

1 **WHEREAS**, the California Supreme Court in California Redevelopment
2 Association v. Matosantos, Case No. S194861 upheld the constitutionality of ABx26;
3 and

4 **WHEREAS**, California Health and Safety Code Section 34169(h) provides that
5 a successor agency must prepare a Recognized Obligations Payment Schedule
6 (“ROPS”) every six months after the initial ROPS period; and

7 **WHEREAS**, under California Health and Safety Code section 34180(g), the
8 oversight board is to approve the successor agency actions concerning its approval of
9 the ROPS which includes approval of administrative cost allowances under California
10 Health & Safety Code section 34177(l)(1)(D); and

11 **WHEREAS**, on February 24, 2015, the Successor Agency adopted resolutions
12 recommending that the Oversight Board approve the ROPS 15-16A, and the
13 Administrative Budget for THE ROPS 15-16A; and

14 **WHEREAS**, the ROPS submitted with this Resolution identifies each
15 enforceable obligation for which payments will be required during the period of July 1,
16 2015, through December 31, 2015 and specifies that the ROPS conform to the State
17 Department of Finance (“DOF”) format,

18 **NOW, THEREFORE**, the Oversight Board to the City of Inglewood as the
19 Successor Agency to the former Inglewood Redevelopment Agency DOES HEREBY
20 FIND, DETERMINE, RESOLVE, AND ORDER as follows:

21 Section 1. The foregoing recitals are true and correct.

22 Section 2. All legal prerequisites to the adoption of this Resolution have
23 occurred.

24 Section 3. The attached ROPS is hereby adopted.
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26
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1 Section 4. The Successor Agency staff is authorized to administratively
2 amend the ROPS in order to remove such line items that are subsequently
3 disapproved by DOF or to accommodate requests made by the County Auditor-
4 Controller.

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6 Section 6. The Successor Agency's Executive Director, or designee, is
7 hereby authorized to take such actions as are necessary and appropriate to comply
8 with AB 26.

9 Section 7. This Resolution shall take effect immediately upon its adoption.

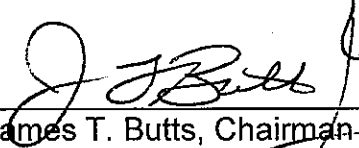
10 Section 8. The Oversight Board's Secretary shall certify as to the adoption of
11 this resolution.
12


13 PASSED, APPROVED and ADOPTED by the Oversight Board to the City of
14 Inglewood as the Successor Agency to the former Inglewood Redevelopment Agency,
15 at a regularly scheduled meeting held this 26 day of February 2015, by
16 the following vote:
17

18 Yes:

19 No:

20 Abstain:

21 
22 James T. Butts, Chairman
23 City of Inglewood
24 Former Redevelopment Agency
25 Oversight Board

26 
27 Olga J. Castañeda, Deputy Clerk
28 County of Los Angeles, Board of Supervisors
Acting as Secretary to the City of Inglewood
Former Redevelopment Agency Oversight Board

Recognized Obligation Payment Schedule (ROPS 15-16A) - Summary

Filed for the July 1, 2015 through December 31, 2015 Period

Name of Successor Agency: Inglewood

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 (RPPTF) Funding	
A Sources (B+C+D):	\$ 5,633,634
B Bond Proceeds Funding (ROPS Detail)	5,501,646
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	131,988
E Enforceable Obligations Funded with RPPTF Funding (F+G):	\$ 13,148,450
F Non-Administrative Costs (ROPS Detail)	12,848,450
G Administrative Costs (ROPS Detail)	300,000
H Current Period Enforceable Obligations (A+E):	\$ 18,782,084


Successor Agency Self-Reported Prior Period Adjustment to Current Period RPPTF Requested Funding

I Enforceable Obligations funded with RPPTF (E):	13,148,450
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K Adjusted Current Period RPPTF Requested Funding (I-J)	\$ 13,148,450

County Auditor Controller Reported Prior Period Adjustment to Current Period RPPTF Requested Funding

L Enforceable Obligations funded with RPPTF (E):	13,148,450
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPPTF Requested Funding (L-M)	13,148,450

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.

