

**NOTICE AND CALL OF SPECIAL MEETING
OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE COVINA REDEVELOPMENT AGENCY**

TO THE MEMBERS OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY TO THE COVINA REDEVELOPMENT AGENCY:

NOTICE IS HEREBY GIVEN that a special meeting of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency is hereby called to be held on Thursday, May 31, 2012 at 2:00 p.m. in the Council Chamber located inside City Hall, 125 East College Street, Covina, CA 91723-2199.

Said special meeting shall be for the purpose of conducting business in accordance with the attached Agenda. No other business will be discussed.

Dated: Thursday, May 24, 2012

/s/ Kevin Stapleton, Chairman of the Oversight Board of the
Successor Agency to the Covina Redevelopment Agency

AFFIDAVIT OF POSTING

I, Cynthia Petersen, Secretary to the Oversight Board of the Successor Agency to the Covina Redevelopment Agency, do hereby certify that the foregoing notice of special meeting was delivered via e-mail, faxed and/or hand delivered to each member of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency; posted on the posting board at the Covina City Hall as required by law; and faxed to the San Gabriel Valley Examiner and San Gabriel Valley Tribune; all on this 24th day of May 2012.

/s/ Cynthia Petersen, Oversight Board Secretary

**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE COVINA REDEVELOPMENT AGENCY
REGULAR MEETING AGENDA**

125 E. College Street, Covina, California
Council Chamber of City Hall
Thursday, May 31, 2012
2:00 p.m

- As a courtesy to Oversight Board Members, staff and attendees, everyone is asked to silence all pagers, cellular telephones and any other communication devices.
- Any member of the public may address the Oversight Board during both the public comment period and on any scheduled item on the agenda. Comments are limited to a maximum of five minutes per speaker unless, for good cause, the Chairperson amends the time limit. Anyone wishing to speak is requested to submit a yellow Speaker Request Card to the Secretary to the Board; cards are located near the agendas or at the Secretary's desk.
- Please provide 10 copies of any information intended for use at the Oversight Board meeting to the Secretary to the Board prior to the meeting.
- MEETING ASSISTANCE INFORMATION: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
- DOCUMENT AVAILABILITY: Any writings or documents provided to a majority of the Oversight Board regarding any item on this agenda will be made available for public inspection at the City Clerk's Office counter at City Hall located at 125 E. College Street and the reference desk at the Covina Library located at 234 North Second Avenue during normal business hours. In addition, such writings and documents are available in the City Clerk's Office and may be posted on the City's website at www.covinaca.gov.
- Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Oversight Board unless listed on the agenda, which has been posted not less than 72 hours prior to the meeting.
- If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.
- The Secretary to the Board of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency hereby declares that the agenda for the May 31, 2012 meeting was posted on May 24, 2012 near the front entrance of the City Hall, 125 East College Street, Covina, in accordance with Section 54954.2(a) of the California Government Code.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Oath of Office for new Members
5. Open Meeting - Brown Act Discussion for new Members
6. Public Comments

To address the Board please complete a yellow speaker request card located at the entrance and give it to the Secretary to the Board. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Board Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.
7. Approval of minutes from April 5, 2012 Oversight Board Meeting
8. Consideration of resolution approving the Successor Agency Administrative Budget for July 1, 2012 to December 31, 2012
9. Oversight Board consideration of resolution approving the transfer of certain properties used for governmental purposes and not suitable for resale formerly owned by the Covina Redevelopment Agency to the City of Covina and directing the Successor Agency to transfer the properties
10. Update on Successor Agency non-governmental land
11. Update on the status of Oversight Board Submittals to the State Department of Finance
12. Adjournment

**OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE
COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY**

MEETING DATE: May 31, 2012

ITEM NO.: 7

STAFF SOURCE: Robert Neiuber, Deputy Executive Director of the Successor Agency

ITEM TITLE: Approval of minutes from April 5, 2012 Oversight Board Meeting

STAFF RECOMMENDATION

Review and Approve the Minutes from the April 5, 2012 Oversight Board Meeting

FISCAL IMPACT

None

BACKGROUND

Minutes from previous meetings will be routinely placed onto the Agenda for the Oversight Board Members to consider and approve. If the Board Members have any corrections that they feel need to be made to the minutes of the meeting, please make sure that you clarify those changes during the meeting. If a Board Member was not in attendance at the meeting covered in the minutes, they should abstain from the vote on those particular minutes.

Board Members can also contact staff ahead of time to discuss any changes that they feel are necessary or to get access to the audio or video recording of the meeting.

Future minutes will not have this cover report attached.

EXHIBITS

A. Minutes of the April 5, 2012 Oversight Board Meeting

REVIEW TEAM ONLY	
SA Attorney: _____	Finance Director: <u></u>
Executive Director: <u></u>	Other: _____

MINUTES OF THE APRIL 5, 2012 OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET, COVINA, CALIFORNIA

1. **Call to Order**

Board Member Kevin Stapleton called the Oversight Board meeting to order at 3:10 p.m.

2. **Roll Call**

Board Members Present: David Hall, David Rivera, Steve Rossi, Kevin Stapleton

3. **Pledge of Allegiance**

Board Member David Rivera led the Pledge of Allegiance

4. **Oath of Office**

Deputy City Clerk Catherine LaCroix administered the Oath of Office to the Board Members.

5. **Open Meeting - Brown Act Discussion**

Successor Agency Counsel Elizabeth Hull gave an overview of the provisions of the Brown Act to the Board.

6. **Election of Officers: Chair and Vice Chair**

Deputy City Clerk Catherine LaCroix opened the nominations for Chairperson.

Board Member Rossi nominated Board Member Stapleton and Board Member Hall seconded. There was no discussion.

Deputy City Clerk LaCroix closed the nominations and voting took place. **Motion carried 4-0.**

Deputy City Clerk LaCroix opened the nominations for Vice Chairperson.

Chairperson Stapleton nominated Board Member Hall and Board Member Rossi seconded. There was no discussion.

Deputy City Clerk LaCroix closed the nominations and voting took place. **Motion carried 4-0.**

7. **Public Comments**

None.

8. **Presentation regarding AB 1X 26 and Oversight Board duties**

Successor Agency Counsel Hull gave an overview of AB 1X 26 and the Oversight Board duties.

9. **Consideration of resolution designating the staff contact for Department of Finance**

A motion was made by Board Member Rivera, seconded by Vice Chairperson Hall, to adopt **Resolution 12-04**, a Resolution of the Oversight Board of the Successor Agency to the dissolved Redevelopment Agency of the City of Covina, designating an official, Robert Neiuber, who the State of California Department of Finance may contact pursuant to Health and Safety Code Section 34179(h).

Motion carried 4-0

10. **Consideration of Recognized Obligation Payment Schedules (“ROPS”)**

A motion was made by Vice Chairperson Hall, seconded by Board Member Rossi, to approve a Recognized Obligation Payment Schedules (“ROPS”) covering the period from January 1, 2012, through June 30, 2012, and a ROPS covering the period from July 1, 2012, through December 31, 2012, and direct that the two ROPS be provided to the State of California Department of Finance for approval.

Motion carried 4-0

11. **Consideration of resolution approving the Successor Agency Administrative Budget**

A motion was made by Board Member Rivera, seconded by Board Member Rossi, to adopt **Resolution 12-05**, a Resolution of the Oversight Board of the Successor Agency to the dissolved Redevelopment Agency of the City of Covina, approving the Successor Agency’s administrative budget pursuant to Health and Safety Code Section 34177(j).

Motion carried 4-0

12. **Oversight Board consideration of resolution to direct the Successor Agency to transfer the former Covina Redevelopment Agency’s housing rights and responsibilities and encumbered funds to the Covina Housing Authority**

A motion was made by Vice Chairperson Hall, seconded by Board Member Rivera to adopt **Resolution 12-01**, a Resolution of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency, directing the Successor Agency to transfer housing responsibilities and all rights, powers, duties and obligations associated with the housing activities of the Covina Redevelopment Agency, along with the transfer of encumbered

low and moderate income housing funds designated for housing projects on the Recognized Obligation Payment Schedule (ROPS) to the Covina Housing Authority pursuant to Health and Safety Code Sections 34176, 34177 and 34181.

Motion carried 4-0

13. **Oversight Board consideration of resolution to direct the Successor Agency to transfer the former Covina Redevelopment Agency's housing assets and properties to the Covina Housing Authority**

A motion was made by Board Member Rossi, seconded by Board Member Rivera to adopt **Resolution 12-02**, a Resolution of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency, directing the Successor Agency to transfer ownership of the housing assets and properties of the former Covina Redevelopment Agency to the Covina Housing Authority pursuant to Health and Safety Code Sections 34177 and 34181.

Motion carried 4-0

14. **Consideration of resolution providing the time and place for holding the Oversight Board's regular meetings**

A motion was made by Vice Chairperson Hall, seconded by Board Member Rivera to adopt **Resolution 12-03**, a Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Covina providing the time and place for holding the Oversight Board's regular meetings. The meetings shall be held on the third Thursday of April and October, at 3:00 p.m., and such meetings shall be held at the City of Covina City Hall, Council Chambers, located at 125 East College Street, Covina, California.

Motion carried 4-0.

15. **Adjournment**

At 3:55 p.m. Chairperson Stapleton adjourned the Oversight Board of the Successor Agency to the Covina Redevelopment Agency to a meeting to be held on Thursday, April 19, 2012 at 3:00 p.m. in the City Hall Council Chambers.

Cynthia Petersen
Oversight Board Secretary

Approved this 31st day of May 2012

Kevin Stapleton Chairperson

**OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE
COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY**

MEETING DATE: May 31, 2012

ITEM NO.: 8

STAFF SOURCE: Robert Neiuber, Deputy Executive Director of the Successor Agency

ITEM TITLE: Consideration of resolution approving the Successor Agency Administrative Budget for July 1, 2012 to December 31, 2012.

STAFF RECOMMENDATION

Review and approve the Successor Agency Administrative Budget covering July 1, 2012, through December 31, 2012, approve Resolution No. 12-07 approving the Successor Agency Administrative Budget, and direct it be provided to the State Department of Finance for approval.

FISCAL IMPACT

\$250,000 of tax increment funds from the Redevelopment Property Tax Trust Fund (RPTTF) or from available unallocated Successor Agency tax increment funds.

BACKGROUND

Under the requirements of Health and Safety Code 34171 (the "Code"), the Successor Agency (Agency) should adopt an Administrative Budget for administrative costs of the Agency. According to the Code, the budget should be based on an administrative cost allowance will be either a percentage of the former tax increment owing as reflected on the ROPs or \$250,000, whichever is greater. The Code provides that:

The following terms shall have the following meanings:

(a) "Administrative budget" means the budget for administrative costs of the successor agencies as provided in Section 34177.

(b) "Administrative cost allowance" means an amount that, subject to the approval of the oversight board, is payable from property tax revenues of up to 5 percent of the property tax allocated to the successor agency for the 2011-12 fiscal year and up to 3 percent of the property tax allocated to the Redevelopment Obligation Retirement Fund money that is allocated to the successor agency for each fiscal year thereafter; provided, however, that the amount shall not be less than two hundred fifty thousand dollars (\$250,000) for any fiscal year or such lesser amount as agreed to by the successor agency. However, the allowance amount shall exclude any administrative costs that can be paid from bond proceeds or from sources other than property tax.

The proposed Administrative Budget reflects personnel costs for employees carrying out the Administrative functions of the Agency to be \$106,000 and operating costs of \$168,200 covering such things as legal costs, audit services, appraisals, office supplies, meeting costs, and city staff support (See exhibit A). The Successor Agency is asking the Oversight Board to approve the Administrative Budget of \$274,200, which exceeds the allowed Administrative Code Allowance of \$250,000, and direct the Administrative Budget be provided to the State Department of Finance for review. Staff will work to reduce operating costs for the Successor Agency in an effort to remain within the constraints of the Administrative Costs Allowance.

The funds for the Administrative Budget should be provided to the Successor Agency by the County of Los Angeles as part of their required distribution of assets from the RPTTF. As the County of Los Angeles has provided an estimate to the Successor Agency that the June distribution will only include \$145,088 (see exhibit B), additional funding for the administrative budget could come from available unallocated Successor Agency tax increment funds or land proceeds funds. The use of funds in this manner was discussed with the Los Angeles County Auditor Controller and the State Department of Finance at the Los Angeles County Town Hall Meeting on Redevelopment Agency Dissolution.

EXHIBITS

- A. Successor Agency Budget July 1, 2012, through December 31, 2012
- B. LA County Estimated RPTTF Allocation & Distribution (May estimate)
- C. Oversight Board Resolution 12-07

REVIEW TEAM ONLY	
SA Attorney: _____	Finance Director: <u></u>
Executive Director: <u></u>	Other: _____

Successor Agency Administrative Budget

Administrative Costs Allowance \$250,000

Personnel Costs \$106,000 Provides for part-time Deputy Executive Director
and partial costs of a Sr. Redevelopment Manager, Sr.
Management Analyst and Senior Administrative Technician
period

Operating Costs \$168,200

Legal Fees	\$60,000
Support (payroll/Finance/HR/ Clerk)	\$12,000
Consultants (appraisals, arbitrage, etc..)	\$60,000
Meeting Costs	\$1,000
Photocopy	\$500
Postage	\$200
Office Supplies	\$1,500
Telephone	\$1,000
Auditing	\$20,000
Office Space	\$12,000
	<u>\$168,200</u>

Total \$274,200

We will reduce Operating costs to meet Administrative Cost Allowance restraint

19- County of Los Angeles

Estimated Redevelopment Property Tax Trust Fund Allocations & Distributions
for May 1, 2012 Covering the Period 7/1/2012 through 12/31/2012

Successor Agency for the Former
Covina RDA

Redevelopment Property Tax Trust Fund (RPTTF) Activity by Project Area:	PROJECT # 1		PROJECT # 2		PROJECT # 2
	Agency Total	\$0	\$0	\$0	88 ANNEX
RPTTF Beginning Balance	\$0	\$0	\$0	\$0	\$0
Deposits:					
Secured, Unlited & Unsecured Property Taxes	4,227,915	3,416,642	577,229	234,044	
Supplemental Property Taxes	9,087	(2,532)	9,125	2,504	
Other Miscellaneous Property Tax Revenues	11,428	10,988	462	0	
Deposit totals	4,248,440	3,425,078	588,818	236,548	
RPTTF Available Balance	4,248,440	3,425,078	588,818	236,548	
H&S Code 34183 Distributions					
Administrative Fees to County Auditor/Controller	(3,373)	(2,719)	(466)	(188)	
SB813 Administrative Fees	(1,277)	(255)	(461)	(561)	
City Passthrough Payments	(43,281)	(34,329)	(6,959)	(1,983)	
County Taxing Entities (CTE) Passthrough Payments	(443,717)	(92,564)	(248,134)	(103,019)	
Special District Passthrough Payments	(4,025)	(3,139)	(710)	(176)	
K-12 School Passthrough Payments - Tax Portion	(18,339)	(14,328)	(3,212)	(799)	
K-12 School Passthrough Payments - Facilities Portion	(24,014)	(18,762)	(4,208)	(1,046)	
Community College Passthrough Payments - Tax Portion	(3,193)	(2,530)	(519)	(144)	
Community College Passthrough Payments - Facilities Portion	(3,530)	(2,797)	(574)	(159)	
County Office of Education - Tax Portion	(178)	(141)	(29)	(8)	
County Office of Education - Facilities Portion	(759)	(603)	(122)	(34)	
		(172,166)	(265,402)	(108,117)	
ROPS Enforceable Obligations Payable from Property Taxes	(3,557,968)				
Successor Agency Administrative Cost Allowance	(145,088)				
SCO Invoices for Audit and Oversight	0				
H&S Code 34183 Distribution Totals	(4,248,440)				
Residual Balance	(0)				
Residual Property Tax Distributions					
Residual Balance to Cities	0				
Residual Balance to County Taxing Entities	0				
Residual Balance to Special Districts	0				
Residual Balance to K-12 Schools	0				
Residual Balance to Community Colleges	0				
Residual Balance to County Office of Education	0				
Residual Property Tax Distribution Totals	0				
Ending RPTTF Balance	(30)				

RESOLUTION NO. 12-07

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF COVINA, APPROVING THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET FOR THE TIME PERIOD FROM JULY 1, 2012 THROUGH DECEMBER 31, 2012 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j)

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Covina ("RDA Successor Agency") is the successor agency to the dissolved Redevelopment Agency of the City of Covina ("Agency"), confirmed by Resolution No. 12-7041 adopted on January 11, 2012; and

WHEREAS, Health and Safety Code section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

WHEREAS, the Oversight Board is the RDA Successor Agency's oversight board pursuant to Health and Safety Code section 34179(a); and

WHEREAS, Health and Safety Code section 34177(j) requires the RDA Successor Agency to prepare a proposed administrative budget ("Administrative Budget") for each six-month period and submit it to the Oversight Board for the Oversight Board's approval; and

WHEREAS, the RDA Successor Agency has submitted the Administrative Budget for the time period of from July 1, 2012 through December 31, 2012 to the Oversight Board.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the Administrative Budget through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Section 3. Approval of the Administrative Budget. The Oversight Board hereby approves and adopts the Administrative Budget for the time period of from July 1, 2012 through December 31, 2012, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34177.

Section 4. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The

Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 5. Certification. The Oversight Board Secretary, shall certify to the adoption of this Resolution.

Section 6. Effective Date. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED this 31st day of May, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Oversight Board Chairperson

ATTEST:

Oversight Board Secretary

EXHIBIT A

SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET

[Attached behind this page]

Successor Agency Administrative Budget

Administrative Costs Allowance \$250,000

Personnel Costs \$106,000 Provides for part-time Deputy Executive Director
and partial costs of a Sr. Redevelopment Manager, Sr.
Management Analyst and Senior Administrative Technician
period

Operating Costs \$168,200

Legal Fees	\$60,000
Support (payroll/Finance/HR/ Clerk)	\$12,000
Consultants (appraisals, arbitration, etc..)	\$60,000
Meeting Costs	\$1,000
Photocopy	\$500
Postage	\$200
Office Supplies	\$1,500
Telephone	\$1,000
Auditing	\$20,000
Office Space	\$12,000
	<u>\$168,200</u>

Total \$274,200

We will reduce Operating costs to meet Administrative Cost Allowance restraint

**OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE
COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY**

MEETING DATE: May 31, 2012

ITEM NO.: 9

STAFF SOURCE: Robert Neiuber, Deputy Executive Director of Successor Agency

ITEM TITLE: Oversight Board consideration of resolution approving the transfer of certain properties used for governmental purposes and not suitable for resale formerly owned by the Covina Redevelopment Agency to the City of Covina and directing the Successor Agency to transfer the properties

STAFF RECOMMENDATION

Adopt Oversight Board of the Successor Agency to the Covina Redevelopment Agency (“Oversight Board”) Resolution No. 12-06 approving the following:

- (1) A Resolution of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency approving the transfer of the certain former Covina Redevelopment Agency properties used for governmental purposes and not suitable for resale to the City of Covina pursuant to California Health and Safety Code Section 34177 (e) and Section 34181(a), making certain findings with regard thereto and directing the Successor Agency to transfer the properties

- (2) Submit the approved recommendation to the State Department of Finance for review.

FISCAL IMPACT

The carrying value of the properties used for governmental purposes that were transferred from the Agency to the City in March and April of last year was \$3,031,429. This action of the Oversight Board will ratify those previous actions.

BACKGROUND

On May 15, 2012, the Successor Agency reviewed the previous transfers of government purpose land from the Agency to the City that occurred between January 1, 2011 and June 29, 2011. After reviewing the information, the Successor Agency approved a Resolution recommending that the Oversight Board approve the transfers of these government purpose properties and directs the Successor Agency to transfer the properties to the City (see Exhibit A).

On March 11, 2011, the City Council and Redevelopment Agency approved the transfer of seven properties from the Agency to the City of Covina (see Exhibit A of Exhibit A). On April 19, 2011, the City Council and Redevelopment Agency approved the transfer of two additional properties from the Agency to the City (see Exhibit B of Exhibit A). All of these properties were transferred in accordance with Health and Safety Code 33430 and 33431. The properties were transferred to the City for public use and were consistent with the Agency’s implementation

plan. The properties were all purchased, constructed, and/or used for a governmental purpose. The properties transferred were:

<u>APN</u>	<u>Description</u>
8451-001-912	Parking lot, Shopper's Lane
8444-021-904	Vacant land, Puente at Citrus – (flag lot, future park site)
8431-014-904	Parking lot, 547 N. Citrus
8430-026-900	Park, Heritage Square, Citrus/San Bernardino Road
8429-009-900	City Yard, 534 N. Barranca
8447-031-901	Jalapa Park, Holt and Garvey
8445-009-909	Portion of Civic Center Parking Structure, 114 E. College St.
8445-009-910	Lots 13 and 14, Parking lot, Badillo Street Covina
8445-009-910	Lot 15, vacant lot, 135 E. Badillo Street, Covina

With the exception of Heritage Plaza Park and the City Yard, all of these properties were conveyed by quit claim deed from the Agency to the City. Heritage Park was shown as an asset on the Agency's books but the County showed it as being owned by the City. The City Yard was also shown as being owned by the City as a result of a previous sale from the Agency to the City.

On June 29, 2011 the governor signed into law AB 1X 26, the bill eliminated local redevelopment agencies and had the effect of calling into question the transfer of any property between the Agency and the City that took place after January 1, 2011. This change to the law is outlined in Health and Safety Code 34167.5:

34167.5. Commencing on the effective date of the act adding this part, the Controller shall review the activities of redevelopment agencies in the state to determine whether an asset transfer has occurred after January 1, 2011, between the city or county, or city and county that created a redevelopment agency or any other public agency, and the redevelopment agency. If such an asset transfer did occur during that period and the government agency that received the assets is not contractually committed to a third party for the expenditure or encumbrance of those assets, to the extent not prohibited by state and federal law, the Controller shall order the available assets to be returned to the redevelopment agency or, on or after October 1, 2011, to the successor agency, if a successor agency is established pursuant to Part 1.85 (commencing with Section 34170). Upon receiving such an order from the Controller, an affected local agency shall, as soon as practicable, reverse the transfer and return the applicable assets to the redevelopment agency or, on or after October 1, 2011, to the successor agency, if a successor agency is established pursuant to Part 1.85 (commencing with Section 34170). The Legislature hereby finds that a transfer of assets by a redevelopment agency during the period covered in this section is deemed not to be in the furtherance of the Community Redevelopment Law and is thereby unauthorized.

The Successor Agency provided a list of the properties transferred from the Agency to the City to the State Controller in accordance with their request (see Exhibit C of Exhibit A). The State Controller's Office sent out a generic letter to the Counties dated April 20, 2012 regarding this matter and directing that all transfers by all agencies be reversed (see Exhibit D of Exhibit A). The letter also asked that the transferred properties that anyone had questions on be placed on reserve pending their review. The City is not in receipt of a letter specifically to us on the

property information that we provided to the State Controller's Office as of the writing of this Agenda item. Rather than await review, the Agency is seeking approval to make a determination on the transfer of these properties as allowed under the new law.

The same bill, AB 1X 26, did provide some provisions that would exempt the transfers from the State Controller clawback provision or allow the transfer subject to different requirements under other provisions of the legislation. One of those provisions indicates that if the property or asset was constructed and used for a governmental purpose and is not suitable for resale. The oversight board is given discretion to exempt such properties from resale in Section 34181(a), and this exemption is also recognized in the successor agency section (Section 34177(e)) (see Exhibit E of Exhibit A).

In the case of the properties that were transferred from the Agency to the City and were listed above, they are all being used for a governmental purpose and are not suitable for resale. Maps and pictures of the properties discussed below can be found in Exhibit F of Exhibit A.

8451-001-912 Parking lot, Shopper's Lane

The Agency purchased and constructed a public parking lot for use of the adjacent businesses. This is the only parking available to the numerous small businesses on Shoppers Lane other than on-street parking. Elimination of the governmental purpose of public parking would adversely affect these businesses and the property tax and sales tax that they produce for the taxing entities.

8444-021-904 Vacant land, Puente at Citrus – (flag lot, future park site)

This property sits behind property owned by the Covina Valley Unified School District as is only accessible through an easement granted by the School District. As a flag lot, having no direct connection to a street, development other than for a government purpose would require legislative action to amend the City's General Plan. The City plans on building a park at this location and has received approval for a multi-million dollar grant from the State in order to accomplish that goal. National Recreation and Park Association (NRPA) set park and open space guideless and standards for cities calls for of 2.5 to 4 acres/1000 population. Covina has 1.13 acres/1000 population, well below the minimum standard set by NRPA. Parks are a governmental purpose clearly articulated in Health and Safety Code 34181 (a).

8431-014-904 Parking lot, 547 N. Citrus

The Agency purchased and constructed a public parking lot for use of the adjacent businesses. This is the only parking available to the numerous small businesses on Citrus Avenue north of San Bernardino Road other than on-street parking. Elimination of the governmental purpose of public parking would adversely affect these businesses and the property tax and sales tax that they produce for the taxing entities.

8430-026-900 Park, Heritage Plaza, Citrus/San Bernardino Road

This property was shown as being owned by the City but was listed as an asset on the Agency's books. This park site is an integral part of City's Town Center plan and the continued development of vacant downtown sites that will have a positive effect on the property tax and sales tax that will be enjoyed by all the taxing entities. The National Recreation and Park Association (NRPA) set park and open space guideless and standards for cities calls for of 2.5 to 4 acres/1000 population. Covina has 1.13 acres/1000 population, well below the minimum standard set by NRPA. Parks are a governmental purpose clearly articulated in Health and Safety Code 34181 (a). The APN number for this site was changed to 8431-014-904 as a result

of the construction of an adjacent mixed-use development and the new cul-de-sac on School Street. This site also holds the City's Police and Fire Department and parking for those uses all of which are government purposes.

8429-009-900 City Yard, 534 N. Barranca

This property is owned by the City. The City Yard houses the City's Public Works Department including Streets, Water, Sewer, and Mechanics. The site also stores the raw materials needed for them to accomplish their work. This is an asset clearly constructed and used for governmental purposes.

8447-031-901 Jalapa Park, Holt and Garvey

This park was purchased and constructed for the governmental purpose of a park. The National Recreation and Park Association (NRPA) set park and open space guideless and standards for cities calls for of 2.5 to 4 acres/1000 population. Covina has 1.13 acres/1000 population, well below the minimum standard set by NRPA. Parks are a governmental purpose clearly articulated in Health and Safety Code 34181 (a).

8445-009-909 Portion of Civic Center Parking Structure, 114 E. College St.

This lot was purchased and the parking lot above was constructed for the governmental purpose of providing parking for the City Hall and the downtown businesses including the local community hospital. Numerous small businesses rely on the availability of this parking. Elimination of the governmental purpose of public parking would adversely affect these businesses and the property tax and sales tax that they produce for the taxing entities.

8445-009-910 Lots 13 and 14, Parking lot, 135 E. Badillo Street Covina

The Agency purchased and maintained a public parking lot for use of the adjacent businesses. Elimination of the governmental purpose of public parking would adversely affect these businesses and the property tax and sales tax that they produce for the taxing entities.

8445-009-910 Lot 15, vacant lot, 135 E. Badillo Street, Covina

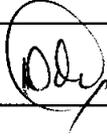
The City was considering various uses for the vacant lot including additional parking or a public space/park, but has put any plans on hold until the issue of if this property could be transferred to the City could be determined under the new law regarding redevelopment agency properties. As the planned use is a governmental purpose staff listed this as a property that we ask the Oversight Board to consider and approve the transfer of the property for governmental use.

The Agency and City did take care in determining, which Agency properties used for public purpose and governmental use were transferred from the Agency to the City. This is evident in that the Agency did not transfer the KIA site (626 S. Citrus Avenue), the VW site (528 South Citrus), and the Enterprise site (635 S. Citrus) to the City, but maintained them as Agency assets that must be disposed of in accordance with the law with the money from the eventual sales being distributed to the various taxing entities.

Staff is asking the Oversight Board to approve the previous transfer of the properties, used for governmental purposes and not suitable for resale, to the City of Covina per Section 34177(e) and Section 34181(a) of the Health and Safety Code and direct the Successor Agency to transfer the properties. The specific properties are listed above and in the Resolution.

EXHIBITS

- A. May 15, 2012 Successor Agency Agenda Item and Exhibits
 - a. March 11, 2011 Agenda Item on transfer of property
 - b. April 19, 2011 Agenda Item on transfer of property
 - c. State Controller's Office Asset Transfer Assessment
 - d. State Controller's letter dated April 20, 2012
 - e. Health and Safety Code Section 34181(a), Section 34177(e) and Section 34188
 - f. Maps and pictures of the properties
 - g. Successor Agency Resolution No. 12-005
- B. Oversight Board Resolution No. 12-06

REVIEW TEAM ONLY	
SA Attorney: _____	Finance Director: <u></u>
Executive Director: <u></u>	Other: _____

**SUCCESSOR AGENCY TO THE
COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY**

MEETING DATE: May 15, 2012

ITEM NO.: NB 3

STAFF SOURCE: Robert Neiuber, Deputy Executive Director of Successor Agency *RN*

ITEM TITLE Successor Agency consideration of resolution to recommend oversight board approval of the transfer of certain properties used for governmental purposes and not suitable for resale formerly owned by the Covina Redevelopment Agency to the City of Covina

STAFF RECOMMENDATION

Adopt Successor Agency to the Covina Redevelopment Agency ("Successor Agency") **Resolution No. 12-005** recommending Oversight Board to the Successor Agency ("Oversight Board") approval of the following:

- (1) A Resolution of the Successor Agency to the Covina Redevelopment Agency recommending the Oversight Board approve the transfer of the certain former Covina Redevelopment Agency properties used for governmental purposes and not suitable for resale to the City of Covina pursuant to California Health and Safety Code Section 34177 (e) and Section 34181(a), making certain findings with regard thereto and direct the Successor Agency to transfer the properties

FISCAL IMPACT

The carrying value of the properties used for governmental purposes that were transferred from the Agency to the City in March and April of last year was \$3,031,429. This action of the Successor Agency and the Oversight Board will ratify those previous actions.

BACKGROUND

On March 11, 2011, the City Council and Redevelopment Agency approved the transfer of seven properties from the Agency to the City of Covina (see Exhibit A). On April 19, 2011, the City Council and Redevelopment Agency approved the transfer of two additional properties from the Agency to the City (see Exhibit B). All of these properties were transferred in accordance with Health and Safety Code 33430 and 33431. The properties were transferred to the City for public use and were consistent with the Agency's implementation plan. The properties were all purchased, constructed, and/or used for a governmental purpose. The properties transferred were:

<u>APN</u>	<u>Description</u>
8451-001-912	Parking lot, Shopper's Lane
8444-021-904	Vacant land, Puente at Citrus – (flag lot, future park site)
8431-014-904	Parking lot, 547 N. Citrus
8430-026-900	Park, Heritage Square, Citrus/San Bernardino Road
8429-009-900	City Yard, 534 N. Barranca

8447-031-901	Jalapa Park, Holt and Garvey
8445-009-909	Portion of Civic Center Parking Structure, 114 E. College St.
8445-009-910	Lots 13 and 14, Parking lot, Badillo Street Covina
8445-009-910	Lot 15, vacant lot, 135 E. Badillo Street, Covina

With the exception of Heritage Plaza Park and the City Yard, all of these properties were conveyed by quit claim deed from the Agency to the City. Heritage Park was shown as an asset on the Agency's books but the County showed it as being owned by the City. The City Yard was also shown as being owned by the City as a result of a previous sale from the Agency to the City.

