

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Community Development – Approve draft Recognized Obligation Payment Schedule

RECOMMENDATION

Recommendation of the Community Development Director that City Council, acting as the Successor Agency to the former Redevelopment Agency of the City of Torrance, approve the draft Recognized Obligation Payment Schedule (ROPS) in accordance with ABX1-26.

BACKGROUND AND ANALYSIS

As a part of redevelopment dissolution bill ABX1-26, Successor Agencies are required to approve a draft Recognized Obligation Payment Schedule (ROPS) by March 1, 2012. On January 10, 2012, an item was taken before City Council establishing the As the Successor Agency to the former Redevelopment Agency of the City of Torrance. As the Successor Agency, the City of Torrance is held responsible for retiring all of the debts and obligations of the former Redevelopment Agency.

In accordance with this legislation, the former Redevelopment Agency adopted an amended Enforceable Obligation Payment Schedule (EOPS) on January 24, 2011. This schedule, which was initially adopted by the Agency on August 23, 2011, was amended to include the six month time frame of January through June 2012. The ROPS is a more formal and descriptive version of the previously adopted EOPS and covers the same six-month time frame. A new ROPS will be adopted every successive six months and detail all of the enforceable obligations and payments the Successor Agency anticipates making during that period.


Each ROPS is required to go before an Oversight Board for approval, and certified by an external auditor before it is deemed complete. The Oversight Board, which has not yet been formally established, will be comprised of seven members to be appointed by different jurisdictions related to the City. Two of these seats are to be appointed by the Mayor, two by the county board of supervisors, one by the county superintendent of education, one by the Chancellor of the CA Community Colleges, and one by the largest special district within the City. On or before April 15, 2012, the ROPS must be certified by the Oversight Board and sent to the State Controller, County Auditor-Controller, and State Department of Finance. Once the ROPS has been approved and certified by the Oversight Board, only payments listed on the ROPS will be compensated.

Staff recommends the City Council, acting as the Successor Agency to the former Redevelopment Agency of the City of Torrance, approve the draft Recognized Obligation Payment Schedule (Attachment A), for the period of January through June 2012. The schedule will be posted on the City's website and submitted to the County Auditor-Controller, State Controller, and State Department of Finance.

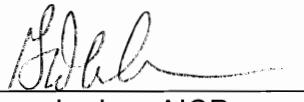
Respectfully submitted,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

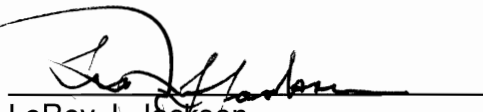
CONCUR:



Jeffery W. Gibson
Community Development Director

By 

Gregg Lodan, AICP
Planning Manager



LeRoy J. Jackson
City Manager

Attachment: A) Recognized Obligation Payment Schedule

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation As of June 30, 2011	Total Due During 2011-12 Fiscal Year	Actual Amounts 1/18/12	Payments by month						Total
						January	February	March	April	May	June	
1) 2001 Tax Allocation Refunding Bonds (Skypark)	Bank of New York	Bonds issued to fund non-housing project	\$ 528,216.00	\$ 352,145.00	\$ 352,144.07							\$ -
2) Advance from Low-Mod Housing Fund FY09-10 (Skypark)	City of Torrance RDA	City Low Mod Housing Fund	\$ 1,633,409.00									\$ -
3) Advance from Low-Mod Housing Fund FY10-11 (Skypark)	City of Torrance RDA	City Low Mod Housing Fund	\$ 240,316.00									\$ -
4) Property Tax Admin Cost FY11-12 (Skypark)	Skypark Redevelopment	admin	\$ 12,189.00	\$ 12,189.00	\$ 10,157.66							\$ -
5) 20% Low Mod Housing set-aside FY11-12 (Skypark)	City of Torrance RDA		\$ 134,178.00	\$ 134,178.00	\$ 59,280.40	\$ 5,030.18						\$ 5,030.18
6) Interfund Loan Principal Repayment (Skypark)	City of Torrance RDA		\$ 172,376.00	\$ 172,376.00	\$ 172,376.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 443.00
7) Interdepartmental Charges (Skypark/Low-Mod)			\$ 1,322.00	\$ 1,322.00	\$ 770.00							\$ 22,150.00
8) Audit Charges for ROPS	L.A. County Auditor		\$ -	\$ 443.00	\$ -							\$ -
9) Admin Cost			\$ -	\$ 22,150.00	\$ -							\$ 443.00
Total Obligations			\$ 2,722,006.00	\$ 694,803.00	\$ 594,738.13	\$ 5,122.18	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 22,150.00
												\$ 28,175.18