<p style="text-align: center;">Name <u>JAMES T. BOND, JR.</u></p> <p style="text-align: center;">Signature </p>	<p style="text-align: center;">Title <u>Mayor</u></p> <p style="text-align: center;">Date <u>2/26/2014</u></p>
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Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail
July 1, 2015 through December 31, 2015
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P				
										L						M	N	O	
										Funding Source									RPTTF
										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				
								\$ 378,945,143		\$ 5,501,646	\$ -	\$ 131,988	\$ 12,848,450	\$ 300,000	\$ 18,782,084				
2	AB26 Implementation	Dissolution Audits	11/27/2012	6/30/2016	DHA Consulting	Tax Increment Accounting/ cash flow	Merged Project	50,000	N					4,000	\$ 4,000				
3	AB26 Implementation	Legal	1/31/2012	12/31/2017	Kane Ballmer & Berkman	Successor Agency legal services	Merged Project	500,000	N						\$				
5	Disposition - AB26 implementation	Property Dispositions	11/27/2012	6/30/2016	Integra	Real Property Appraisal / management plan support	Merged Project	90,000	N				20,000		\$ 20,000				
6	Disposition - AB26 implementation	Property Dispositions	11/27/2012	6/30/2016	Goepfner	Real Property Appraisal / management plan support	Merged Project	90,000	N				20,000		\$ 20,000				
7	Disposition - AB26 implementation	Property Dispositions	11/27/2012	6/30/2016	Nagasaki & Associates	Real Property Appraisal / management plan support	Merged Project		y						\$				
8	Disposition - AB26 implementation	Property Dispositions	11/27/2012	6/30/2016	Lidgard	Real Property Appraisal / management plan support	Merged Project	90,000	N				20,000		\$ 20,000				
10	Disposition - AB26 implementation	Remediation	6/7/2011	6/30/2014	E2 Management	Soil and Groundwater Environmental Assessment	Merged Project		y						\$				
11	Disposition - AB26 implementation	Remediation	11/7/2011	6/30/2018	Ninyo & Moore	Soil and Groundwater Environmental Assessment	Merged Project	100,000	N				25,000		\$ 25,000				
12	Disposition - AB26 implementation	Remediation	10/1/2011	6/30/2018	Tetra Tech	Soil and Groundwater Environmental Assessment	Merged Project	100,000	N				25,000		\$ 25,000				
13	Disposition - AB26 implementation	Property Dispositions	4/20/2010	6/30/2016	Tierra West	Broker services, marketing, manage auctions, etc.	Merged Project	300,000	N				50,000		\$ 50,000				
14	Disposition - AB26 implementation	Remediation	11/27/2012	6/30/2016	Eco & Associates	Environmental Peer Review- Consultant	Merged Project	500,000	N				125,000		\$ 125,000				
15	Disposition - AB26 implementation	Legal	11/27/2012	6/30/2016	Kane Ballmer & Berkman	legal services for real estate transactions	Merged Project	500,000	N				150,000		\$ 150,000				
16	Disposition - AB26 implementation/ management plan preparation	Property Dispositions	12/31/2013	6/30/2016	Title company	Title research	Merged Project	75,000	N				30,000		\$ 30,000				
17	Disposition	Property Dispositions	6/25/2013	6/30/2016	Keyser Marston	Economist/ real estate analysis	Merged Project	80,000	N				30,000		\$ 30,000				
18	Business Development Program	Business Incentive Agreements	1/31/2012	6/30/2016	National Dev. Council	Manage Agency Small Business Loan Portfolio and other business support services	Merged Project	600,000	N						\$				
25	Groundwater Monitoring/Investigation / KP Autc	Remediation	11/10/2010	6/30/2016	Regional Water Quality Control Board	Ongoing Environmental Regulatory Oversight	Merged Project	360,000	N				25,000		\$ 25,000				
26	Groundwater Monitoring/Investigation / KP Autc	Remediation	11/27/2012	6/30/2016	Eco & Associates	Groundwater Assessment Peer Review Consultant	Merged Project	500,000	N				150,000		\$ 150,000				
27	Groundwater Monitoring/Investigation / KP Autc	Remediation	11/7/2011	6/30/2016	Ninyo and Moore/ Tetra Tech	Ongoing Soil and Groundwater Environmental Assessment	Merged Project	100,000	N				30,000		\$ 30,000				
42	Project Implementation Cost - Hollywood Park	Project Management Costs	11/27/2012	6/30/2016	Kane Ballmer and Berkman	Legal services, documentation	Merged Project	500,000	N						\$				
46	Locust Street Senior Center - Design Build Project	Improvement/Infrastructure	1/1/2014	6/30/2018	Contractor	Senior Center - Design Build contractor developing project designs	Merged Project	20,000,000	N						\$				
47	Locust Street Senior Center - Design Build Project	Project Management Costs	6/25/2013	12/30/2018	Architect/engineer/consultation manager	Manage the other consultants in the development of the	Merged Project	958,216	N						\$				
49	Street Reconstruction: Century Blvd / Imperial Highway, Prairie Avenue	Improvement/Infrastructure	1/1/2014	6/30/2018	Contractor/City of Inglewood	Century Blvd / Imperial Highway, Prairie Avenue Reconstruction	Merged Project	37,063,442	N	5,501,646					\$ 5,501,646				
62	Inglewood Redevelopment Agency	Bonds Issued On or Before 12/31/10	1/1/2014	11/1/2038	U.S. Bank & Trustee	Sub Lien Tax Alloc Bonds, Ser 2007A-H	Merged Project	47,606,708	N				911,932		\$ 911,932				
64	Inglewood Redevelopment Agency	Bonds Issued On or Before 12/31/10	1/1/2014	5/1/2023	U.S. Bank & Trustee	Tax Allocation Bonds Series 1998A	Merged Project	16,874,531	N				395,718		\$ 395,718				
65	Inglewood Redevelopment Agency	Bonds Issued On or Before 12/31/10	1/1/2014	5/1/2031	U.S. Bank & Trustee	Tax Alloc Refund Bonds, Series 2003A	Merged Project	25,212,968	N				315,631		\$ 315,631				
66	Inglewood Redevelopment Agency	Bonds Issued On or Before 12/31/10	1/1/2014	5/1/2023	U.S. Bank & Trustee	Sub. Lien Tax Alloc Bonds, Ser 2003	Merged Project	17,045,000	N						\$				
67	Inglewood Redevelopment Agency	Bonds Issued On or Before 12/31/10	1/1/2014	11/1/2038	U.S. Bank & Trustee	Sub Lien Tax Alloc Bonds, Ser 2007A-1	Merged Project	93,774,352	N				1,423,777		\$ 1,423,777				
68	Inglewood Redevelopment Agency	Bonds Issued On or Before 12/31/10	1/1/2014	5/1/2038	U.S. Bank & Trustee	Sub Lien Tax Alloc Bonds, Ser 2007A-T	Merged Project	12,729,220	N				213,762		\$ 213,762				
81	Property Management	Property Maintenance	1/1/2014	12/31/2018	City of Inglewood	liability insurance	Merged Project	270,000	N				30,000		\$ 30,000				
82	Property Maintenance	Property Maintenance	2/1/2011	12/31/2020	City of Inglewood	weed and debris maintenance, lot clean up/ dumping	Merged Project	3,291,750	N				173,250		\$ 173,250				
84	Successor Agency Administrative Costs	Admin Costs	1/1/2015	6/30/2019	Successor Agency	Support staff for Successor Agency	Merged Project	2,168,000	N					271,000	\$ 271,000				
102	Project Implementation Cost - Hollywood Park	Improvement/Infrastructure	6/3/2009	6/30/2019	Hollywood Park Land Company	Owner Participation Agreement to cover the cost of public infrastructure improvements	Merged Project	17,056,700	N				4,500,000		\$ 4,500,000				