On June 29, 2011 the governor signed into law AB 1X 26, the bill eliminated local redevelopment agencies and had the effect of calling into question the transfer of any property between the Agency and the City that took place after January 1, 2011. This change to the law is outlined in Health and Safety Code 34167.5:

34167.5. Commencing on the effective date of the act adding this part, the Controller shall review the activities of redevelopment agencies in the state to determine whether an asset transfer has occurred after January 1, 2011, between the city or county, or city and county that created a redevelopment agency or any other public agency, and the redevelopment agency. If such an asset transfer did occur during that period and the government agency that received the assets is not contractually committed to a third party for the expenditure or encumbrance of those assets, to the extent not prohibited by state and federal law, the Controller shall order the available assets to be returned to the redevelopment agency or, on or after October 1, 2011, to the successor agency, if a successor agency is established pursuant to Part 1.85 (commencing with Section 34170). Upon receiving such an order from the Controller, an affected local agency shall, as soon as practicable, reverse the transfer and return the applicable assets to the redevelopment agency or, on or after October 1, 2011, to the successor agency, if a successor agency is established pursuant to Part 1.85 (commencing with Section 34170). The Legislature hereby finds that a transfer of assets by a redevelopment agency during the period covered in this section is deemed not to be in the furtherance of the Community Redevelopment Law and is thereby unauthorized.

The Successor Agency provided a list of the properties transferred from the Agency to the City to the State Controller in accordance with their request (see Exhibit C). The State Controller's Office sent out a generic letter to the Counties dated April 20, 2012 regarding this matter and directing that all transfers by all agencies be reversed (see Exhibit D). The letter also asked that the transferred properties that anyone had questions on be placed on reserve pending their review. The City is not in receipt of a letter specifically to us on the property information that we provided to the State Controller's Office as of the writing of this Agenda item. Rather than await review, the Agency is seeking approval to make a determination on the transfer of these properties as allowed under the new law.

The same bill, AB 1X 26, did provide some provisions that would exempt the transfers from the State Controller clawback provision or allow the transfer subject to different requirements under other provisions of the legislation. One of those provisions indicates that if the property or asset was constructed and used for a governmental purpose and is not suitable for resale. The oversight

board is given discretion to exempt such properties from resale in Section 34181(a), and this exemption is also recognized in the successor agency section (Section 34177(e)) (see Exhibit E).

In the case of the properties that were transferred from the Agency to the City and were listed above, they are all being used for a governmental purpose and are not suitable for resale. Maps and pictures of the properties discussed below can be found in Exhibit F.

8451-001-912 Parking lot, Shopper's Lane

The Agency purchased and constructed a public parking lot for use of the adjacent businesses. This is the only parking available to the numerous small businesses on Shoppers Lane other than on-street parking. Elimination of the governmental purpose of public parking would adversely affect these businesses and the property tax and sales tax that they produce for the taxing entities.

8444-021-904 Vacant land, Puente at Citrus – (flag lot, future park site)

This property sits behind property owned by the Covina Valley Unified School District as is only accessible through an easement granted by the School District. As a flag lot, having no direct connection to a street, development other than for a government purpose would require legislative action to amend the City's General Plan. The City plans on building a park at this location and has received approval for a multi-million dollar grant from the State in order to accomplish that goal. National Recreation and Park Association (NRPA) set park and open space guideless and standards for cities calls for of 2.5 to 4 acres/1000 population. Covina has 1.13 acres/1000 population, well below the minimum standard set by NRPA. Parks are a governmental purpose clearly articulated in Health and Safety Code 34181 (a).

8431-014-904 Parking lot, 547 N. Citrus

The Agency purchased and constructed a public parking lot for use of the adjacent businesses. This is the only parking available to the numerous small businesses on Citrus Avenue north of San Bernardino Road other than on-street parking. Elimination of the governmental purpose of public parking would adversely affect these businesses and the property tax and sales tax that they produce for the taxing entities.

8430-026-900 Park, Heritage Plaza, Citrus/San Bernardino Road

This property was shown as being owned by the City but was listed as an asset on the Agency's books. This park site is an integral part of City's Town Center plan and the continued development of vacant downtown sites that will have a positive effect on the property tax and sales tax that will be enjoyed by all the taxing entities. The National Recreation and Park Association (NRPA) set park and open space guideless and standards for cities calls for of 2.5 to 4 acres/1000 population. Covina has 1.13 acres/1000 population, well below the minimum standard set by NRPA. Parks are a governmental purpose clearly articulated in Health and Safety Code 34181 (a). The APN number for this site was changed to 8431-014-904 as a result of the construction of an adjacent mixed-use development and the new cul-de-sac on School Street. This site also holds the City's Police and Fire Department and parking for those uses all of which are government purposes.

8429-009-900 City Yard, 534 N. Barranca

This property is owned by the City. The City Yard houses the City's Public Works Department including Streets, Water, Sewer, and Mechanics. The site also stores the raw materials needed for them to accomplish their work. This is an asset clearly constructed and used for governmental purposes.

8447-031-901 Jalapa Park, Holt and Garvey

This park was purchased and constructed for the governmental purpose of a park. The National Recreation and Park Association (NRPA) set park and open space guideless and standards for cities calls for of 2.5 to 4 acres/1000 population. Covina has 1.13 acres/1000 population, well below the minimum standard set by NRPA. Parks are a governmental purpose clearly articulated in Health and Safety Code 34181 (a).

8445-009-909 Portion of Civic Center Parking Structure, 114 E. College St.

This lot was purchased and the parking lot above was constructed for the governmental purpose of providing parking for the City Hall and the downtown businesses including the local community hospital. Numerous small businesses rely on the availability of this parking. Elimination of the governmental purpose of public parking would adversely affect these businesses and the property tax and sales tax that they produce for the taxing entities.

8445-009-910 Lots 13 and 14, Parking lot, 135 E. Badillo Street Covina

The Agency purchased and maintained a public parking lot for use of the adjacent businesses. Elimination of the governmental purpose of public parking would adversely affect these businesses and the property tax and sales tax that they produce for the taxing entities.

8445-009-910 Lot 15, vacant lot, 135 E. Badillo Street, Covina

The City was considering various uses for the vacant lot including additional parking or a public space/park, but has put any plans on hold until the issue of if this property could be transferred to the City could be determined under the new law regarding redevelopment agency properties. As the planned use is a governmental purpose staff continues to list this as a property that we ask the Successor Agency to approve for the Oversight Board to make a determination.

The Agency and City did take care in determining, which Agency properties used for public purpose and governmental use were transferred from the Agency to the City. This is evident in that the Agency did not transfer the KIA site (626 S. Citrus Avenue), the VW site (528 South Citrus), and the Enterprise site (635 S. Citrus) to the City, but maintained them as Agency assets that must be disposed of in accordance with the law with the money from the eventual sales being distributed to the various taxing entities.

Staff is asking the Successor Agency to recommend approval of the previous transfer of the properties, used for governmental purposes and not suitable for resale, to the City of Covina per Section 34177(e) and Section 34181(a) of the Health and Safety Code. The specific properties are listed above and in the Resolution.

RELEVANCE TO THE STRATEGIC PLAN

Approving the transfer of these properties for governmental use helps us to maintain park area and maintain the financial stability of the City, which are both goals of the current Strategic Plan.

EXHIBITS

- A. March 1, 2011 Agenda Item on transfer of property
- B. April 19, 2011 Agenda Item on transfer of property
- C. State Controller's Office Asset Transfer Assessment
- D. State Controller's letter dated April 20, 2012
- E. Health and Safety Code Section 34181(a), Section 34177(e) and Section 34188

- F. Maps and pictures of the properties
- G. Resolution No. 12-005

REVIEW TEAM ONLY	
City Attorney: 	Finance Director: 
City Manager: 	Other: _____

**CITY OF COVINA/
COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY**

COPY

MEETING DATE: March 1, 2011

STAFF SOURCE: Daryl Parrish, City Manager/Executive Director
Robert Neiuber, Director of Community Development/
Deputy Executive Director Redevelopment
Dilu De Alwis, Director of Finance

ITEM TITLE: City Council/Redevelopment Agency to authorize the transfer of Redevelopment Agency properties described as Assessor Parcel Numbers 8451-001-912, 8444-021-904, 8431-014-904, 8430-026-900, 8429-009-900, 8447-031-901, AND 8445-009-909 from the Agency to the City.

STAFF RECOMMENDATION

- a) Conduct the joint public hearing, consider public testimony, and
- b) City Council to adopt Resolution No. 11-6936, approving the transfer of certain real properties owned by the Covina Redevelopment Agency within the Covina Revitalization Redevelopment Project No. One and Project No. Two to the City of Covina pursuant to California Health and Safety Code Sections 33430, 33431 and 33445 and making certain findings with regard thereto, and
- c) Covina Redevelopment Agency to adopt Resolution No. 11-660 approving the transfer of certain agency owned real properties within the Covina Revitalization Redevelopment Project No. One and Project No. Two to the City of Covina pursuant to California Health and Safety Code Sections 33430, 33431 and 33445 and making certain findings with regard thereto.

FISCAL IMPACT

Approval of this action will decrease the assets of the agency and increase the assets of the City. The park properties are currently maintained through the Parks and Recreation Department. The vacant lot at Puente west of Citrus is not currently maintained by the City, therefore there will be an impact to the Parks and Recreation Department for the maintenance of this property.

BACKGROUND

According to California Health and Safety Code Section 33445, a redevelopment agency may, with the consent of the City Council, pay with tax increment funds all or part of the value of land for publicly owned improvements located inside or contiguous to a project area, if the City Council makes the following findings: (i) the acquisition of land is of benefit to the project area by helping eliminate blight within the project area; (ii) no other reasonable means of financing the acquisition of land is available; (iii) the payment of funds for the acquisition of land is consistent with the implementation plan adopted pursuant to California Health and Safety Code

COPY

Section 33490. The City Council makes such findings in City Council Resolution No. 11-6936 and the Agency's Governing Board affirms such findings in Agency Resolution No. 11-660 with regard to the transfer of the following properties ("Properties") from the Agency to the City:

<u>APN</u>	<u>Description</u>
8451-001-912	Parking lot, Shopper's Lane
8444-021-904	Vacant land, Puente at Citrus
8431-014-904	Parking lot, 547 N. Citrus
8430-026-900	Park, Heritage Square, Citrus/San Bernardino Road
8429-009-900	City Yard, 534 N. Barranca
8447-031-901	Jalapa Park, Holt and Garvey
8445-009-909	Portion of Civic Center Parking Structure, 114 E. College St.

In response to the Governor's proposed State budget package and proposals for FY 2011-2012 which include recommending the elimination of redevelopment agencies "to realign the delivery of state services to counties and local governments" and eliminate a projected State deficit of \$25.4 billion, the City Manager and Agency Executive Director proposes the recommended actions intended to provide flexibility to preserve local public assets.

Pursuant to Health and Safety Code Section 33430 and 33431, an agency may transfer any real or personal property or any interest in property and must provide public notice. The public hearing is properly noticed, and the Agency proposes to transfer to the City ownership of the Properties for public use to the City of Covina.

RELEVANCE TO THE STRATEGIC PLAN

Preservation of local control of public properties in the City is of benefit to the financial stability of the City.

EXHIBITS

- A. City Resolution No. 11-6936
- B. Agency Resolution No. 11-660

REVIEW TEAM ONLY	
City Attorney: _____	Finance Director: _____
City Manager: _____	Other: _____

COPY

EXHIBIT A

RESOLUTION NO. 11-6936

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA APPROVING THE TRANSFER OF CERTAIN REAL PROPERTIES OWNED BY THE COVINA REDEVELOPMENT AGENCY WITHIN THE COVINA REVITALIZATION REDEVELOPMENT PROJECT NO. ONE AND PROJECT NO. TWO TO THE CITY OF COVINA PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33430, 33431 AND 33445 AND MAKING CERTAIN FINDINGS WITH REGARD THERETO

WHEREAS, the City Council of the City of Covina ("City") approved and adopted redevelopment plans ("Redevelopment Plan") for a redevelopment project area known as Project Area No. 1 on July 15, 1974 and a redevelopment project area known as Project Area No. 2 on September 19, 1983, and amended on July 13, 1987 to add territory (collectively, the "Project Areas" and individually the "Project Area"); and

WHEREAS, the Covina Redevelopment Agency ("Agency") is engaged in activities to execute and implement the Redevelopment Plans for the Project Areas pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, et seq.) ("CRL"); and

WHEREAS, for the improvement of the Project Areas and the immediate neighborhoods in which the Project Areas are located, the Agency has recognized the need for certain public improvements, which improvements are located within the boundaries of, and contiguous to, the Project Areas, and

WHEREAS, pursuant to CRL Section 33445, a redevelopment agency may, with the consent of the City Council, pay all or part of the value of land located inside or contiguous to a project area, if the City Council makes certain findings and transfer such property; and

WHEREAS, as provided in this Resolution, the City Council has made the required findings pursuant to CRL Section 33445; and

WHEREAS, in accordance with CRL Section 33445, the Agency has used its tax increment funds received pursuant to CRL Section 33670 to pay for all or part of the cost of the value of land for seven properties (collectively, "Properties"), as listed below:

<u>APN</u>	<u>Description</u>
8451-001-912	Parking lot, Shopper's Lane
8444-021-904	Vacant land, Puente at Citrus
8431-014-904	Parking lot, 547 N. Citrus

COPY

8430-026-900	Park, Heritage Square
8429-009-900	City Yard, 534 N. Barranca
8447-031-901	Jalapa Park, Holt and Garvey
8445-009-909	Portion of Civic Center Parking Structure, 114 E. College St.

WHEREAS, the Agency desires to transfer the Properties to the City of Covina in accordance with a quitclaim deed in substantially the form attached to this Resolution as Exhibit "A" and the City desires to acknowledge acceptance of the Properties through a certificate of acceptance in substantially the form attached to such quitclaim deed; and

WHEREAS, CRL Section 33430 authorizes a redevelopment agency to sell real property and CRL Section 33431 provides that such sale may be made without public bidding only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in the county in which the land lies; and

WHEREAS, pursuant to Health CRL Section 33431, notice of the public hearing held on March 1, 2011 was published in a newspaper of general circulation on February 10 and February 17, 2011; and

WHEREAS, pursuant to provisions of the California Community Redevelopment Law, the City Council and the Redevelopment Agency held a duly noticed joint public hearing on the proposed transfer of the Properties on March 1, 2011; and

WHEREAS, the City Council has considered all terms and conditions of the proposed transfer, and has determined that the proposed action is in the best interests of the City and in accord with the public purposes and provisions of applicable State and local laws; and

WHEREAS, in accordance with the California Environmental Quality Act (codified as Public Resources Code Sections 21000 *et seq*) ("CEQA") and the State CEQA Guidelines, City staff has determined that the transfer of the Properties is exempt pursuant to CEQA Guidelines Section 15378(b)(5), which provides that the authorization of such a transfer is not considered a project subject to CEQA review because the transfer of the Properties is an organizational activity that will not result in direct or indirect physical changes in the environment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Covina as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein.

Section 2. 33445 Findings. The City Council finds and determines, based on the information made available in the staff report accompanying this Resolution, the oral

COPY

presentation of City staff, and all other written and oral evidence presented to the City at or prior to the public hearing, that:

- (i) That the Agency's transfer of the Properties is of benefit to the Project Areas because the transfer of the Properties and the public improvements on them will: (1) improve the quality of life in the Project Areas and is in the best interest of the City and the health, safety, morals and welfare of its residents, businesses, tenants, and property owners and (2) provide needed public improvements, stimulate economic development and minimize depreciated or stagnant property values and high business vacancies, while improving aesthetics and visibility in the Project Areas.
- (ii) That there are no other reasonable means of preserving the public improvements on the Properties available to the City. The City cannot fully assume the costs of needed capital improvements within the City without the assistance of property tax increment funding or other funding from the Project Areas. Capital public improvements in other parts of the City would have to be deferred or eliminated in order to fund these certain public improvements.
- (iii) That the transfer of the Properties will benefit the Project Areas by assisting in the elimination of one or more blighting conditions in the Project Areas. The transfer will assist the City and Agency in providing and preserving needed public improvements and stimulating economic development. Transfer of the Properties and the associated provision of the public improvements on the Properties will eliminate blight by making the Project Areas attractive to private investment, which subsequently will contribute to an appreciation of the value of both businesses and property within the Project Areas.
- (iv) The transfer of the Properties is consistent with the implementation plan adopted pursuant to Section 33490 in that the implementation plan contemplates the ongoing availability and preservation of public improvements that will stimulate private investment on private property in the Project Areas and elimination of one or more blighting conditions within the Project Areas.
- (v) The public improvements on the Properties are provided for in the Redevelopment Plans which authorize the installation, construction or reconstruction of streets, utilities and other public improvements (including, but not limited to gutters, sidewalks, sewers and appurtenant work thereto) in areas which benefit the Project Areas.

Section 3. Quitclaim Deed Authorization. The City Council authorizes and directs the City Manager to execute and deliver on behalf of the City, a certificate of acceptance, substantially in the form attached hereto as Exhibit "A" as part of the quitclaim deed for each of the seven Properties and to take any action and execute any other documents as may be necessary to implement this Resolution.

COPY

Section 4. CEQA. The City Council directs and authorizes that a Notice of Exemption shall be filed with the Clerk of the Board of Supervisors of the County of Los Angeles, California, within five (5) working days following the date of adoption of this Resolution.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

Section 6. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and the same shall thereupon take effect and be in force immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 1st day of March, 2011.

Mayor

ATTEST:

City Clerk

(SEAL)

APPROVED AS TO FORM:

City Attorney

COPY

CERTIFICATION

I, Catherine M. LaCroix, Deputy City Clerk, City of Covina, do hereby CERTIFY that Resolution No. 11-6936 was adopted by the Covina City Council at a regular meeting of the City Council held this 1st day of March, 2011, and was approved and passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Catherine M. LaCroix

Deputy City Clerk, City of Covina

COPY

Exhibit "A"
Quitclaim Deed
(see attached behind this page)

COPY

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Covina Redevelopment Agency
125 E. College Street
Covina, CA 91723-2199
Attention: Executive Director

APN:

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT FROM RECORDING FEES - GOVERNMENT
CODE SECTION 27383

COVINA REDEVELOPMENT AGENCY
QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

COVINA REDEVELOPMENT AGENCY, a public body, corporate and politic,

does hereby remise, release and forever quitclaim to

CITY OF COVINA, a California municipal corporation,

all right, title and interest of Transferor in that certain real property in the City of Covina, County of Los Angeles, State of California, specifically described in Exhibit "A" attached to this Quitclaim Deed ("Property") and made a part of this Quitclaim Deed by this reference.

Dated: _____ **COVINA REDEVELOPMENT AGENCY**, a public body, corporate and politic

By: _____
Daryl Parrish
Executive Director

[SIGNATURE MUST BE NOTARY ACKNOWLEDGED FOR RECORDING]

**Exhibit "A"
To
Covina Redevelopment Agency
Quitclaim Deed**

COPY

Property Legal Description

To be provided

COPY

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the above Quitclaim Deed from the COVINA REDEVELOPMENT AGENCY, a public body, corporate and politic, to CITY OF COVINA, a California municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Covina and the City of Covina consents to recordation of such Quitclaim Deed in the official records of the County of Los Angeles, California.

City of Covina,
a California municipal corporation

By: _____
Daryl Parrish
City Manager

COPY

NOTARY ACKNOWLEDGEMENT
(California All-Purpose Acknowledgement)

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On _____, before me, _____, notary public,
personally appeared _____, who proved to me on the basis
of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

COPY

EXHIBIT B
RESOLUTION NO. 11-660

A RESOLUTION OF THE COVINA REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF CERTAIN AGENCY OWNED REAL PROPERTIES WITHIN THE COVINA REVITALIZATION REDEVELOPMENT PROJECT NO. ONE AND PROJECT NO. TWO TO THE CITY OF COVINA PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33430, 33431 AND 33445 AND MAKING CERTAIN FINDINGS WITH REGARD THERETO

WHEREAS, the City Council of the City of Covina ("City") approved and adopted redevelopment plans ("Redevelopment Plan") for a redevelopment project area known as Project Area No. 1 on July 15, 1974 and a redevelopment project area known as Project Area No. 2 on September 19, 1983, and amended on July 13, 1987 to add territory (collectively, the "Project Areas" and individually the "Project Area"); and

WHEREAS, the Covina Redevelopment Agency ("Agency") is engaged in activities to execute and implement the Redevelopment Plans for the Project Areas pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, et seq.) ("CRL"); and

WHEREAS, for the improvement of the Project Areas and the immediate neighborhoods in which the Project Areas are located, the Agency has recognized the need for certain public improvements, which improvements are located within the boundaries of, and contiguous to, the Project Areas, and

WHEREAS, pursuant to CRL Section 33445, a redevelopment agency may, with the consent of the City Council, pay all or part of the value of land located inside or contiguous to a project area, if the City Council makes certain findings and transfer such property; and

WHEREAS, in accordance with CRL Section 33445, the Agency has used its tax increment funds received pursuant to CRL Section 33670 to pay for all or part of the cost of the value of land for seven properties (collectively, "Properties"), as listed below:

<u>APN</u>	<u>Description</u>
8451-001-912	Parking lot, Shopper's Lane
8444-021-904	Vacant land, Puente at Citrus
8431-014-904	Parking lot, 547 N. Citrus
8430-026-900	Park, Heritage Square
8429-009-900	City Yard, 534 N. Barranca
8447-031-901	Jalapa Park, Holt and Garvey

COPY

8445-009-909

Portion of Civic Center Parking Structure, 114 E. College St.

WHEREAS, the City Council made the required findings for the transfer of the Properties pursuant to CRL Section 33445 as set forth in City Council Resolution No. 11-6936 on March 1, 2011; and

WHEREAS, the Agency desires to transfer the Properties to the City of Covina in accordance with a quitclaim deed attached to this Resolution as Exhibit "A"; and

WHEREAS, CRL Section 33430 authorizes a redevelopment agency to sell real property and CRL Section 33431 provides that such transfer may be made without public bidding only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in the county in which the land lies; and

WHEREAS, pursuant to Health CRL Section 33431, notice of the public hearing held on March 1, 2011 was published in a newspaper of general circulation on February 10 and February 17, 2011; and

WHEREAS, pursuant to provisions of the California Community Redevelopment Law, the City Council and the Redevelopment Agency held a duly noticed joint public hearing on the proposed transfer of the Properties on March 1, 2011; and

WHEREAS, the City Council has considered all terms and conditions of the proposed transfer, and has determined that the proposed action is in the best interests of the City and in accord with the public purposes and provisions of applicable State and local laws; and

WHEREAS, the Agency is the lead agency pursuant to the California Environmental Quality Act (codified as Public Resources Code Sections 21000 *et seq*) ("CEQA") and the State CEQA Guidelines; and

WHEREAS, Agency staff has determined that the Agency's authorization of the transfer is exempt from CEQA, pursuant to the CEQA Guidelines set forth in California Code of Regulations, Title 14, Section 15378(b)(5), which provides that such authorizations are not considered a project subject to CEQA review because the transfer of the Properties is an organizational activity that will not result in direct or indirect physical changes in the environment.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Covina Redevelopment Agency as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein.

Section 2. 33445 Findings. The City Council has found, and the Governing Board affirms, finds and determines, based on the information made available in the staff report

COPY

accompanying this Resolution, the oral presentation of Agency staff, and all other written and oral evidence presented to the Governing Board at or prior to the public hearing, that:

- (i) That the Agency's transfer of the Properties is of benefit to the Project Areas because the transfer of the Properties and the public improvements on them will: (1) improve the quality of life in the Project Areas and is in the best interest of the City and the health, safety, morals and welfare of its residents, businesses, tenants, and property owners and (2) provide needed public improvements, stimulate economic development and minimize depreciated or stagnant property values and high business vacancies, while improving aesthetics and visibility in the Project Areas.
- (ii) That there are no other reasonable means of preserving the public improvements on the Properties available to the City. The City cannot fully assume the costs of needed capital improvements within the City without the assistance of property tax increment funding or other funding from the Project Areas. Capital public improvements in other parts of the City would have to be deferred or eliminated in order to fund these certain public improvements.
- (iii) That the transfer of the Properties will benefit the Project Areas by assisting in the elimination of one or more blighting conditions in the Project Areas. The transfer will assist the City and Agency in providing and preserving needed public improvements and stimulating economic development. Transfer of the Properties and the associated provision of the public improvements on the Properties will eliminate blight by making the Project Areas attractive to private investment, which subsequently will contribute to an appreciation of the value of both businesses and property within the Project Areas.
- (iv) The transfer of the Properties is consistent with the implementation plan adopted pursuant to Section 33490 in that the implementation plan contemplates the on-going availability and preservation of public improvements that will stimulate private investment on private property in the Project Areas and elimination of one or more blighting conditions within the Project Areas.
- (v) The public improvements on the Properties are provided for in the Redevelopment Plans which authorize the installation, construction or reconstruction of streets, utilities and other public improvements (including, but not limited to gutters, sidewalks, sewers and appurtenant work thereto) in areas which benefit the Project Areas.

Section 3. Quitclaim Deed Authorization. The Governing Board authorizes and directs the Executive Director of the Agency, with the concurrence of the Agency Counsel, to execute and deliver on behalf of the Agency, a quitclaim deed, substantially in the form attached hereto as Exhibit "A" for each of the seven Properties owned by the Agency.

COPY

Section 4. Implementation. The Governing Board hereby authorizes and directs the Executive Director of the Agency at his discretion to make decisions to take any action and execute any documents necessary to implement the property transfer and this Resolution, as may be approved by both the Executive Director and the Redevelopment Counsel.

Section 5. CEQA. The Governing Board directs and authorizes that a Notice of Exemption shall be filed with the Clerk of the Board of Supervisors of the County of Los Angeles, California, within five (5) working days following the date of adoption of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

Section 7. Certification. The Agency Secretary shall certify to the passage and adoption of this Resolution and the same shall thereupon take effect and be in force immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 1st day of March, 2011.

Chairperson, Covina Redevelopment Agency

ATTEST:

Secretary, Covina Redevelopment Agency

APPROVED AS TO FORM;

Agency Counsel

COPY

CERTIFICATION

I, Catherine M. LaCroix, Secretary of the Redevelopment Agency of the City of Covina, does hereby CERTIFY that Resolution No. 11-660 was adopted by the Covina Redevelopment Agency at a regular meeting of the Agency held this 1st day of March, 2011, and was approved and passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Catherine M. LaCroix, Secretary

COPY

Exhibit "A"

Quitclaim Deed

[see attached behind this page]

COPY

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Covina Redevelopment Agency
125 E. College Street
Covina, CA 91723-2199
Attention: Executive Director

APN:

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT FROM RECORDING FEES - GOVERNMENT
CODE SECTION 27383

**COVINA REDEVELOPMENT AGENCY
QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

COVINA REDEVELOPMENT AGENCY, a public body, corporate and politic,

does hereby remise, release and forever quitclaim to

CITY OF COVINA, a California municipal corporation,

all right, title and interest of Transferor in that certain real property in the City of Covina, County of Los Angeles, State of California, specifically described in Exhibit "A" attached to this Quitclaim Deed ("Property") and made a part of this Quitclaim Deed by this reference.

Dated: _____ **COVINA REDEVELOPMENT AGENCY**, a public body, corporate and politic

By: _____
Daryl Parrish
Executive Director

[SIGNATURE MUST BE NOTARY ACKNOWLEDGED FOR RECORDING]

COPY

Exhibit "A"
To
Covina Redevelopment Agency
Quitclaim Deed

To be provided

COPY

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the above Quitclaim Deed from the COVINA REDEVELOPMENT AGENCY, a public body, corporate and politic, to CITY OF COVINA, a California municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Covina and the City of Covina consents to recordation of such Quitclaim Deed in the official records of the County of Los Angeles, California.

City of Covina,
a California municipal corporation

By: _____
Daryl Parrish
City Manager

**CITY OF COVINA/
COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY**

COPY

MEETING DATE: April 19, 2011

STAFF SOURCE: Daryl Parrish, City Manager/Executive Director
Robert Neuber, Director of Community Development/
Deputy Executive Director Redevelopment
Dilu De Alwis, Director of Finance

ITEM TITLE: City Council/Redevelopment Agency to authorize the transfer of Redevelopment Agency properties described as Assessor Parcel Numbers 8445-009-910, Lots 13 and 14, and 8445-009-910 Lot 15, from the Agency to the City.

STAFF RECOMMENDATION

- a) Conduct the joint public hearing, consider public testimony, and
- b) City Council to adopt Resolution No. 11-6957, approving the transfer of certain real properties owned by the Covina Redevelopment Agency within the Covina Revitalization Redevelopment Project No. Two to the City of Covina pursuant to California Health and Safety Code Sections 33430, 33431 and 33445 and making certain findings with regard thereto, and
- c) Covina Redevelopment Agency to adopt Resolution No. 11-674 approving the transfer of certain agency owned real properties within the Covina Revitalization Redevelopment Project No. Two to the City of Covina pursuant to California Health and Safety Code Sections 33430, 33431 and 33445 and making certain findings with regard thereto.

FISCAL IMPACT

Approval of this action will decrease the assets of the agency and increase the assets of the City. The parking lot properties are currently maintained through the Parking District, and the vacant lot, Lot 15, is not currently maintained by the City, therefore there will be an impact to the City for the maintenance of this property. Annual cost for fencing is approximately \$850 and annual cost of weed abatement is approximately \$400.

BACKGROUND

According to California Health and Safety Code Section 33445, a redevelopment agency may, with the consent of the City Council, pay with tax increment funds all or part of the value of land for publicly owned improvements located inside or contiguous to a project area, if the City Council makes the following findings: (i) the acquisition of land is of benefit to the project area by helping eliminate blight within the project area; (ii) no other reasonable means of financing the acquisition of land is available; (iii) the payment of funds for the acquisition of land is consistent with the implementation plan adopted pursuant to California Health and Safety Code

COPY

Section 33490. The City Council makes such findings in City Council Resolution No. 11-6957 and the Agency's Governing Board affirms such findings in Agency Resolution No. 11-674 with regard to the transfer of the following properties ("Properties") from the Agency to the City:

<u>APN</u>	<u>Description</u>
8445-009-910	Lots 13 and 14, Parking lot, Badillo Street, Covina
8445-009-910	Lot 15, vacant lot, 135 E. Badillo Street, Covina

In response to the Governor's proposed State budget package and proposals for FY 2011-2012 which include recommending the elimination of redevelopment agencies "to realign the delivery of state services to counties and local governments" and eliminate a projected State deficit of \$25.4 billion, the City Manager and Agency Executive Director proposes the recommended actions intended to provide flexibility to preserve local public assets.

Pursuant to Health and Safety Code Section 33430 and 33431, an agency may transfer any real or personal property or any interest in property and must provide public notice. The public hearing is properly noticed, and the Agency proposes to transfer to the City ownership of the Properties for public use to the City of Covina.

RELEVANCE TO THE STRATEGIC PLAN

Preservation of local control of public properties in the City is of benefit to the financial stability of the City.

