

MEETING DATE: February 27, 2012

AGENDA ITEM: (1) Adoption of a Resolution Adopting the Draft Initial Recognized Obligation Payment Schedule for the Period February 1, 2012 through June 30, 2012 Pursuant to Section 34177(I)(2)(A) of the Health and Safety Code; and (2) Authorization Allowing the Executive Director to Make Such Payments on Behalf of the Successor Agency Utilizing Available Successor Agency Revenues, Including, but not Limited to, Newly Received Property Tax Revenues (Formerly Redevelopment Agency Tax Increment Proceeds).

ATTACHMENTS

Pages

1. Proposed Resolution w/ Exhibit A: ROPS

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1 WHEREAS, the Supreme Court generally revised the effective dates and
2 deadlines for performance of obligations in Part 1.85 arising before May 1, 2012, to take
3 effect four months later, while leaving the effective dates or deadlines for performance of
4 obligations under Health and Safety Code Part 1.8 of AB 26 unchanged; and

5 WHEREAS, as a result of the Supreme Court's decision, and on February 1,
6 2012, all California redevelopment agencies were dissolved and successor agencies to the
7 former redevelopment agencies were established, pursuant to Health and Safety Code
8 Section 34173, and tasked with paying, performing and enforcing the enforceable obligations
9 and winding down the affairs of the former redevelopment agencies; and

11 WHEREAS, by its Resolution No. 2012-R001, adopted on January 9, 2012,
12 pursuant to Part 1.85, the City Council made an election to serve as the successor agency to
13 the CCRA upon the dissolution of the CCRA under AB 26 ("Successor Agency"); and

14 WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(A) of AB
15 26, the Successor Agency is required to adopt and submit its initial draft Recognized
16 Obligation Payment Schedule ("ROPS") by March 1, 2012; and

18 WHEREAS, in accordance with AB 26, the draft initial ROPS has been
19 prepared using the preliminary initial draft ROPS prepared and adopted by the CCRA on
20 January 30, 2012, pursuant to Health and Safety Code Section 34169(h); and

21 WHEREAS, according to Health and Safety Code Section 34177(l)(1) of AB 26,
22 for each recognized obligation, the ROPS shall identify one or more of the following sources
23 of payment: (i) Low and Moderate Income Housing Funds, (ii) bond proceeds, (iii) reserve
24 balances, (iv) administrative cost allowance, and (v) the Redevelopment Property Tax Trust
25 Fund but only to the extent no other funding source is available or when payment from
26

1 property tax revenues is required by an enforceable obligation or by the provision of Part 1.85
2 of AB 26; and

3 WHEREAS, according to Health and Safety Code Section 34177(l)(2)(A) of AB
4 26, from January 1, 2012 through June 30, 2012, the ROPS shall project the dates and
5 amounts of scheduled payments for each enforceable obligation for the remainder of the time
6 period during which the redevelopment agency would have been authorized to obligate
7 property tax increment had such a redevelopment agency not been dissolved; and
8

9 WHEREAS, once adopted by the Successor Agency, the ROPS shall thereafter
10 be reviewed and certified by the County Auditor-Controller, through the use of an external
11 auditor, and submitted to the Oversight Board for review and approval. A copy of the
12 approved ROPS shall be submitted to the County Auditor-Controller and both the State
13 Controller's Office and the State Department of Finance and shall be posted on the
14 Successor Agency's website. The first ROPS shall be submitted to the State Controller's
15 Office and the State Department of Finance by April 15, 2012; and
16

17 WHEREAS, Health and Safety Code Section 34177(a)(1) of AB 26 requires the
18 Successor Agency to continue to make payments due for enforceable obligations and, from
19 February 1, 2012 until a ROPS becomes operative, only payments required pursuant to the
20 Enforceable Obligations Payment Schedule shall be made; and
21

22 WHEREAS, pursuant to Health and Safety Code Section 34177(a)(3),
23 commencing on May 1, 2012, only payments listed in the ROPS may be made by the
24 Successor Agency from the funds specified in the ROPS and, commencing May 1, 2012, the
25 ROPS shall supersede the Statement of Indebtedness of the Redevelopment Agency; and
26

