



City of Carson Report to Redevelopment Agency

January 17, 2012
New Business Consent

SUBJECT: CONSIDER RESOLUTION NO. 12-06 APPROVING AND ADOPTING THE THE AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34169 (AB1X 26) (CARSON CONSOLIDATED PROJECT AREA)

Submitted by Clifford W. Graves
Economic Development General Manager

Approved by David C. Biggs
Executive Director

I. SUMMARY

The Carson Redevelopment Agency (Agency) is being asked to consider adopting Resolution No. 12-06 (Exhibit No. 1), approving and adopting the Amended Enforceable Obligation Payment Schedule (Amended EOPS) (Exhibit No. 3), as required pursuant to Health and Safety Code Section 34169 of the California Community Redevelopment Law (CRL).

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 12-06, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING AND ADOPTING THE AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE, PURSUANT TO THE PROVISIONS SET FORTH IN HEALTH AND SAFETY CODE SECTION 34169 (AB1X 26)."

III. ALTERNATIVES

1. MODIFY and APPROVE Resolution No. 12-06 as the Agency Board may require.
2. TAKE another action the Agency Board deems appropriate.

IV. BACKGROUND

On June 29, 2011, AB1X 26, the Dissolution Act (AB 26) became effective as part of the state budget by signature of the Governor. As part of AB 26, Health & Safety Code Section 34169(g) required that redevelopment agencies adopt an Enforceable Obligation Payment Schedule (EOPS) by August 27, 2011. On August 25, 2011, the Agency Board adopted Resolution No. 11-46 (Exhibit No. 2), approving the EOPS, which was posted on the city's website as required by CRL. The EOPS is a listing of all of the Agency's "enforceable obligations," including all bonds; loans of money from the Agency; payments required by law (e.g., statutory pass-through payments); judgments and settlements; and any other agreements and/or contracts.

The purpose of the Amended EOPS is to include enforceable obligations covering the period between the EOPS (through December 31, 2011) and April 1, 2012, the date the Recognized Obligation Payment Schedule must be submitted to the state Controller and the department of Finance. If the Amended EOPS is not adopted, the Successor Agency will be unable to pay its obligations, which potentially may result in a default on our enforceable obligations. Once adopted, the Agency must post the Amended EOPS on the city’s website and provide copies and the accompanying resolution to the state Controller, department of Finance, and the county Auditor-Controller.

Therefore, staff recommends adopting the Amended EOPS.

V. FISCAL IMPACT

None.

VI. EXHIBITS

- 1. Resolution No. 12-06. (pgs. 3-4)
- 2. Minutes August 25, 2011, Item No. 4. (pg. 5)
- 3. Amended Enforceable Obligation Payment Schedule. (pgs. 6-10)

Prepared by: Boris Sztorch, Senior Redevelopment Project Manager

TO:Rev091911

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development	Public Services

Action taken by Redevelopment Agency

Date _____ Action _____

RESOLUTION NO. 12-06

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING AND ADOPTING THE AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE, PURSUANT TO THE PROVISIONS SET FORTH IN HEALTH AND SAFETY CODE SECTION 34169 (AB1X 26)

WHEREAS, the Carson Redevelopment Agency (Agency) is a community redevelopment agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the California Community Redevelopment Law (CRL) (Health and Safety Code Section 33000 *et seq.*); and

WHEREAS, the City Council of the city of Carson (City Council or City as appropriate) approved and adopted the Redevelopment Plan for Project Area No. 1 in 1971; the Redevelopment Plan for the Merged and Amended Project Area in 1991, the Redevelopment Plan for Project Area No. 4 in 2002; and by Ordinance No. 10-1459 adopted on October 19, 2010, consolidated all project areas into the Carson Consolidated Project Area (Project Area); and

WHEREAS, the Agency has been engaged in activities to execute and implement the Redevelopment Plan pursuant to the CRL; and

WHEREAS, Health and Safety Code Section 34169 of the CRL required the Agency to adopt an initial Enforceable Obligation Payment Schedule (EOPS) by August 27, 2011, listing all of the obligations that are enforceable within the meaning of Health and Safety Code Section 34167(d) and to designate an official of the Agency whose responsibility shall be to provide information and documentation for items listed in the EOPS; and

WHEREAS, the Agency Board approved and adopted its EOPS on August 25, 2011, setting forth all of the obligations which the Agency has determined are enforceable obligations under Health and Safety Code Section 34167 and 34169; and

WHEREAS, the Agency reserves the right to modify, supplement, or revise with respect to the Amended EOPS; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Board of Directors of the Carson Redevelopment Agency does hereby resolve, as follows:

Section 1. The foregoing Recitals are incorporated herein and made a part hereof.