EXHIBITS

- A. City Resolution No. 11-6957
- B. Agency Resolution No. 11-674

REVIEW TEAM ONLY	
City Attorney: 	Finance Director: 
City Manager: 	Other: _____

COPY

EXHIBIT A

RESOLUTION NO. 11-6957

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA APPROVING THE TRANSFER OF CERTAIN REAL PROPERTIES OWNED BY THE COVINA REDEVELOPMENT AGENCY WITHIN THE COVINA REVITALIZATION REDEVELOPMENT PROJECT NO. TWO TO THE CITY OF COVINA PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33430, 33431 AND 33445 AND MAKING CERTAIN FINDINGS WITH REGARD THERETO

WHEREAS, the City Council of the City of Covina ("City") approved and adopted redevelopment plans ("Redevelopment Plan") for a redevelopment project area known as Project Area No. 1 on July 15, 1974 and a redevelopment project area known as Project Area No. 2 on September 19, 1983, and amended on July 13, 1987 to add territory (collectively, the "Project Areas" and individually the "Project Area"); and

WHEREAS, the Covina Redevelopment Agency ("Agency") is engaged in activities to execute and implement the Redevelopment Plans for the Project Areas pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, *et seq.*) ("CRL"); and

WHEREAS, for the improvement of the Project Areas and the immediate neighborhoods in which the Project Areas are located, the Agency has recognized the need for certain public improvements, which improvements are located within the boundaries of, and contiguous to, the Project Areas, and

WHEREAS, pursuant to CRL Section 33445, a redevelopment agency may, with the consent of the City Council, pay all or part of the value of land located inside or contiguous to a project area, if the City Council makes certain findings and transfer such property; and

WHEREAS, as provided in this Resolution, the City Council has made the required findings pursuant to CRL Section 33445; and

WHEREAS, in accordance with CRL Section 33445, the Agency has used its tax increment funds received pursuant to CRL Section 33670 to pay for all or part of the cost of the value of land for the properties (collectively, "Properties"), as listed below:

<u>APN</u>	<u>Description</u>
8445-009-910	Lots 13 and 14, Parking lot, Badillo Street, Covina
8445-009-910	Lot 15, vacant lot, 135 E. Badillo Street, Covina

WHEREAS, the Agency desires to transfer the Properties to the City of Covina

COPY

in accordance with a quitclaim deed in substantially the form attached to this Resolution as Exhibit "A" and the City desires to acknowledge acceptance of the Properties through a certificate of acceptance in substantially the form attached to such quitclaim deed; and

WHEREAS, CRL Section 33430 authorizes a redevelopment agency to sell real property and CRL Section 33431 provides that such sale may be made without public bidding only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in the county in which the land lies; and

WHEREAS, pursuant to Health CRL Section 33431, notice of the public hearing held on April 19, 2011 was published in a newspaper of general circulation on March 31 and April 7, 2011; and

WHEREAS, pursuant to provisions of the California Community Redevelopment Law, the City Council and the Redevelopment Agency held a duly noticed joint public hearing on the proposed transfer of the Properties on April 19, 2011; and

WHEREAS, the City Council has considered all terms and conditions of the proposed transfer, and has determined that the proposed action is in the best interests of the City and in accord with the public purposes and provisions of applicable State and local laws; and

WHEREAS, in accordance with the California Environmental Quality Act (codified as Public Resources Code Sections 21000 *et seq*) ("CEQA") and the State CEQA Guidelines, City staff has determined that the transfer of the Properties is exempt pursuant to CEQA Guidelines Section 15378(b)(5), which provides that the authorization of such a transfer is not considered a project subject to CEQA review because the transfer of the Properties is an organizational activity that will not result in direct or indirect physical changes in the environment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Covina as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein.

Section 2. 33445 Findings. The City Council finds and determines, based on the information made available in the staff report accompanying this Resolution, the oral presentation of City staff, and all other written and oral evidence presented to the City at or prior to the public hearing, that:

- (i) That the Agency's transfer of the Properties is of benefit to the Project Areas because the transfer of the Properties and the public improvements on them will:
(1) improve the quality of life in the Project Areas and is in the best interest of the City and the health, safety, morals and welfare of its residents, businesses,

COPY

tenants, and property owners and (2) provide needed public improvements, stimulate economic development and minimize depreciated or stagnant property values and high business vacancies, while improving aesthetics and visibility in the Project Areas.

- (ii) That there are no other reasonable means of preserving the public improvements on the Properties available to the City. The City cannot fully assume the costs of needed capital improvements within the City without the assistance of property tax increment funding or other funding from the Project Areas. Capital public improvements in other parts of the City would have to be deferred or eliminated in order to fund these certain public improvements.
- (iii) That the transfer of the Properties will benefit the Project Areas by assisting in the elimination of one or more blighting conditions in the Project Areas. The transfer will assist the City and Agency in providing and preserving needed public improvements and stimulating economic development. Transfer of the Properties and the associated provision of the public improvements on the Properties will eliminate blight by making the Project Areas attractive to private investment, which subsequently will contribute to an appreciation of the value of both businesses and property within the Project Areas.
- (iv) The transfer of the Properties is consistent with the implementation plan adopted pursuant to Section 33490 in that the implementation plan contemplates the ongoing availability and preservation of public improvements that will stimulate private investment on private property in the Project Areas and elimination of one or more blighting conditions within the Project Areas.
- (v) The public improvements on the Properties are provided for in the Redevelopment Plans which authorize the installation, construction or reconstruction of streets, utilities and other public improvements (including, but not limited to gutters, sidewalks, sewers and appurtenant work thereto) in areas which benefit the Project Areas.

Section 3. Quitclaim Deed Authorization. The City Council authorizes and directs the City Manager at his discretion to make decisions to execute and deliver on behalf of the City, a certificate of acceptance, substantially in the form attached hereto as Exhibit "A" as part of the quitclaim deed for each of the Properties and to take any action and execute any other documents as may be necessary to implement this Resolution.

Section 4. Implementation. The City Council hereby authorizes and directs the City Manager at his discretion to make decisions to take any action and execute any documents necessary to implement the property transfer and this Resolution, as may be approved by both the City Manager and the City Attorney.

COPY

Section 5. CEQA. The City Council directs and authorizes that a Notice of Exemption shall be filed with the Clerk of the County of Los Angeles, California, within five (5) working days following the date of adoption of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

Section 7. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and the same shall thereupon take effect and be in force immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 19th day of April, 2011.

Mayor

ATTEST:

City Clerk

(SEAL)

APPROVED AS TO FORM;

City Attorney

COPY

CERTIFICATION

I, Catherine M. LaCroix, Deputy City Clerk, City of Covina, do hereby CERTIFY that Resolution No. 11-6957 was adopted by the Covina City Council at a regular meeting of the City Council held this 19th day of April, 2011, and was approved and passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Catherine M. LaCroix

Deputy City Clerk, City of Covina

COPY

Exhibit "A"

Quitclaim Deed

[see attached behind this page]

COPY

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Covina Redevelopment Agency
125 E. College Street
Covina, CA 91723-2199
Attention: Executive Director

APN: _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT FROM RECORDING FEES - GOVERNMENT
CODE SECTION 27383

COVINA REDEVELOPMENT AGENCY
QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
COVINA REDEVELOPMENT AGENCY, a public body, corporate and politic,
does hereby remise, release and forever quitclaim to
CITY OF COVINA, a California municipal corporation,

all right, title and interest of Transferor in that certain real property in the City of Covina, County of Los Angeles, State of California, specifically described in Exhibit "A" attached to this Quitclaim Deed ("Property") and made a part of this Quitclaim Deed by this reference.

Dated: _____ **COVINA REDEVELOPMENT AGENCY**, a public body, corporate and politic

By: _____
Daryl Parrish
Executive Director

[SIGNATURE MUST BE NOTARY ACKNOWLEDGED FOR RECORDING]

COPY

Exhibit "A"
To
Covina Redevelopment Agency
Quitclaim Deed

Property Legal Description

To be provided

COPY

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the above Quitclaim Deed from the COVINA REDEVELOPMENT AGENCY, a public body, corporate and politic, to CITY OF COVINA, a California municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Covina and the City of Covina consents to recordation of such Quitclaim Deed in the official records of the County of Los Angeles, California.

City of Covina,
a California municipal corporation

By:

Daryl Parrish
City Manager

COPY

EXHIBIT B

RESOLUTION NO. 11-674

A RESOLUTION OF THE COVINA REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF CERTAIN AGENCY OWNED REAL PROPERTIES WITHIN THE COVINA REVITALIZATION REDEVELOPMENT PROJECT NO. TWO TO THE CITY OF COVINA PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33430, 33431 AND 33445 AND MAKING CERTAIN FINDINGS WITH REGARD THERETO

WHEREAS, the City Council of the City of Covina ("City") approved and adopted redevelopment plans ("Redevelopment Plan") for a redevelopment project area known as Project Area No. 1 on July 15, 1974 and a redevelopment project area known as Project Area No. 2 on September 19, 1983, and amended on July 13, 1987 to add territory (collectively, the "Project Areas" and individually the "Project Area"); and

WHEREAS, the Covina Redevelopment Agency ("Agency") is engaged in activities to execute and implement the Redevelopment Plans for the Project Areas pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, *et seq.*) ("CRL"); and

WHEREAS, for the improvement of the Project Areas and the immediate neighborhoods in which the Project Areas are located, the Agency has recognized the need for certain public improvements, which improvements are located within the boundaries of, and contiguous to, the Project Areas, and

WHEREAS, pursuant to CRL Section 33445, a redevelopment agency may, with the consent of the City Council, pay all or part of the value of land located inside or contiguous to a project area, if the City Council makes certain findings and transfer such property; and

WHEREAS, in accordance with CRL Section 33445, the Agency has used its tax increment funds received pursuant to CRL Section 33670 to pay for all or part of the cost of the value of land for seven properties (collectively, "Properties"), as listed below:

<u>APN</u>	<u>Description</u>
8445-009-910	Lots 13 and 14, Parking lot, Badillo Street, Covina
8445-009-910	Lot 15, vacant lot, 135 E. Badillo Street, Covina

COPY

WHEREAS, the City Council made the required findings for the transfer of the Properties pursuant to CRL Section 33445 as set forth in City Council Resolution No. 11-6957 on April 19, 2011; and

WHEREAS, the Agency desires to transfer the Properties to the City of Covina in accordance with a quitclaim deed attached to this Resolution as Exhibit "A"; and

WHEREAS, CRL Section 33430 authorizes a redevelopment agency to sell real property and CRL Section 33431 provides that such transfer may be made without public bidding only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in the county in which the land lies; and

WHEREAS, pursuant to Health CRL Section 33431, notice of the public hearing held on April 19, 2011 was published in a newspaper of general circulation on March 31 and April 7, 2011; and

WHEREAS, pursuant to provisions of the California Community Redevelopment Law, the City Council and the Redevelopment Agency held a duly noticed joint public hearing on the proposed transfer of the Properties on April 19, 2011; and

WHEREAS, the City Council has considered all terms and conditions of the proposed transfer, and has determined that the proposed action is in the best interests of the City and in accord with the public purposes and provisions of applicable State and local laws; and

WHEREAS, the Agency is the lead agency pursuant to the California Environmental Quality Act (codified as Public Resources Code Sections 21000 *et seq*) ("CEQA") and the State CEQA Guidelines; and

WHEREAS, Agency staff has determined that the Agency's authorization of the transfer is exempt from CEQA, pursuant to the CEQA Guidelines set forth in California Code of Regulations, Title 14, Section 15378(b)(5), which provides that such authorizations are not considered a project subject to CEQA review because the transfer of the Properties is an organizational activity that will not result in direct or indirect physical changes in the environment.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Covina Redevelopment Agency as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein.

Section 2. 33445 Findings. The City Council has found, and the Governing Board affirms, finds and determines, based on the information made available in the staff report accompanying this Resolution, the oral presentation of Agency staff, and all other written and oral evidence presented to the Governing Board at or prior to the public hearing, that:

COPY

- (i) That the Agency's transfer of the Properties is of benefit to the Project Areas because the transfer of the Properties and the public improvements on them will: (1) improve the quality of life in the Project Areas and is in the best interest of the City and the health, safety, morals and welfare of its residents, businesses, tenants, and property owners and (2) provide needed public improvements, stimulate economic development and minimize depreciated or stagnant property values and high business vacancies, while improving aesthetics and visibility in the Project Areas.
- (ii) That there are no other reasonable means of preserving the public improvements on the Properties available to the City. The City cannot fully assume the costs of needed capital improvements within the City without the assistance of property tax increment funding or other funding from the Project Areas. Capital public improvements in other parts of the City would have to be deferred or eliminated in order to fund these certain public improvements.
- (iii) That the transfer of the Properties will benefit the Project Areas by assisting in the elimination of one or more blighting conditions in the Project Areas. The transfer will assist the City and Agency in providing and preserving needed public improvements and stimulating economic development. Transfer of the Properties and the associated provision of the public improvements on the Properties will eliminate blight by making the Project Areas attractive to private investment, which subsequently will contribute to an appreciation of the value of both businesses and property within the Project Areas.
- (iv) The transfer of the Properties is consistent with the implementation plan adopted pursuant to Section 33490 in that the implementation plan contemplates the on-going availability and preservation of public improvements that will stimulate private investment on private property in the Project Areas and elimination of one or more blighting conditions within the Project Areas.
- (v) The public improvements on the Properties are provided for in the Redevelopment Plans which authorize the installation, construction or reconstruction of streets, utilities and other public improvements (including, but not limited to gutters, sidewalks, sewers and appurtenant work thereto) in areas which benefit the Project Areas.

Section 3. Quitclaim Deed Authorization. The Governing Board authorizes and directs the Executive Director of the Agency, with the concurrence of the Agency Counsel, to execute and deliver on behalf of the Agency, a quitclaim deed, substantially in the form attached hereto as Exhibit "A" for each of the seven Properties owned by the Agency.

Section 4. Implementation. The Governing Board hereby authorizes and directs the Executive Director of the Agency at his discretion to make decisions to take any action and execute any documents necessary to implement the property transfer and this Resolution, as may be approved by both the Executive Director and the Redevelopment Counsel.

COPY

Section 5. CEQA. The Governing Board directs and authorizes that a Notice of Exemption shall be filed with the Clerk of the County of Los Angeles, California, within five (5) working days following the date of adoption of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

Section 7. Certification. The Agency Secretary shall certify to the passage and adoption of this Resolution and the same shall thereupon take effect and be in force immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 19th day of April, 2011.

Chairperson, Covina Redevelopment Agency

ATTEST:

Secretary, Covina Redevelopment Agency

APPROVED AS TO FORM;

Agency Counsel

COPY

CERTIFICATION

I, Catherine M. LaCroix, Secretary of the Redevelopment Agency of the City of Covina, do hereby CERTIFY that Resolution No. 11-674 was adopted by the Covina Redevelopment Agency at a regular meeting of the Agency held this 19th day of April, 2011, and was approved and passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Catherine M. LaCroix, Secretary

COPY

Exhibit "A"

Quitclaim Deed

[see attached behind this page]

COPY

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Covina Redevelopment Agency
125 E. College Street
Covina, CA 91723-2199
Attention: Executive Director

APN:

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT FROM RECORDING FEES - GOVERNMENT
CODE SECTION 27383

COVINA REDEVELOPMENT AGENCY
QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

COVINA REDEVELOPMENT AGENCY, a public body, corporate and politic,

does hereby remise, release and forever quitclaim to

CITY OF COVINA, a California municipal corporation,

all right, title and interest of Transferor in that certain real property in the City of Covina, County of Los Angeles, State of California, specifically described in Exhibit "A" attached to this Quitclaim Deed ("Property") and made a part of this Quitclaim Deed by this reference.

Dated: _____ **COVINA REDEVELOPMENT AGENCY**, a public body, corporate and politic

By: _____
Daryl Parrish
Executive Director

[SIGNATURE MUST BE NOTARY ACKNOWLEDGED FOR RECORDING]

Exhibit "A"
To
Covina Redevelopment Agency
Quitclaim Deed

To be provided

COPY



JOHN CHIANG
California State Controller

April 20, 2012

Successor Agency/City
County Auditor-Controller
All Other Public Agencies in California (including Economic Development Corporations and
Joint Powers Authorities)

Re: Order to Reverse RDA Asset Transfer Pursuant to Health and Safety Code Section 34167.5

Dear City, County, or Public Agency:

Pursuant to Health and Safety Code section 34167.5, the Controller is reviewing the activities of redevelopment agencies in the state to determine whether an asset transfer has occurred after January 1, 2011, between the city or county, or city and county that created a redevelopment agency or any other public agency, and the redevelopment agency.

If your city, county or agency, directly or indirectly, received any assets from a redevelopment agency after January 1, 2011, your city, county, or agency hereby is ordered to immediately reverse the transfer and return the applicable assets to the successor agency of the relevant redevelopment agency.

This order applies to all assets, including, but not limited to, real and personal property, cash funds, accounts receivable, deeds of trust and mortgages, contract rights and any rights to payment of any kind. Under Health and Safety Code section 34167.5, this order applies in all situations except if your city, county, or agency has, prior to June 28, 2011, contractually committed to a third party for an expenditure or encumbrance of a specific asset. This order directly applies to economic development corporations, joint powers authorities, or other public agencies that received assets, directly or indirectly, from a redevelopment agency after January 1, 2011.

In the coming weeks, the Controller will specifically review and audit cities, counties, and public agencies to ensure that all applicable asset transfers have been reversed. If you have any question as to whether a particular asset must be returned, you should place such assets into a reserve pending our review.

Thank you for your cooperation.

Sincerely,
Original signed by:

JOHN CHIANG
California State Controller



Health and Safety Code references dealing with disposition of former Redevelopment Agency Property.

HEALTH AND SAFETY CODE

SECTION 34177

34177. Successor agencies are required to do all of the following:

(a) Continue to make payments due for enforceable obligations.

(1) On and after February 1, 2012, and until a Recognized Obligation Payment Schedule becomes operative, only payments required pursuant to an enforceable obligations payment schedule shall be made. The initial enforceable obligation payment schedule shall be the last schedule adopted by the redevelopment agency under Section 34169. However, payments associated with obligations excluded from the definition of enforceable obligations by paragraph (2) of subdivision (e) of Section 34171 shall be excluded from the enforceable obligations payment schedule and be removed from the last schedule adopted by the redevelopment agency under Section 34169 prior to the successor agency adopting it as its enforceable obligations payment schedule pursuant to this subdivision. The enforceable obligation payment schedule may be amended by the successor agency at any public meeting and shall be subject to the approval of the oversight board as soon as the board has sufficient members to form a quorum.

(2) The Department of Finance and the Controller shall each have the authority to require any documents associated with the enforceable obligations to be provided to them in a manner of their choosing. Any taxing entity, the department, and the Controller shall each have standing to file a judicial action to prevent a violation under this part and to obtain injunctive or other appropriate relief.

(3) Commencing on May 1, 2012, only those payments listed in the Recognized Obligation Payment Schedule may be made by the successor agency from the funds specified in the Recognized Obligation Payment Schedule. In addition, commencing May 1, 2012, the Recognized Obligation Payment Schedule shall supersede the Statement of Indebtedness, which shall no longer be prepared nor have any effect under the Community Redevelopment Law.

(4) Nothing in the act adding this part is to be construed as preventing a successor agency, with the prior approval of the oversight board, as described in Section 34179, from making payments for enforceable obligations from sources other than those listed in the Recognized Obligation Payment Schedule.

(5) From February 1, 2012, to July 1, 2012, a successor agency shall have no authority and is hereby prohibited from accelerating payment or making any lump-sum payments that are intended to prepay loans unless such accelerated repayments were required prior to the

effective date of this part.

(b) Maintain reserves in the amount required by indentures, trust indentures, or similar documents governing the issuance of outstanding redevelopment agency bonds.

(c) Perform obligations required pursuant to any enforceable obligation.

(d) Remit unencumbered balances of redevelopment agency funds to the county auditor-controller for distribution to the taxing entities, including, but not limited to, the unencumbered balance of the Low and Moderate Income Housing Fund of a former redevelopment agency. In making the distribution, the county auditor-controller shall utilize the same methodology for allocation and distribution of property tax revenues provided in Section 34188.

(e) Dispose of assets and properties of the former redevelopment agency as directed by the oversight board; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of certain assets pursuant to subdivision (a) of Section 34181. The disposal is to be done expeditiously and in a manner aimed at maximizing value. Proceeds from asset sales and related funds that are no longer needed for approved development projects or to otherwise wind down the affairs of the agency, each as determined by the oversight board, shall be transferred to the county auditor-controller for distribution as property tax proceeds under Section 34188.

(f) Enforce all former redevelopment agency rights for the benefit of the taxing entities, including, but not limited to, continuing to collect loans, rents, and other revenues that were due to the redevelopment agency.

(g) Effectuate transfer of housing functions and assets to the appropriate entity designated pursuant to Section 34176.

(h) Expeditiously wind down the affairs of the redevelopment agency pursuant to the provisions of this part and in accordance with the direction of the oversight board.

(i) Continue to oversee development of properties until the contracted work has been completed or the contractual obligations of the former redevelopment agency can be transferred to other parties. Bond proceeds shall be used for the purposes for which bonds were sold unless the purposes can no longer be achieved, in which case, the proceeds may be used to defease the bonds.

(j) Prepare a proposed administrative budget and submit it to the oversight board for its approval. The proposed administrative budget shall include all of the following:

(1) Estimated amounts for successor agency administrative costs for the upcoming six-month fiscal period.

(2) Proposed sources of payment for the costs identified in paragraph (1).

(3) Proposals for arrangements for administrative and operations services provided by a city, county, city and county, or other

entity.

(k) Provide administrative cost estimates, from its approved administrative budget that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund, to the county auditor-controller for each six-month fiscal period.

(l) (1) Before each six-month fiscal period, prepare a Recognized Obligation Payment Schedule in accordance with the requirements of this paragraph. For each recognized obligation, the Recognized Obligation Payment Schedule shall identify one or more of the following sources of payment:

(A) Low and Moderate Income Housing Fund.

(B) Bond proceeds.

(C) Reserve balances.

(D) Administrative cost allowance.

(E) The Redevelopment Property Tax Trust Fund, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation or by the provisions of this part.

(F) Other revenue sources, including rents, concessions, asset sale proceeds, interest earnings, and any other revenues derived from the former redevelopment agency, as approved by the oversight board in accordance with this part.

(2) A Recognized Obligation Payment Schedule shall not be deemed valid unless all of the following conditions have been met:

(A) A draft Recognized Obligation Payment Schedule is prepared by the successor agency for the enforceable obligations of the former redevelopment agency by March 1, 2012. From October 1, 2011, to July 1, 2012, the initial draft of that schedule shall project the dates and amounts of scheduled payments for each enforceable obligation for the remainder of the time period during which the redevelopment agency would have been authorized to obligate property tax increment had such a redevelopment agency not been dissolved, and shall be reviewed and certified, as to its accuracy, by an external auditor designated pursuant to Section 34182.

(B) The certified Recognized Obligation Payment Schedule is submitted to and duly approved by the oversight board.

(C) A copy of the approved Recognized Obligation Payment Schedule is submitted to the county auditor-controller and both the Controller's office and the Department of Finance and be posted on the successor agency's Internet Web site.

(3) The Recognized Obligation Payment Schedule shall be forward looking to the next six months. The first Recognized Obligation Payment Schedule shall be submitted to the Controller's office and the Department of Finance by April 15, 2012, for the period of January 1, 2012, to June 30, 2012, inclusive. Former redevelopment agency enforceable obligation payments due, and reasonable or necessary administrative costs due or incurred, prior to January 1, 2012, shall be made from property tax revenues received in the spring

of 2011 property tax distribution, and from other revenues and balances transferred to the successor agency.

HEALTH AND SAFETY CODE

SECTION 34181

34181. The oversight board shall direct the successor agency to do all of the following:

(a) Dispose of all assets and properties of the former redevelopment agency that were funded by tax increment revenues of the dissolved redevelopment agency; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, and fire stations, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset. Any compensation to be provided to the successor agency for the transfer of the asset shall be governed by the agreements relating to the construction or use of that asset. Disposal shall be done expeditiously and in a manner aimed at maximizing value.

(b) Cease performance in connection with and terminate all existing agreements that do not qualify as enforceable obligations.

(c) Transfer housing responsibilities and all rights, powers, duties, and obligations along with any amounts on deposit in the Low and Moderate Income Housing Fund to the appropriate entity pursuant to Section 34176.

(d) Terminate any agreement, between the dissolved redevelopment agency and any public entity located in the same county, obligating the redevelopment agency to provide funding for any debt service obligations of the public entity or for the construction, or operation of facilities owned or operated by such public entity, in any instance where the oversight board has found that early termination would be in the best interests of the taxing entities.

(e) Determine whether any contracts, agreements, or other arrangements between the dissolved redevelopment agency and any private parties should be terminated or renegotiated to reduce liabilities and increase net revenues to the taxing entities, and present proposed termination or amendment agreements to the oversight board for its approval. The board may approve any amendments to or early termination of such agreements where it finds that amendments or early termination would be in the best interests of the taxing entities.

HEALTH AND SAFETY CODE

SECTION 34188

34188. For all distributions of property tax revenues and other moneys pursuant to this part, the distribution to each taxing entity shall be in an amount proportionate to its share of property tax revenues in the tax rate area in that fiscal year, as follows:

(a) (1) For distributions from the Redevelopment Property Tax Trust Fund, the share of each taxing entity shall be applied to the amount of property tax available in the Redevelopment Property Tax Trust Fund after deducting the amount of any distributions under paragraphs (2) and (3) of subdivision (a) of Section 34183.

(2) For each taxing entity that receives passthrough payments, that agency shall receive the amount of any passthrough payments identified under paragraph (1) of subdivision (a) of Section 34183, in an amount not to exceed the amount that it would receive pursuant to this section in the absence of the passthrough agreement. However, to the extent that the passthrough payments received by the taxing entity are less than the amount that the taxing entity would receive pursuant to this section in the absence of a passthrough agreement, the taxing entity shall receive an additional payment that is equivalent to the difference between those amounts.

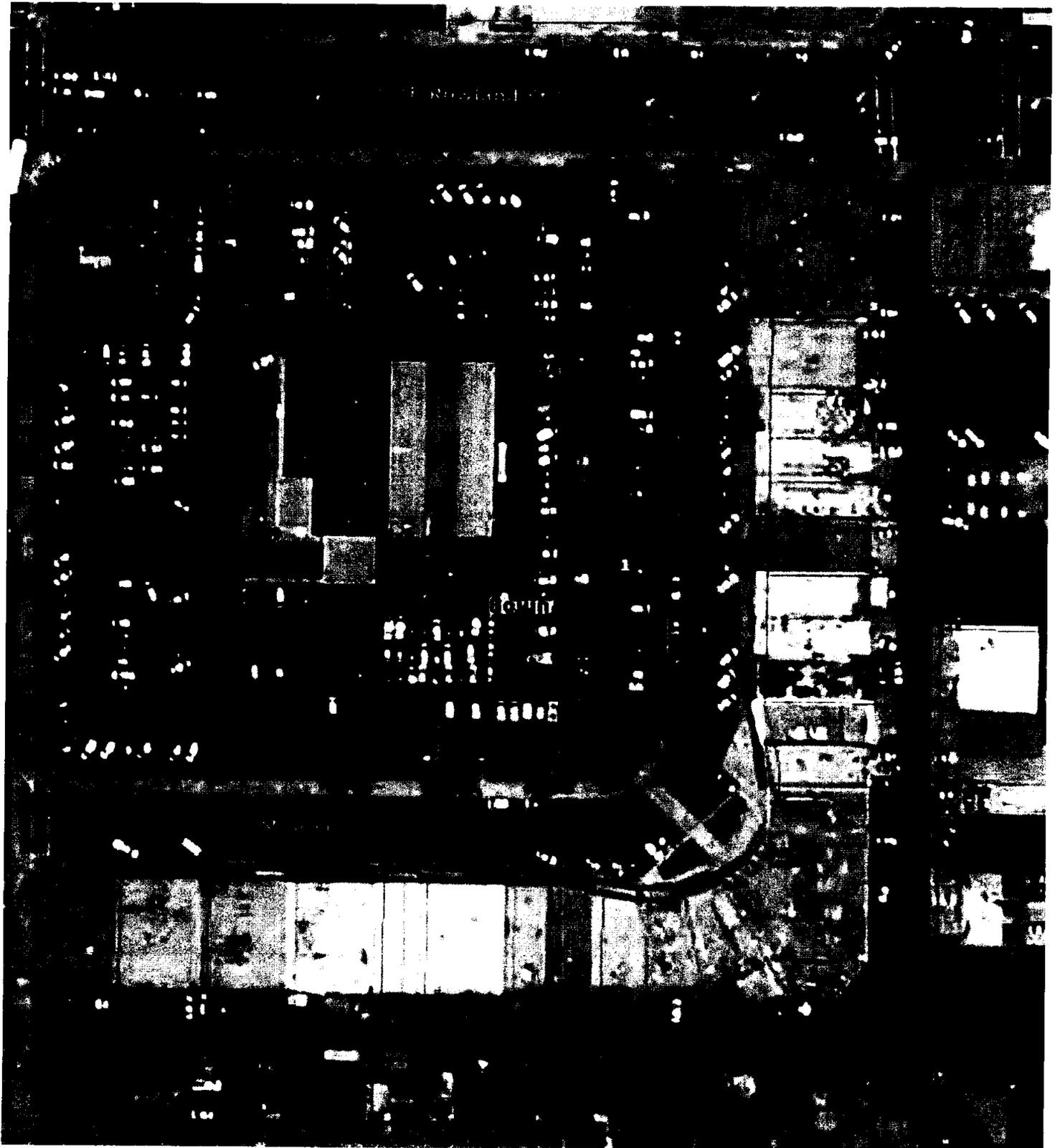
(b) Property tax shares of local agencies shall be determined based on property tax allocation laws in effect on the date of distribution, without the revenue exchange amounts allocated pursuant to Section 97.68 of the Revenue and Taxation Code, and without the property taxes allocated pursuant to Section 97.70 of the Revenue and Taxation Code.

(c) The total school share, including passthroughs, shall be the share of the property taxes that would have been received by school entities, as defined in subdivision (f) of Section 95 of the Revenue and Taxation Code, in the jurisdictional territory of the former redevelopment agency, including, but not limited to, the amounts specified in Sections 97.68 and 97.70 of the Revenue and Taxation Code.