27 WHEREAS, it is the intent of AB 26 that the ROPS serve as the designated
28 reporting mechanism for disclosing the Successor Agency's bi-annual payment obligations by

1 amount and source and, subsequent to the audit and approval of the ROPS as specified in
2 AB 26, the County Auditor-Controller will be responsible for ensuring that the Successor
3 Agency receives revenues sufficient to meet the requirements of the ROPS during each bi-
4 annual period; and

5 WHEREAS, notwithstanding the provisions of Health and Safety Code Section
6 34177(a)(1), agreements between the City and the CCRA have been included in the ROPS
7 because, among other things, they have been validated by operation of law prior to the
8 Governor's signature of AB 26 on June 28, 2011; and

9
10 WHEREAS, the Successor Agency's proposed ROPS, which is consistent with
11 the requirements of the Health and Safety Code and other applicable law, is attached to this
12 Resolution as Exhibit "A"; and

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

15
16 NOW, THEREFORE, the Board of Directors of the Successor Agency to the
17 Culver City Redevelopment Agency DOES HEREBY RESOLVE as follows:

18 SECTION 1. The foregoing recitals are true and correct and are a
19 substantive part of this Resolution.

20 SECTION 2. The adoption of this Resolution is not intended to and shall not
21 constitute a waiver by the Successor Agency of any rights the Successor Agency may have
22 to challenge the effectiveness and/or legality of all or any portion of AB 26 through
23 administrative or judicial proceedings.

24
25 SECTION 3. The ROPS attached hereto as Exhibit "A" and incorporated
26 herein by reference is hereby approved and adopted.

1 SECTION 4. The Executive Director, or designee, is hereby authorized and
2 directed to: i) provide the ROPS to the Oversight Board upon its establishment; and ii) take
3 such other actions and execute such other documents as are necessary to effectuate the
4 intent of this Resolution on behalf of the Successor Agency.

5 SECTION 5. This Resolution shall take effect immediately upon its adoption.

6
7 APPROVED AND ADOPTED, this ____ day of _____, 2012.
8
9

10 _____
11 MICHEÁL O' LEARY, CHAIR
12 Successor Agency to the Culver City
Redevelopment Agency

13 ATTEST:

APPROVED AS TO FORM:

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16 _____
17 MARTIN R. COLE, Secretary

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CAROL SCHWAB, Successor Agency
General Counsel

A12-00209

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34169

	Name / Debt Obligation	Page	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012	Funding Source *	Payable from the Administrative Allowance Allocation									
								Payments by month									
								Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total			
1)	SA Employee Costs	Successor Agency	Administrative Cost Allowance for Successor Agency	All Areas	100,000	400,000	Admin		0	0	0	0	0	400,000			\$ -
2)	SA Other Admin Costs	Successor Agency	Administrative Costs	All Areas	0	0	Admin		0	0	0	0	0				\$ -
3)																	\$ -
4)																	\$ -
5)																	\$ -
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10)																	\$ -
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Totals - This Page					\$ 1,850,000.00	\$ 770,000.00	Admin	\$ -	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00			\$750,000.00
** All total due during fiscal year and payment amounts are projected. *** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.) RPTTF - Redevelopment Property Tax Trust Fund LMIH - Low and Moderate Income Housing Fund Bonds - Bond proceeds Admin - Successor Agency Administrative Allowance Other - reserves, rents, interest earnings, etc																	

Culver City Successor Agency
Amortization of 2004, 2005 & 2006 ERAF; 2010 SERAF and '86-'95 Deferral Debts

2004 ERAF				
Mnth	Principal	Pmt		
Jan-12	88			
Feb-12	29	0		
Mar-12	2148	0		
Apr-12	10	0		
May12	1648	0		
Jun-12	140	0		
Jul-12	1178	0		
Aug-12	0	0		
Sep-12	08	0		
Oct12	40	0		
Nov12	28	0		
Dec12		0	28	