Recognized Obligation Payment Schedule (ROPS 15-16A) - 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. For tips on how to complete the Report of Cash Balances Form, see https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf.

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 RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	Comments	
ROPS 14-15A Actuals (07/01/14 - 12/31/14)									
1	Beginning Available Cash Balance (Actual 07/01/14)	96,806,025		11,257,964		-	224,914	H1 represents a prior period adjustment for ROPS 14-15A.	
2	Revenue/Income (Actual 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014	5,920,609				172,008	9,873,806	The total in C2 represents the transfer of disallowed transfer of bond proceeds back to the SA in the amount of \$5,850,000, and interest in the amount of \$70,609.	
3	Expenditures for ROPS 14-15A Enforceable Obligations (Actual 12/31/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	13,948,000		11,257,964		172,008	7,008,716	The amount in C3 is the settlement received from Regent 145, LP. E3 is	
4	Retention of Available Cash Balance (Actual 12/31/14) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	88,778,634		-			3,090,004		
5	ROPS 14-15A RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15A PPA in the Report of PPA, Column S	No entry required						-	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
ROPS 14-15B Estimate (01/01/15 - 06/30/15)									
7	Beginning Available Cash Balance (Actual 01/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 88,778,634	\$ -	\$ -	\$ 3,090,004	\$ -	\$ -		
8	Revenue/Income (Estimate 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015	63,000				170,000	7,348,665	G8 represents parking and billboard lease revenue.	
9	Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 06/30/15)					170,000	7,348,665	G9 represents parking exps in the amount of \$113,988 and remaining funds available to pay authorized, but, unfunded liabilities in the amount of \$48,933.	
10	Retention of Available Cash Balance (Estimate 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ 88,841,634	\$ -	\$ -	\$ 3,090,004	\$ -	\$ -		