Shopper' Lane Public Parking Lot

APN: 8451-001-912

Square Feet 37,855

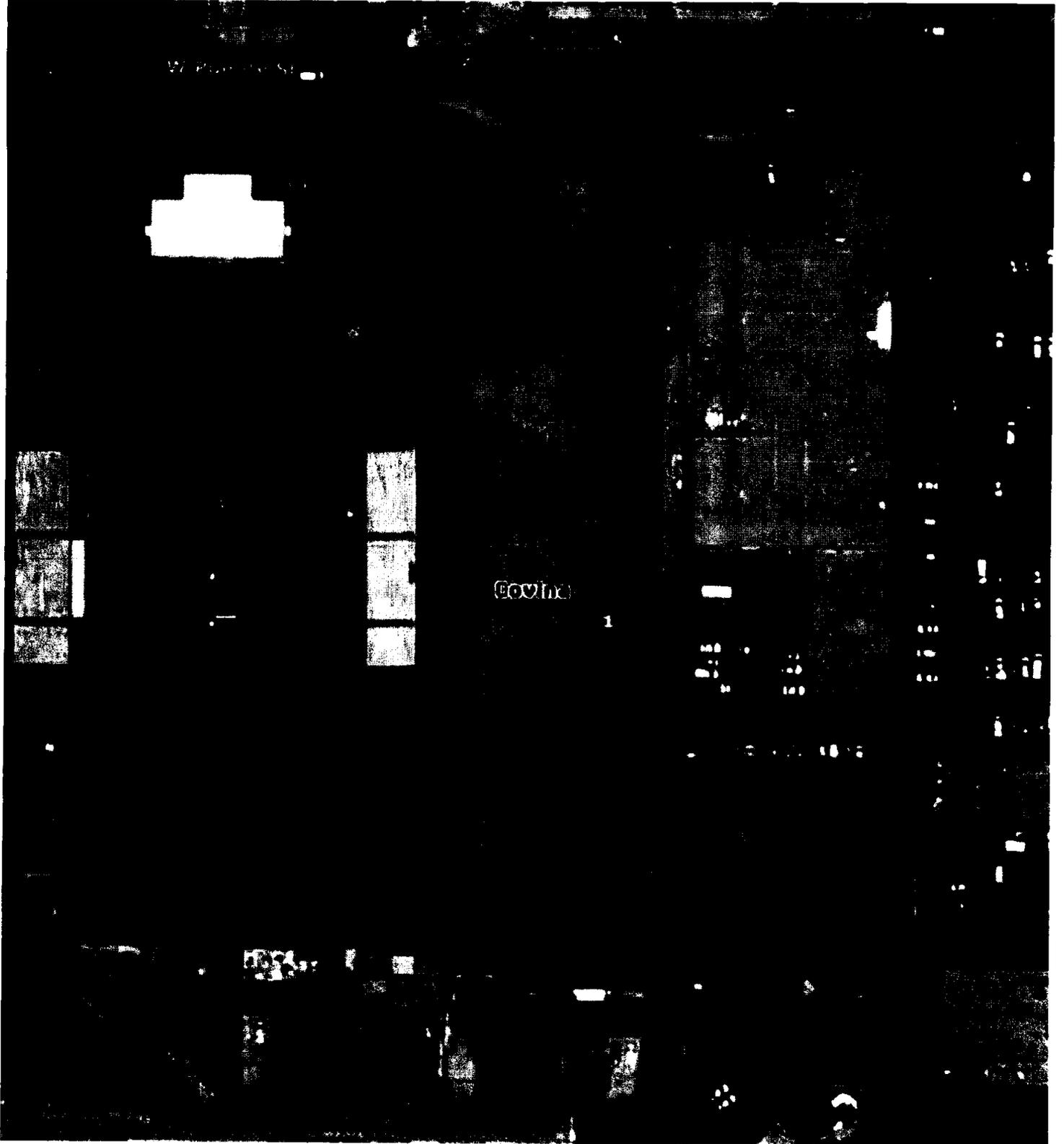


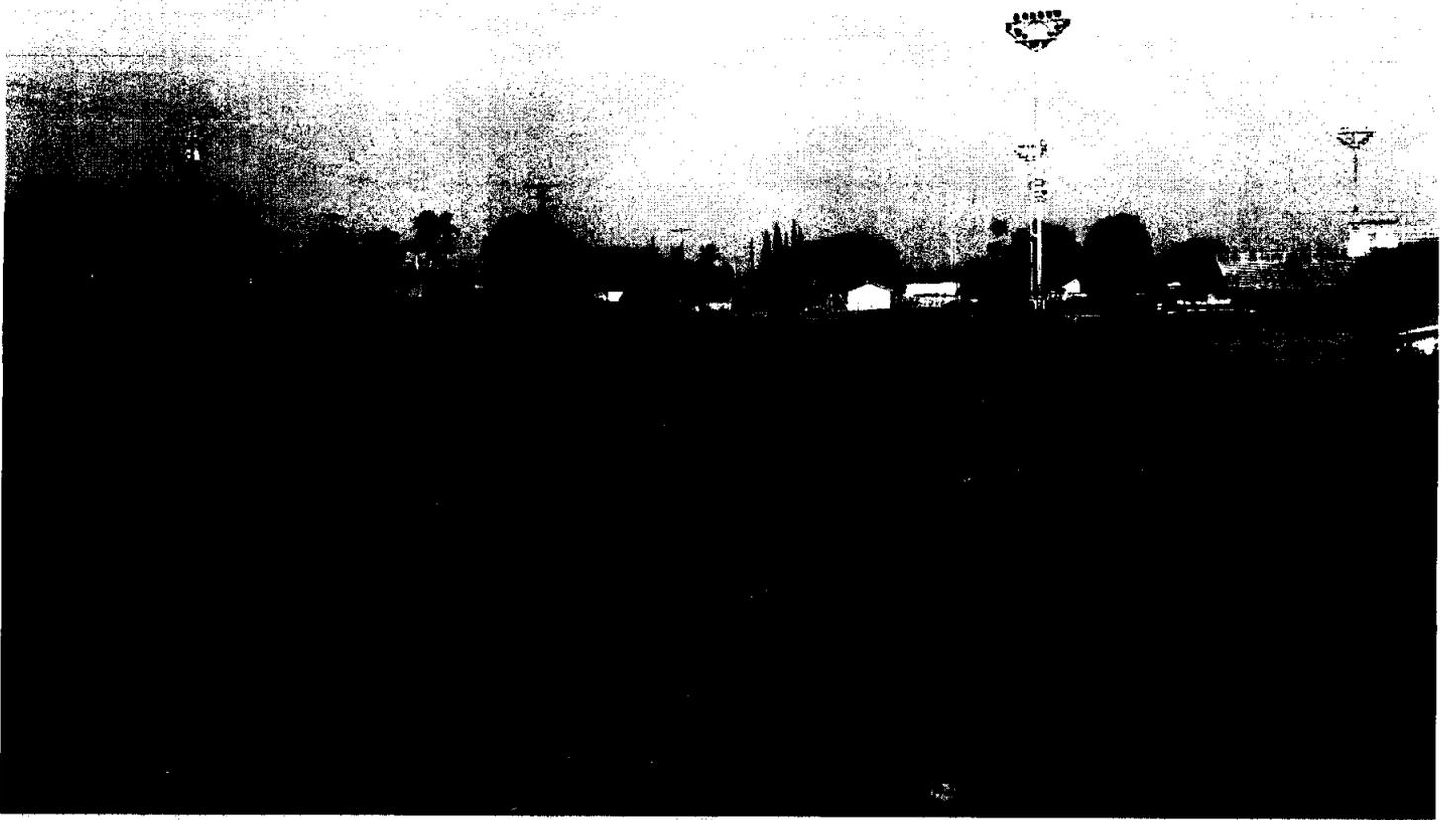
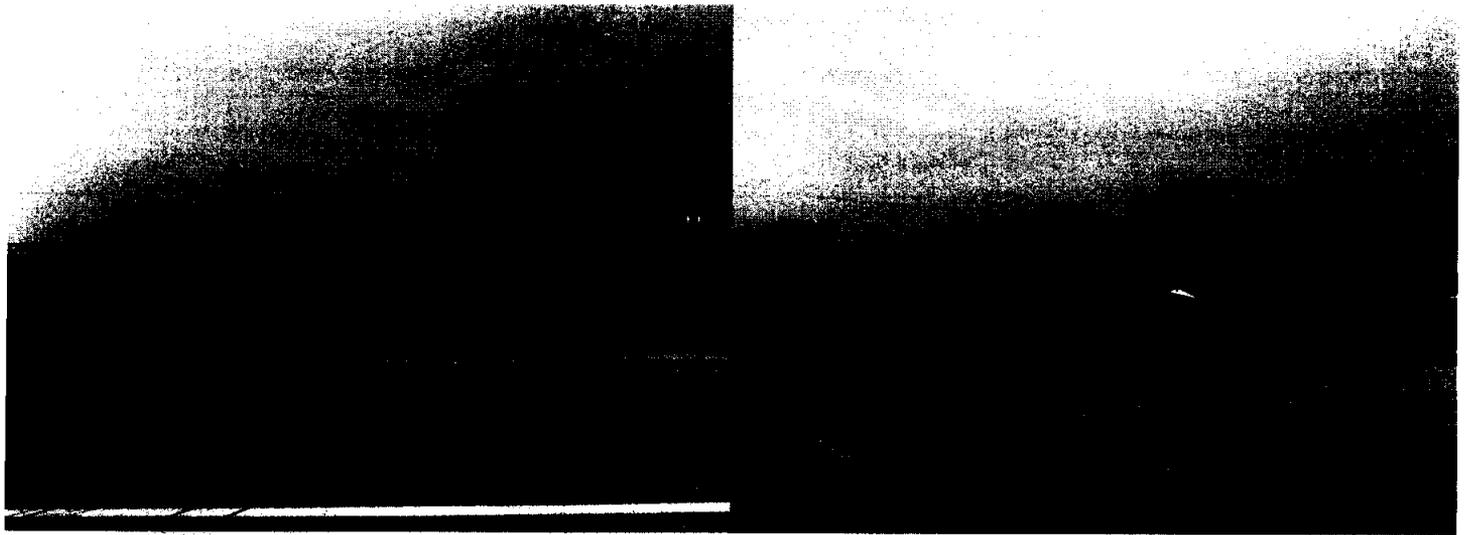


Park Site – flag lot

APN: 8444-021-904

Square Feet 46,240

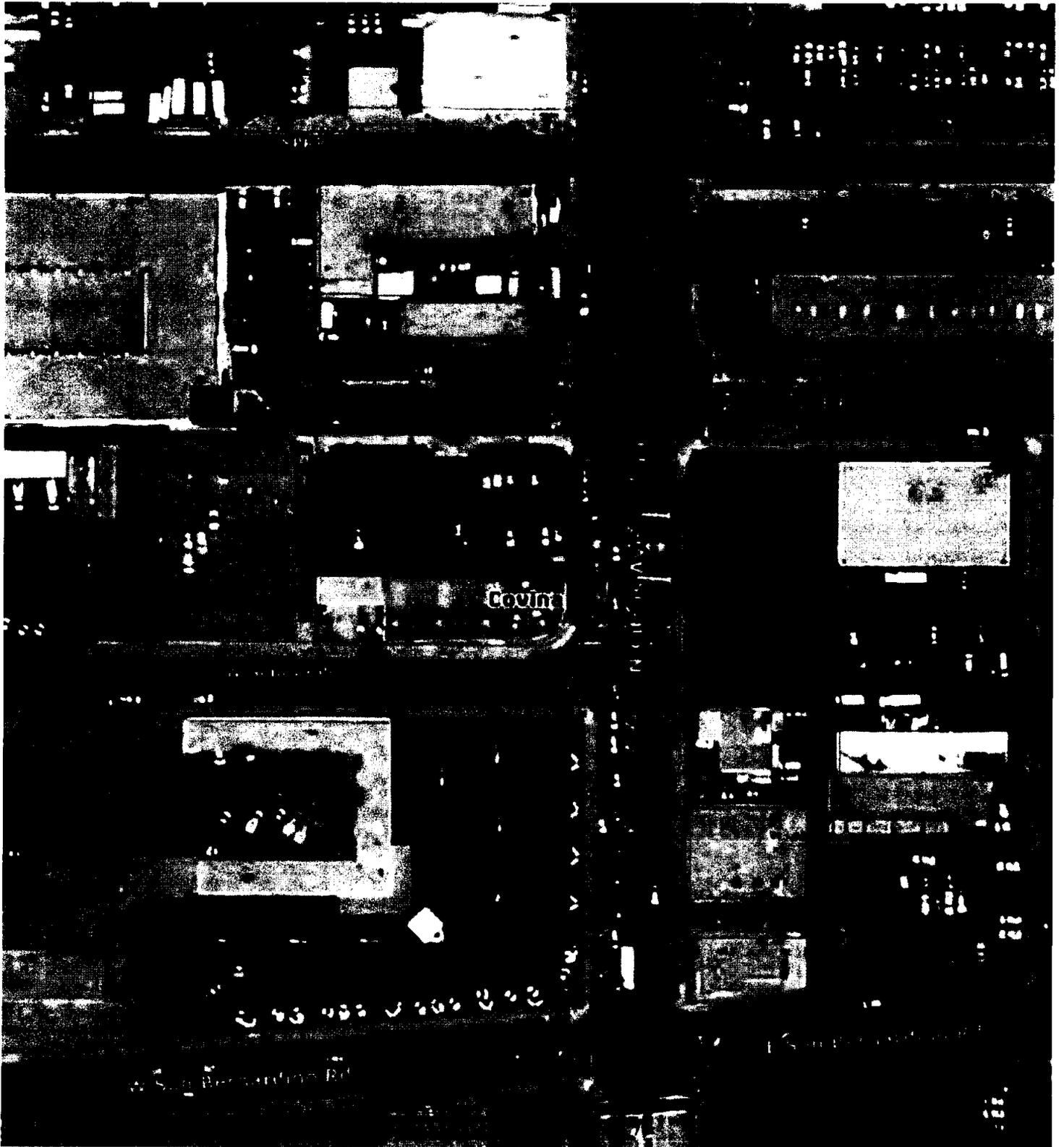




Parking Lot – 547 N. Citrus

APN: 8431-014-904

Square Feet 15,702

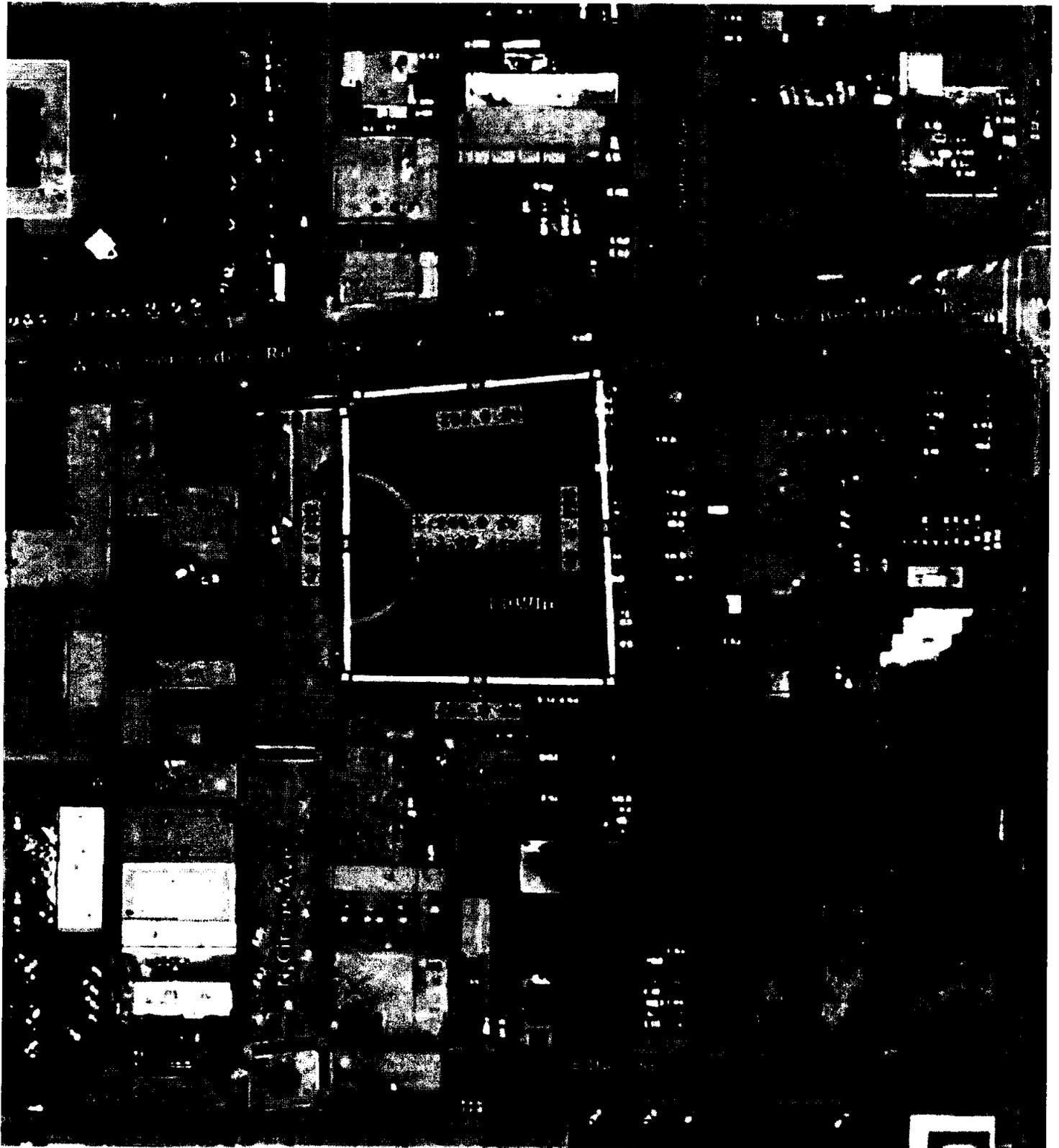


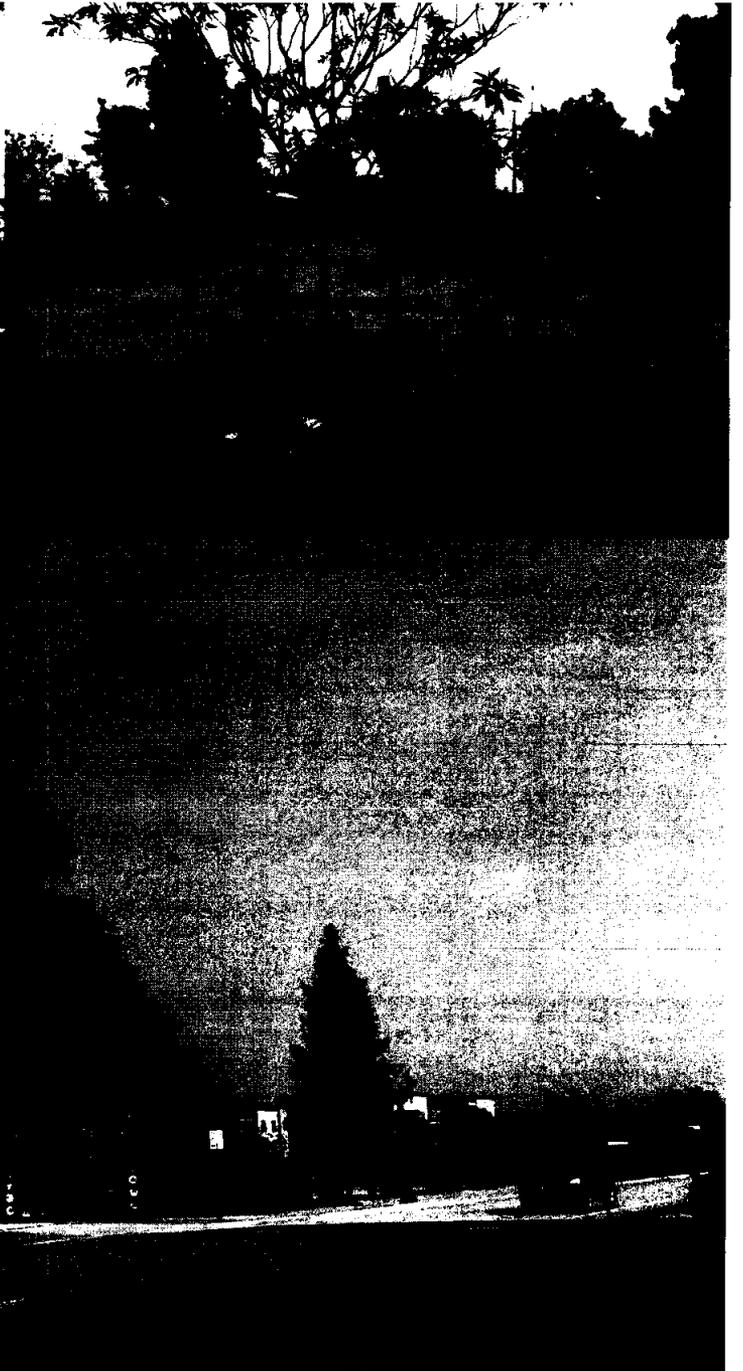
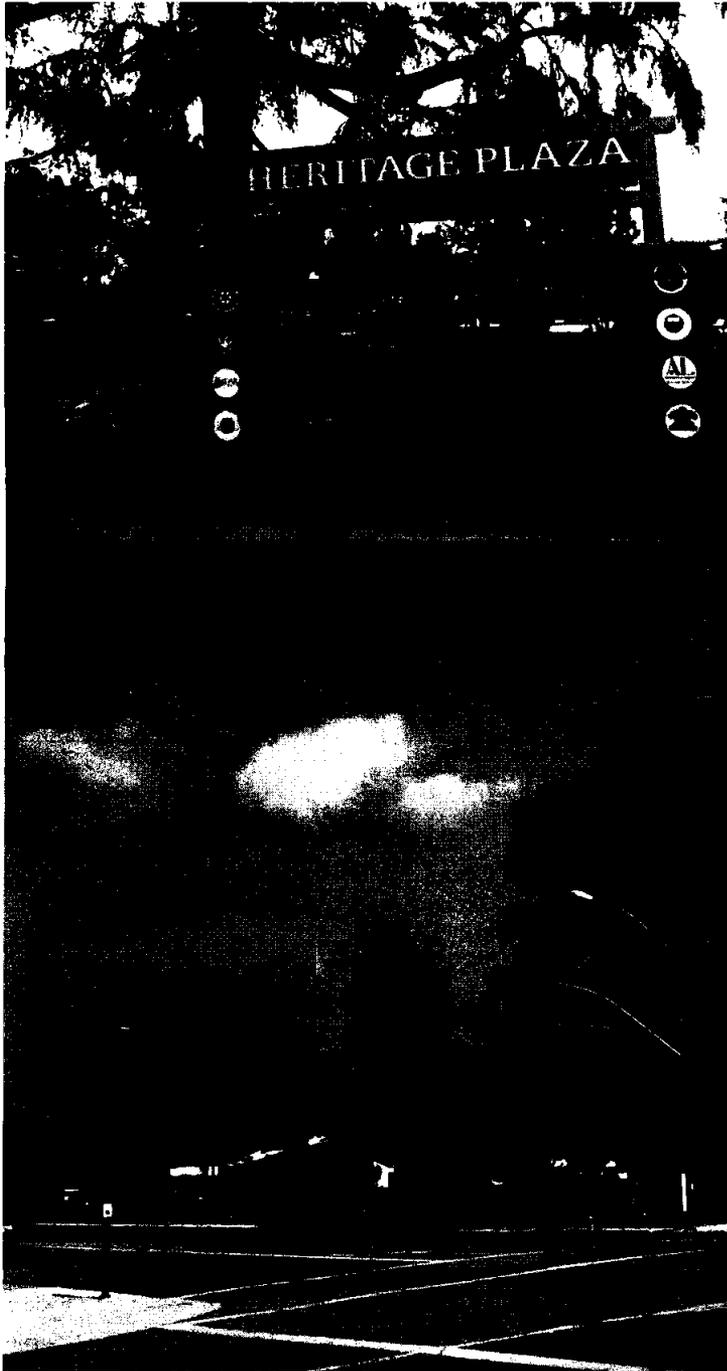


Heritage Plaza Park

APN: 8431-014-904 – formerly 8430-026-900

Square Feet 56,000 Park – 150,922 Entire Site

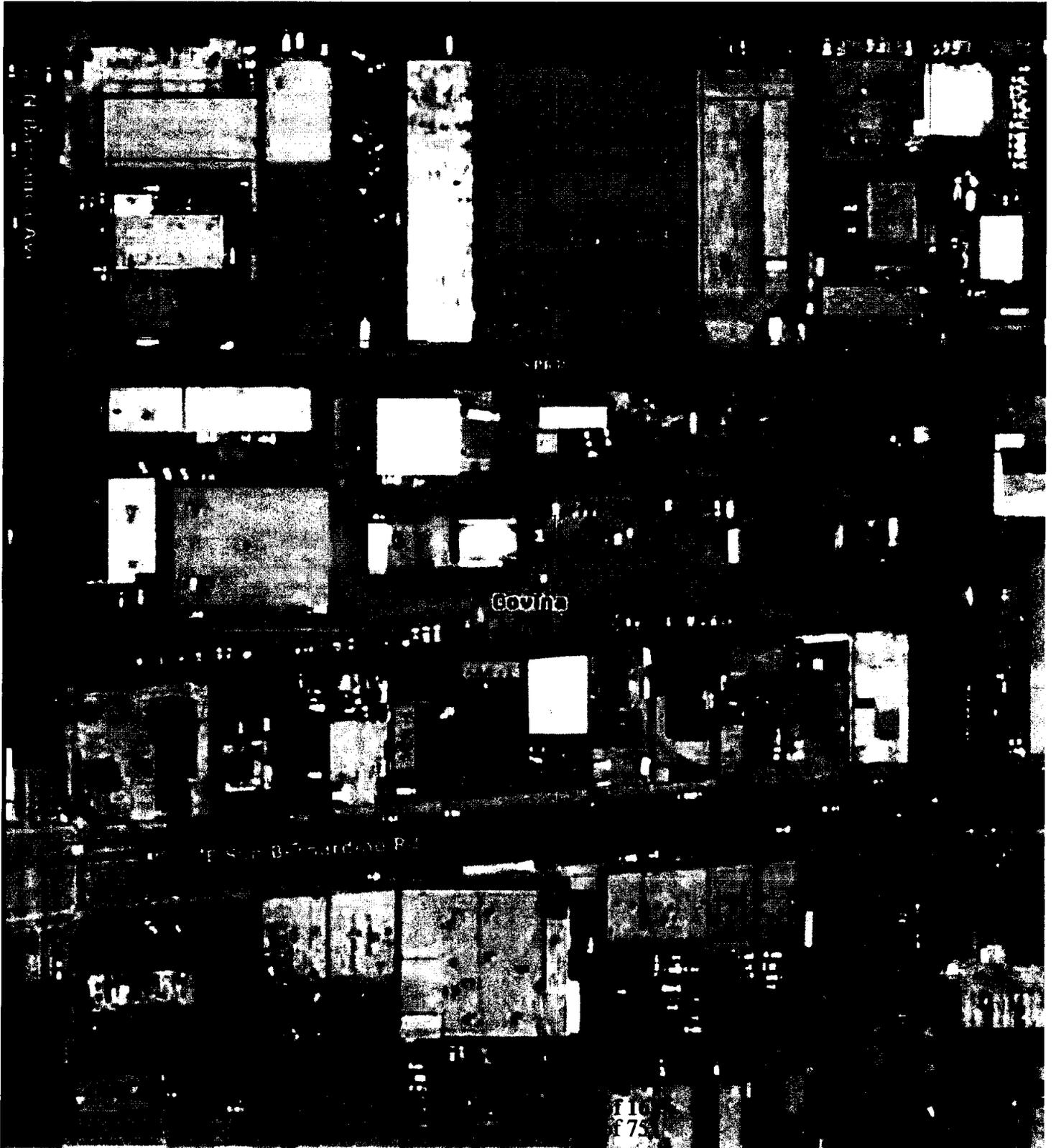


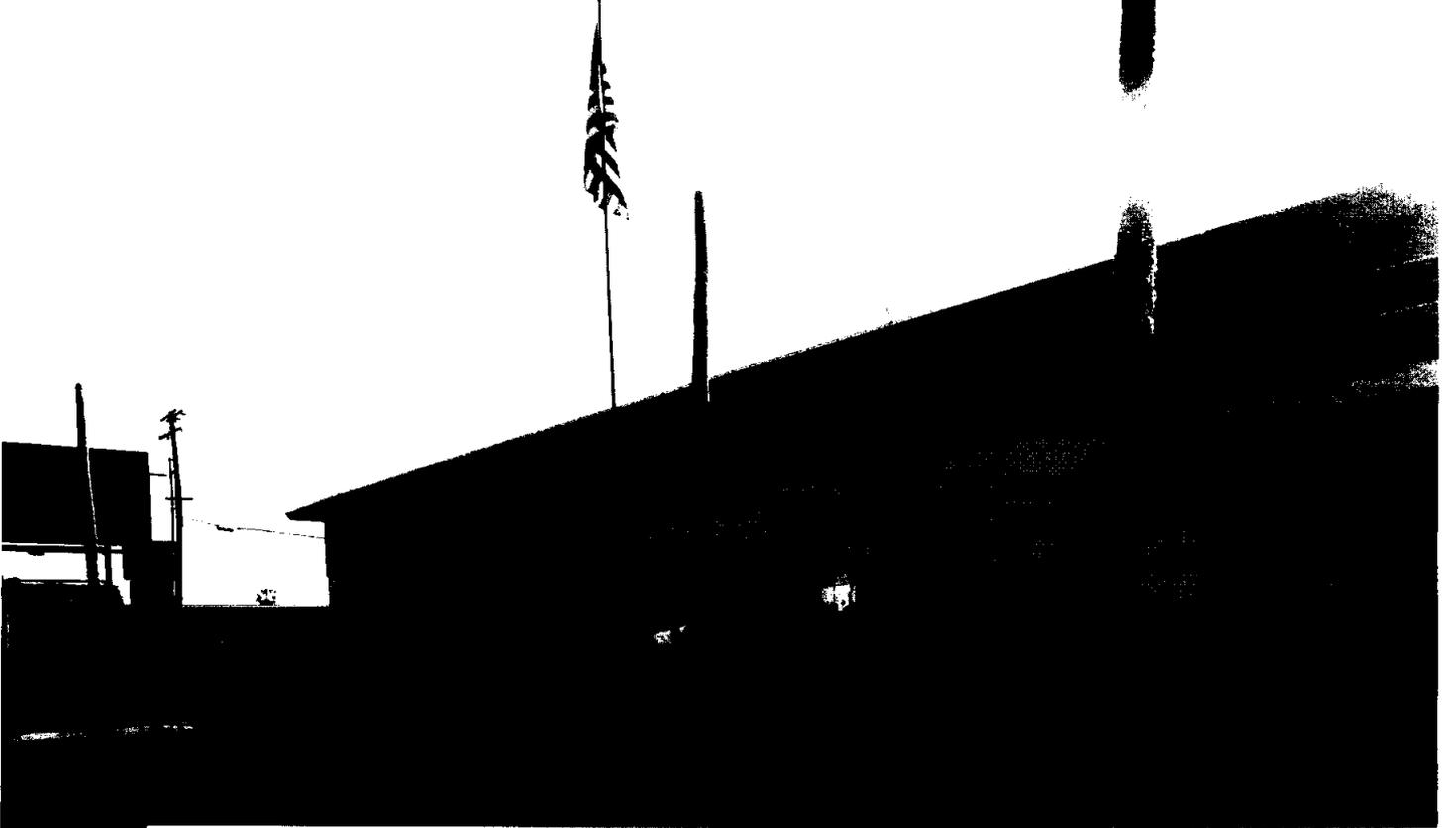
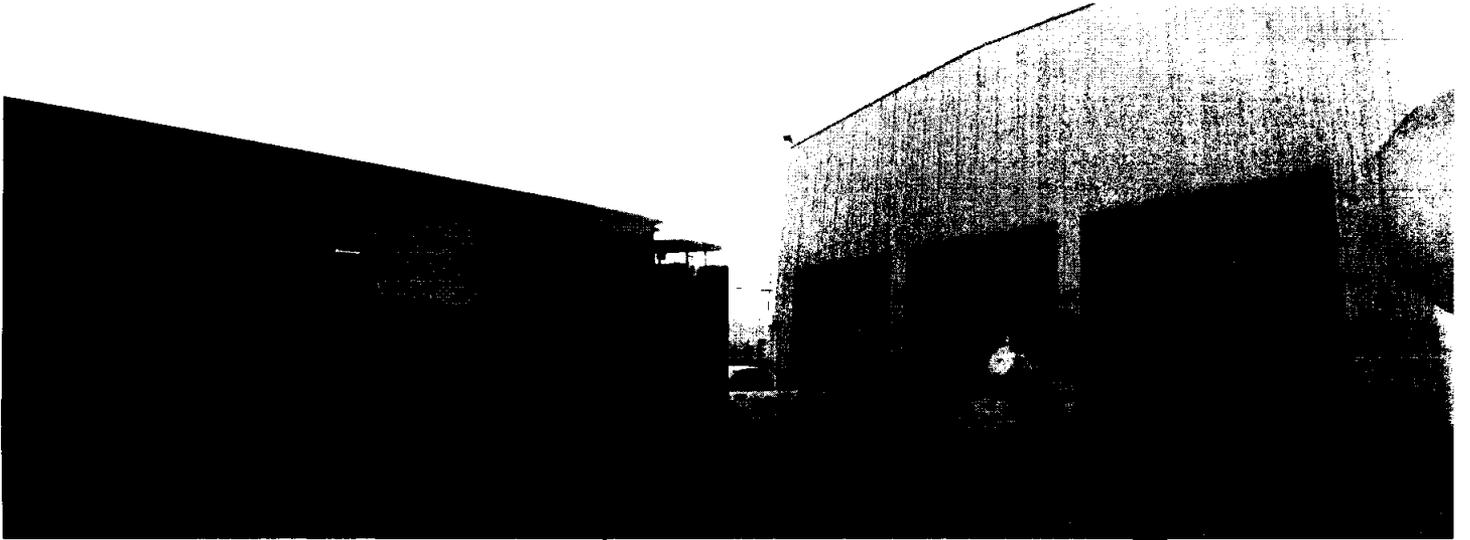


City Yard

APN: 8429-009-900

Square Feet 212,300





Jalapa Park

APN: 8447-031-901

Square Feet 86,033





EXHIBIT 1
EXHIBIT 2

Portion of Civic Center Parking Structure – lot under structure

APN: 8445-009-909

Square Feet 8,956





Parking Lot and Vacant Land 135 E. Badillo

APN: 8445-009-910

Square Feet 26,612

lot 13 & 14 15,372 – lot 15 11,240





EXHIBIT G

RESOLUTION NO. 12-005

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY RECOMMENDING THE OVERSIGHT BOARD APPROVE THE TRANSFERS OF CERTAIN FORMER COVINA REDEVELOPMENT AGENCY PROPERTIES USED FOR GOVERNMENTAL PURPOSES AND NOT SUITABLE FOR RESALE TO THE CITY OF COVINA PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 34177(e) AND 34181(a), MAKING CERTAIN FINDINGS WITH REGARD THERETO AND DIRECT THE SUCCESSOR AGENCY TO TRANSFER THE PROERTIES

WHEREAS, the City Council of the City of Covina ("City") approved and adopted redevelopment plans ("Redevelopment Plan") for a redevelopment project area known as Project Area No. 1 on July 15, 1974 and a redevelopment project area known as Project Area No. 2 on September 19, 1983, and amended on July 13, 1987 to add territory (collectively, the "Project Areas" and individually the "Project Area"); and

WHEREAS, for the improvement of the Project Areas and the immediate neighborhoods in which the Project Areas are located, the Covina Redevelopment Agency ("Agency") had recognized the need for certain public improvements, which improvements were located within the boundaries of, and contiguous to, the Project Areas, and

WHEREAS, pursuant to CRL Section 33445, a redevelopment agency was able, with the consent of the City Council, to pay all or part of the value of land located inside or contiguous to a project area, if the City Council makes certain findings and transfer such property; and

WHEREAS, in accordance with CRL Section 33445, the Agency had used its tax increment funds received pursuant to CRL Section 33670 to pay for all or part of the cost of the value of land for nine properties (collectively, "Properties"), as listed below:

<u>APN</u>	<u>Description</u>
8451-001-912	Parking lot, Shopper's Lane
8444-021-904	Vacant land, Puente at Citrus
8431-014-904	Parking lot, 547 N. Citrus
8430-026-900/8431-014-904	Park, Heritage Square
8429-009-900	City Yard, 534 N. Barranca
8447-031-901	Jalapa Park, Holt and Garvey
8445-009-909	Portion of Civic Center Parking Structure, 114 E. College St.
8445-009-910	Lots 13 and 14, Parking lot, Badillo Street Covina
8445-009-910	Lot 15, vacant lot, 135 E. Badillo Street, Covina

WHEREAS, the City Council made the required findings for the transfer of the Properties pursuant to CRL Section 33445 as set forth in City Council Resolution No. 11-6936 on March 1, 2011 and City Council Resolution 11-6957 on April 19, 2011; and

WHEREAS, the Agency made the required findings for the transfer of the Properties pursuant to CRL Section 33445 as set forth in City Council Resolution No. 11-660 on March 1, 2011 and City Council Resolution 11-674 on April 19, 2011; and

WHEREAS, Health and Safety Code Section 34177(e) allows the Successor Agency to dispose of assets and properties of the former redevelopment agency as directed by the oversight board; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of certain assets pursuant to subdivision (a) of Section 34181.; and

WHEREAS, Health and Safety Code Section 34181(a) allows the Oversight Board to direct the Successor Agency to transfer ownership of assets that were constructed and used for a governmental purpose to the appropriate public jurisdiction.