2005 ERAF				
Mnth	Principal	Pmt		
Jan-12	10			
Feb-12	108	05		
Mar-12	10	05		
Apr-12	05	05		
May12	000	05		
Jun-12	958	05		
Jul-12	890	05		
Aug-12	89	05		
Sep-12	0	05		
Oct12	0	05		
Nov12	0	05		
Dec12	0	05		
Jan-13	00	05		
Feb-13	00	05		
Mar-13	00	05		
Apr-13	00	05		
May13	0	05		
Jun-13	005	05		
Jul-13	50	05		
Aug-13	405	05		
Sep-13	40	05		
Oct13	428	05		
Nov13	0	05		
Dec13	05	05		
Jan-14	00	05		
Feb-14	03	05		
Mar-14	260	05		
Apr-14	240	05		
May14	20	05		
Jun-14	10	05		
Jul-14	10	05		
Aug-14	10	05		
Sep-14	00	05		
Oct14	00	05		
Nov14	00	05		
Dec14		0	00	

2006 ERAF				
Mnth	Principal	Pmt		
Jan-12	0			
Feb-12	00	20		
Mar-12	0	20		
Apr-12	00	20		
May12	010	20		
Jun-12	0	20		
Jul-12	0	20		
Aug-12	00	20		
Sep-12	00	20		
Oct12	0	20		
Nov12	00	20		
Dec12	0	20		
Jan-13	710	20		
Feb-13	00	20		
Mar-13	0	20		
Apr-13	0	20		
May13	0	20		
Jun-13	0	20		
Jul-13	6440	20		
Aug-13	0	20		
Sep-13	0	20		
Oct13	0	20		
Nov13	0	20		
Dec13	00	20		
Jan-14	40	20		
Feb-14	40	20		
Mar-14	4440	20		
Apr-14	40	20		
May14	400	20		
Jun-14	30	20		
Jul-14	0	20		
Aug-14	0	20		
Sep-14	30	20		
Oct14	00	20		
Nov14	0	20		
Dec14	00	20		
Jan-15	0	20		
Feb-15	210	20		
Mar-15	100	20		
Apr-15	10	20		
May15	140	20		
Jun-15	10	20		
Jul-15	10	20		

2010 SERAF				
Mnth	Principal	Pmt		
Jan-12	00			
Feb-12	02	0		
Mar-12	0	0		
Apr-12	02	0		
May12	00	0		
Jun-12	02	0		
Jul-12	0	0		
Aug-12	00	0		
Sep-12	02	0		
Oct12	0	0		
Nov12	02	0		
Dec12	0	0		
Jan-13	02	0		
Feb-13	0	0		
Mar-13	00	0		
Apr-13	012	0		
May13	0	0		
Jun-13	0	0		
Jul-13	70	0		
Aug-13	0	0		
Sep-13	02	0		
Oct13	0	0		
Nov13	00	0		
Dec13	02	0		
Jan-14	00	0		
Feb-14	02	0		
Mar-14	00	0		
Apr-14	540	0		
May14	10	0		
Jun-14	40	0		
Jul-14	422	0		
Aug-14	4112	0		
Sep-14	0	0		
Oct14	0	0		
Nov14	0	0		
Dec14	02	0		
Jan-15	0	0		
Feb-15	0	0		
Mar-15	0	0		
Apr-15	02	0		
May15	102	0		
Jun-15	10	0		
Jul-15	10	0		

85 to '96 Deferral			4% Interest Assured	
Mnth	Principal	Int		Pmt
Jan-12	419	11347		
Feb-12	02	118	0	
Mar-12	0	110	0	
Apr-12	0180	1100	0	
May12	020	11418	0	
Jun-12	023	1140	0	
Jul-12	00	1140	0	
Aug-12	0210	11419	0	
Sep-12	0108	110	0	
Oct12	0	112	0	
Nov12	0	110	0	
Dec12	0	1128	0	
Jan-13	0	1110	0	
Feb-13	010	1119	0	
Mar-13	00	110	0	
Apr-13	040	1102	0	
May13	00	110	0	
Jun-13	0	102	0	
Jul-13	00	10	0	
Aug-13	012	10	0	
Sep-13	00	102	0	
Oct13	0	10	0	
Nov13	057	108	0	
Dec13	00	10	0	
Jan-14	0011	10	0	
Feb-14	002	10	0	
Mar-14	000	10	0	
Apr-14	040	100	0	
May14	0445	100	0	
Jun-14	0140	100	0	
Jul-14	0	10	0	
Aug-14	00	103	0	
Sep-14	0	10	0	
Oct14	00	100	0	
Nov14	00	100	0	
Dec14	00	10	0	
Jan-15	010	10	0	
Feb-15	0	0	0	
Mar-15	045	0	0	
Apr-15	00	0	0	
May15	00	0	0	
Jun-15	0	0	0	
Jul-15	0	0	0	