Section 2. The Amended EOPS, in the form presented concurrently with this Resolution, on file with the Agency Secretary, is hereby approved and adopted.



Section 3. The Executive Director and his authorized designees are authorized and directed to (1) post the Amended Enforceable Obligation Payment Schedule on the City's website; (2) designate an Agency representative to whom all questions regarding the Amended EOPS can be directed; (3) notify, by mail or electronic means, the County Auditor-Controller, the State Department of Finance, and the State Controller of the Agency's action to adopt the Amended EOPS and to provide those persons with the website address where the Amended EOPS may be found on the City's website and a telephone and email address for the Agency's designated contact; and (4) to take other such actions and execute other such documents as are appropriate to effectuate the intent of this Resolution and to implement the Amended EOPS on behalf of the Agency.

PASSED, APPROVED and ADOPTED, this _____ day of January, 2012.

Chairman Jim Dear

ATTEST:

Chief Deputy Agency Secretary Wanda S. Higaki

APPROVED AS TO FORM:

Agency Counsel



**MINUTES
CARSON REDEVELOPMENT AGENCY / CITY COUNCIL
SPECIAL JOINT MEETING
AUGUST 25, 2011**

ITEM NO. (4) CONSIDERATION OF RESOLUTION NO. 11-46 APPROVING AND ADOPTING THE ENFORCEABLE OBLIGATION PAYMENT SCHEDULE, PURSUANT TO THE PROVISIONS SET FORTH IN HEALTH AND SAFETY CODE SECTION 34169 (AB1X 26) (CARSON CONSOLIDATED PROJECT AREA) (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

1. WAIVE further reading and ADOPT Resolution No. 11-46, " A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING AND ADOPTING THE ENFORCEABLE OBLIGATION PAYMENT SCHEDULE, PURSUANT TO THE PROVISIONS SET FORTH IN HEALTH AND SAFETY CODE SECTION 34169 (AB1X 26)."

ACTION: Item No. 4 was approved on the New Business Consent Calendar on motion of Dear, seconded by seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor/Chairman Dear, Mayor Pro Tem/Vice Chairman Ruiz-Raber, Council/Agency Member Davis Holmes, and Council/Agency Member Santarina
Noes: None
Abstain: None
Absent: Council/Agency Member Gipson

AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34167 and 34169 (*)
Revised January 12, 2012