WHEREAS, the Successor Agency is the lead agency pursuant to the California Environmental Quality Act (codified as Public Resources Code Sections 21000 *et seq*) ("CEQA") and the State CEQA Guidelines; and

WHEREAS, Successor Agency staff has determined that the Agency's authorization of the transfer is exempt from CEQA, pursuant to the CEQA Guidelines set forth in California Code of Regulations, Title 14, Section 15378(b)(5), which provides that such authorizations are not considered a project subject to CEQA review because the transfer of the Properties is an organizational activity that will not result in direct or indirect physical changes in the environment.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Successor Agency to the Covina Redevelopment Agency as follows:

Section 1. **Recitals.** The Recitals set forth above are true and correct and incorporated herein.

Section 2. **34181 (a) Findings.** The Governing Board of the Successor Agency affirms, finds and determines, based on the information made available in the staff report accompanying this Resolution, the oral presentation of Agency staff, and all other written and oral evidence presented to the Governing Board at or prior to the public meeting, that:

The properties listed above were all properties acquired, constructed and/or used for a governmental purpose and are not suitable for resale. As the transfer is contingent on the City continuing the governmental purpose on these sites and paying any costs associated with their continued use there is no value to the City for assuming these continued responsibilities and costs for the use of these assets.

Section 3. Implementation. The Governing Board hereby authorizes and directs the Executive Director of the Successor Agency at his discretion to make decisions to take any action and execute any documents necessary to implement the property transfer and this Resolution, as may be approved by both the Executive Director and the Successor Agency Counsel.

Section 5. CEQA. The Governing Board directs and authorizes that a Notice of Exemption shall be filed with the Clerk of the Board of Supervisors of the County of Los Angeles, California, within five (5) working days following the date of adoption of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

Section 7. Certification. The Agency Secretary shall certify to the passage and adoption of this Resolution and the same shall thereupon take effect and be in force immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 15th day of May, 2012.

Chairperson, Successor Agency to the Covina Redevelopment Agency

ATTEST:

Secretary, Successor Agency to the Covina Redevelopment Agency

APPROVED AS TO FORM;

Successor Agency Counsel

CERTIFICATION

I, Catherine M. LaCroix, Secretary of the Successor Agency to the Redevelopment Agency of the City of Covina, do hereby CERTIFY that Resolution No. 12-005 was adopted by the Successor Agency to the Covina Redevelopment Agency at a regular meeting of the Successor Agency held this 15th day of May, 2012, and was approved and passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Catherine M. LaCroix, Secretary

EXHIBIT B

RESOLUTION NO. 12-06

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY APPROVING THE TRANSFERS OF CERTAIN FORMER COVINA REDEVELOPMENT AGENCY PROPERTIES USED FOR GOVERNMENTAL PURPOSES AND NOT SUITABLE FOR RESALE TO THE CITY OF COVINA PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 34177(e) AND 34181(a), MAKING CERTAIN FINDINGS WITH REGARD THERETO AND DIRECTING THE SUCCESSOR AGENCY TO TRANSFER THE PROERTIES

WHEREAS, the City Council of the City of Covina (“City”) approved and adopted redevelopment plans (“Redevelopment Plan”) for a redevelopment project area known as Project Area No. 1 on July 15, 1974 and a redevelopment project area known as Project Area No. 2 on September 19, 1983, and amended on July 13, 1987 to add territory (collectively, the “Project Areas” and individually the “Project Area”); and

WHEREAS, for the improvement of the Project Areas and the immediate neighborhoods in which the Project Areas are located, the Covina Redevelopment Agency (“Agency”) had recognized the need for certain public improvements, which improvements were located within the boundaries of, and contiguous to, the Project Areas, and

WHEREAS, pursuant to CRL Section 33445, a redevelopment agency was able, with the consent of the City Council, to pay all or part of the value of land located inside or contiguous to a project area, if the City Council makes certain findings and transfer such property; and

WHEREAS, in accordance with CRL Section 33445, the Agency had used its tax increment funds received pursuant to CRL Section 33670 to pay for all or part of the cost of the value of land for nine properties (collectively, “Properties”), as listed below:

<u>APN</u>	<u>Description</u>
8451-001-912	Parking lot, Shopper’s Lane
8444-021-904	Vacant land, Puente at Citrus
8431-014-904	Parking lot, 547 N. Citrus
8430-026-900/8431-014-904	Park, Heritage Square
8429-009-900	City Yard, 534 N. Barranca
8447-031-901	Jalapa Park, Holt and Garvey
8445-009-909	Portion of Civic Center Parking Structure, 114 E. College St.
8445-009-910	Lots 13 and 14, Parking lot, Badillo Street Covina
8445-009-910	Lot 15, vacant lot, 135 E. Badillo Street, Covina

WHEREAS, the City Council made the required findings for the transfer of the Properties pursuant to CRL Section 33445 as set forth in City Council Resolution No. 11-6936 on March 1, 2011 and City Council Resolution 11-6957 on April 19, 2011; and

WHEREAS, the Agency made the required findings for the transfer of the Properties pursuant to CRL Section 33445 as set forth in City Council Resolution No. 11-660 on March 1, 2011 and City Council Resolution 11-674 on April 19, 2011; and

WHEREAS, Health and Safety Code Section 34177(e) allows the Successor Agency to dispose of assets and properties of the former redevelopment agency as directed by the oversight board; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of certain assets pursuant to subdivision (a) of Section 34181.; and

WHEREAS, Health and Safety Code Section 34181(a) allows the Oversight Board to direct the Successor Agency to transfer ownership of assets that were constructed and used for a governmental purpose to the appropriate public jurisdiction.

WHEREAS, the Successor Agency is the lead agency pursuant to the California Environmental Quality Act (codified as Public Resources Code Sections 21000 *et seq*) (“CEQA”) and the State CEQA Guidelines; and

WHEREAS, Successor Agency staff has determined that the Agency’s authorization of the transfer is exempt from CEQA, pursuant to the CEQA Guidelines set forth in California Code of Regulations, Title 14, Section 15378(b)(5), which provides that such authorizations are not considered a project subject to CEQA review because the transfer of the Properties is an organizational activity that will not result in direct or indirect physical changes in the environment.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency as follows:

Section 1. **Recitals.** The Recitals set forth above are true and correct and incorporated herein.

Section 2. **34181 (a) Findings.** The Governing Board of the Oversight Board of the Successor Agency affirms, finds and determines, based on the information made available in the staff report accompanying this Resolution, the oral presentation of Agency staff, and all other written and oral evidence presented to the Governing Board at or prior to the public meeting, that:

The properties listed above were all properties acquired, constructed and/or used for a governmental purpose and are not suitable for resale. As the transfer is contingent on the City continuing the governmental purpose on these sights and paying any costs associated with their continued use there is no value to the City for assuming these continued responsibilities and costs for the use of these assets.

Section 3. **Implementation.** The Governing Board hereby authorizes and directs the Executive Director of the Successor Agency at his discretion to make decisions to take any action and execute any documents necessary to implement the property transfer and this Resolution, as may be approved by both the Executive Director and the Successor Agency Counsel.

Section 5. **CEQA.** The Governing Board directs and authorizes that a Notice of Exemption shall be filed with the Clerk of the Board of Supervisors of the County of Los Angeles, California, within five (5) working days following the date of adoption of this Resolution.

Section 6. **Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 7. **Certification.** The Oversight Board Secretary, shall certify to the adoption of this Resolution.

Section 8. **Effective Date.** Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED this 31st day of May, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Oversight Board Chairperson

ATTEST:

Oversight Board Secretary

**OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE
COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY**

MEETING DATE: May 31, 2012

ITEM NO.: 10

STAFF SOURCE: Robert Neiuber, Deputy Executive Director of Successor Agency

ITEM TITLE: Update on Successor Agency non-governmental land

STAFF RECOMMENDATION

Receive and File report on Successor Agency non-governmental land.

FISCAL IMPACT

The Successor Agency will work to assure that the sale of these properties will maximize the long-term return to all of the taxing entities. The proceeds from the sale of these properties will be forwarded to the County and then distributed back out to the taxing entities based on the percent of property tax they would normally receive.

BACKGROUND

The Successor Agency currently owns three commercial properties that were purchased and developed to eliminate blight. These properties are the KIA site (626 S. Citrus Avenue APN# 8451-001-911 and 8451-001-906), the VW site (528 South Citrus APN # 8445-029-042 and 8445-021-037), and the Enterprise site (635 S. Citrus APN # 8453-001-906 and 8453-001-900). These Agency assets must be disposed of in accordance with the law with the money from the eventual sales being distributed to the various taxing entities.

The KIA and VW sites currently have long term leases in place with the respective dealerships and although the Agency owns the property the buildings on the sites were built and are owned by the dealerships. The current tenant on the Enterprise site, Enterprise Rent-A-Car is on a month to month lease and is maintaining the property for the Agency. The Successor Agency has retained the services of a local appraiser and having all of the properties appraised.

Once the appraisals are complete staff will approach the dealerships to determine their interest in purchasing the land. They have indicated that they might be interest in purchasing the property in the past. Staff has received letters of interest from two parties interested in the Enterprise site. Staff will present the information on the two interested parties and their planned use of the site and the interest of the dealerships in their properties to the Successor Agency for their direction. Staff would then bring that direction to the Oversight Board for your consideration and approval.

The Oversight Board approved the Redevelopment Agency's lease of the property at 611 South Citrus (APN# 8453-001-001 and 8453-001-003) as part of the ROPS and the Department of Finance reviewed the lease and did not question it as an Enforceable obligation. The Agency entered into this lease with Al-Sal Oil in order to eliminate blight and bring about the development of a commercial property in conjunction with the adjacent Enterprise site. The

Successor Agency will be working to negotiate a transfer or an end to this lease of vacant property on the southwest corner of Citrus and Rowland so that development can occur at that location. Staff will present the information on these negotiations to the Successor Agency for their direction. Staff would then bring that direction to the Oversight Board for your consideration and approval.

Staff asks that the Oversight Board receive and file this information on Successor agency owned commercial properties.

EXHIBITS

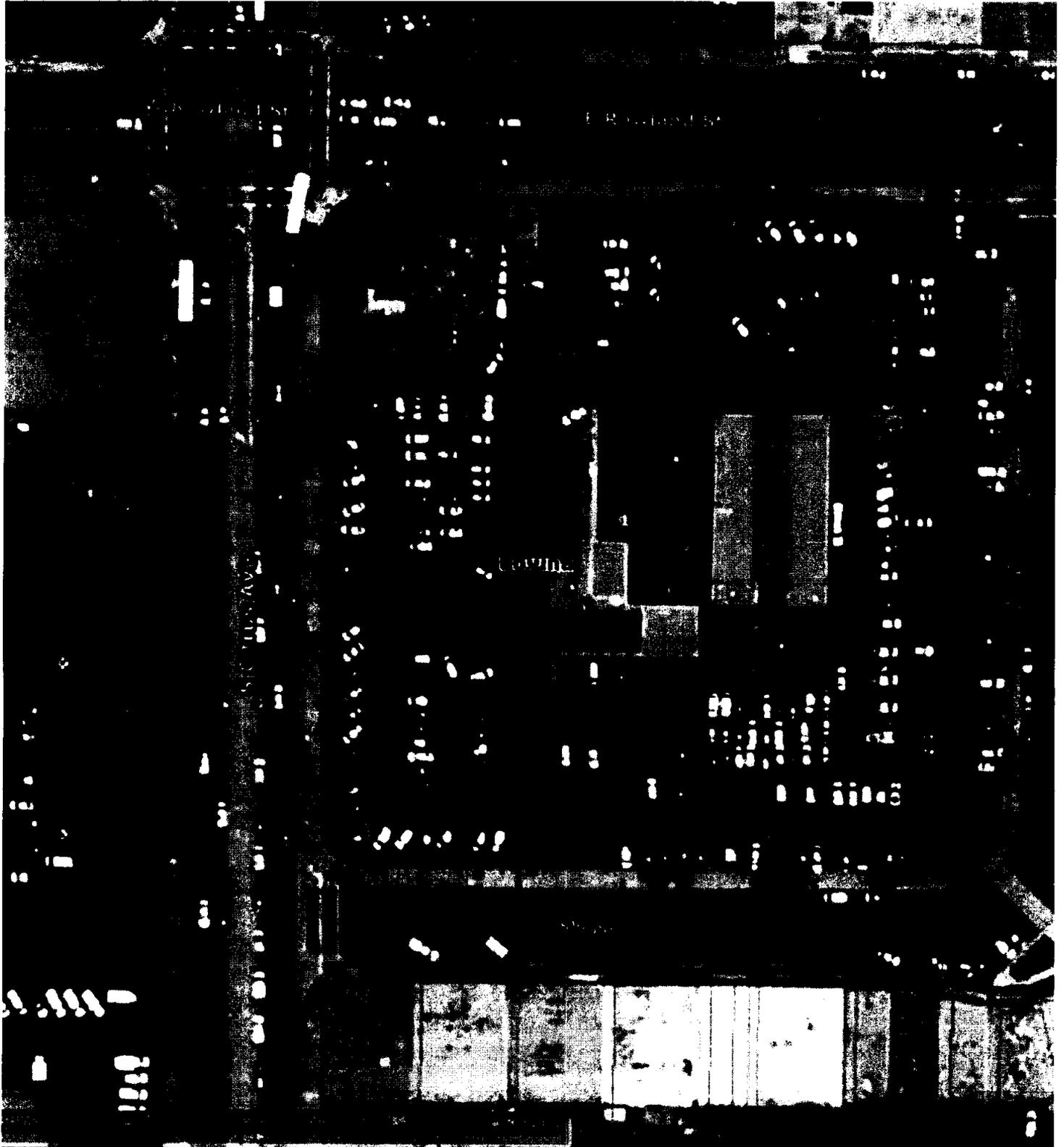
A. Maps and pictures of the properties

REVIEW TEAM ONLY	
SA Attorney: _____	Finance Director: _____ 
Executive Director: <u><i>MTV for Dany Parviz</i></u>	Other: _____

KIA Site – 626 S. Citrus

APN: 8451-001-911 and 8451-001-906

Square Feet 127,577

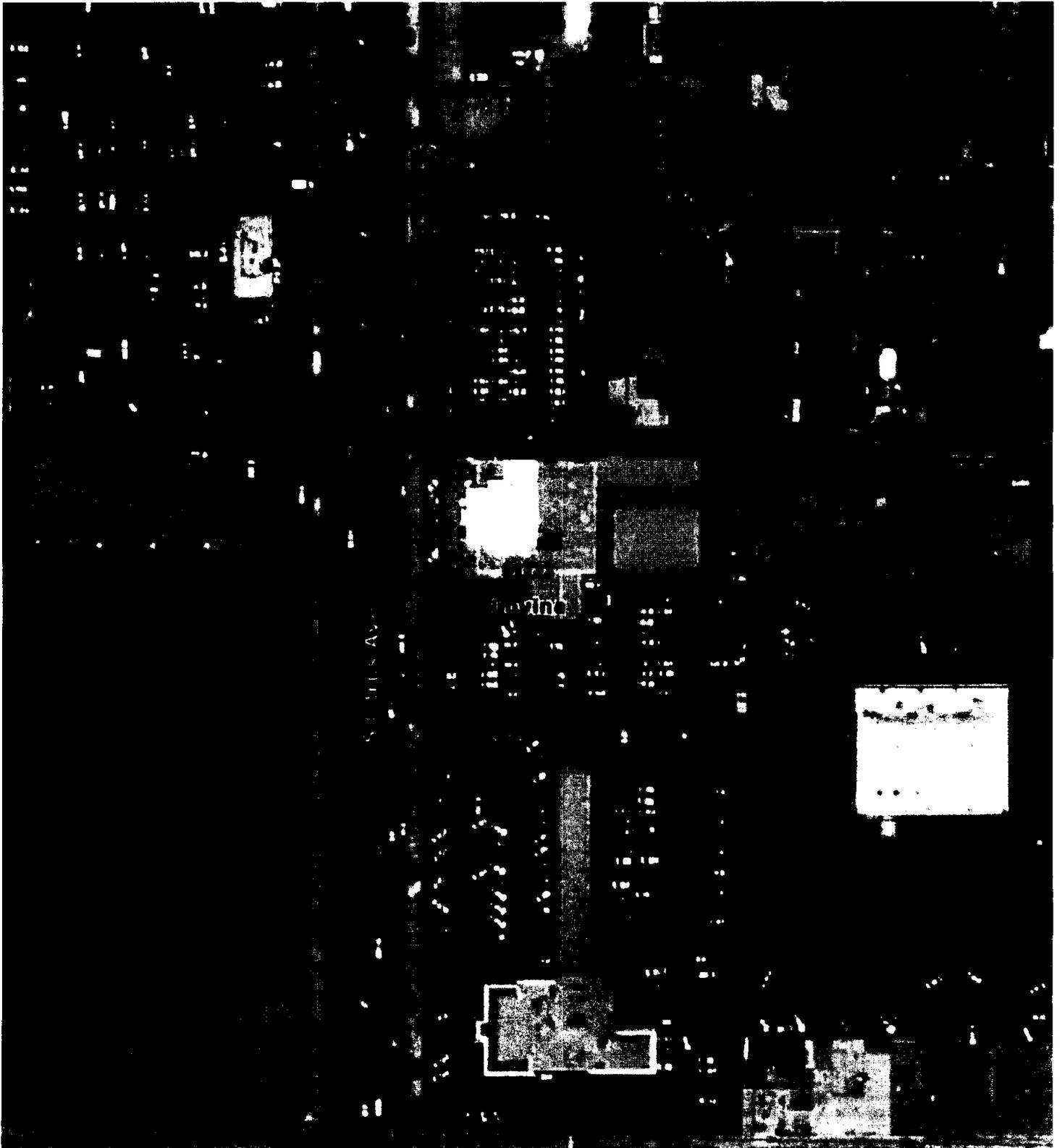


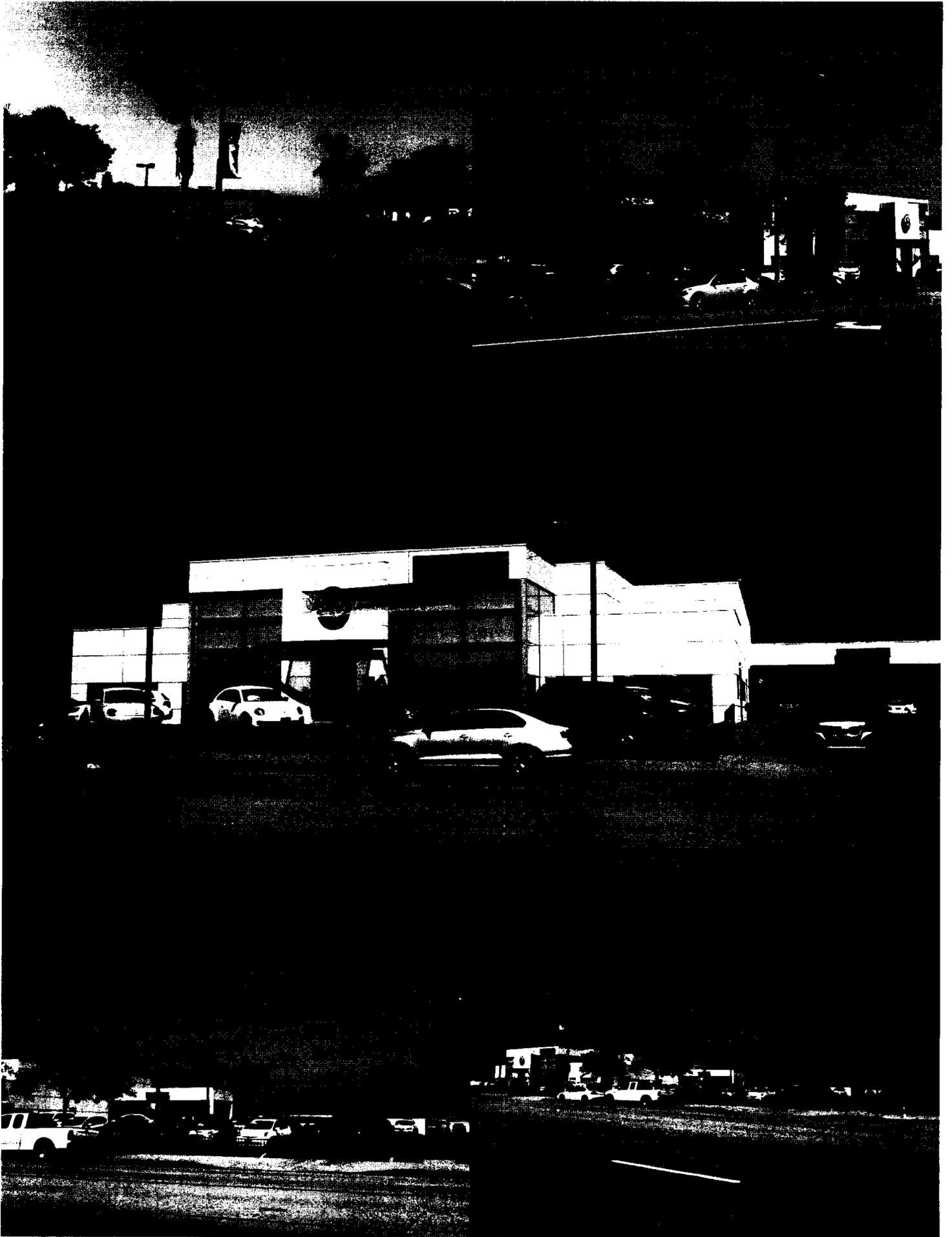


VW Site – 528 S. Citrus

APN: 8445-029-042 and 8445-021-037

Square Feet 92,472

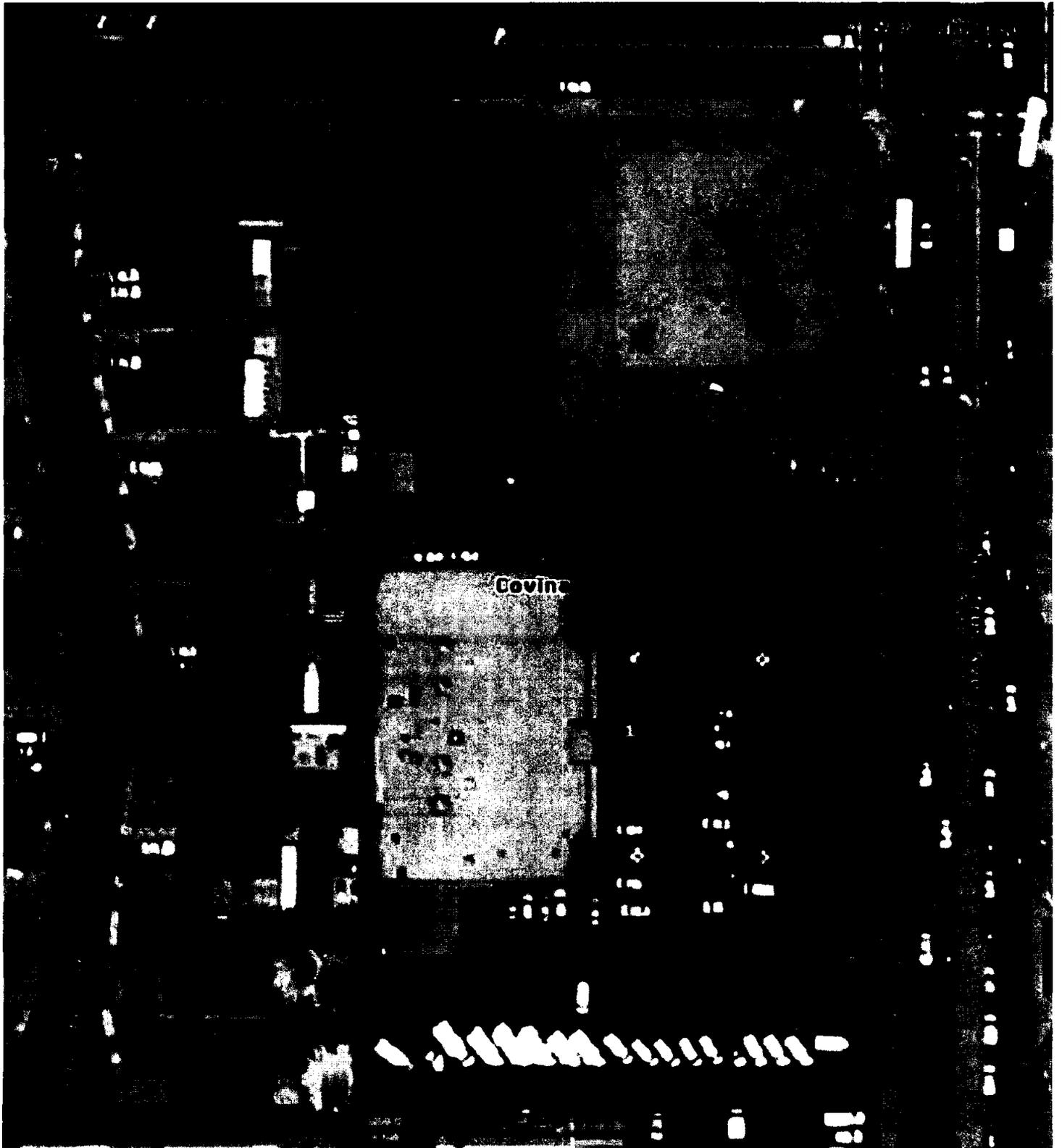




Enterprise Site – 635 S. Citrus

APN: 8453-001-906 and 8453-001-900

Square Feet Lot 104,146 Bldg 20,350

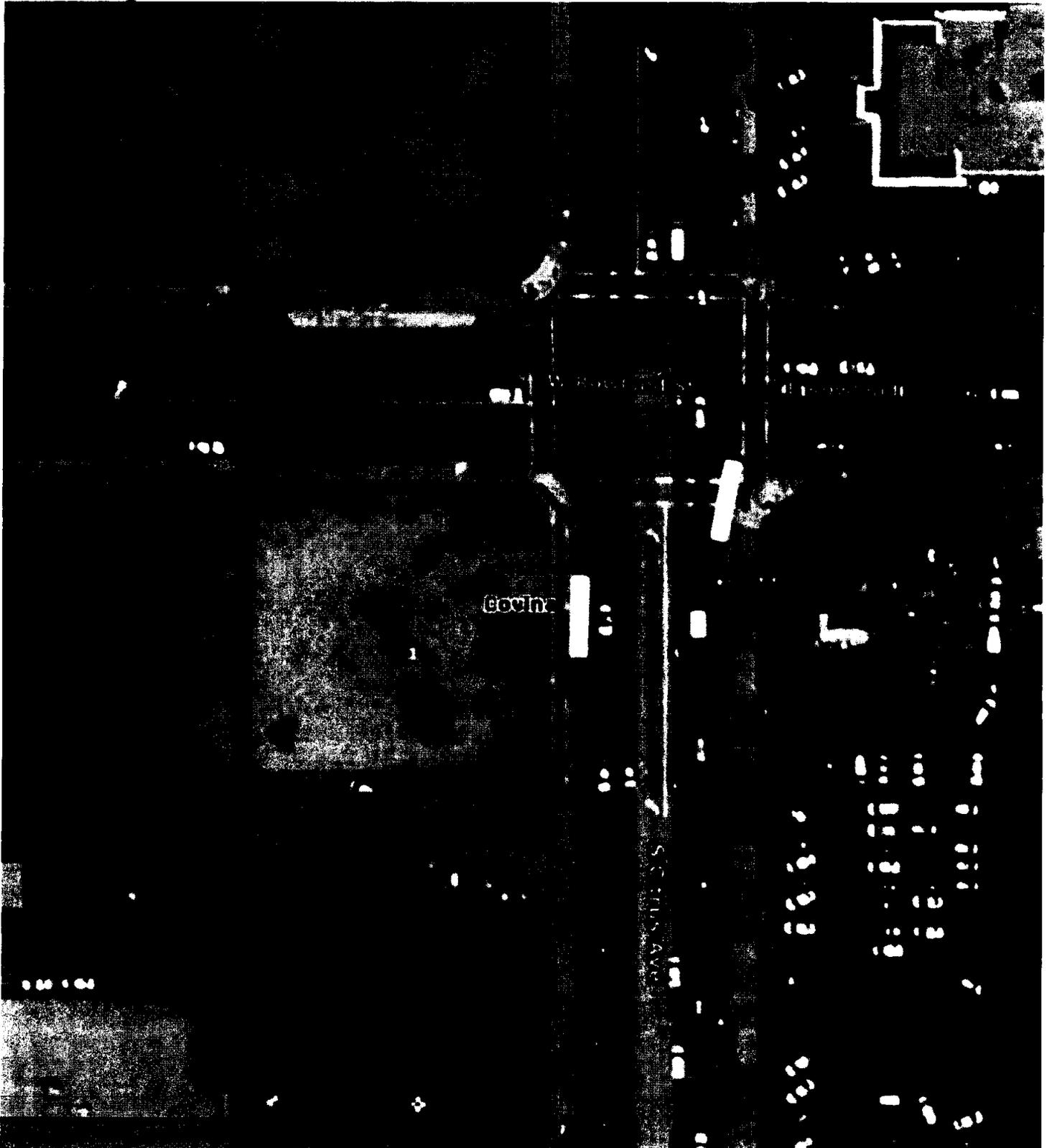




611 S. Citrus

APN: 8453-001-001 and 8453-001-003

Square Feet 27,354





**OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE
COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY**

MEETING DATE: May 31, 2012

ITEM NO.: 11

STAFF SOURCE: Robert Neiuber, Deputy Executive Director of the Successor Agency

ITEM TITLE: Update on the status of Oversight Board Submittals to the State Department of Finance

STAFF RECOMMENDATION

Receive and File

FISCAL IMPACT

1.14 Million of Enforceable Obligations for the period of January 1, 2012 to June 30, 2012, were ruled as ineffective until further Department of Finance review. \$44,000 of Enforceable Obligations for the period of July 1, 2012 to December 31, 2012, were ruled as ineffective until further Department of Finance review.

