract | MDG Associates | Housing consultant | 350,000 | 350,000 | | | 87,500 | 87,500 | 87,500 | 87,500 |
| 56 | 44 | Agreement | Swayzers | Property maintenance | 30,000 | 30,000 | | | 7,500 | 7,500 | 7,500 | 7,500 |
| 57 | 45 | Agreement | Gannett Fleming | Environmental consultant (various project sites) | 1,500,000 | 1,500,000 | | | 375,000 | 375,000 | 375,000 | 375,000 |
| 58 | 46 | Agreement | Gateway Cities | Subregional database development | 50,000 | 50,000 | | | 12,500 | 12,500 | 12,500 | 12,500 |
| 59 | 47 | Agreement | All counsels | Attorneys costs (pending litigation) | 143,567 | 143,567 | | | 35,892 | 35,892 | 35,892 | 35,892 |
| 60 | 48 | Anticipated Court Orders | Various | Exposure to pending litigations | 10,000,000 | 10,000,000 | | | | | | 10,000,000 |
| 61 | 49 | Agreement | Sarah Withers | Employment Agreement | 76,195 | 76,195 | | | | | | 76,195 |

| | A | D | E | F | G | H | I | J | K | L | M | N |
|----|----|--|---------------------|-----------------------|--------------------------------------|------------------------------|--|----------------|------------------|------------------|------------------|-------------------|
| 10 | | | | | | | (D) Payments Obligated to be Made by Month | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | # | (A) Project Name Associated with Each Obligation | (B) Payee | (C) Short Description | Total Outstanding Debt or Obligation | Total Due During Fiscal Year | Jul | Aug** | Sept | Oct | Nov | Dec |
| 62 | 50 | Agreement | Liability Insurance | Insurance coverage | 19,000 | 19,000 | | | | | | 19,000 |
| 63 | 51 | Agreement | Viviana Franco | Grantwriting | 13,500 | 13,500 | | | 4,500 | 4,500 | 4,500 | |
| 64 | 52 | Agreement | Canon | Equipment Lease | 6,000 | 6,000 | | | 1,500 | 1,500 | 1,500 | 1,500 |
| 65 | | Grand Totals | | | 109,995,814 | 43,318,178 | 335 | 215,699 | 2,643,902 | 1,111,174 | 2,455,217 | 33,269,018 |

Cell: I11

Comment: Estimated payment schedule

Cell: G13

Comment: Balance at the beginning of FY 12.

Cell: H13

Comment: 1) 1999 Tax Allocation Bonds Series A -Annual debt service payment, principal and interest.

Cell: G14

Comment: Balance at the beginning of FY 12.

Cell: H14

Comment: 2) 1999 Tax Allocation Bonds Series B -Annual debt service payment, principal and interest.

Cell: G15

Comment: Balance at the beginning of FY12.

Cell: H15

Comment: 3) 1999 Tax Allocation Bonds Alameda- Annual debt service payment, principal and interest.

Cell: G16

Comment: Balance at the beginning of FY12.

Cell: H16

Comment: 4) 2011 Tax Allocation Bonds Series A- Annual debt service payment, principal and interest

Cell: G17

Comment: Balance at the beginning of FY12.

Cell: H17

Comment: 5) 2011 Tax Allocation Bonds Series B -Annual debt service payment, includes principal and interest.

Cell: H18

Comment: California Pollution control 6) Financing Authority- Amount that is needed to be paid back if the Agency terminates

Cell: G19

Comment: Balance at the beginning of FY12.

Cell: H19

Comment: 7) 1999 City & Agency Cooperation Agreement -Annual debt service payment

Cell: H20

Comment: 8) SB 813 Administrative Cost - Estimated based on actual payment in FY 11

Cell: E21

Comment: See attachment for listing of agencies on the AB1290 Pass Thru payment only.

Cell: H21

Comment: 9) Pass Thru Payments -Estimated based on FY 12 estimated tax increment. This value may decrease or increase depending on the actual tax increment received.

Cell: H23

Comment: 11) Low Mod Income Housing Fund -Estimated. Based on estimated FY12 tax increment.

Cell: H26

Comment: 14) Agreement (Compensable absences) -Estimated compensable absences.

Cell: H27

Comment: 15) Agreement (The Gardens) - Annual subsidy is at \$23,010. Full obligation of \$1,265,550 is anticipated to be incurred if Agency ceases to exist.