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During FY 2011-2012	Payments by Month, FY 2011-2012						Total
					Jan	Feb	Mar	Apr	May	Jun	
1) Tax Allocation 2003B PA1	Bank of New York	Bond Issue for Capital Projects	64,164,631.25	1,392,212.50				696,106.25			1,392,212.50
2) Tax Allocation Refunding 2003	Bank of New York	Bond Issue for Capital Projects	2,534,125.07	232,687.50				40,031.25			80,062.50
3) Tax Allocation Refunding 2001	Bank of New York	Bond Issue for Capital Projects	17,169,075.00	2,922,500.00				343,750.00			2,922,500.00
4) Tax Allocation Refunding 2009A	Bank of New York	Bond Issue for the Blvd's Project	46,426,400.00	1,816,587.50				710,793.75			1,816,587.50
7) Tax Allocation Bond 2003A MAA	Bank of New York	Bond Issue for Capital Projects	17,699,531.26	1,387,900.00				288,950.00			1,387,900.00
6) Tax Allocation Bond 2003B MAA	Bank of New York	Bond Issue for Capital Projects	3,901,771.92	306,768.76				55,834.38			306,768.76
5) Tax Allocation Bond 2003C MAA	Bank of New York	Bond Issue for Capital Projects	12,864,699.42	806,323.76				194,161.88			806,323.76
8) Tax Allocation Bond 2007A	Bank of New York	Bond Issue for Capital Projects	31,309,218.78	1,254,050.00				875,900.00			1,254,050.00
9) Tax Allocation Bonds 2006	Bank of New York	Bond Issue for Capital Projects	47,444,162.64	1,551,647.50				545,823.75			1,551,647.50
10) TA Hsing Bonds 2010A-T	Bank of New York	Bond Issue for Housing Projects	19,639,675.61	1,611,030.14				323,448.59			1,611,030.14
11) TA Hsing Bonds 2010A	Bank of New York	Bond Issue for Housing Projects	49,300,697.05	1,297,062.49				603,598.52			1,297,062.49
12) Carson LRB 2009 PA1	Bank Of New York	Remediation Project - The Blvd's	24,820,737.50	727,050.00				363,525.00			727,050.00
13) Lease of Community Ctr	City of Carson	Agency Added Payment	3,484,497.75	187,867.50				93,933.75			187,867.50
14) DDA	Avalon Courtyard	Rent Subsidy	3,235,988.00	115,571.00				9,630.92			115,571.00
15) DDA	Affirmed Housing Group, Inc	Sale and Dev of Agency Property	4,200,000.00	4,200,000.00				700,000.00			4,200,000.00
16) DDA	Olson Urban Housing, LLC	Sale and Dev of Agency Property	1,328,495.00	1,328,495.00				221,415.83			1,328,495.00
17) DDA	Carson Terraces	Rent Subsidy (Yr 13 thru 40)	2,052,960.00	67,210.00				6,110.00			67,210.00
18) DDA	E. Carson Hsing Partners LP	Project Development	879,450.00	879,450.00				300,000.00			879,450.00
19) OPA	Inland Kenworth, Inc	Purchase Operating Covenant	450,000.00	450,000.00							450,000.00
20) OPA	Thomas L. Saffran	Affordable Senior Housing	450,221.37	450,221.37				450,221.37			450,221.37
21) OPA	IKEA	Tax Increment Reimb	478,187.00	478,187.00							478,187.00
22) Statutory Requirement	Low/Mod Housing Fund	Housing Fund Set-Aside	101,921,797.00	6,000,000.00				600,000.00			6,000,000.00
23) Employee Costs	Employees of Agency	Salaries and Benefits	1,444,150.00	1,444,150.00				240,691.00			1,444,150.00
24) Operations and Maintenance	City of Carson	Equip Replacement Charges	623,150.00	62,315.00				62,310.00			62,315.00
25) Reimb of Administrative Cost	City of Carson	Administrative Cost Reimburse	3,533,898.00	3,533,898.00							3,533,898.00
26) 2003 Reimb Agreement	City of Carson	Admin and Overhead Reimb	4,000,000.00	2,500,000.00				208,333.33			2,500,000.00
Totals - This Page			\$ 465,357,519.62	\$ 37,005,185.02	\$ 2,736,181.08	\$ 1,945,490.08	\$ 2,107,800.08	\$ 7,331,568.57	\$ 2,724,940.08	\$ 11,884,449.93	\$ 28,730,429.82
Totals - Page 2			\$ 2,332,699.04	\$ 12,300,074.27	\$ 228,929.11	\$ 328,929.11	\$ 339,880.11	\$ 225,880.11	\$ 224,880.11	\$ 10,363,536.02	\$ 11,712,034.57
Totals - Page 3			\$ 6,697,591.80	\$ 23,912,597.46	\$ 512,484.00	\$ 512,484.00	\$ 512,485.00	\$ 512,485.00	\$ 512,484.97	\$ 20,513,563.74	\$ 23,075,986.71
Totals - Page 4			\$ 443,134.96	\$ 3,505,529.68	\$ 528,263.87	\$ 528,263.87	\$ 528,263.87	\$ 528,263.87	\$ 528,263.87	\$ 559,438.63	\$ 3,389,133.74
Totals - Other Obligations			\$ 168,199,316.00	\$ 39,734,640.00	\$ 4,134,250.00	\$ 4,134,250.00	\$ 4,134,250.00	\$ 4,634,250.00	\$ 4,634,250.00	\$ 4,634,250.00	\$ 26,829,340.00
Grand total - All Pages			\$ 643,030,261.42	\$ 116,456,026.43	\$ 8,663,948.06	\$ 7,449,417.06	\$ 7,622,679.06	\$ 13,240,267.55	\$ 8,655,993.79	\$ 48,104,619.32	\$ 93,736,924.84

* This Enforceable Obligation Payment Schedule (EOPS) was originally adopted on August 25, 2011 and was posted on the City of Carson's website, as required by ABx1 26.
** References to the Redevelopment Property Tax Trust Fund would refer to tax increment revenue because the portions of AB 26 that require the establishment of the Trust Fund have been stayed.