BACKGROUND

Staff provided copies of all the items approved by the Oversight Board to the State Department of Finance (DOF) for their review and approval in the late afternoon on Thursday April 5, 2012. On Monday April 9, 2012 Department of Finance (DOF) sent an e-mail that they would be taking the ten day review period afforded to them in the law and would be asking for supporting documentation to some of the enforceable obligations outlined on the Recognized Obligations Payment Schedule (ROPS). Later that day, the DOF asked for the supporting documentation for following items listed on the ROPS:

The Lease Payable for 611 S. Citrus; the Lease Payable to RJS Financial; the agreement and bond indentures related to the project at 200 W. Rowland; the Agreement and bond indentures related to the project at Heritage Plaza; and back-up information related to the required Housing Set Aside Deferral 1995 payment.

Staff provided the requested documentation to the DOF. On April 19, 2012, staff received a letter by e-mail outlining certain items listed on the ROPS that the DOF do not believe qualify as Enforceable Obligations (see exhibit A). The items they listed total \$1,138,000 in the January through June 2012 ROPS and \$44,000 in the July through December 2012 ROPS.

According to the City Attorney's office it appears that a majority of the successor agencies are receiving similar letters from the DOF questioning some or all of the items on the submitted ROPS

The majority of the items in their letter were items listed on the Enforceable Obligation Payment Schedule approved by the Redevelopment Agency on January 31, 2012, and submitted to the DOF on January 31, 2012. As the DOF did not question these expenditures within the three days that are allowed under the law, they have all been paid out as provided on the adopted Enforceable Obligations Payment Schedule. A majority of the items in question were also January 2012 expenditures and as such occurred when the Redevelopment Agency was still in operation and again should be outside of the ROPS review period set by the Supreme Court.

DOF has also raised an issue with the administrative budget and how they interpreted our submittal. This is an administrative matter and will be resolved. They did agree that our administrative cost allowance is \$250,000.

Finally, DOF indicated that under the current law housing set aside deferral repayments do not need to be made. Staff would agree with this conclusion, but we will reserve the right to amend the ROPS and add this item back should certain legislation like AB 1585 become a law.

The letter from DOF outlining the above identified matters states that if the Successor Agency believes the DOF reached their conclusion in error we may provide further evidence for their review and reconsideration. Staff prepared and submitted a response to the DOF on May 17, 2012 (see exhibit B).

As of the drafting of this Agenda Item, staff has not received any additional correspondence from the DOF. An oral update will be provided to the Oversight Board at the meeting.

EXHIBITS

- A. Department of Finance letter dated April 19, 2012
- B. Successor Agency response letter (Attachments available for review in City Clerks Office)
- C. Copy of both ROPS approved by the Oversight Board on April 4, 2012

REVIEW TEAM ONLY	
SA Attorney: _____	Finance Director: <u></u>
Executive Director: <u></u>	Other: _____



April 19, 2012

Robert Neuber, Deputy Executive Director
City of Covina
125 E. College Street
Covina, CA 91723

Dear Mr. Neuber:

Pursuant to Health and Safety Code (HSC) section 34177 (l) (2) (C), the Covina Successor Agency submitted a Recognized Obligation Payment Schedule (ROPS) to the California Department of Finance (Finance) on April 5, 2012, for the periods January through June 2012 and July through December 2012. Finance staff contacted you for clarification of items listed in the ROPS.

HSC section 34171 (d) lists enforceable obligation (EO) characteristics. Based on a sample of line items reviewed and application of the law, the following do not qualify as EOs:

January through June 2012 Period

- Item No. 12 on page 1 in the amount of \$754,711 for a contract between the City of Covina and MG Enterprises. This item is a contract with the City and not the former RDA. Therefore, the item is not an EO.
- Item No. 22 and 23 on page 1 in the amount of \$113,532 for cooperative agreements between the City of Covina and the Covina RDA. HSC section 34171 (d) (2) states that agreements, contracts, or arrangements between the city, county, or city and county that created the redevelopment agency and the former redevelopment agency are not enforceable obligations. Therefore, these items are not EOs.
- Item No. 26 and 28 on page 1 in the amount of \$48,478 are for projects without signed contracts. Therefore, these items are not EOs.
- Item No. 1 on page 3 in the amount of \$44,000 is for Housing Set Aside Deferral. The requirement to set aside 20 percent of RDA tax increment for low and moderate income housing purposes ended with the passing of the redevelopment dissolution legislation. HSC section 34177 (d) requires that all unencumbered balances in the Low and Moderate Income Housing Fund be remitted to the county auditor controller for distribution to the taxing entities. Therefore, this item is not an EO.
- An administrative expense in the amount of \$28,370 is not an EO. Item No. 25 on page 1 in the amount of \$148,370 for administrative costs was used in place of the \$142,000 provided in the Successor Agency Administrative Budget. HSC section 34171 (b) limits administrative expenses to five percent of property tax allocated to the successor agency or \$250,000, whichever is greater. Five percent of the property tax allocated is \$80,789. Therefore, the administrative cost allowance will be \$250,000.

Mr. Neiber
April 19, 2012
Page 2

July through December 2012 Period

- Item No. 1 on page 2 in the amount of \$44,000 for Housing Set Aside Deferral. The requirement to set aside 20 percent of RDA tax increment for low and moderate income housing purposes ended with the passing of the redevelopment dissolution legislation. HSC section 34177 (d) requires that all unencumbered balances in the Low and Moderate Income Housing Fund be remitted to the county auditor controller for distribution to the taxing entities.
- Administrative expense of \$22,000 is not an EO. HSC section 34171 (b) limits administrative expenses to five percent of property tax allocated to the successor agency or \$250,000, whichever is greater. Five percent of the property tax allocated is \$176,183. Therefore, the administrative cost allowance will be \$250,000.

As authorized by HSC section 34179 (h), Finance is returning your ROPS for your reconsideration. This action will cause the specific ROPS items noted above to be ineffective until Finance approval. Furthermore, items listed on future ROPS will be subject to review and may be denied as EOs.

If you believe we have reached this conclusion in error, please provide further evidence that the items questioned above meet the definition of an EO.

Please direct inquiries to Robert Scott, Supervisor or Michael Barr, Lead Analyst at (916) 322-2985.

Sincerely,



MARK HILL
Program Budget Manager

cc: Ms. Kristina Burns, Program Specialist III, Los Angeles County



CITY OF COVINA

125 East College Street • Covina, California 91723-2199

Successor Agency to the Covina Redevelopment Agency

May 15, 2012

Mr. Mark Hill
Department of Finance
Program Budget Manager
915 L Street
Sacramento, CA 95814-3706

RE: Response to DOF letter dated April 19, 2012

Dear Mr. Hill,

We are in receipt of the Department of Finance (DOF) letter dated April 19, 2012 regarding the Covina Successor Agency's Recognized Obligation Payment Schedules for January 2012 through June 2012 and July 2012 through December 2012. We appreciate your approval of a majority of the items listed on the two ROPS that we submitted.

In the letter, you listed specific Enforceable Obligations (EO) that had been approved in the Recognized Obligation Payment Schedules (ROPSs) by both the Covina Successor Agency and the Oversight Board for the Covina Successor Agency that you indicated do not qualify as EOs.

I will go over each specific item currently noted as ineffective by the DOF later in this letter. In general the majority of the EOs that the DOF questioned in the January through June 2012 ROPS, outside of the Housing Set Aside Deferral, were payments made in January of 2012, and were paid out by the Redevelopment Agency prior to its dissolution on January 31, 2012. These payments were made in accordance with an updated EOPS adopted November 1, 2011 covering the period of August 2011 through December 2011 and submitted to the Department of Finance (DOF) on November 7, 2011 and the updated EOPS adopted January 30, 2011 covering the period of January 2012 through June 2012 and submitted to the DOF on January 31, 2012 (see attachments 1 and 2). They were put on the ROPS for informational purposes only as they are outside of the February 2012 to June 2012 period covered in the ROPS per the Courts direction. We could remove these payments and just reflect in the ROPS the February through June amounts if that would clarify the issue for the DOF.

As previously noted the DOF was provided with an updated EOPS covering the period from August 2011 through December 2011 on November 7, 2011, and an updated EOPS covering the period of January 2012 through June 2012 on January 31, 2012. The Redevelopment Agency and/or the Successor Agency did not receive any correspondence back from the DOF within the three working days timeline provided for under the law. The Redevelopment Agency and the

Successor Agency considered the items listed in the EOPS as approved and payable per the statutes of the law and made payments accordingly.

January through June 2012 Period

- Item number 12 on Page 1 in the amount of \$754,711 is an enforceable obligation of the Successor Agency. This project was submitted, approved, and expensed by the Agency in or prior to January under previously approved EOPS. The funds used for this public project were not tax increment funds; they were a combination of Public Purpose Grant Funds and Land Proceeds Funds which were approved by the Redevelopment Agency on March 24, 2011 (see attachment 3). Without the approved use of Redevelopment funds this project could not have moved forward, and the required Health and Safety Code Section 33445 findings to that effect were made by the Redevelopment Agency on January 25, 2011 and again on March 24, 2011 (see attachments 3 and 4). These funds were appropriated by the Redevelopment Agency on April 20, 2010 and the appropriation was amended by the Redevelopment Agency on November 16, 2010 (see attachments 5 and 6). All of the funds were paid directly from the Agency to the Contractor. Again, all expenditures for this project were recorded by the end of January, prior to the dissolution of the Agency.
- Items No. 22 and 23 on page 1 were included for informational purposes and are outside of the February through June period covered by the ROPS. These were allowable Agency expenditures in January and were included in previously approved EOPS. No funds were expended from these accounts after January.
- Item No. 26 on page 1 was included for informational purposes and is outside of the February through June period covered by the ROPS. These were allowable Agency expenditures in January and were included in previously approved EOPS. No funds were expended from these accounts after January. Item No. 28 shows no expenditures and therefore we do not dispute your findings on this particular item.
- Item No. 1 on page 3 is related to paying back funds from the redevelopment project areas to the 20% housing set aside fund. As this is not required under the current law we again do not dispute your findings on this particular item. However, should the law change in the future and these obligations are considered valid, we reserve the right to reaffirm this obligation.
- I am not sure what is being referred in the letter regarding the \$28,370 is not an EO. The Administrative expense of \$148,370 that you call out from item 25 on page one is from January was included for informational purposes and is outside of the February through June period covered by the ROPS. These were allowable Agency expenditures in January and were included in previously approved EOPS. We submitted a separate administrative budget of \$250,000 to cover the period from February through June to the Department of Finance on April 5, 2012, which we assumed has been approved as we did not receive any news to the contrary. We agree with your finding that the administrative cost allowance is \$250,000, but want to make it clear that the amount expended in accordance with Item No. 25 on page 1 is not part of that \$250,000.

July through December 2012 Period

- Item No. 1 on page 2 is related to paying back funds from the redevelopment project areas to the 20% housing set aside fund. As this is not required under the current law we again do not dispute your findings on this particular item. However, should the law change in the future and these obligations are considered valid, we reserve the right to reaffirm this obligation.
- I am not sure what is being referred in the letter regarding the \$22,000 is not an EO. We agree with your finding that the administrative cost allowance is \$250,000.

Following the recommendations of the County of Los Angeles and the DOF representative that attended their open house meetings with the successor agencies, we did not include the Administrative budget in the ROPS. This appears to be acceptable with DOF and based on our discussions with DOF, the approved administrative allowance amount of \$250,000 has been approved for Covina for February 2012 through June 2012 and July 2012 through June 2013.

I want to thank you again for approving a majority of the items on the two ROPS that we submitted and ask that you consider the information provided and approve the specific items currently held in abeyance based on the evidence provided above.

Sincerely,

Robert Neiuber
Deputy Executive Director
Successor Agency to the Covina Redevelopment Agency
125 East College Street
Covina CA 91723
(626) 384-5447

Cc: Robert Scott, DOF Supervisor
Michael Barr, DOF Lead Analyst
Daryl Parrish, Executive Director Successor Agency
Dilu De Alwis, Finance Director

RESOLUTION NO. 11-694

**A RESOLUTION OF THE REDEVELOPMENT AGENCY
OF THE CITY OF COVINA, CALIFORNIA APPROVING
AND ADOPTING THE AMENDED ENFORCEABLE
OBLIGATION PAYMENT SCHEDULE AND AMENDED
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
PURSUANT TO AB 1X 26**

WHEREAS, pursuant to the Community Redevelopment Law (Health and Safety Code Sections 33000 *et seq.*), the City Council of the City of Covina ("City") created the Redevelopment Agency of the City of Covina ("Agency") to serve as the redevelopment agency within the City; and

WHEREAS, the Agency has been responsible for implementing the Redevelopment Plan for Covina Redevelopment Project Area One and Covina Redevelopment Project Area 2 covering certain properties within the City; and

WHEREAS, as part of the 2011-2012 State budget bill, the California State Legislature recently enacted, and the Governor signed, companion bills AB 1X 26 and AB 1X 27, which eliminate every redevelopment agency unless the community that created it adopts an ordinance agreeing to participate in an Alternative Voluntary Redevelopment Program which requires the payment of an annual "community remittance" payment; and

WHEREAS, the previously submitted Enforceable Obligation Payment Schedule (EOPS) and the Recognized Obligation Payment Schedule (ROPS) require modification.

NOW, THEREFORE, BE IT RESOLVED, determined and ordered by the Redevelopment Agency of the City of Covina as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

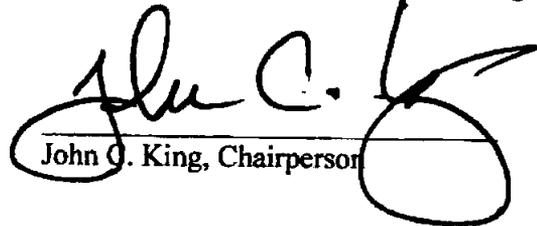
Section 2. Approval and Adoption of EOPS and ROPS as amended. The Agency hereby approves and adopts the amended EOPS and ROPS, in substantially the form attached hereto as Exhibit D and Exhibit E, as required by Health and Safety Code Section 34169(h).

Section 3. Future Action. The Agency hereby authorizes the Agency Executive Director, or his or her designee, to provide the amended EOPS and ROPS to the Agency's successor agency, if the Supreme Court's stay is lifted or modified in a manner that permits a successor agency to be established for the Agency pursuant to Part 1.85 to Division 24 of the Health and Safety Code, enacted by AB 1X 26.

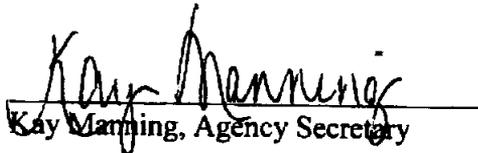
Section 4. Certification. The Agency Secretary shall certify to the adoption of this Resolution.

Section 5. Effective Date. This Resolution shall become effective upon its adoption.

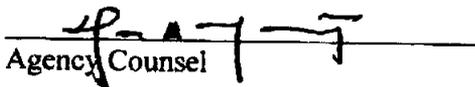
PASSED AND ADOPTED at a regular meeting of the Covina Redevelopment Agency, on the 1st day of November 2011.


John G. King, Chairperson

ATTEST:


Kay Manning, Agency Secretary

APPROVED AS TO FORM:


Agency Counsel

CERTIFICATION

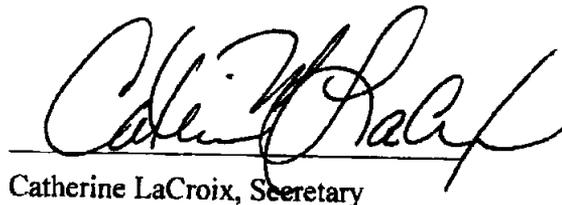
I, Catherine LaCroix, Secretary of the Redevelopment Agency of the City of Covina, does hereby CERTIFY that Resolution No. 11-694 was adopted by the Covina Redevelopment Agency at a regular meeting of the City Council held November 1, 2011, and was approved and passed by the following vote:

AYES: ALLEN, DELACK, KING, LOW

NOES: NONE

ABSTAIN: NONE

ABSENT: STAPLETON


Catherine LaCroix, Secretary

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

		as of 8/25/11		FY 11/12		Payments by month					
Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Aug**	Sept	Oct	Nov	Dec	Total	
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	1,738,599.00	148,586.00							
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects	3,890,700.00	487,350.00				115,356.00		\$ 115,356.00	
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	18,454,218.00	441,834.00				412,800.00		\$ 412,800.00	
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	16,127,589.00	1,279,121.00				384,037.00		\$ 384,037.00	
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund housing projects	5,058,633.00	390,716.00				1,000,773.00		\$ 1,000,773.00	
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects	798,408.00	798,408.00				300,277.00		\$ 300,277.00	
7) Note Payable 626 S Citrus Avenue	US Bank	Property purchased for redevelopment	656,616.00	145,923.00	12,180.25	12,180.25		798,408.00		\$ 798,408.00	
8) Lease Payable 611 S Citrus	Al-Sal Oil	Property lease	1,193,372.00	92,258.00	7,333.33	7,333.33	12,160.25	12,180.25	12,160.25	\$ 60,801.25	
9) Lease Payable RJS Financial	RJS Financial	Property lease	3,436,960.00	598,080.00	49,840.00	49,840.00	49,840.00	49,840.00	49,840.00	\$ 40,924.85	
10) Low-Mod Housing Program	City of Covina/Covina House	low/mod programs, admin, consultant, emp	6,958,178.00	480,450.00	40,037.50	40,037.50	40,037.50	40,037.50	40,037.50	\$ 249,200.00	
11) Rental Subsidies	Vista Points	Low-Moderate Rental subsidy	7,289.91	5,172.00	862.00	862.00				\$ 200,167.50	
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy	30,503.58	21,701.04	3,816.84	3,816.84	862.00	862.00	862.00	\$ 4,310.00	
13) Rental Subsidies	Mercy Moreno	Low-Moderate Rental subsidy	2,228.51	1,584.00	264.00	264.00	3,816.84	3,816.84	3,816.84	\$ 18,084.20	
14) Wings	YWCA Wings	Transitional housing	106,000.00	0.00	264.00	264.00	264.00	264.00	264.00	\$ 1,320.00	
15) 147-151 E College St	Housing fund	Repayment to LMH	715,000.00	0.00						\$ -	
16) Shoppers Lane	Gentry Brothers, Inc	Public improvements	101,295.00	101,295.00		101,295.00				\$ -	
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations	2,500,000.00	2,500,000.00			500,000.00	500,000.00	500,000.00	\$ 1,500,000.00	
18) Habitat - 436 E Cypress	Habitat for humanity	Grant for building of affordable home	86,000.00	38,000.00		4,000.00	4,000.00	4,000.00	4,000.00	\$ 18,000.00	
19) McGill House	CCLA & others	Low-moderate Transitional housing	500,000.00	27,000.00			2,000.00	2,000.00	2,000.00	\$ 6,000.00	
20) DPAP	City of Covina/Covina House	Downpayment assistance program	150,000.00	150,000.00						\$ -	
21) 135 E Badillo (old BofA)	City of Covina/Covina House	Low-moderate housing	50,000.00	0.00						\$ -	
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost	3,639,138.00	200,740.00	16,728.33	16,728.33	16,728.33	16,728.33	16,728.33	\$ 83,641.65	
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation	50,000.00	50,000.00						\$ -	
24) Vocational Facility	Covina Valley USD	Build new educational facility	1,300,000.00	1,300,000.00						\$ -	
25) Farmers Market	Rues Davis	Farmers Market operation	3,000.00	3,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	\$ 3,000.00	
26) Rental Subsidy Program	City of Covina/Covina House	Low-Moderate housing rental subsidy	900,000.00	0.00						\$ -	
27) Heritage Plaza	MG Enterprises	Park Construction	1,455,500.00	1,455,500.00		363,875.00	363,875.00	363,875.00	363,875.00	\$ 1,455,500.00	
28) Heritage Plaza	Wildan	Project management	44,940.00	44,940.00	8,988.00	8,988.00	8,988.00	8,988.00	8,988.00	\$ 44,940.00	
29) Heritage Plaza	Wildan	Project design	18,126.00	18,126.00	3,625.20	3,625.20	3,625.20	3,625.20	3,625.20	\$ 18,126.00	
30) Hospital Project	City of Covina	Covina Valley Health Partners Intercommunit	2,000,000.00	0.00						\$ -	
Totals - This Page			\$ 71,974,184.00	\$ 10,777,784.04	\$ 144,455.45	\$ 613,825.45	\$ 1,014,330.45	\$ 4,029,239.45	\$ 1,013,330.45	\$ 8,614,981.25	
Totals - Page 2			\$ 112,584,414.50	\$ 5,032,972.50	\$ 181,104.16	\$ 221,104.16	\$ 183,009.66	\$ 181,104.16	\$ 181,104.16	\$ 947,426.30	
Totals - Other Obligations			\$ 37,852,717.00	\$ 3,948,870.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,637,666.35	
Grand total - All Pages			\$ 222,411,295.50	\$ 19,757,626.54	\$ 325,559.61	\$ 834,729.61	\$ 1,197,340.11	\$ 4,210,343.61	\$ 1,821,011.28	\$ 9,700,073.90	

Attachment Page 1 of 3

* This Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency no later than late August. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 9/30/11. (The draft ROPS must be prepared by the Successor Agency by 11/30/11.) If an agency adopts a continuation ordinance per ABX1 27, this EOPS will not be valid and there is no need to prepare a ROPS.

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34168 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						
					Aug**	Sept	Oct	Nov	Dec	Total	
31) Rehabilitation and Preservation Program	City of Covina/Covina House	Affordable housing programs	2,000,000.00	0.00							\$ -
32) Downtown Site	City of Covina/Covina House	New housing initiatives-affordable housing	12,000,000.00	0.00							\$ -
33) Scattered Multi-family	City of Covina/Covina House	Affordable housing Rehab Sites	4,298,000.00	0.00							\$ -
34) Scattered Single-family	City of Covina/Covina House	Affordable housing sites	4,000,000.00	0.00							\$ -
35) Employee Obligations	City of Covina	Redevelopment Employee costs	14,063,371.00	532,110.00	44,342.50	44,342.50	44,342.50	44,342.50	44,342.50	44,342.60	\$ 221,712.50
36) City Services and Overhead	City of Covina	Administration overhead, etc	15,981,697.00	1,039,400.00	88,283.33	88,283.33	88,283.33	88,283.33	88,283.33	88,283.33	\$ 441,416.65
37) Redevelopment Programs	Adventus Priority/Alaska P	Program capital proj consultants/marketing	19,688,208.00	591,740.00	48,478.33	48,478.33	48,478.33	48,478.33	48,478.33	48,478.33	\$ 242,391.65
38) Land Acquisition	City of Covina	Elimination of blight	10,000,000.00	0.00							\$ -
39) Parking Lot Acquisition and Construction	City of Covina	Elimination of blight & creation of LMI+	5,000,000.00	0.00							\$ -
40) Corridor Revitalization & Streetscape Im	City of Covina	Elimination of blight	5,000,000.00	0.00							\$ -
41) Corners of Citrus & Rowland	City of Covina	Elimination of blight Project Area 1	1,000,000.00	0.00							\$ -
42) Radisson Freeway Sign	City of Covina	Elimination of blight Project Area 1	1,000,000.00	0.00							\$ -
43) South Citrus Auto Corridor	City of Covina	Elimination of blight Project Area 1	500,000.00	0.00							\$ -
44) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2	1,500,000.00	0.00							\$ -
45) Potential Mixed use Projects	City of Covina/Covina House	Elimination of blight/provide affordable hous	1,000,000.00	0.00							\$ -
46) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2	1,000,000.00	0.00							\$ -
47) Downtown Revitalization	City of Covina	Elimination of blight Project Area 2	1,000,000.00	0.00							\$ -
48) AB 1x 27 Payment	Los Angeles County	"voluntary" payment initia	2,817,817.00	2,817,817.00							\$ -
49) AB 1x 27 Payment	Los Angeles County	"voluntary" payment ongoing - estimated to	10,692,816.00	0.00							\$ -
50) Badillo Heights	Steve Eide	Litigation - return of deposit	25,000.00	25,000.00		25,000.00					\$ 25,000.00
51) Badillo Heights	Steve Eide	Litigation - settlement	15,000.00	15,000.00		15,000.00					\$ 15,000.00
52) CRA v district attorney	Oliver, Sandifer, Murphy	Legal fees regarding litigation	1,905.50	1,905.50			1,905.50				\$ 1,905.50
53)											\$ -
54)											\$ -
55)											\$ -
56)											\$ -
57)											\$ -
58)											\$ -
59)											\$ -
60)											\$ -
61)											\$ -
62)											\$ -
63)											\$ -
#											\$ -
#											\$ -
#											\$ -
#											\$ -
#											\$ -
Totals - This Page			\$ 112,584,414.50	\$ 5,032,972.50	\$ 181,104.16	\$ 221,104.16	\$ 183,009.66	\$ 181,104.16	\$ 181,104.16	\$ 181,104.16	\$ 947,426.30

* This Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency no later than late August. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 9/30/11. (The draft ROPS must be prepared by the Successor Agency by 11/30/11.) If an agency adopts a continuation ordinance per ABX 127, this EOPS will not be valid and there is no need to prepare a ROPS.
 ** Include only payments to be made after the adoption of the EOPS.

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

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					
					Aug**	Sept	Oct	Nov	Dec	Total
1) Housing Set Aside Deferral 1995	Housing Fund	Repayment for housing fund	371,456.00	44,000.00					44,000.00	\$ 44,000.00
2) SERAF loan from Housing 2010	Housing Fund	Repayment for housing fund	2,540,091.00	0.00						\$ -
3) 2011 Statutory Tax Sharing	various taxing entities	Payments per CRL 33607.5 & 7	17,625,182.00	372,000.00			372,000.00			\$ 372,000.00
4) Statutory Payments	Los Angeles County	Payments per CRL 33607.5 & 7	1,762,518.00	216,259.00	7,069.00	1,284.00		359.00	3,572.00	\$ 12,284.00
5) Statutory Payments	Los Angeles County	Payments per CRL 33676	7,722,549.00	665,000.00	5,235.00			31,278.00	301,817.00	\$ 338,328.00
6) Statutory Payments	Los Angeles County	Payments per CRL 33676	1,103,221.00	78,771.00					76,771.00	\$ 76,771.00
7) 2011 Statutory Tax Sharing	various taxing entities	Payments per CRL 33607.5 & 7	3,677,404.00	85,000.00			85,000.00			\$ 85,000.00
8) SERAF loan from Housing 2011	Housing Fund	Repayment for housing fund	522,454.00	0.00						\$ -
9) City loan to Agency	CRA	Loan for operation expenses of Agency	2,405,000.00	2,405,000.00	200,416.67	200,416.67	200,416.67	200,416.67	200,416.67	\$ 1,002,083.35
10) Maintenance of Agency owned prop	Andy Gunn/United fencing	Maintain assets under AB1X 26	50,000.00	10,000.00	100.00	100.00	500.00			\$ 700.00
11) Rental Covenants	ULI/Covina Housing Author	Monitor affordable housing compliance	70,320.00	70,320.00				6,500.00		\$ 6,500.00
12) For Sale Covenants	Covina Housing Authority	Monitor affordable housing compliance	2,520.00	2,520.00						\$ -
13)										\$ -
14)										\$ -
15)										\$ -
16)										\$ -
17)										\$ -
18)										\$ -
19)										\$ -
20)										\$ -
21)										\$ -
22)										\$ -
23)										\$ -
24)										\$ -
25)										\$ -
26)										\$ -
27)										\$ -
28)										\$ -
Totals - Other Obligations			\$ 37,852,717.00	\$ 3,946,870.00	\$ -	\$ -	\$ -	\$ -	\$ 626,576.67	\$ 1,937,866.35

Page 3 of 3
Attachment 1

* This Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency no later than late August. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 9/30/11. (The draft ROPS must be prepared by the Successor Agency by 11/30/11.)
 -- All payment amounts are estimates

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s): Project Area 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

as of 8/25/11 FY 11/12

Project Name / Debt Obligation	Payee	Description	Payment Source	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Fiscal Year	
						Oct	Nov
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property	1,738,599.00	148,586.00		115,356.00
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property	3,890,700.00	487,350.00		412,800.00
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property	18,454,218.00	441,834.00		384,038.00
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property	18,127,589.00	1,279,121.00		1,000,773.00
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund housing projects	Redevelopment Property	5,058,633.00	390,716.00		300,277.00
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property	788,408.00	788,408.00		788,408.00
7) Note Payable 626 S Citrus Avenue	US Bank	Property purchased for redevelopment	Redevelopment Property	856,516.00	145,923.00	12,160.25	12,160.25
8) Lease Payable 611 S Citrus	Al-Sal Oil	Property lease	Redevelopment Property	1,193,372.00	92,258.00	7,333.33	11,591.33
9) Lease Payable RJS Financial	RJS Financial	Property lease	Redevelopment Property	3,439,960.00	598,080.00	49,840.00	49,840.00
10) Low-Mod Housing Program	City of Covina/Covina Housing	Low/mod programs, admin, consultant, emp	Low/Mod Income Housing	8,958,170.00	480,450.00	40,037.50	40,037.50
11) Rental Subsidies	Vista Pointe	Low-Moderate Rental subsidy	Low/Mod Income Housing	7,269.91	5,172.00	862.00	862.00
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy	Low/Mod Income Housing	30,503.58	21,701.04	3,616.84	3,616.84
13) Rental Subsidies	Mercy Manor	Low-Moderate Rental subsidy	Low/Mod Income Housing	2,226.51	1,584.00	264.00	264.00
14) Wings	YWCA Wings	Transitional housing	Low/Mod Income Housing	108,000.00	0.00		
15) 147-151 E College St	Housing fund	Repayment to LMH	Redevelopment Property	715,000.00	0.00		
16) Shoppers Lane	Gentry Brothers, Inc	Public Improvements	Bond Proceeds	101,295.00	101,295.00	101,295.00	
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations	Bond Proceeds	2,500,000.00	2,500,000.00	500,000.00	500,000.00
18) Habitat - 436 E Cypress	Habitat for Humanity	Grant for building of affordable home	Bond Proceeds	86,000.00	36,000.00	4,000.00	4,000.00
19) McGill House	CCLA & others	Low-moderate Transitional housing	Low/Mod Income Housing	500,000.00	27,000.00	2,000.00	2,000.00
20) OPAP	City of Covina/Covina Housing	Downpayment assistance program	Low/Mod Income Housing	150,000.00	150,000.00		
21) 135 E Badillo (old BofA)	City of Covina/Covina Housing	Low-moderate housing	Low/Mod Income Housing	50,000.00	0.00		
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Costs	Low/Mod Income Housing	3,839,139.00	200,740.00	16,728.33	16,728.33
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation	Bond Proceeds	50,000.00	50,000.00		
24) Vocational Facility	Covina Valley USD	Build new educational facility	Bond Proceeds	1,300,000.00	1,300,000.00		
25) Farmers Market	Russ Davis	Farmers Market operation	Redevelopment Property	3,000.00	3,000.00	1,000.00	0.00
26) Rental Subsidy Program	City of Covina/Covina Housing	Low-Moderate housing rental subsidy	Low/Mod Income Housing	900,000.00	0.00		
27) Heritage Plaza	MG Enterprises	Park Construction	Bond Proceeds	1,455,500.00	1,455,500.00	383,875.00	383,875.00
28) Heritage Plaza	Wildan	Project management	Bond Proceeds	44,940.00	44,940.00	8,988.00	8,988.00
29) Heritage Plaza	Wildan	Project design	Bond Proceeds	18,126.00	18,126.00	3,625.20	3,625.20
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommunit	Redevelopment Property	2,000,000.00	0.00		
Totals - This Page				\$ 71,974,164.00	\$ 10,777,784.04	\$ 1,115,625.45	\$ 4,028,240.45
Totals - Page 2				\$ 114,427,570.20	\$ 5,032,972.50	\$ 183,009.86	\$ 196,104.16
Totals - Other Obligations				\$ 37,852,717.00	\$ 3,883,060.00	\$ 657,916.87	\$ 238,551.67
Grand total - All Pages				\$ 224,254,451.20	\$ 19,693,806.54	\$ 1,956,551.78	\$ 4,463,896.28