Recognized Obligation Payment Schedule (ROPS 15-16A) - Notes

July 1, 2015 through December 30, 2015

Item #	Notes/Comments
5	With completion of Long Range Property Management Plan valuing property will be necessary component of disposition.
6	With completion of Long Range Property Management Plan valuing property will be necessary component of disposition.
8	With completion of Long Range Property Management Plan valuing property will be necessary component of disposition.
11	With completion of Long Range Property Management Plan disposition may require environmental reviews or investigations.
12	With completion of Long Range Property Management Plan disposition may require environmental reviews or investigations.
13	With the completion of the LRPMP we will need assistance disposing of properties.
14	Eco and Associates manages all environmental assessments, investigations, remediation, review of environmental reports and is the only consulting entity that interfaces with the regulatory agencies such as the Regional Water Quality Control Board.
15	With the completion of the LRPMP we will need assistance disposing of properties. We will need to have legal agreements prepared for the sale and possible development.
16	We need these services to conduct title research for preparation of the long range management plan.
17	Assist in evaluating disposition of properties.
25	Section 13304 of the California Water Code (Porter Cologne Act) allows the Regional Board to recover reasonable expenses from a responsible party or parties for overseeing the investigation and cleanup of unregulated discharges adversely affecting the states waters. There is Successor Agency property located on Olive and Glasgow currently receiving oversight by the Regional Water Quality Control Board for the work being performed. A letter from Regional Water Quality Control Board dated December 31, 2014 was issued amending the current order. It does require that a work plan be prepared and implemented. The plan will be implemented during this ROPS period. There will be more reports to review increasing the amount needed on this line item.
26	This item relates to the implementation of the order for the Regional Water Quality Control board dated February 23, 2011 and amended on April 3, 2013, February 21, 2014 and December 31, 2014. This consultant will be implementing the conducting additional soil studies per the work plan ordered in the December 31, 2014 letter. The language within the order itself states "Inglewood Redevelopment Agency is legally obligated to respond to this Order".
27	This item specifically relates to the implementation of the order for the Regional Water Quality Control board dated February 23, 2011 and amended on April 3, 2013 and February 21, 2014. The services of this consultant are needed to prepare implement the ground water monitoring portion of the work, providing all the field work needed.
46	The Successor Agency is managing the development of a Community Senior Center to replace an older demolished center. They are using three million of section 108 funds and 20 million of tax exempt bond proceeds. During the next ROPS period activity will be focused on the design phase and entitlements. There will be a significant amount of staff time spent on the project but construction will not have started.
49	These funds are designated for the Reconstruction of streets which include Century Blvd, Imperial Highway and Prairie Avenue