Grand Total				
Mnth	Principal	Int		Pmt
Jan-12	40	11347		0
Feb-12	0440	118	10	
Mar-12	40	110	10	
Apr-12	40	1100	10	
May12	4016	11410	10	
Jun-12	403	1140	10	
Jul-12	40	1140	0	
Aug-12	4009	11419	0	
Sep-12	4002	110	0	
Oct12	404	112	0	
Nov12	4021	110	0	
Dec12	4440	1128	0	
Jan-13	4400	1110	05	
Feb-13	40	1119	05	
Mar-13	400	110	05	
Apr-13	4003	1102	05	
May13	40	110	05	
Jun-13	410	102	05	
Jul-13	4125	10	05	
Aug-13	4003	10	05	
Sep-13	400	102	05	
Oct13	019	10	05	
Nov13	000	108	05	
Dec13	000	10	05	
Jan-14	018	10	05	
Feb-14	004	10	05	
Mar-14	00	10	05	
Apr-14	00	100	05	
May14	0021	100	05	
Jun-14	0	100	05	
Jul-14	00	10	05	
Aug-14	00	103	05	
Sep-14	000	10	05	
Oct14	050	100	05	
Nov14	000	100	05	
Dec14	00	10	0	
Jan-15	00	10	0	
Feb-15	05	0	0	
Mar-15	000	0	0	
Apr-15	00	0	0	
May15	0440	0	0	
Jun-15	0047	0	0	
Jul-15	01	0	0	

Culver City Successor Agency
Amortization of 2004, 2005 & 2006 ERAF; 2010 SERAF and '86-'95 Deferral Debts

2004 ERAF		
Mnth	Principal	Ptm

2005 ERAF		
Mnth	Principal	Ptm

2006 ERAF		
Mnth	Principal	Ptm
Aug-15	840	20
Sep-15	0	20
Oct-15	40	20
Nov-15	0	20
Dec-15	0	0

2010 SERAF		
Mnth	Principal	Ptm
Aug-15	107	0
Sep-15	0	0
Oct-15	07	0
Nov-15	27	0
Dec-15	0	27

85 to '96 Deferral			4% Interest Assumed	
Mnth	Principal	Int		Ptm
Aug-15	00	08	0	
Sep-15	018	0	0	
Oct-15	073	0	0	
Nov-15	0	91	0	
Dec-15	001	09	0	
Jan-16	00	02	20	
Feb-16	0	0	20	
Mar-16	230	948	20	
Apr-16	0	0	20	
May-16	0	0	20	
Jun-16	03	218	20	
Jul-16	033	0	20	
Aug-16	05	32	20	
Sep-16	20	0	20	
Oct-16	290	30	20	
Nov-16	26	0	20	
Dec-16	2044	0	20	
Jan-17	02	0	20	
Feb-17	0	212	20	
Mar-17	2217	0	20	
Apr-17	2704	23	20	
May-17	223	02	20	
Jun-17	03	041	20	
Jul-17	0	0	20	
Aug-17	10	68	20	
Sep-17	102	091	20	
Oct-17	1073	0	20	
Nov-17	10	68	20	
Dec-17	10	0	20	
Jan-18	10	0	20	
Feb-18	170	0	20	
Mar-18	133	53	20	
Apr-18	1089	513	20	
May-18	10	0	20	
Jun-18	130	504	20	
Jul-18	1400	400	20	
Aug-18	1472	40	20	
Sep-18	10	40	20	
Oct-18	1322	447	20	
Nov-18	100	439	20	
Dec-18	120	416	20	
Jan-19	1100	0	20	
Feb-19	1100	0	20	