Attachment 1 Page 6 of 37

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Area 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	Payments by month 2011-2012				
			Dec	Jan	Feb	Mar	Apr
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects					
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects					
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects					
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects					
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund housing projects					
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects					
7) Note Payable 326 S Citrus Avenue	US Bank	Property purchased for redevelopment	12,160.25	12,160.25	12,160.25	12,160.25	12,160.25
8) Lease Payable 611 S Citrus	Al-Sal Oil	Property lease	7,333.33	7,333.33	7,333.33	7,333.33	7,333.33
9) Lease Payable RJS Financial	RJS Financial	Property lease	49,840.00	49,840.00	49,840.00	49,840.00	49,840.00
10) Low-Moderate Housing Program	City of Covina/Covina Housing	Without programs, admin, consultant, emp.	40,037.50	40,037.50	40,037.50	40,037.50	40,037.50
11) Rental Subsidies	Wata Pointe	Low-Moderate Rental subsidy	862.00	862.00	862.00	862.00	374.00
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy	3,616.84	3,616.84	3,616.84	3,616.84	1,568.84
13) Rental Subsidies	Mercy Morenc	Low-Moderate Rental subsidy	264.00	264.00	264.00	264.00	114.00
14) Wings	YWCA Wings	Transitional housing					
15) 147-151 E College St	Housing fund	Repayment to LMH					
16) Shoppers Lane	Gentry Brothers, Inc	Public Improvements					
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations	500,000.00	500,000.00	500,000.00		
18) Habitat - 430 F Cypress	Habitat for Humanity	Grant for building of affordable home	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00
19) McGinn House	CCLA & others	Low-moderate Transitional housing	2,000.00	2,000.00	2,000.00	2,000.00	6,000.00
20) CPAP	City of Covina/Covina Housing	Downpayment assistance program		30,000.00	30,000.00	30,000.00	30,000.00
21) 135 E Badillo (old BofA)	City of Covina/Covina Housing	Low-moderate housing					
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost	16,728.33	16,728.33	16,728.33	16,728.33	16,728.33
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation		50,000.00			
24) Vocational Facility	Covina Valley USD	Build new educational facility			1,300,000.00		
25) Farmers Market	Russ Davis	Farmers Market operation	0.00				
26) Rental Subsidy Program	City of Covina/Covina Housing	Low-Moderate housing rental subsidy					
27) Heritage Plaza	MG Enterprises	Park Construction	363,875.00				
28) Heritage Plaza	Willdan	Project management	8,988.00				
29) Heritage Plaza	Willdan	Project design	3,625.20				
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni					
Totals - This Page			\$ 1,013,330.45	\$ 718,842.25	\$ 1,966,842.25	\$ 166,842.25	\$ 188,156.25
Totals - Page 2			\$ 181,104.16	\$ 1,590,012.66	\$ 181,104.16	\$ 181,104.16	\$ 1,590,012.66
Totals - Other Obligations			\$ 626,576.87	\$ 316,052.67	\$ 404,882.67	\$ 404,882.67	\$ 236,781.67
Grand total - All Pages			\$ 1,821,011.28	\$ 2,622,907.58	\$ 2,562,829.08	\$ 752,829.08	\$ 1,994,950.58

Attachement 1 Page 7 of 37

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description					
			May	Jun	Jul-Dec 2012	Jan-Jun 2013	Jul-Dec 2013
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	33,230.00		113,231.00	31,091.00	118,091.00
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects	72,550.00		424,550.00	85,825.00	430,825.00
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	57,799.00		382,798.00	51,299.00	398,298.00
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	278,349.00		1,843,348.00	230,223.00	1,879,223.00
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund housing projects	90,439.00		305,439.00	85,365.00	310,365.00
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects	0.00				
7) Note Payable 626 S Citrus Avenue	US Bank	Property purchased for redevelopment	12,160.25	12,160.25	145,923.00	145,923.00	145,923.00
8) Lease Payable 611 S Citrus	Al-Sal Oil	Property lease	7,333.33	7,333.33	44,000.00	44,000.00	44,000.00
9) Lease Payable RJS Financial	RJS Financial	Property lease	49,840.00	49,840.00	299,040.00	299,040.00	299,040.00
10) Low Mod Housing Program	City of Covina/Covina Housing	Low/mod programs, admin, consultant fees	40,037.50	40,037.50	2,882,700.00	2,882,700.00	752,358.00
11) Rental Subsidies	Vista Pointe	Low-Moderate Rental subsidy					
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy					
13) Rental Subsidies	Mercy Moreno	Low-Moderate Rental subsidy					
14) Wings	YWCA Wings	Transitional housing			106,000.00		
15) 147-151 E College St	Housing fund	Repayment to LMH			715,000.00		
16) Shoppers Lane	Gentry Brothers, Inc	Public Improvements					
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations					
18) Habitat - 436 E Cypress	Habitat for Humanity	Grant for building of affordable home	4,000.00	4,000.00	24,000.00	22,000.00	
19) McGill House	CCLA & others	Low-moderate Transitional housing	5,000.00	4,000.00	200,000.00	200,000.00	73,000.00
20) DPAP	City of Covina/Covina Housing	Downpayment assistance program	30,000.00				
21) 135 E Badillo (old BofA)	City of Covina/Covina Housing	Low-moderate housing			50,000.00		
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost	16,728.33	16,728.33	1,204,440.00	1,204,440.00	1,046,247.00
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation					
24) Vocational Facility	Covina Valley USD	Build new educational facility					
25) Farmers Market	Russ Davis	Farmers Market operation					
26) Rental Subsidy Program	City of Covina/Covina Housing	Low-Moderate housing rental subsidy			200,000.00	200,000.00	200,000.00
27) Heritage Plaza	MG Enterprises	Park Construction					
28) Heritage Plaza	Willdan	Project management					
29) Heritage Plaza	Willdan	Project design					
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni				2,000,000.00	
Totals - This Page			\$ 699,464.41	\$ 134,089.41	\$ 8,940,469.00	\$ 7,470,705.00	\$ 5,693,168.00
Totals - Page 2			\$ 181,104.16	\$ 181,104.16	\$ 1,590,012.66	\$ 181,104.16	\$ 181,104.16
Totals - Other Obligations			\$ 1,567,817.17	\$ 773,129.50	\$ 1,367,400.50	\$ 773,129.50	\$ 1,367,400.50
Grand total - All Pages			\$ 2,448,385.74	\$ 1,088,333.07	\$ 11,897,882.16	\$ 8,424,938.66	\$ 7,241,672.66

Attachment 1 Page 8 of 37

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	Jan-Jun 2014	Jul-Dec 2014	Jan-Jun 2015	Jul-Dec 2015	Jan-Jun 2016
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	28,772.00	118,772.00	26,322.00		
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects	56,044.00	441,044.00	45,937.00	121,322.00	23,718.00
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	4,224.00	434,224.00	36,484.00	411,484.00	35,306.00
4) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	206,423.00	1,938,423.00	153,023.00	1,983,923.00	28,234.00
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund housing projects	60,050.00	315,050.00	74,507.00	324,307.00	131,473.00
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects					67,796.00
7) Note Payable 628 S Citrus Avenue	US Bank	Property purchased for redevelopment	84,985.00				
8) Lease Payable 511 S Citrus	AL-Sat Oil	Property lease	48,400.00	48,400.00	48,400.00	48,400.00	48,400.00
9) Lease Payable RJC Financial	RJS Financial	Property lease	299,040.00	299,040.00	299,040.00	299,040.00	299,040.00
10) Low Mod Housing Program	City of Covina/Covina Housing	Low/mod programs, admin, consultant, emp					
11) Rental Subsidies	Vista Pointe	Low-Moderate Rental subsidy					
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy					
13) Rental Subsidies	Mercy Moreno	Low-Moderate Rental subsidy					
14) Wings	YWCA Wings	Transitional housing					
15) 147-151 E College St	Housing fund	Repayment to LMH					
16) Shoppers Lane	Gentry Brothers, Inc	Public improvements					
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations					
18) Habitat - 430 E Cypress	Habitat for Humanity	Grant for building of affordable home					
19) McGill House	CCLA & others	Low-moderate Transitional housing					
20) DPAP	City of Covina/Covina Housing	Downpayment assistance program					
21) 135 E Badillo (old BofA)	City of Covina/Covina Housing	Low-moderate housing					
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost					
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation					
24) Vocational Facility	Covina Valley USD	Build new educational facility					
25) Farmers Market	Russ Davis	Farmers Market operation					
26) Rental Subsidy Program	City of Covina/Covina Housing	Low-Moderate housing rental subsidy	200,000.00	100,000.00			
27) Heritage Plaza	MG Enterprises	Park Construction					
28) Heritage Plaza	Wildan	Project management					
29) Heritage Plaza	Wildan	Project design					
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni					
Totals - This Page			\$ 1,047,943.00	\$ 3,832,958.00	\$ 694,613.00	\$ 3,809,613.00	\$ 833,973.00
Totals - Page 2			\$ 20,951,687.00	\$ 20,269,500.00	\$ 28,204,310.74	\$ 8,933,100.00	\$ 12,234,343.35
Totals - Other Obligations			\$ 3,313,220.50	\$ 2,410,400.50	\$ 1,295,583.50	\$ 2,400,400.50	\$ 773,129.60
Grand total - All Pages			\$ 25,312,850.50	\$ 26,332,858.50	\$ 30,194,507.24	\$ 15,943,113.50	\$ 13,641,445.85

Attachment 1 Page 9 of 37

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Area 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description					
			Jul-Dec 2016	Jan-Jun 2017	Jul-Dec 2017	Jan-Jun 2018	Jul-Dec 2018
1) 1997 Tax Allocation Bonds Series A	City of New York	Bond issue to fund non-housing projects	123,715.00	20,984.00	125,084.00	18,118.00	128,119.00
2) 1997 Tax Allocation Bonds Series B	City of New York	Bond issue to fund non-housing projects	430,599.00	24,150.00	474,150.00	12,338.00	493,338.00
3) 2000 Tax Allocation Bonds Series A	City of New York	Bond issue to fund non-housing projects	410,000.00	19,450.00	429,450.00	10,094.00	433,094.00
4) 2001 Tax Allocation Bonds Series A	City of New York	Bond issue to fund non-housing projects	1,073,478.00	65,135.00	2,075,188.00	46,592.00	2,071,592.00
5) 2004 Tax Allocation Bonds Series B	City of New York	Bond issue to fund non-housing projects	301,799.00	60,815.00	355,615.00	53,432.00	313,402.00
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects					
7) Note Payable 626 S Citrus Avenue	US Bank	Property purchased for redevelopment					
8) Lease Payable 611 S Citrus	WCOil	Property lease	48,400.00	48,400.00	48,400.00	48,400.00	48,400.00
9) Lease Payable RJS Financial	RJS Financial	Property lease	299,040.00	199,360.00			
10) Low-Mod Housing Program	City of Covina/Covina Housing	low/mod programs, admin, consultant, emp					
11) Rental Subsidies	Vista Pointe	Low-Moderate Rental subsidy					
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy					
13) Rental Subsidies	Mercy Moreno	Low-Moderate Rental subsidy					
14) Wings	YWCA Wings	Transitional housing					
15) 147-151 E College St	Housing fund	Repayment to LMH					
16) Shoppers Lane	Gentry Brothers, Inc	Public Improvements					
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations					
18) Habitat - 136 E Cypress	Habitat for Humanity	Grant for building of affordable home					
19) McGill House	CCLA & others	Low-moderate Transitional housing					
20) DPAP	City of Covina/Covina Housing	Downpayment assistance program					
21) 135 E Badillo (old BofA)	City of Covina/Covina Housing	Low-moderate housing					
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost					
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation					
24) Vocational Facility	Covina Valley USD	Build new educational facility					
25) Farmers Market	Russ Davis	Farmers Market operation					
26) Rental Subsidy Program	City of Covina/Covina Housing	Low-Moderate housing rental subsidy					
27) Heritage Plaza	MG Enterprises	Park Construction					
28) Heritage Plaza	Willdan	Project management					
29) Heritage Plaza	Willdan	Project design					
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni					
Totals - This Page			\$ 3,863,973.00	\$ 458,273.00	\$ 3,443,913.00	\$ 188,974.00	\$ 3,508,975.00
Totals - Page 2			\$ 1,953,346.00	\$ 2,952,718.14	\$ 250,000.00	\$ 3,716,772.50	\$ -
Totals - Other Obligations			\$ 2,142,949.50	\$ 108,129.50	\$ 1,735,400.50	\$ 108,129.50	\$ 1,635,175.00
Grand total - All Pages			\$ 7,760,268.50	\$ 3,519,120.64	\$ 5,429,313.50	\$ 4,013,876.00	\$ 5,144,150.00

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	Jan-Jun 2019	Jul-Dec 2019	Jan-Jun 2020	Jul-Dec 2020	Jan-Jun 2021
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	15,031.00	135,032.00	11,875.00	138,875.00	8,183.00
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects					
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects		2,990,000.00		2,990,000.00	
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	5,580.00	55,580.00	4,588.00	54,588.00	3,554.00
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund non-housing projects	45,645.00	450,645.00	37,458.00	373,458.00	28,864.00
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects					
7) Note Payable 626 S Citrus Avenue	US Bank	Property purchased for redevelopment					
8) Lease Payable 611 S Citrus	Al Sal Oil	Property lease	48,400.00	48,400.00	48,400.00	48,400.00	48,400.00
9) Lease Payable RJS Financial	RJS Financial	Property lease					
10) Low-Mod Housing Program	City of Covina/Covina Hou	low/mod programs, admin, consultant, emp					
11) Rental Subsidies	Vista Pointe	Low-Moderate Rental subsidy					
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy					
13) Rental Subsidies	Mercy Moreno	Low-Moderate Rental subsidy					
14) Wings	YWCA Wings	Transitional housing					
15) 147-151 E College St	Housing fund	Repayment to LMH					
16) Shoppers Lane	Gentry Brothers, Inc	Public Improvements					
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations					
18) Habitat - 436 E Cypress	Habitat for Humanity	Grant for building of affordable home					
19) McGill House	CCLA & others	Low-moderate Transitional housing					
20) DPAP	City of Covina/Covina Hou	Downpayment assistance program					
21) 135 E Badillo (old BofA)	City of Covina/Covina Hou	Low-moderate housing					
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost					
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation					
24) Vocational Facility	Covina Valley USD	Build new educational facility					
25) Farmers Market	Russ Davis	Farmers Market operation					
26) Rental Subsidy Program	City of Covina/Covina Hou	Low-Moderate housing rental subsidy					
27) Heritage Plaza	MG Enterprises	Park Construction					
28) Heritage Plaza	Willdan	Project management					
29) Heritage Plaza	Willdan	Project design					
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni					
Totals - This Page			\$ 114,662.00	\$ 3,579,683.00	\$ 102,117.00	\$ 3,587,117.00	\$ 88,981.00
Totals - Page 2			\$ 731,107.95	\$ -	\$ 745,730.11	\$ -	\$ 780,644.71
Totals - Other Obligations			\$ -	\$ 1,583,271.00	\$ -	\$ 1,419,495.00	\$ -
Grand total - All Pages			\$ 845,769.95	\$ 5,162,954.00	\$ 847,847.11	\$ 5,006,612.00	\$ 849,625.71

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s): Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description					
			Jul-Dec 2021	Jan-Jun 2022	Jul-Dec 2022	Jan-Jun 2023	Jul-Dec 2023
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects					
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects	138,463.00	4,516.00	144,516.00		
3) 2000 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects					
4) 2000 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	2,990,000.00		2,990,000.00		2,990,000.00
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund non-housing projects	60,510.00	2,268.00	57,242.00	203.00	56,039.00
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects	25,000.00	15,005.00	39,970.00	13,069.00	38,969.00
7) Note Payable 826 S Citrus Avenue	US Bank	Property purchased for redevelopment					
8) Lease Payable 611 S Citrus	AMCO Oil	Property lease					
9) Lease Payable RJS Financial	RJS Financial	Property lease	48,400.00	48,400.00	48,400.00	48,400.00	56,640.00
10) Low Mod Housing Program	City of Covina/Covina Hou	Low/mod programs admin consultant emp					
11) Rental Subsidies	Vista Pointe	Low-Moderate Rental subsidy					
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy					
13) Rental Subsidies	Mercy Moreno	Low-Moderate Rental subsidy					
14) Wings	YWCA Wings	Transitional housing					
15) 147-151 E College St	Housing fund	Repayment to LMH					
16) Shoppers Lane	Gentry Brothers, Inc	Public Improvements					
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations					
18) Habitat - 430 E Cypress	Habitat for Humanity	Grant for building of affordable home					
19) McGill House	CCLA & others	Low-moderate Transitional housing					
20) DPAP	City of Covina/Covina Hou	Downpayment assistance program					
21) 135 E Badillo (old BoFA)	City of Covina/Covina Hou	Low-moderate housing					
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost					
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation					
24) Vocational Facility	Covina Valley USD	Build new educational facility					
25) Farmers Market	Russ Davis	Farmers Market operation					
26) Rental Subsidy Program	City of Covina/Covina Hou	Low-Moderate housing rental subsidy					
27) Heritage Plaza	MG Enterprises	Park Construction					
28) Heritage Plaza	Willdan	Project management					
29) Heritage Plaza	Willdan	Project design					
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni					
Totals - This Page							
Totals - Page 2			\$ 3,603,981.00	\$ 75,037.00	\$ 3,620,037.00	\$ 59,672.00	\$ 3,488,119.00
Totals - Other Obligations			\$ -	\$ 775,857.60	\$ -	\$ 791,374.75	\$ -
Grand total - All Pages			\$ 1,076,771.00	\$ -	\$ 1,076,771.00	\$ -	\$ 1,076,771.00
			\$ 4,680,752.00	\$ 850,894.60	\$ 4,696,808.00	\$ 851,046.75	\$ 4,564,890.00

Attachment 1 Page 12 of 37

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description					
			Jan-Jun 2024	Jul-Dec 2024	Jan-Jun 2025	Jul-Dec 2025	Jan-Jun 2026
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects					
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects					
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects					
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects					
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund housing projects					
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects					
7) Note Payable 626 S Citrus Avenue	US Bank	Property purchased for redevelopment					
8) Lease Payable 611 S Citrus	Al-Sai Oil	Property lease					
9) Lease Payable RJS Financial	RJS Financial	Property lease					
10) Low Mod Housing Program	City of Covina/Covina Hou	Low/mod programs, admin, consultant, emm					
11) Rental Subsidies	Vista Pointe	Low-Moderate Rental subsidy					
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy					
13) Rental Subsidies	Merry Moreno	Low-Moderate Rental subsidy					
14) Wings	YWCA Wings	Transitional housing					
15) 147-151 E College St	Housing fund	Repayment to LMH					
16) Shoppers Lane	Gentry Brothers, Inc	Public improvements					
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations					
18) HabNat - 436 E Cypress	Habitat for Humanity	Grant for building of affordable home					
19) McGill House	CCLA & others	Low-moderate Transitional housing					
20) DPAP	City of Covina/Covina Hou	Downpayment assistance program					
21) 135 E Badillo (old Bo/A)	City of Covina/Covina Hou	Low-moderate housing					
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost					
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation					
24) Vocational Facility	Covina Valley USD	Build new educational facility					
25) Farmers Market	Russ Davis	Farmers Market operation					
26) Rental Subsidy Program	City of Covina/Covina Hou	Low-Moderate housing rental subsidy					
27) Heritage Plaza	MG Enterprises	Park Construction					
28) Heritage Plaza	Willdan	Project management					
29) Heritage Plaza	Willdan	Project design					
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni					
Totals - This Page			\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 2			\$ 807,202.25	\$ -	\$ 823,346.30	\$ -	\$ 839,813.23
Totals - Other Obligations			\$ -	\$ 1,028,427.00	\$ -	\$ 1,000,000.00	\$ -
Grand total - All Pages			\$ 807,202.25	\$ 1,028,427.00	\$ 823,346.30	\$ 1,000,000.00	\$ 839,813.23

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	Jul-Dec 2026	Jan-Jun 2027	Jul-Dec 2027	Jan-Jun 2028	Jul-Dec 2028
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects					
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects					
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects					
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects					
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund housing projects					
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects					
7) Mc's Payable 626 S Citrus Avenue	US Bank	Property purchased for redevelopment					
8) Lease Payable 611 S Citrus	Al-Sal Oil	Property lease					
9) Lease Payable RJS Financial	RJS Financial	Property lease					
10) Low-Mod Housing Program	City of Covina/Covina Hou	Lowmod programs admin, consultant emp					
11) Rental Subsidies	Vista Pointe	Low-Moderate Rental subsidy					
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy					
13) Rental Subsidies	Merry Mcree	Low-Moderate Rental subsidy					
14) Wings	YWCA Wings	Transitional housing					
15) 147-151 E College St	Housing fund	Repayment to LMH					
16) Shoppers Lane	Gentry Brothers, Inc	Public Improvements					
17) 200 W Rowland	Covina Gardens KRS L.P.	Low-Mod housing renovations					
18) Habitat 439 E Cypress	Habitat for Humanity	Grant for building of affordable home					
19) McG# House	OCLA & others	Low-moderate Transitional housing					
20) CPAP	City of Covina/Covina Hou	Downpayment assistance program					
21) 135 E Badillo (old BofA)	City of Covina/Covina Hou	Low-moderate housing					
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost					
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation					
24) Vocational Facility	Covina Valley USD	Build new educational facility					
25) Farmers Market	Russ Davis	Farmers Market operation					
26) Rental Subsidy Program	City of Covina/Covina Hou	Low-Moderate housing rental subsidy					
27) Heritage Plaza	MG Enterprises	Park Construction					
28) Heritage Plaza	Willdan	Project management					
29) Heritage Plaza	Willdan	Project design					
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni					
Totals - This Page			\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 2			\$ -	\$ 856,609.49	\$ -	\$ 873,741.68	\$ -
Totals - Other Obligations			\$ 1,000,000.00	\$ -	\$ 1,000,000.00	\$ -	\$ 1,000,000.00
Grand total - All Pages			\$ 1,000,000.00	\$ 856,609.49	\$ 1,000,000.00	\$ 873,741.68	\$ 1,000,000.00

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description						
			Jan-Jun 2029	Jul-Dec 2029	Jan-Jun 2030	Jul-Dec 2030	Jan-Jun 2031	
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects						
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects						
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects						
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects						
5) 2004 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund housing projects						
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects						
7) Note Payable 626 S Citrus Avenue	US Bank	Property purchased for redevelopment						
8) Lease Payable 611 S Citrus	Al-Sal Oil	Property lease						
9) Lease Payable RJS Financial	RJS Financial	Property lease						
10) Low/Mod Housing Program	City of Covina/Covina Hou	Low/mod programs, admin consultant emp						
11) Rental Subsidies	Vista Pointe	Low-Moderate Rental subsidy						
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy						
13) Rental Subsidies	Mercy Moreno	Low-Moderate Rental subsidy						
14) Wings	YWCA Wings	Transitional housing						
15) 147-151 E College St	Housing fund	Repayment to LMH						
16) Shoppers Lane	Gentry Brothers, Inc	Public Improvements						
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations						
18) Habitat - 428 E Cypress	Habitat for Humanity	Grant for building of affordable home						
19) McGill House	CCIA & others	Low-moderate Transitional housing						
20) DPAP	City of Covina/Covina Hou	Downpayment assistance program						
21) 135 E Badillo (old BofA)	City of Covina/Covina Hou	Low-moderate housing						
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost						
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation						
24) Vocational Facility	Covina Valley USD	Build new educational facility						
25) Farmers Market	Russ Davis	Farmers Market operation						
26) Rental Subsidy Program	City of Covina/Covina Hou	Low-Moderate housing rental subsidy						
27) Heritage Plaza	MG Enterprises	Park Construction						
28) Heritage Plaza	Wildan	Project management						
29) Heritage Plaza	Wildan	Project design						
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni						
Totals - This Page			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 2			\$ 89,121.65	\$ -	\$ 90,904.08	\$ -	\$ 92,722.16	
Totals - Other Obligations			\$ -	\$ 1,137,182.00	\$ -	\$ -	\$ -	
Grand total - All Pages			\$ 89,121.65	\$ 1,137,182.00	\$ 90,904.08	\$ -	\$ 92,722.16	

Attachment 1 Page 15 of 37

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description						
			Jul-Dec 2031	Jan-Jun 2032	Jul-Dec 2032	Jan-Jun 2033	Jul-Dec 2033	
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects						
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects						
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects						
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects						
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund housing projects						
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects						
7) Note Payable 62E S Citrus Avenue	US Bank	Property purchased for redevelopment						
8) Lease Payable 611 S Citrus	Al-Sal Oil	Property lease						
9) Lease Payable RJS Financial	RJS Financial	Property lease						
10) Low Mod Housing Program	City of Covina/Covina H.	Lowmod programs, admin, consultant, emp						
11) Rental Subsidies	Vista Pointe	Low-Moderate Rental subsidy						
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy						
13) Rental Subsidies	Mercy Moreno	Low-Moderate Rental subsidy						
14) Wings	YWCA Wings	Transitional housing						
15) 147-151 E College St	Housing fund	Repayment to LMH						
16) Shoppers Lane	Gentry Brothers, Inc	Public Improvements						
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations						
18) Habitat - 435 E Cypress	Habitat for Humanity	Grant for building of affordable home						
19) McGill House	CCLA & others	Low-moderate Transitional housing						
20) DPAP	City of Covina/Covina Hou	Downpayment assistance program						
21) 135 E Badillo (old BofA)	City of Covina/Covina Hou	Low-moderate housing						
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost						
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation						
24) Vocational Facility	Covina Valley USD	Build new educational facility						
25) Farmers Market	Russ Davis	Farmers Market operation						
26) Rental Subsidy Program	City of Covina/Covina Hou	Low-Moderate housing rental subsidy						
27) Heritage Plaza	MG Enterprises	Park Construction						
28) Heritage Plaza	Willdan	Project management						
29) Heritage Plaza	Willdan	Project design						
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni						
Totals - This Page			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 2			\$ -	\$ 94,576.60	\$ -	\$ 96,468.13	\$ -	\$ -
Totals - Other Obligations			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages			\$ -	\$ 94,576.60	\$ -	\$ 96,468.13	\$ -	\$ -

Attachment 1 Page 16 of 37

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description						
			Jan-Jun 2034	Jul-Dec 2034	Jan-Jun 2035	Jul-Dec 2035	Jan-Jun 2036	
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects						
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects						
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects						
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects						
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund housing projects						
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects						
7) Note Payable 626 S Citrus Avenur	US Bank	Property purchased for redevelopment						
8) Lease Payable 611 S Citrus	Al-Sal Oil	Property lease						
9) Lease Payable RJS Financial	RJS Financial	Property lease						
10) Low-Mod Housing Program	City of Covina/Covina Hou	Low/mod programs admin, consultant, emol						
11) Rental Subsidies	Vista Pointe	Low-Moderate Rental subsidy						
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy						
13) Rental Subsidies	Merry Moreno	Low-Moderate Rental subsidy						
14) Wings	YWCA Wings	Transitional housing						
15) 47-151 E College St	Housing fund	Repayment to LMH						
16) Shoppers Lane	Gantry Brothers, Inc	Public Improvements						
17) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations						
18) Habitat - 430 E Cypress	Habitat for Humanity	Grant for building of affordable home						
19) McGPI House	CCLA & others	Low-moderate Transitional housing						
20) DPAP	City of Covina/Covina Hou	Downpayment assistance program						
21) 135 E Badillo (old BofA)	City of Covina/Covina Hou	Low-moderate housing						
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost						
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation						
24) Vocational Facility	Covina Valley USD	Build new educational facility						
25) Farmers Market	Russ Davis	Farmers Market operation						
26) Rental Subsidy Program	City of Covina/Covina Hou	Low-Moderate housing rental subsidy						
27) Heritage Plaza	MG Enterprises	Park Construction						
28) Heritage Plaza	Willden	Project management						
29) Heritage Plaza	Willden	Project design						
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni						
Totals - This Page			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 2			\$ 98,397.49	\$ -	\$ 100,365.44	\$ -	\$ -	\$ -
Totals - Other Obligations			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages			\$ 98,397.49	\$ -	\$ 100,365.44	\$ -	\$ -	\$ -

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s): Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description				
			Jul-Dec 2036	Jan-Jun 2037	Jul-Dec 2037	Total
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects				\$ 1,738,599.00
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects				\$ 3,890,700.00
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects				\$ 18,454,213.00
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects				\$ 16,127,589.00
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund housing projects				\$ 5,058,633.00
6) 2004 Tax Allocation Bonds Series B-2	Bank of New York	Bond issue to fund non-housing projects				\$ 788,408.00
7) Note Payable 690 S Citrus Avenue	US Bank	Property purchased for redevelopment				\$ 632,196.25
8) Lease Payable 611 S Citrus	Al-Sal Oil	Property lease				\$ 1,178,704.97
9) Lease Payable RJS Financial	RJS Financial	Property lease				\$ 3,339,280.00
10) Low-Moderate Housing Programs	City of Covina/Covina Housing	Housing programs, admin, consultant and				\$ 6,878,095.50
11) Rental Subsidies	Vista Points	Low-Moderate Rental subsidy				\$ 5,540.00
12) Rental Subsidies	Lewis Operating	Low-Moderate Rental subsidy				\$ 23,269.89
13) Rental Subsidies	Mercy Moreno	Low-Moderate Rental subsidy				\$ 1,698.00
14) Wings	YWCA Wings	Transitional housing				\$ 106,000.00
15) 147-151 E College St	Housing fund	Repayment to LMH				\$ 715,000.00
16) Choppers Lane	Gantry Brothers, Inc	Public Improvements				\$ 101,295.00
17) 290 W Rowland	Covina Gardens KBS L.P	Low-Mod housing renovations				\$ 2,500,000.00
18) Habitat 132 E Cypress	Habitat for Humanity	Grant for building of affordable home				\$ 82,000.00
19) McGinn House	CCLA & others	Low-moderate Transitional housing				\$ 500,000.00
20) PPAP	City of Covina/Covina Housing	Downpayment assistance program				\$ 150,000.00
21) 135 E Dardille (old BofA)	City of Covina/Covina Housing	Low-moderate housing				\$ 50,000.00
22) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost				\$ 3,605,981.97
23) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation				\$ 50,000.00
24) Vocational Facility	Covina Valley USD	Build new educational facility				\$ 1,300,000.00
25) Farmers Market	Russ Davis	Farmers Market operation				\$ 1,000.00
26) Rental Subsidy Program	City of Covina/Covina Housing	Low-Moderate housing rental subsidy				\$ 900,000.00
27) Heritage Plaza	MG Enterprises	Park Construction				\$ 1,091,625.00
28) Heritage Plaza	Willdan	Project management				\$ 28,964.00
29) Heritage Plaza	Willdan	Project design				\$ 10,875.60
30) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommuni				\$ 2,000,000.00
						\$ -
Totals - This Page			\$ -	\$ -	\$ -	\$ 71,317,379.17
Totals - Page 2			\$ -	\$ 104,420.21	\$ -	\$ 114,040,361.64
Totals - Other Obligations			\$ -	\$ 37,438,095.70	\$ -	\$ 37,438,095.70
Grand total - All Pages			\$ -	\$ 37,542,515.91	\$ -	\$ 222,795,836.51