Cell: G28

Comment: The Agency recognizes an obligation. The amount has yet to be determined pending a study. Existing Agreement with the City's Employee Bargaining Units, excluding new hires, recognizes lifetime health insurance benefits. Actuarial study shows an obligation of \$26 million citywide.

Cell: G30

Comment: The Agency recognizes this obligation based on the Agreement with the Employee Bargaining Units. Actual amount has yet to be determined.

Cell: G32

Comment: Estimated. Required services under the Rogel Settlement Agreement

Cell: H41

Comment: 29) Agreement (Aleshire & Wynder) -Estimated, Based on FY 12 Adopted Budget

Cell: H47

Comment: 35) Contract (JAMS) -Estimated

Cell: H51

Comment: 39) Contract (Gardner, Underwood, Bacon)- Estimated

Cell: H55

Comment: 43) Contract (MDG) -Estimated

Cell: H60

Comment: 48) Anticipated Court Orders - The Agency is subject to pending litigations that can expose the Agency to liability. Cases are in various stages of litigation.

Cell: H62

Comment: 50) Agreement (Liability Insurance) - Share of liability insurance expense.

LYNWOOD REDEVELOPMENT AGENCY
 # 9 (PASS THRU ATTACHMENT (VARIOUS AGENCIES))

| Account # | Taxing Entity Name | Weighted Avg. Shares | Estimated Pass-thru share |
|-----------|--|----------------------|---------------------------|
| 1.05 | Los Angeles County General Fund | 0.457082705 | 409,508.82 |
| 1.20 | L.A. County Accum Cap. Outlay | 0.000104197 | 93.35 |
| 1.53 | LA County Detention Facilities | 0.000824766 | 738.92 |
| 3.01 | LA County Library | 0.026641803 | 23,868.88 |
| 7.31 | Los Angeles County Fire - FFW | 0.006761033 | 6,057.33 |
| 30.10 | LA County Flood Control Imp. District Maint. | 0.002451639 | 2,196.47 |
| 30.60 | LA County Flood Con. Sto | 0.000394526 | 353.46 |
| 30.61 | LA County Flood (Refund Bonds 93) | 0.000062573 | 56.06 |
| 30.70 | LA County Flood Control Maint. | 0.013876563 | 12,432.27 |
| 33.60 | Firestone Garbage Disposal District | 0.003590029 | 3,216.37 |
| 61.80 | Greater LA County Vector Control | 0.000503782 | 451.35 |
| 66.05 | County Sanitation District No. 1 Operating | 0.019052537 | 17,069.52 |
| 200.01 | City-Lynwood TD #1 | 0.133691938 | 119,777.07 |
| 200.05 | City-Lynwood RP #1A | 0.110960540 | 99,411.59 |
| 315.05 | Central Basin MWD 1114 | 0.000000000 | - |
| 350.90 | Water Replenishment District of So Cal | 0.000171128 | 153.32 |
| 400.15 | County School Services | 0.001292348 | 1,157.84 |
| 400.21 | Children's Institutional Tuition Fund | 0.002564846 | 2,297.89 |
| 793.04 | Compton Community College District | 0.019078761 | 17,093.01 |
| 793.20 | Children's Center Fund Compton CC | 0.006093718 | 5,459.47 |
| 805.04 | LA City Community College District | 0.002347830 | 2,103.46 |
| 805.20 | LA Community College Children's Center Fund | 0.000024279 | 21.75 |
| 887.03 | LA Unified School District | 0.017297559 | 15,497.20 |
| 887.06 | County School Services Fund - Los Angeles | 0.000000961 | 0.86 |
| 887.07 | Dev. Ctr. Handicapped Minor - L.A. Unified | 0.000097502 | 87.35 |
| 887.20 | Los Angeles Children's Center Fund | 0.000283634 | 254.11 |
| 891.03 | Lynwood Unified School District | 0.164797957 | 147,645.53 |
| 891.06 | County School Services Fund - Lynwood | 0.007428687 | 6,655.50 |
| 891.07 | Development Center Handicapped Minor - Lynwood | 0.000820078 | 734.72 |
| 891.20 | Lynwood Children's Center Fund | 0.001702081 | 1,524.93 |
| | | | <u>895,918.44</u> |

Estimated 4.29% Pass thru (1981 Annex):

| | | | |
|-------|---------------------------------|-------|-------------------|
| 1.05 | Los Angeles County General Fund | 1.63% | 51,591.08 |
| 30.10 | LA County Flood Control | 2.66% | 84,191.58 |
| | | | <u>135,782.66</u> |

33676 H & S
 Area A 89

256,000

1,287,701.10