Grand Total				
Mnth	Principal	Int		Ptm
Aug-15	00	08	0	
Sep-15	018	0	0	
Oct-15	073	0	0	
Nov-15	0	91	0	
Dec-15	001	09	540	
Jan-16	00	02	20	
Feb-16	0	0	20	
Mar-16	230	948	20	
Apr-16	0	0	20	
May-16	0	0	20	
Jun-16	03	218	20	
Jul-16	033	0	20	
Aug-16	05	32	20	
Sep-16	20	0	20	
Oct-16	290	30	20	
Nov-16	26	0	20	
Dec-16	2044	0	20	
Jan-17	02	0	20	
Feb-17	0	212	20	
Mar-17	2217	0	20	
Apr-17	2704	23	20	
May-17	223	02	20	
Jun-17	03	041	20	
Jul-17	0	0	20	
Aug-17	10	68	20	
Sep-17	102	091	20	
Oct-17	1073	0	20	
Nov-17	10	68	20	
Dec-17	10	0	20	
Jan-18	10	0	20	
Feb-18	170	0	20	
Mar-18	133	53	20	
Apr-18	1089	513	20	
May-18	10	0	20	
Jun-18	130	504	20	
Jul-18	1400	400	20	
Aug-18	1472	40	20	
Sep-18	10	40	20	
Oct-18	1322	447	20	
Nov-18	100	439	20	
Dec-18	120	416	20	
Jan-19	1100	0	20	
Feb-19	1100	0	20	

Culver City Successor Agency
Amortization of 2004, 2005 & 2006 ERAF; 2010 SERAF and '86-'95 Deferral Debts

2004 ERAF			
Mnth	Principal	Pmt	

2005 ERAF			
Mnth	Principal	Pmt	

2006 ERAF			
Mnth	Principal	Pmt	

2010 SERAF			
Mnth	Principal	Pmt	

85 to '96 Deferral			4% Interest Assumed
Mnth	Principal	Pmt	
Mar-19	108	30	
Apr-19	108	30	
May-19	108	30	
Jun-19	107	30	
Jul-19	104	30	
Aug-19	101	30	
Sep-19	92	30	
Oct-19	83	30	
Nov-19	73	30	
Dec-19	63	30	
Jan-20	51	30	
Feb-20	40	30	
Mar-20	32	30	
Apr-20	24	30	
May-20	18	30	
Jun-20	11	30	
Jul-20	9	30	
Aug-20	24	30	
Sep-20	8	30	
Oct-20	54	30	
Nov-20	38	30	
Dec-20	14	33	
Jan-21	0	0	

Grand Total				
Mnth	Principal	Pmt		
Mar-19	108	30		
Apr-19	108	30		
May-19	108	30		
Jun-19	107	30		
Jul-19	104	30		
Aug-19	101	30		
Sep-19	92	30		
Oct-19	83	30		
Nov-19	73	30		
Dec-19	63	30		
Jan-20	51	30		
Feb-20	40	30		
Mar-20	32	30		
Apr-20	24	30		
May-20	18	30		
Jun-20	11	30		
Jul-20	9	30		
Aug-20	24	30		
Sep-20	8	30		
Oct-20	54	30		
Nov-20	38	30		
Dec-20	14	33		

Culver City Successor Agency 60 Month Amortization Schedule Employee Related Earned Accruals and Earned Obligations