Recognized Obligation Payment Schedule (ROPS 15-16A) - Notes

July 1, 2015 through December 30, 2015

Item #	Notes/Comments
62	This represents the total payment for 2007A-H due in May 2015 of both Principle (\$1,045,000) and Interest (941,975.75) for a total of \$1,986,975.
64	This represents the total payment for 1998A due in November 2015 of Interest \$395,718.75
65	This represents the total payment for 2003A due in November 2015 of interest \$315,631.25
66	No payment is due for November. A Principle and interest payment will be made in May.
67	This represents the total payment for 2007A-1 due in November 2015 of interest \$1,423,777.5
68	This represents the total payment for 2007A-T due in November of Interest 4213,762.75
81	This covers the liability insurance for the former agency owned properties.
102	Per the Owner Participation Agreement approved on June 6, 2009, commitments were made to pay for the public infrastructure improvements for a maximum amount of \$21,900,000. The project is to be phased over a twenty year period and is has an adopted Development Agreement that keeps the planning entitlements for the development active for the 10 year period.
104	there will be a need for real estate broker services to facilitate the sale of the Successor Agency owned property since the LRPMP is complete
105	The Agency owns two municipal parking structures that serve civic purposes and generate revenue to a parking fund. Expenses under this line item go toward paying for Kiosk staff costs, security guard, supplies, maintenance and repairs of equipment. The revenues are sufficient to operate the parking structures but, do not cover capital improvements, basic maintenance or destructive vandalism. We have projected revenues to reach \$150,000 for this period. Expense items include staff managing the kiosk (\$73,150), replacement/repair maintenance fund (\$10,000), and general operating expenses (\$17,500), security guard (\$13,338). The City has had to increase police surveillance of the parking structure drawing resources from other parts of the City. There will be \$36,012 in net revenue.
109	Health and Safety Code Section 34171 (b) states that "Employee costs associated with work on specific project implementation activities including but not limited to, construction inspection, project management, or actual construction, shall be considered project specific costs and not constitute administrative cost. To complete the selection, contracting and development of conceptual design various City employees will be involved in project management and implementation. Each division was asked to calculate their time that will be spent for the project during this period. The building division (\$2,803); Planning Division (\$11,386); Successor Agency (\$65,014); Public works (\$5,758); legal (\$15,000). This item relates to line item 46. Locust Street Senior Center.

Recognized Obligation Payment Schedule (ROPS 15-16A) - Notes

July 1, 2015 through December 30, 2015

Item #	Notes/Comments
111	activities including but not limited to, construction inspection, project management, or actual construction, shall be considered project specific costs and not constitute administrative cost. Projected employee cost s are as follows: Planning Division (\$5,959); Successor Agency - (\$22,628) to assist with right of way acquisition; Public works (\$77,130) staff who are managing the project; and legal (\$50,000) who will assist with right of way acquisition and contracts. This item relates to the management of line item 49 Century Blvd Reconstruction.
115-120	These amounts represent future bond payment reserves needed for the May payment in 2016 during the 15-16 B period.
121	<p>Revenues have been insufficient to pay for the deferred maintenance and the continued vandalism that has occurred on the site. Because the parking structure is open it has become the home of the homeless, a place for drug use, and a day time fight location among the youth. A large senior community lives adjacent to this area. There are over 300 units of affordable senior citizen only residential units that neighbor the parking structure, located directly across the street and down one block. There are another 300 units within ¼ mile vicinity. Crimes against the elderly are constant. Half the lights are broken out, the existing video cameras have been painted black and more than half are unusable, the elevator does not work along with many other maintenance issues. We will only be asking for funding for those items that directly contribute to the security of the Parking lot, resulting in a much safer neighborhood for the seniors. Bids have been secured for various elements of the security they are listed as follows.</p> <ol style="list-style-type: none"> 1. Block all openings using perforated steel screen. This requires that support frames be built and will include the services of a structural engineer. The first two floors openings will be covered with 6,000 square feet of galvanized steel, there will be two metal exit doors with panic bars, 2 metal exit doors and screen blocking off roof level. There will be three roll up doors. Total cost for materials and labor is \$258,000. 2. Currently the parking structure relies on natural light with a few light fixtures. Since the natural light will be gone we will need to add lights. Some of this work replaces the lights that were broken, others replace lights that have been removed, and for other sections it's a light upgrade. Lights will also be placed outside lighting the alley way behind the structure. To light this building we need to install 170 light units. The parts and installation will cost \$82,718. 3. Many of the videos recorders that were in the garage have been destroyed and the current DVD is outdated. We propose purchasing video recorders that are compatible with the police department. Video, DVR and installation cost \$112,057 4. To place roll up doors and secure the building properly it is necessary to remove the kiosk. We will demolish those and place ticket machines instead. This will reduce the need to have a person man the booth saving cost and reducing liability given the threats the kiosk staff constantly receive. The cost for removal of the kiosk is \$7,400, three ticket machines- \$38,487 and painting numbers on the stalls - \$10,000, internet wiring for the ticket machines to work - \$20,000, and signage that needs to be replaced after installing screening material which is estimated at \$10,000.
124	Legal support for Successor Agency implementation of dissolution, prepare contracts, etc.
125	Miscellaneous support from other City departments, inclusive of public works mapping services, finance department accounting support, Information Technology support, Senior Center staff support, etc.