SUBMITTED BY:

Date:



AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 Revised January 12, 2012

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During FY 2011-12	Payments by Month, FY 2011-2012												Total
					Jan	Feb	Mar	Apr	May	Jun							
1) Operations and Maintenance	A1 FENCE COMPANY	Fencing Agency Properties	25,218.00	15,305.00	1,487.98	1,487.98	1,487.98	1,487.98	1,487.98	1,487.98	1,487.98	1,487.98	1,487.98	1,487.98	1,488.00	8,927.90	
2) Construction Contract	AAE INC	Construction infrastructure project	9,950.00	9,950.00	967.36	967.36	967.36	967.36	967.36	967.36	967.36	967.36	967.36	967.36	967.35	5,804.15	
3) Construction Contract	AECOM INC	Construction mgmt. - Project 921	8,800.00	8,800.00	1,500.00	1,500.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	8,800.00	
4) Contract for Services	A-BE LANDSCAPE ARCHITECT	Architectural services	23,357.00	23,357.00	2,270.82	2,270.82	2,270.82	2,270.82	2,270.82	2,270.82	2,270.82	2,270.82	2,270.82	2,270.82	2,270.80	13,624.80	
5) Contract for Services	ALD LANDSCAPE AND MAINT	Landscape maintenance	17,800.00	17,800.00	1,711.11	1,711.11	1,711.11	1,711.11	1,711.11	1,711.11	1,711.11	1,711.11	1,711.11	1,711.11	1,711.10	10,266.65	
6) Construction Contract	ALL AMERICAN ASPHALT	Street Overlay - Project 1281-1286	2,125,000.00	215,000.00	100,000.00	100,000.00	115,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	215,000.00	
7) Operations and Maintenance	ALSHIRE & WYNDER LLP	Legal and litigation services	780,000.00	780,000.00	75,833.33	75,833.33	75,833.33	75,833.33	75,833.33	75,833.33	75,833.33	75,833.33	75,833.33	75,833.33	75,833.35	455,000.00	
8) Operations and Maintenance	AMERICAN SOCIETY FOR PUB	Membership fees and dues	122.00	122.00	11.86	11.86	11.86	11.86	11.86	11.86	11.86	11.86	11.86	11.85	71.15		
9) Operations and Maintenance	AMERINATIONAL COMMUNITY	Consulting services	4,896.20	4,896.20	476.02	476.02	476.02	476.02	476.02	476.02	476.02	476.02	476.02	476.00	2,856.10		
10) Operations and Maintenance	ANDERSON PENNA PARTNERS	Construction management services	174,896.00	174,896.00	17,003.78	17,003.78	17,003.78	17,003.78	17,003.78	17,003.78	17,003.78	17,003.78	17,003.78	17,003.75	102,022.65		
11) Contract for Services	ARROWHEAD MOUNTAIN	Special materials and supplies	901.71	901.71	87.67	87.67	87.67	87.67	87.67	87.67	87.67	87.67	87.67	87.66	526.01		
12) Contract for Services	ATKINS NORTH AMERICA INC	Consulting services	63,017.50	63,017.50	6,126.70	6,126.70	6,126.70	6,126.70	6,126.70	6,126.70	6,126.70	6,126.70	6,126.70	6,126.70	36,760.20		
13) Operations and Maintenance	BAINBRIDGE ENVIRONMENTAL	Asbestos testing	1,390.00	1,390.00	135.14	135.14	135.14	135.14	135.14	135.14	135.14	135.14	135.14	135.15	810.85		
14) Operations and Maintenance	BLUEPRINT SERVICE AND SUP	Blueprints for buildings	9,845.24	8,036.03	781.28	781.28	781.28	781.28	781.28	781.28	781.28	781.28	781.28	781.28	4,687.68		
15) Operations and Maintenance	BNY WESTERN TRUST COMPA	Fiscal agent services	20,230.40	20,230.00	1,966.81	1,966.81	1,966.81	1,966.81	1,966.81	1,966.81	1,966.81	1,966.81	1,966.81	1,966.80	11,800.85		
16) Operations and Maintenance	BOND LOGISTIX LLC	Bond Arbitrage reporting	7,200.00	17,500.00	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.40	10,208.35		
17) Contract for Services	C J LAKE, LLC	Federal representation services	25,000.00	25,000.00	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.65	6,250.00		
18) Operations and Maintenance	C M DE CRINIS	Bond and financial advisor	66,676.00	66,676.00	11,112.00	11,112.00	11,112.00	11,112.00	11,112.00	11,112.00	11,112.00	11,112.00	11,112.00	11,113.00	66,676.00		
19) Operations and Maintenance	CARSON 1 HOUR PHOTO LAB	Special materials and supplies	500.00	500.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	500.00		
20) Acquisition Cost	CHICAGO TITLE COMPANY	Policies of insurance of record title	6,756.00	2,752.00	267.56	267.56	267.56	267.56	267.56	267.56	267.56	267.56	267.56	267.55	1,605.35		