Pension Liability			OPEB Liability			Accrual Liability			Total All Liabilities			
Mnth	Principal	Ptm	Mnth	Principal	Ptm	Mnth	Principal	Ptm	Mnth	Principal	Ptm	
Jan-12	0		Jan-12	0		Jan-12	0					
Feb-12	0		Feb-12	0		Feb-12	0					
Mar-12	0		Mar-12	0		Mar-12	0					
Apr-12	0		Apr-12	0		Apr-12	0					
May-12	0		May-12	0		May-12	0					
Jun-12	0		Jun-12	0		Jun-12	0					
Jul-12	0		Jul-12	0		Jul-12	0					
Aug-12	0		Aug-12	0		Aug-12	0					
Sep-12	0		Sep-12	0		Sep-12	0					
Oct-12	0		Oct-12	0		Oct-12	0					
Nov-12	0		Nov-12	0		Nov-12	0					
Dec-12	0		Dec-12	0		Dec-12	0					
Jan-13	0		Jan-13	0		Jan-13	0					
Feb-13	0		Feb-13	0		Feb-13	0					
Mar-13	0		Mar-13	0		Mar-13	0					
Apr-13	0		Apr-13	0		Apr-13	0					
May-13	0		May-13	0		May-13	0					
Jun-13	0		Jun-13	0		Jun-13	0					
Jul-13	0		Jul-13	0		Jul-13	0					
Aug-13	0		Aug-13	0		Aug-13	0					
Sep-13	0		Sep-13	0		Sep-13	0					
Oct-13	0		Oct-13	0		Oct-13	0					
Nov-13	0		Nov-13	0		Nov-13	0					
Dec-13	0		Dec-13	0		Dec-13	0					
Jan-14	0		Jan-14	0		Jan-14	0					
Feb-14	0		Feb-14	0		Feb-14	0					
Mar-14	0		Mar-14	0		Mar-14	0					
Apr-14	0		Apr-14	0		Apr-14	0					
May-14	0		May-14	0		May-14	0					
Jun-14	0		Jun-14	0		Jun-14	0					
Jul-14	0		Jul-14	0		Jul-14	0					
Aug-14	0		Aug-14	0		Aug-14	0					
Sep-14	0		Sep-14	0		Sep-14	0					
Oct-14	0		Oct-14	0		Oct-14	0					
Nov-14	0		Nov-14	0		Nov-14	0					
Dec-14	0		Dec-14	0		Dec-14	0					
Jan-15	0		Jan-15	0		Jan-15	0					
Feb-15	0		Feb-15	0		Feb-15	0					
Mar-15	0		Mar-15	0		Mar-15	0					
Apr-15	0		Apr-15	0		Apr-15	0					
May-15	0		May-15	0		May-15	0					
Jun-15	0		Jun-15	0		Jun-15	0					
Jul-15	0		Jul-15	0		Jul-15	0					
Aug-15	0		Aug-15	0		Aug-15	0					
Sep-15	0		Sep-15	0		Sep-15	0					
Oct-15	0		Oct-15	0		Oct-15	0					
Nov-15	0		Nov-15	0		Nov-15	0					

**Culver City Successor Agency
60 Month Amortization Schedule
Employee Related Earned Accruals and Earned Obligations**

Pension Liability			OPEB Liability			Accrual Liability			Total All Liabilities				
Mnth	Principal	Ptn	Mnth	Principal	Ptn	Mnth	Principal	Ptn	Mnth	Principal	Ptn		
Dec-15	100	0	Dec-15	0	0	Dec-15	50	48					
Jan-16	100	0	Jan-16	0	0	Jan-16	50	48					
Feb-16	100	0	Feb-16	0	0	Feb-16	40	48					
Mar-16	0	0	Mar-16	0	0	Mar-16	40	48					
Apr-16	0	0	Apr-16	0	0	Apr-16	30	48					
May-16	0	0	May-16	0	0	May-16	30	48					
Jun-16	0	0	Jun-16	0	0	Jun-16	20	48					
Jul-16	0	0	Jul-16	0	0	Jul-16	20	48					
Aug-16	0	0	Aug-16	0	0	Aug-16	20	48					
Sep-16	0	0	Sep-16	0	0	Sep-16	10	48					
Oct-16	0	0	Oct-16	0	0	Oct-16	10	48					
Nov-16	0	0	Nov-16	0	0	Nov-16	0	48					
Dec-16	0	0	Dec-16	0	0	Dec-16	0	48					
Jan-17	0	0	Jan-17	0	0	Jan-17	0	48					