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation As of June 30, 2011	Total Due During 2011-12 Fiscal Year	Actual Amounts 1/18/12	Payments by month					Total	
						January	February	March	April	May		June
1) Advance from County 1992-2011 (Downtown)	County of Los Angeles	downtown rehabilitation	\$ 20,250,074.00		\$ -							\$ -
2) City Advance 1997-1998 (Downtown)	City of Torrance		\$ 192,752.00		\$ -							\$ -
3) Bond Series A (Downtown)	Bank of New York		\$ 10,349,167.00	\$ 577,933.00	\$ 401,881.25			\$ 176,051.00				\$ 176,051.00
4) County Admin Fee FY11-12 (Downtown)	County of Los Angeles	admin	\$ 30,300.00	\$ 30,300.00	\$ 29,869.14							\$ -
5) Bond Admin Fee FY11-12 (Downtown)	Bank of New York	admin	\$ 2,000.00	\$ 2,000.00	\$ 1,722.60							\$ -
6) County Pass Thru FY11-12 (Downtown)	County of Los Angeles		\$ 980,657.00	\$ 980,657.00	\$ 467,624.85	\$ 48,289.00	\$ 138,144.00	\$ 1,243.00	\$ 192,283.00	\$ 127,850.00	\$ 6,023.00	\$ 513,032.00
7) 20% Low-Mod Set-Aside FY11-12 (Downtown)	City of Torrance		\$ 342,289.00	\$ 342,289.00	\$ 163,784.16	\$ 16,917.00	\$ 48,386.00	\$ 441.00	\$ 67,366.00	\$ 27,422.00	\$ 17,972.00	\$ 176,504.00
8) Interest Payments to City (Downtown)	City of Torrance		\$ 314,638.00	\$ 314,638.00	\$ 157,319.00	\$ 87,572.88						\$ 87,572.88
9) County Pass Thru-Deferred Interest (Downtown)	City of Torrance		\$ 896,940.00	\$ 896,940.00	\$ -							\$ 896,940.00
10) Salaries FY11-12 (Downtown)	City of Torrance	employee salaries & benefits	\$ 58,400.00	\$ 58,400.00	\$ 29,801.72	\$ 4,766.38	\$ 4,766.38	\$ 4,766.38	\$ 4,766.38	\$ 4,766.38	\$ 4,766.38	\$ 28,588.28
11) Professional/Contract Services & Utilities (Downtown/ Low-Mod)	Various Contracts	Legal, tech services, housing, & non housing projects	\$ 278,663.00	\$ 278,663.00	\$ 25,946.36	\$ 42,119.44	\$ 42,119.44	\$ 42,119.44	\$ 42,119.44	\$ 42,119.44	\$ 42,119.44	\$ 252,716.64
12) Materials/Supplies, Maintenance (Downtown/ Low-Mod)	City of Torrance	rental subsidies, supplies, OPA charges	\$ 65,898.00	\$ 65,898.00	\$ 25,687.00	\$ 6,701.83	\$ 6,701.83	\$ 6,701.83	\$ 6,701.83	\$ 6,701.83	\$ 6,701.83	\$ 40,210.98
13) Training, Travel & Membership Dues (Downtown/ Low-Mod)	City of Torrance		\$ 56,569.00	\$ 56,569.00	\$ 2,477.93	\$ 529.72						\$ 329.72
14) Interdepartmental Charges (Downtown/ Low-Mod)			\$ 16,839.00	\$ 16,839.00	\$ 9,821.00	\$ 1,169.67	\$ 1,169.67	\$ 1,169.67	\$ 1,169.67	\$ 1,169.67	\$ 1,169.67	\$ 7,018.02
15) Transfer to Rehab Housing, Data Comm, PC Replacement (Downtown)			\$ 22,558.00	\$ 22,558.00	\$ 13,977.00	\$ 1,530.17	\$ 1,530.17	\$ 1,530.17	\$ 1,530.17	\$ 1,530.17	\$ 1,530.17	\$ 9,181.02
16) Audit Charges for ROPS	LA County Auditor	fees necessary for completing ROPS audit	\$ -	\$ -	\$ 1,261.00							\$ 1,261.00
17) Admin Cost			\$ 32,846,166.00	\$ 3,707,995.00	\$ 1,329,211.91	\$ 209,336.09	\$ 242,817.49	\$ 234,022.49	\$ 315,936.49	\$ 273,070.49	\$ 977,222.49	\$ 2,254,405.54
Total Obligations												