21) Contract for Services	CITY OF CARSON	Permit fees for property merger	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00		
22) Contract for Services	CNC ENGINEERING INC	Construction plans	37,158.21	37,158.21	3,612.60	3,612.60	3,612.60	3,612.60	3,612.60	3,612.60	3,612.60	3,612.60	3,612.60	3,612.61	21,675.61		
23) Operations and Maintenance	COMPREHENSIVE HOUSING SE	Construction plans	15,901.25	13,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	13,000.00		
24) Construction Contract	COUNTY OF LOS ANGELES	Participation fee for aerial images	20,736.00	20,736.00													
25) Operations and Maintenance	CWS SYSTEMS, INC.	Carson Street Master Plan-Prj11223	9,351,000.00	9,351,000.00	1,555.56	1,555.56	1,555.56	1,555.56	1,555.56	1,555.56	1,555.56	1,555.56	1,555.56	1,555.55	9,333.35		
26) Operations and Maintenance	DAILY BREEZE	Printing/binding/duplication	22,210.97	16,000.00	1,131.30	1,131.30	1,131.30	1,131.30	1,131.30	1,131.30	1,131.30	1,131.30	1,131.30	1,131.30	6,787.80		
27) Operations and Maintenance	DAILY JOURNAL CORP	Printing/binding/duplication	19,399.89	11,636.20	48.68	48.68	48.68	48.68	48.68	48.68	48.68	48.68	48.68	48.70	292.10		
28) Operations and Maintenance	DATAQUICK INFORMATION SYS	Internet subscription	500.75	500.75	206.46	206.46	206.46	206.46	206.46	206.46	206.46	206.46	206.46	206.46	1,238.76		
29) Operations and Maintenance	DELL MARKETING CORP	Computer Supplies	2,123.56	2,123.56	206.46	206.46	206.46	206.46	206.46	206.46	206.46	206.46	206.46	206.46	241.85		
30) Contract for Services	DEPARTMENT OF TOXIC SUBT	Toxic substance monitoring	4,114.35	414.60	40.31	40.31	40.31	40.31	40.31	40.31	40.31	40.31	40.31	40.30	2,418.50		
31) Construction-Buildings	DHA CONSULTING	Financial consulting	26,495.00	26,495.00	4,416.00	4,416.00	4,416.00	4,416.00	4,416.00	4,416.00	4,416.00	4,416.00	4,416.00	4,415.00	26,495.00		
32) Contract for Services	DISTRICT ENVIRONMENTAL HE	Permit fees	757.00	757.00										757.00	757.00		
33) Contract for Services	EBERHARD	Community Chr imprmt - Proj. 1317	4,329,060.00	782,000.00	5,448.41	5,448.41	5,448.41	5,448.41	5,448.41	5,448.41	5,448.41	5,448.41	5,448.41	5,448.40	32,690.45		
34) Contract for Services	ECO & ASSOCIATES	Environmental consulting services	32,690.45	32,690.45	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	16,500.00		
35) Contract for Services	EICHEL INC	Appraisal services	40,000.00	40,000.00	8,129.7	8,129.7	8,129.7	8,129.7	8,129.7	8,129.7	8,129.7	8,129.7	8,129.7	8,129.9	4,877.84		
36) Contract for Services	FEDERAL EXPRESS CORP	Courier services	14,907.51	8,362.04	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.65	25,000.00		
37) Contract for Services	FLAVELL TENNENBAUM AND E	Appraisal services	40,000.00	40,000.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	5,250.00	31,500.00		
38) Contract for Services	GOEPNER & ASSOCIATES	Appraisal services	31,500.00	31,500.00	70,131.84	70,131.84	70,131.84	70,131.84	70,131.84	70,131.84	70,131.84	70,131.84	70,131.84	70,131.82	420,791.02		
39) Contract for Services	GRUEN ASSOCIATES	Carson St. Master Plan-Prj 1043	565,136.00	420,791.02	775.83	775.83	775.83	775.83	775.83	775.83	775.83	775.83	775.83	775.85	4,655.00		
40) Contract for Services	GUTIERREZ, ALEJANDRA	Contract services	7,980.00	7,980.00	328,929.11	328,929.11	328,929.11	328,929.11	328,929.11	328,929.11	328,929.11	328,929.11	328,929.11	328,929.11	11,712,034.57		
Totals - This Page			\$ 17,925,730.99	\$ 12,300,074.27	\$ 228,929.11	\$ 228,929.11	\$ 228,929.11	\$ 228,929.11	\$ 228,929.11	\$ 228,929.11	\$ 228,929.11	\$ 228,929.11	\$ 228,929.11	\$ 228,929.11	\$ 10,363,536.02	\$ 11,712,034.57	

* This Enforceable Obligation Payment Schedule (EOPS) was originally adopted on August 25, 2011 and was posted on the City of Carson's website, as required by ABx1 26.
 ** Includes only payments to be made after the adoption of EOPS.



AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 Revised January 12, 2012

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During FY 2011-2012	Payments by Month, FY 2011-2012											
					Jan	Feb	Mar	Apr	May	Jun	Total					
1) Contract for Services	GWYNNE PUGH URBAN STUDIO	Architectural and urban design	48,820.00	48,820.00	8,136.67	8,136.67	8,136.67	8,136.67	8,136.67	8,136.66	8,136.66	8,136.66	8,136.66	8,136.66	48,820.00	
2) Construction Contract	HENRIKSON, OWEN	Building construction services- Proj1317	25,000.00	29,117.50	686.25	686.25	686.25	686.25	686.25	686.25	686.25	686.25	686.25	686.25	4,117.50	
3) Operations and Maintenance	HEWLETT PACKARD	Computer and related equipment	65.24	65.24	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	6.34	38.04	
4) Operations and Maintenance	ICMA	Membership fees and dues	200.00	200.00												
5) Operations and Maintenance	ICSC	Membership fees and dues	405.00	405.00												
6) Construction Contract	IMPERIAL PAVING COMPANY INC	Construction services - Project 1006	292,442.57	292,442.57	28,431.92	28,431.92	28,431.92	28,431.92	28,431.92	28,431.92	28,431.92	28,431.92	28,431.92	170,591.52		
7) Construction Contract	INTERNATIONAL PAVEMENT SOL	Construction services - Project 877	14,550.53	14,550.53	1,414.64	1,414.64	1,414.64	1,414.64	1,414.64	1,414.64	1,414.64	1,414.64	1,414.64	8,487.83		
8) Operations and Maintenance	IRON MOUNTAIN	File storage	10,859.88	5,000.00	486.11	486.11	486.11	486.11	486.11	486.11	486.11	486.11	486.11	2,916.65		
9) Commercial Rehabilitation	KANES LANDSCAPING INC	Commercial grant	14,279.80	14,279.80	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	14,279.80		
10) Contract for Services	KEYSER MARSTON & ASSOCIATE	Real estate analysis and development	10,673.40	10,673.40	1,778.90	1,778.90	1,778.90	1,778.90	1,778.90	1,778.90	1,778.90	1,778.90	1,778.90	10,673.40		
11) Operations and Maintenance	LENDER PROCESSING SERVICES	Policies of insurance of record title	2,500.00	2,500.00	243.06	243.06	243.06	243.06	243.06	243.06	243.06	243.06	243.06	1,458.35		
12) Operations and Maintenance	LOS ANGELES COUNTY REGISTR	Document filings	1,000.00	200.00	19.44	19.44	19.44	19.44	19.44	19.44	19.44	19.44	19.44	116.65		
13) Construction-Buildings	LOS ANGELES DEPT OF PUB WO	Permit fees	3,000.00	1,500.00	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	875.00		
14) Acquisition Cost	LSIFESCROWBANK	First Time Home Buyer program	150,000.00	150,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	150,000.00		
15) Operations and Maintenance	MANERI SIGN CO INC	Special materials and supplies	1,240.66	1,240.66	120.62	120.62	120.62	120.62	120.62	120.62	120.62	120.62	120.62	723.71		
16) Contract for Services	MARTINEZ, PATRICK	Business program facilitator	25,808.00	20,800.00	2,022.23	2,022.23	2,022.23	2,022.23	2,022.23	2,022.23	2,022.23	2,022.23	2,022.23	12,133.35		
17) Contract for Services	MDG ASSOCIATES	Commercial rehabilitation consultants	219,960.00	219,960.00	13,860.00	13,860.00	13,860.00	13,860.00	13,860.00	13,860.00	13,860.00	13,860.00	13,860.00	83,160.00		
18) Operations and Maintenance	NATIONAL DEVELOPMENT COUN	Real estate fiscal analysis/GAF	90,000.00	90,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	90,000.00		
19) Contract for Services	NATIONAL URBAN FELLOWS INC	Contract services	65,000.00	65,000.00	6,319.44	6,319.44	6,319.44	6,319.44	6,319.44	6,319.44	6,319.44	6,319.44	6,319.44	37,916.65		
20) Contract for Services	NINYO AND MOORE	Environmental engineers	29,964.00	29,964.00	4,994.00	4,994.00	4,994.00	4,994.00	4,994.00	4,994.00	4,994.00	4,994.00	4,994.00	29,964.00		
21) Operations and Maintenance	ONE CIVIC PLAZA CARSON	Office space - rental	344,307.60	286,923.00	27,895.29	27,895.29	27,895.29	27,895.29	27,895.29	27,895.29	27,895.29	27,895.29	27,895.29	167,371.75		
22) Contract for Services	OVERLAND PACIFIC AND C	Project management services	13,395.00	13,395.00	2,232.00	2,232.00	2,232.00	2,232.00	2,232.00	2,232.00	2,232.00	2,232.00	2,232.00	13,395.00		
23) Contract for Services	PARSONS	Construction mgmt - Project 921	2,403,560.43	619,123.89	103,187.32	103,187.32	103,187.32	103,187.32	103,187.32	103,187.32	103,187.32	103,187.32	103,187.32	619,123.89		
24) Contract for Services	PARSONS	Construction mgmt - Project 919	1,355,713.99	95,764.00	15,960.67	15,960.67	15,960.67	15,960.67	15,960.67	15,960.67	15,960.67	15,960.67	15,960.67	95,764.00		
25) Construction Contract	PBS & J	Architectural Services	105,367.50	105,367.50	10,244.06	10,244.06	10,244.06	10,244.06	10,244.06	10,244.06	10,244.06	10,244.06	10,244.06	61,464.35		
26) Operations and Maintenance	PC MALL GOV	Computer Related Licence, Egmt, Accs	284.91	284.91	27.70	27.70	27.70	27.70	27.70	27.70	27.70	27.70	27.70	166.21		
27) Contract for Services	PERKOWITZ AND RUTH	Architectural and urban design	50,000.00	50,000.00	4,366.67	4,366.67	4,366.67	4,366.67	4,366.67	4,366.67	4,366.67	4,366.67	4,366.67	26,200.00		
28) Construction Contract	PIMA CORPORATION	Improvements at 21208 Shearer Ave	619,500.00	654,500.00	63,631.94	63,631.94	63,631.94	63,631.94	63,631.94	63,631.94	63,631.94	63,631.94	63,631.94	381,791.65		
29) Construction Contract	POWELL CONSTRUCTORS	Construction services - Project 921	2,903,900.77	948,807.00	158,134.50	158,134.50	158,134.50	158,134.50	158,134.50	158,134.50	158,134.50	158,134.50	158,134.50	948,807.00		
30) Operations and Maintenance	PRO COURIER INC	Courier services	7,896.62	4,650.00	452.08	452.08	452.08	452.08	452.08	452.08	452.08	452.08	452.08	2,712.50		
31) Contract for Services	PSOMAS ENGINEERING	Civil engineering and surveying services	15,630.00	15,630.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	2,605.00	15,630.00		
32) Contract for Services	RD DESIGN	Graphic design services	10,672.40	10,672.40	1,037.59	1,037.59	1,037.59	1,037.59	1,037.59	1,037.59	1,037.59	1,037.59	1,037.59	6,225.55		
33) BEDI Site Legal Settlement	RICHARD RAND	Legal Settlement (Pending)	20,000,000.00	20,000,000.00										20,000,000.00		
34) Contract for Services	ROSENOW SPEVACEK GROUP IN	Contract services	11,474.17	11,474.17	1,912.36	1,912.36	1,912.36	1,912.36	1,912.36	1,912.36	1,912.36	1,912.36	1,912.36	11,474.17		
35) Contract for Services	RRM DESIGN GROUP	Architectural services	30,000.00	30,000.00	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	17,500.00		
36) Contract for Services	RWOCB	Environmental oversight	36,000.00	36,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	36,000.00		
37) Commercial Rehabilitation	SAN PEDRO ELECTRIC SIGN	Commercial grant	9,850.00	9,850.00												
38) Contract for Services	SINHA AND COMPANY	Business analysis	8,000.00	8,000.00												
39) Construction-Buildings	SO CAL EDISON CO	Application fee	8,129.09	5,000.00												
40) Operations and Maintenance	SPRINT	Communication services	1,031.58	436.89	42.47	42.47	42.47	42.47	42.47	42.47	42.47	42.47	42.47	254.84		
41) Operations and Maintenance	STAPLES	Office supplies and furnishing	10,000.00	10,000.00	972.23	972.23	972.23	972.23	972.23	972.23	972.23	972.23	972.23	5,833.35		
Totals - This Page			\$ 28,950,485.14	\$ 23,912,597.46	\$ 512,484.00	\$ 512,484.00	\$ 512,485.00	\$ 512,485.00	\$ 512,485.00	\$ 512,484.97	\$ 512,484.97	\$ 512,484.97	\$ 512,484.97	\$ 23,075,986.71		

* This Enforceable Obligation Payment Schedule (EOPS) was originally adopted on August 25, 2011 and was posted on the City of Carson's website, as required by ABx1 26.

** Include only payments to be made after the adoption of the EOPS.



AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 Revised January 12, 2012

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During FY 2011-2012	Payments by Month, FY 2011-2012						Total
					Jan	Feb	Mar	Apr	May	Jun	
1) Operations and Maintenance	STATE OF THE ART AUDIO-VISUAL	Audio rental	1,000.00	1,000.00	97.23	97.23	97.23	97.23	97.23	97.23	583.35
2) Contract for Services	TCM GROUP, INC	Construction mgmt-Project 919	2,994,788.00	2,994,788.00	499,131.33	499,131.33	499,131.33	499,131.33	499,131.33	499,131.35	2,994,788.00
2) Single Family Rehabilitation	TRAPENBERG, ROBERT H	Home improvement grant	4,247.72	4,247.72						4,247.72	4,247.72
3) Operations and Maintenance	TRAVEL INTERNATIONAL GROU	Conference and travel	11,000.00	11,000.00	833.33	833.33	833.33	833.33	833.33	833.35	5,000.00
4) Operations and Maintenance	TRI CITY GLASS CO	Window repair	9,680.00	4,200.00	408.33	408.33	408.33	408.33	408.33	408.35	2,450.00
5) Contract for Services	VASQUEZ & COMPANY LLP	Audit services	7,820.00	7,820.00			7,820.00				7,820.00
6) Operations and Maintenance	WESEEDGE LTD	ICMA conference video	19,500.00	19,500.00	1,895.83	1,895.83	1,895.83	1,895.83	1,895.83	1,895.85	11,375.00
7) Contract for Services	WESTBERG AND WHITE INC	Design services - Project 1223	240,017.20	240,017.20	23,318.82	23,318.82	23,318.82	23,318.82	23,318.82	23,318.81	139,912.91
8) Construction Contract	WILDAN ASSOCIATES	Construction mgmt. - Project 1003	27,716.52	15,474.00	2,579.00	2,579.00	2,579.00	2,579.00	2,579.00	2,579.00	15,474.00
9) 2666 E Dominguez Trailer Prk	ZUNIGA, JAIME	Relocation cost	15,000.00	15,000.00						15,000.00	15,000.00
10) 2666 E Dominguez Trailer Prk	SALCIDO, RODOLFO	Relocation cost	19,785.00	19,785.00					28,950.00		19,785.00
11) 2666 E Dominguez Trailer Prk	ELLIOT, KAREN	Relocation cost	28,950.00	28,950.00						28,950.00	28,950.00
12) 2666 E Dominguez Trailer Prk	ROMERO, GUILLERMO	Relocation cost	28,500.00	28,500.00						19,633.00	19,633.00
13) 2666 E Dominguez Trailer Prk	COSNE, SALVADOR	Relocation cost	19,633.00	19,633.00						17,000.00	17,000.00
14) 2666 E Dominguez Trailer Prk	MININGER, ARNOLD	Relocation cost	17,000.00	17,000.00						21,900.00	21,900.00
15) 2666 E Dominguez Trailer Prk	MAGANA, GRACIELA	Relocation cost	21,900.00	21,900.00						14,490.00	14,490.00
16) 2666 E Dominguez Trailer Prk	VASQUEZ, FERNANDO	Relocation cost	14,490.00	14,490.00						40,000.00	14,490.00
17) 2666 E Dominguez Trailer Prk	ESCROW OF THE WEST	Escrow services	42,224.76	42,224.76				2,224.76			42,224.76
18)											
19)											
20)											
21)											
22)											
23)											
24)											
25)											
26)											
Totals - This Page			\$ 3,523,252.20	\$ 3,505,529.68	\$ 528,263.87	\$ 528,263.87	\$ 528,263.87	\$ 536,083.87	\$ 559,438.63	\$ 708,819.63	\$ 3,389,133.74

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