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	Payment Source	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Oct
31) Rehabilitation and Preservation Program	City of Covina/Covina Ho	Affordable housing programs	Low/Mod Income Housing Fund	2,000,000.00	0.00	
32) Downtown Site	City of Covina/Covina Ho	New housing initiatives-affordable housing	Low/Mod Income Housing Fund	12,000,000.00	0.00	
33) Scattered Multi-family	City of Covina/Covina Ho	Affordable housing Rehab Sites	Low/Mod Income Housing Fund	4,298,000.00	0.00	
34) Scattered Single-family	City of Covina/Covina Ho	Affordable housing sites	Low/Mod Income Housing Fund	4,000,000.00	0.00	
35) Contingency Obligations	City of Covina	Redevelopment Employee Costs	Redevelopment Property Tax Trust	14,053,371.00	532,110.00	44,342.50
36) Contingency and Overhead	City of Covina	Administration, Overhead, etc	Redevelopment Property Tax Trust	15,931,997.00	1,059,400.00	86,283.33
37) Redevelopment Programs	City of Covina/County of	Program, capital program/suittants, marketing	Redevelopment Property Tax Trust	13,583,800.00	561,740.00	46,476.33
38) Land Acquisition	City of Covina	Elimination of blight	Redevelopment Property Tax Trust	10,000,000.00	0.00	
39) Land Acquisition and Construction	City of Covina	Elimination of blight & creation of LMIH	Redevelopment Property Tax Trust	5,000,000.00	0.00	
40) Corridor Revitalization & Streetscape Imp	City of Covina	Elimination of blight	Redevelopment Property Tax Trust	5,000,000.00	0.00	
41) Corridors of Citrus & Rowland	City of Covina	Elimination of blight Project Area 1	Redevelopment Property Tax Trust	1,300,000.00	0.00	
42) Radisson Gateway Sign	City of Covina	Elimination of blight Project Area 1	Redevelopment Property Tax Trust	1,000,000.00	0.00	
43) Grand Citrus Auto Corridor	City of Covina	Elimination of blight Project Area 1	Redevelopment Property Tax Trust	500,000.00	0.00	
44) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2	Redevelopment Property Tax Trust	1,500,000.00	0.00	
45) Potential Mixed Use Projects	City of Covina/Covina Ho	Elimination of blight/provide affordable housi	Redevelopment Property Tax Trust	1,000,000.00	0.00	
46) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2	Redevelopment Property Tax Trust	1,000,000.00	0.00	
47) Downtown Revitalization	City of Covina	Elimination of blight Project Area 2	Redevelopment Property Tax Trust	1,000,000.00	0.00	
48) A Box 27 Payment	Los Angeles County	"voluntary" payment initial	Redevelopment Property Tax Trust	2,617,617.00	2,617,617.00	
49) A Box 27 Payment	Los Angeles County	"voluntary" payment ongoing - estimated to b	Redevelopment Property Tax Trust	12,535,971.70	0.00	
50) Deed/Litigation	Steve Elde	Litigation - return of deposit	Redevelopment Property Tax Trust	25,000.00	25,000.00	
51) Deed/Litigation	Steve Elde	Litigation - settlement	Redevelopment Property Tax Trust	15,000.00	15,000.00	
52) CPA - default attorney	Clara S. Winder, Murphy	Legal fees regarding litigation	Redevelopment Property Tax Trust	1,505.50	1,505.50	1,903.50
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Totals - This Page				\$ 114,427,570.20	\$ 5,032,972.50	\$ 183,009.86

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description						
			Nov	Dec	Jan	Feb	Mar	Apr
31) Rehabilitation and Preservation Programs	City of Covina/Covina Ho	Affordable housing programs						
32) Downtown Site	City of Covina/Covina Ho	New housing Initiatives-affordable housing						
33) Scattered Multi-family	City of Covina/Covina Ho	Affordable housing Rehab Sites						
34) Scattered Single-family	City of Covina/Covina Ho	Affordable housing sites						
35) Employee Collections	City of Covina	Redevelopment Employee costs	44,342.50	44,342.50	44,342.50	44,342.50	44,342.50	44,342.50
36) City Salaries and Overhead	City of Covina	Administration, overhead, etc	88,283.33	88,283.33	88,283.33	88,283.33	88,283.33	88,283.33
37) Redevelopment Projects	City of Covina	Program, capital, project, salaries, marketing	48,478.33	48,478.33	48,478.33	48,478.33	48,478.33	48,478.33
38) Land Acquisition	City of Covina	Elimination of blight						
39) Parking Lot Acquisition and Construction	City of Covina	Elimination of blight & creation of LMH						
40) Corridor Revitalization & Streetscape Imp	City of Covina	Elimination of blight						
41) Corners of Citrus & Rowland	City of Covina	Elimination of blight Project Area 1						
42) Redwood Freeway Sign	City of Covina	Elimination of blight Project Area 1						
43) South Citrus Auto Corridor	City of Covina	Elimination of blight Project Area 1						
44) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2						
45) Potential Mixed use Projects	City of Covina/Covina Ho	Elimination of blight/provide affordable housing						
46) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2						
47) Downtown Revitalization	City of Covina	Elimination of blight Project Area 2						
48) AD 1x 27 Payment	Los Angeles County	"voluntary" payment initial			1,408,008.66			1,408,008.66
49) AD 1x 27 Payment	Los Angeles County	"voluntary" payment ongoing - estimated to be						
50) Beffle Heights	Steve Eide	Litigation - return of deposit						
51) Beffle Heights	Steve Eide	Litigation - settlement	15,000.00					
52) CRA v district attorney	Oliver Sandifor, Murphy	Legal fees regarding litigation						
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Totals - This Page			\$ 186,104.16	\$ 181,104.16	\$ 1,590,012.66	\$ 181,104.16	\$ 181,104.16	\$ 1,590,012.66

Attachment 1 Page 20 of 37

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description					
			May	Jun	Jan-Jun 2013	Jul-Dec 2013	Jan-Jun 2014
31) Rehabilitation and Preservation Programs	City of Covina/Covina Ho	Affordable housing programs			250,000.00	250,000.00	250,000.00
32) Downtown Site	City of Covina/Covina Ho	New housing Initiatives-affordable housing			3,000,000.00	3,000,000.00	3,000,000.00
33) Scattered Multi-family	City of Covina/Covina Ho	Affordable housing Rehab Sites			2,000,000.00	298,000.00	
34) Scattered Single-family	City of Covina/Covina Ho	Affordable housing sites			2,000,000.00		
35) Employee Obligations	City of Covina	Redevelopment Employee costs	44,342.50	44,342.50	3,192,660.00	3,192,660.00	3,192,660.00
36) City Services and Overhead	City of Covina	Administrative overhead cost	68,283.33	68,283.33	6,356,400.00	2,297,780.00	
37) Redevelopment Program	City of Covina	Legal, capital proj consultants, marketing	10,478.33	43,478.33	2,260,170.00	3,490,440.00	3,490,440.00
38) Land Acquisition	City of Covina	Elimination of blight				10,000,000.00	
39) Parking Lot Acquisition and Construction	City of Covina	Elimination of blight & creation of LMH				5,000,000.00	
40) Corridor Revitalization & Streetscape Improv	City of Covina	Elimination of blight					
41) Corners of Citrus & Rowland	City of Covina	Elimination of blight Project Area 1					
42) Radisson Freeway Sign	City of Covina	Elimination of blight Project Area 1					
43) South Citrus Auto Corridor	City of Covina	Elimination of blight Project Area 1					
44) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2					
45) Potential Mixed use Project	City of Covina/Covina Ho	Elimination of blight/provide affordable housing					
46) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2					
47) Downtown Revitalization	City of Covina	Elimination of blight Project Area 2					
48) AR1x 27 Payment	Los Angeles County	"voluntary" payment initial					
49) AR1x 27 Payment	Los Angeles County	"voluntary" payment ongoing - estimated to be				675,430.74	
50) Badillo Heights	Steve Eide	Litigation - return of deposit					
51) Badillo Heights	Steve Eide	Litigation - settlement					
52) CRA v district attorney	Oliver, Sandifer, Murphy	Legal fees regarding litigation					
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Totals - This Page			\$ 181,104.16	\$ 181,104.16	\$ 20,289,500.00	\$ 26,204,310.74	\$ 9,933,100.00

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description					
			Jul-Dec 2014	Jan-Jun 2015	Jul-Dec 2015	Jan-Jun 2016	Jul-Dec 2016
32) Downtown City	City of Covina/Covina Ho	Affordable housing programs	250,000.00	250,000.00	250,000.00	250,000.00	
33) South-Central Multi-family	City of Covina/Covina Ho	New housing initiatives-affordable housing					
34) South-Central Single-family	City of Covina/Covina Ho	Affordable housing rehab Sites					
35) City of Covina	City of Covina	Affordable housing sites					
36) City of Covina	City of Covina	Redevelopment employee costs	804,564.00				
37) City of Covina	City of Covina	Administration overhead, etc					
38) City of Covina	City of Covina	Programs related pro-consultants (re-zoning)	1,450,000.00	1,000,000.00			
39) City of Covina	City of Covina	Elimination of blight					
40) City of Covina	City of Covina	Elimination of blight & creation of EMI					
41) City of Covina	City of Covina	Elimination of blight	1,000,000.00				
42) City of Covina	City of Covina	Elimination of blight Project Area 1	1,000,000.00				
43) City of Covina	City of Covina	Elimination of blight Project Area 1	1,000,000.00				
44) City of Covina	City of Covina	Elimination of blight Project Area 1			500,000.00		
45) City of Covina	City of Covina	Elimination of blight Project Area 2			1,500,000.00		
46) City of Covina	City of Covina/Covina Ho	Elimination of blight/provide affordable housing					1,000,000.00
47) City of Covina	City of Covina	Elimination of blight Project Area 2					1,000,000.00
48) City of Covina	City of Covina	Elimination of blight Project Area 2					1,000,000.00
49) Los Angeles County	Los Angeles County	"voluntary" payment initial					1,000,000.00
50) Steve Eide	Steve Eide	"voluntary" payment ongoing - estimated to be	800,335.35				
51) Steve Eide	Steve Eide	Litigation - return of deposit			718,772.50		
52) Oliver Sandifer, Murphy	Oliver Sandifer, Murphy	Litigation - settlement					
53)		Legal fees regarding litigation					
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Totals - This Page			\$ 12,234,343.35	\$ 1,953,346.00	\$ 2,952,718.14	\$ 250,000.00	\$ 3,716,772.50

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	Jan-Jun 2017	Jul-Dec 2017	Jan-Jun 2018	Jul-Dec 2018	Jan-Jun 2019	Jul-Dec 2019
31) Rehabilitation and Preservation Program	City of Covina/Covina Ho	Affordable housing programs						
32) Downtown Site	City of Covina/Covina Ho	New housing initiatives-affordable housing						
33) Scattered Multi-family	City of Covina/Covina Ho	Affordable housing Rehab Sites						
34) Scattered Single-family	City of Covina/Covina Ho	Affordable housing sites						
35) Employee Obligations	City of Covina	Redevelopment Employee costs						
36) City Services and Overhead	City of Covina	Administration overhead, etc						
37) Redevelopment Programs	City of Covina	Programs capital proj, consultants, marketing, etc						
38) Land Acquisition	City of Covina	Elimination of blight						
39) Building for Acquisition and Construction	City of Covina	Elimination of blight & creation of LMH						
40) Corridor Revitalization & Streetscape	City of Covina	Elimination of blight						
41) Corners of Citrus & Rowland	City of Covina	Elimination of blight Project Area 1						
42) Pacific Freeway Sign	City of Covina	Elimination of blight Project Area 1						
43) South Citrus Auto Corridor	City of Covina	Elimination of blight Project Area 1						
44) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2						
45) Potential Mixed Use Projects	City of Covina/Covina Ho	Elimination of blight/provide affordable housing						
46) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2						
47) Downtown Revitalization	City of Covina	Elimination of blight Project Area 2						
48) ADIX 27 Payment	Los Angeles County	"voluntary" payment initial						
49) ADIX 27 Payment	Los Angeles County	"voluntary" payment ongoing - estimated to be		731,107.95		745,730.11		760,644.71
50) Radtke Heights	Steve Eide	Litigation - return of deposit						
51) Radtke Heights	Steve Eide	Litigation - settlement						
52) CPA district attorney	Oliver Sandifer, Murphy	Legal fees regarding litigation						
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Totals - This Page			\$ -	\$ 731,107.95	\$ -	\$ 745,730.11	\$ -	\$ 760,644.71

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	Payments by						
			Jan-Jun 2020	Jul-Dec 2020	Jan-Jun 2021	Jul-Dec 2021	Jan-Jun 2022	Jul-Dec 2022	
31) Rehabilitation and Preservation Programs	City of Covina/Covina Ho	Affordable housing programs							
32) Downtown Site	City of Covina/Covina Ho	New housing initiatives-affordable housing							
33) Scattered Multi-family	City of Covina/Covina Ho	Affordable housing Rehab Sites							
34) Scattered Single-family	City of Covina/Covina Ho	Affordable housing sites							
35) Employee Obligations	City of Covina	Redevelopment Employee costs							
36) City Services and Overhead	City of Covina	Administration, overhead, etc							
37) Redevelopment Programs	City of Covina/DBA/NO	Programs,caulral proj consultants,marketing							
38) Land Acquisition	City of Covina	Elimination of blight							
39) Parking Lot Acquisition and Construction	City of Covina	Elimination of blight & creation of LHM							
40) Corridor Revitalization & Streetscape Imp	City of Covina	Elimination of blight							
41) Corridors of Citrus & Rowland	City of Covina	Elimination of blight Project Area 1							
42) Reddick Crossway Sign	City of Covina	Elimination of blight Project Area 1							
43) South Citrus Auto Corridor	City of Covina	Elimination of blight Project Area 2							
44) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2							
45) Potential Mixed-Use Project	City of Covina/Covina Ho	Elimination of blight/provide affordable housing							
46) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2							
47) Downtown Revitalization	City of Covina	Elimination of blight Project Area 2							
48) AB1x 27 Payment	Los Angeles County	"voluntary" payment initial							
49) AP1x 27 Payment	Los Angeles County	"voluntary" payment ongoing - estimated to b		775,857.60		791,374.75			
50) Barillo Heights	Steve Eide	Litigation - return of deposit							507,202.25
51) Barillo Heights	Steve Eide	Litigation - settlement							
52) CPA's district attorney	Oliver, Sandifer, Murphy	Legal fees regarding litigation							
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Totals - This Page			\$ -	\$ 775,857.60	\$ -	\$ 791,374.75	\$ -	\$ 807,202.25	

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s): Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	month						
			Jan-Jun 2023	Jul-Dec 2023	Jan-Jun 2024	Jul-Dec 2024	Jan-Jun 2025	Jul-Dec 2025	
31) Rehabilitation and Preservation Programs	City of Covina/Covina Ho	Affordable housing programs							
32) Downtown, etc	City of Covina/Covina Ho	New housing initiatives-affordable housing							
33) Scattered Multi-family	City of Covina/Covina Ho	Affordable housing Rehab Sites							
34) Scattered Single-family	City of Covina/Covina Ho	Affordable housing sites							
35) Employee Obligations	City of Covina	Redevelopment Employee costs							
36) City Services and Overhead	City of Covina	Administration, overhead, etc							
37) Redevelopment Programs	City of Covina	Programs capital proj, consultants, marketing							
38) Land Acquisition	City of Covina	Elimination of blight							
39) Parking Lot Acquisition and Construction	City of Covina	Elimination of blight & creation of PMU							
40) Corridor Revitalization & Streetscape Imp	City of Covina	Elimination of blight							
41) Corridors of Citrus & Rowland	City of Covina	Elimination of blight Project Area 1							
42) Radisson Gateway Sign	City of Covina	Elimination of blight Project Area 1							
43) South Citrus Auto Corridor	City of Covina	Elimination of blight Project Area 1							
44) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2							
45) Potential Mixed Use Projects	City of Covina/Covina Ho	Elimination of blight/provide affordable housin							
46) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2							
47) Downtown Revitalization	City of Covina	Elimination of blight Project Area 2							
48) ABK 27 Payment	Los Angeles County	"voluntary" payment initial							
49) ABK 27 Payment	Los Angeles County	"voluntary" payment ongoing - estimated to b		823,346.30		839,813.23			856,809.49
50) Badillo Heights	Steve Elde	Litigation - return of deposit							
51) Badillo Heights	Steve Elde	Litigation - settlement							
52) CPA & district attorney	Oliver Sanjifer Murphy	Legal fees regarding litigation							
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Totals - This Page			\$ -	\$ 823,346.30	\$ -	\$ 839,813.23	\$ -	\$ 856,809.49	

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	Jan-Jun 2026	Jul-Dec 2026	Jan-Jun 2027	Jul-Dec 2027	Jan-Jun 2028	Jul-Dec 2028
31) Rehabilitation and Preservation Programs	City of Covina/Covina Ho	Affordable housing programs						
32) Downtown Site	City of Covina/Covina Ho	New housing Initiatives-affordable housing						
33) Scattered Multi-family	City of Covina/Covina Ho	Affordable housing Rehab Sites						
34) Scattered Single-family	City of Covina/Covina Ho	Affordable housing sites						
35) Employee Obligations	City of Covina	Redevelopment Employee costs						
36) City Services and Overhead	City of Covina	Administration overhead, etc						
37) Redevelopment Program	City of Covina/RR&M	Program/capital proj, consultants marketing						
38) Land Acquisition	City of Covina	Elimination of blight						
39) Parking Lot Acquisition and Construction	City of Covina	Elimination of blight & creation of LMH						
40) Corridor Revitalization & Streetscape Improv	City of Covina	Elimination of blight						
41) Corners of Citrus & Rowland	City of Covina	Elimination of blight Project Area 1						
42) Radisson Freeway Sign	City of Covina	Elimination of blight Project Area 1						
43) South Citrus Auto Corridor	City of Covina	Elimination of blight Project Area 1						
44) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2						
45) Potential Market Area	City of Covina/Covina Ho	Elimination of blight/provide affordable housing						
46) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2						
47) Downtown Revitalization	City of Covina	Elimination of blight Project Area 2						
48) AB1x 27 Payment	Los Angeles County	"voluntary" payment initial						
49) AB1x 27 Payment	Los Angeles County	"voluntary" payment ongoing - assumed to be		873,741.68		89,121.65		89,904.08
50) Badillo Heights	Steve Eide	Litigation - return of deposit						
51) Badillo Heights	Steve Eide	Litigation - settlement						
52) CRA v district attorney	Oliver, Sandifer, Murphy	Legal fees regarding litigation						
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Totals - This Page			\$ -	\$ 873,741.68	\$ -	\$ 89,121.65	\$ -	\$ 89,904.08

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	2029		2030		2031	
			Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec
31) Rehabilitation and Preservation Program	City of Covina/Covina Ho	Affordable housing programs						
32) Downtown City	City of Covina/Covina Ho	New housing Initiatives-affordable housing						
33) Scattered Multi-family	City of Covina/Covina Ho	Affordable housing Rehab Sites						
34) Scattered Single-family	City of Covina/Covina Ho	Affordable housing sites						
35) Employee Obligations	City of Covina	Redevelopment Employee costs						
36) City Services and Overhead	City of Covina	Administration overhead, etc						
37) Redevelopment Office	City of Covina	Programs, capital proj, consultants, marketing,						
38) Land Acquisition	City of Covina	Elimination of blight						
39) Building Land Acquisition and Construction	City of Covina	Elimination of blight & creation of LMK						
40) Corridor Revitalization & Streetscape Proj	City of Covina	Elimination of blight						
41) Corridor of Olive & Rowland	City of Covina	Elimination of blight Project Area 1						
42) Redesign Freeway Sign	City of Covina	Elimination of blight Project Area 1						
43) South Olive Auto Corridor	City of Covina	Elimination of blight Project Area 1						
44) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2						
45) Potential Mixed Use Projects	City of Covina/Covina Ho	Elimination of blight/provide affordable housing						
46) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2						
47) Downtown Revitalization	City of Covina	Elimination of blight Project Area 2						
48) ARPA 27 Payment	Los Angeles County	"voluntary" payment initial						
49) ARPA 27 Payment	Los Angeles County	"voluntary" payment ongoing - estimated to bl		92,722.16		94,576.60		96,468.13
50) Battle Heights	Steve Eide	Litigation - return of deposit						
51) Battle Heights	Steve Eide	Litigation - settlement						
52) CRA v. draft Attorney	Oliver, Sandifer, Murphy	Legal fees regarding litigation						
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Totals - This Page			\$ -	\$ 92,722.16	\$ -	\$ 94,576.60	\$ -	\$ 96,468.13

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s): Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name (Debt Obligation)	Payee	Description	Payment Schedule						
			Jan-Jul 2032	Jul-Dec 2032	Jan-Jun 2033	Jul-Dec 2033	Jan-Jun 2034	Jul-Dec 2034	
31) Rehabilitation and Preservation Program	City of Covina/Covina Ho	Affordable housing programs							
32) Downtown CTR	City of Covina/Covina Ho	New housing initiatives-affordable housing							
33) Section 8 - 2 family	City of Covina/Covina Ho	Affordable housing -Relief Sites							
34) Section 8 - Single-family	City of Covina/Covina Ho	Affordable housing -Relief Sites							
35) Employee Obligations	City of Covina	Redevelopment program costs							
36) Off-Site Fees and Overhead	City of Covina	Administration, overhead, etc.							
37) Redevelopment Program	City of Covina	Program's capital program, utilities, marketing							
38) Land Acquisition	City of Covina	Elimination of blight							
39) Building Lot Acquisition and Construction	City of Covina	Elimination of blight & creation of LMH							
40) Corridor Revitalization & Streetfront Improv	City of Covina	Elimination of blight							
41) Corridor of Chas. & Rowland	City of Covina	Elimination of blight -Project Area 1							
42) Corridor - Freeway Sign	City of Covina	Elimination of blight -Project Area 1							
43) Corridor - Corridor to Corridor	City of Covina	Elimination of blight -Project Area 1							
44) Public Infrastructure & Facilities	City of Covina	Elimination of blight -Project Area 2							
45) Redevelopment Program	City of Covina/Covina Ho	Elimination of blight, provide affordable housing							
46) Public Infrastructure & Facilities	City of Covina	Elimination of blight -Project Area 2							
47) Downtown Revitalization	City of Covina	Elimination of blight -Project Area 2							
48) ARPA Payment	Los Angeles County	Voluntary payment initial							
49) ARPA Payment	Los Angeles County	Voluntary payment - final - estimated to be		\$ 98,397.49		\$ 100,365.44			\$ 102,372.75
50) Badilla Heights	Steve Elde	Litigation - return of deposit							
51) Badilla Heights	Steve Elde	Litigation - settlement							
52) CRA district attorney	Oliver, Sunderfer, Murphy	Legal fees regarding litigation							
53)									
54)									
55)									
56)									
57)									
58)									
59)									
60)									
61)									
62)									
63)									
64)									
65)									
66)									
67)									
68)									
Totals - This Page			\$ -	\$ 98,397.49	\$ -	\$ 100,365.44	\$ -	\$ 102,372.75	

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s): Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	2035		2036		2037	
			Jan-Jun 2035	Jul-Dec 2035	Jan-Jun 2036	Jul-Dec 2036	Jan-Jun 2037	Jul-Dec 2037
31) Rehabilitation and Preservation Programs	City of Covina/Covina Ho	Affordable housing programs						
32) Downtown City	City of Covina/Covina Ho	New housing Initiatives-affordable housing						
33) Scattered Multi-family	City of Covina/Covina Ho	Affordable housing Rehab Sites						
34) Scattered Single-family	City of Covina/Covina Ho	Affordable housing sites						
35) Employee Obligations	City of Covina	Redevelopment Employee costs						
36) City Services and Overhead	City of Covina	Administration, overhead etc						
37) Redevelopment Programs	City of Covina/RR&K/UMI	Programs capital proj.consultants marketing						
38) Land Acquisition	City of Covina	Elimination of blight						
39) Parking Lot Acquisition and Construction	City of Covina	Elimination of blight & creation of 1 MH						
40) Corridor Revitalization & Streetscape Imp	City of Covina	Elimination of blight						
41) Corners of Olive & Rowland	City of Covina	Elimination of blight Project Area 1						
42) Radisson Freeway Sign	City of Covina	Elimination of blight Project Area 1						
43) South Civic Area Corridor	City of Covina	Elimination of blight Project Area 1						
44) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2						
45) Potential Mixed Use Projects	City of Covina/Covina Ho	Elimination of blight/provide affordable housi						
46) Public Infrastructure & Facilities	City of Covina	Elimination of blight Project Area 2						
47) Downtown Revitalization	City of Covina	Elimination of blight Project Area 2						
48) AB1x 27 Payment	Los Angeles County	"voluntary" payment initial						
49) AB1x 27 Payment	Los Angeles County	"voluntary" payment ongoing - estimated to b		104,420.21		106,508.61		108,638.78
50) Badillo Heights	Steve Eide	Litigation - return of deposit						
51) Badillo Heights	Steve Eide	Litigation - settlement						
52) CRA v district attorney	Oliver Sanjifer Murphy	Legal fees regarding litigation						
53)								
54)								
55)								
56)								
57)								
58)								
59)								
60)								
61)								
62)								
63)								
64)								
65)								
66)								
67)								
68)								
Totals - This Page			\$ -	\$ 104,420.21	\$ -	\$ 106,508.61	\$ -	\$ 108,638.78

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Description	Total
31) Relocation and Preservation Program	City of Covina/Covina Ho	Affordable housing programs	\$ 2,000,000.00
32) Greenway Sites	City of Covina/Covina Ho	New housing initiatives-affordable housing	\$ 12,000,000.00
33) Single and Multi-family	City of Covina/Covina Ho	Affordable housing Rehab Sites	\$ 4,298,000.00
34) Single and Single-family	City of Covina/Covina Ho	Affordable housing sites	\$ 4,000,000.00
35) Employee Obligations	City of Covina	Redevelopment Employee costs	\$ 13,974,886.50
36) City Salaries and Overhead	City of Covina	Administration overhead, etc	\$ 15,805,128.97
37) Redevelopment Programs	City of Covina/Redevelop	Programs capital improvements marketing	\$ 10,591,850.97
38) Land Acquisition	City of Covina	Elimination of blight	\$ 10,000,000.00
39) Building Rehabilitation and Renovation	City of Covina	Elimination of blight/creation of units	\$ 5,000,000.00
40) Public Area Rehabilitation & Streetscape Improvements	City of Covina	Elimination of blight	\$ 5,000,000.00
41) Public Area Parks & Rowland	City of Covina	Elimination of blight Project Area 1	\$ 1,000,000.00
42) Pedestrian Walkway Sign	City of Covina	Elimination of blight Project Area 1	\$ 1,000,000.00
43) Southbound Auto Corridor	City of Covina	Elimination of blight Project Area 1	\$ 500,000.00
44) Multi-Phase Structure & Facilities	City of Covina	Elimination of blight Project Area 2	\$ 1,500,000.00
45) Multi-Phase Structure & Facilities	City of Covina/Covina Ho	Elimination of blight/provide affordable housing	\$ 1,000,000.00
46) Multi-Phase Structure & Facilities	City of Covina	Elimination of blight Project Area 2	\$ 1,000,000.00
47) Freeway Rehabilitation	City of Covina	Elimination of blight Project Area 2	\$ 1,000,000.00
48) Public Payment	Los Angeles County	"voluntary" payment initial	\$ 2,817,817.00
49) Public Payment	Los Angeles County	"voluntary" payment ongoing - estimated to be	\$ 12,635,971.70
50) Badly lit rights	Steve Fide	Litigation - return of deposit	\$ -
51) Badly lit rights	Stavo Erde	Litigation - settlement	\$ 15,000.00
52) CPA and CP Attorney	Gina Soudifer Murphy	Legal fees regarding litigation	\$ 1,905.50
53)			\$ -
54)			\$ -
55)			\$ -
56)			\$ -
57)			\$ -
58)			\$ -
59)			\$ -
60)			\$ -
61)			\$ -
62)			\$ -
63)			\$ -
64)			\$ -
65)			\$ -
66)			\$ -
67)			\$ -
68)			\$ -
Totals - This Page			\$ 114,040,361.64

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Area 1 and 2

RECOGNIZED OTHER OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Total Due During Fiscal Year	Fiscal Year										
			Oct	Nov	Dec	Jan	Feb	Mar	Apr	May			
1) Housing Set Aside Deterral 1995	Housing Fund	44,000.00			44,000.00								
2) SERAF loan from Housing 2010	Housing Fund	0.00											
3) SB211 Statutory Tax Sharing	various taxing entities	372,000.00	372,000.00										
4) Statutory Payments	Los Angeles County	116,259.00		3,390.00	3,570.00	119,300.00	10,132.00	15,000.00	2,869.00		54,561.00		
5) Statutory Payments	Los Angeles County	165,000.00		3,270.00	3,610.00	168,120.00	10,460.00	21,050.00	15,000.00	145,764.00	138,015.00		
7) SB211 Statutory Tax Sharing	various taxing entities	85,000.00	85,000.00										
8) SERAF loan from Housing 2011	Housing Fund	0.00											
9) Monthly rent on Agency owned property	Agency Comprehensive Accounting	10,000.00	10,000.00										
10) Rental Payments	ULI/Covina Housing Authority	6,500.00		6,500.00									
11) For Sale Contingent	Covina Housing Authority	2,520.00											
12) City loan to Agency	CRA	200,416.67		200,416.67	200,416.67	200,416.67	200,416.67	200,416.67	200,416.67	200,416.67	200,416.67	200,416.67	
13)													
14)													
15)													
16)													
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23)													
24)													
25)													
26)													
27)													
28)													
Totals	Other Obligations		\$ 3,883,050.00	\$ 657,816.67	\$ 238,551.67	\$ 626,576.67	\$ 316,052.67	\$ 234,481.67	\$ 203,706.67	\$ 349,049.67	\$ 404,882.67		

Attachment 1 Page 31 of 37

Name of Redevelopment Agency: Covina Redevelopment Ag
 Project Area(s) Project Area 1 and 2

RECOGNIZED OTHER OBLIGATION P
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Jun	Jul-Dec 2012	Jan-Jun 2013	Jul-Dec 2013	Jan-Jun 2014	Jul-Dec 2014	Jan-Jun 2015	Jul-Dec 2015
1) SERAF Sec/Aside Deferral 1997	Housing Fund		44,000.00		44,000.00		44,000.00		44,000.00
2) SERAF loan from Housing 2010	Housing Fund						2,540,091.00		
3) 2008 Property Tax Sharing	Various Agencies		170,000.00		170,000.00		312,000.00		1,000,000.00
4) 2009 Property Tax Sharing	Los Angeles County	14,129.50	103,129.50	103,129.50	103,129.50	103,129.50	150,000.00	250,000.00	135,129.50
5) 2010 Property Tax Sharing	Los Angeles County		50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
6) 2011 Property Tax Sharing	Los Angeles County		79,771.00		79,771.00		79,771.00		76,771.00
7) 2012 Property Tax Sharing	Various Agencies		50,000.00		50,000.00		50,000.00		500,000.00
8) SERAF loan from Housing 2011	Housing Fund								
9) Various Agencies owned	City of Covina fencing		1,000.00		1,000.00		1,000.00		10,000.00
10) Rental Subsidy	City of Covina Housing Auth		1,500.00		1,500.00		1,500.00		6,500.00
11) For Sale Comments	Covina Housing Authority								
12) City loan to Agency	CRA	200,416.67	200,416.67						
13)									
14)									
15)									
16)									
17)									
18)									
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22)									
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26)									
27)									
28)									
Totals - Other Obligations			\$ 2,878,671.67	\$ 773,129.50	\$ 1,367,400.50	\$ 773,129.50	\$ 1,367,400.50	\$ 3,313,220.50	\$ 2,410,400.00

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s): Project Area 1 and 2

RECOGNIZED OTHER OBLIGATION P
Per AB 28 - Section 34171 and 34177

Project Name / Debt Obligation	Fund	Jan-Jun 2016	Jul-Dec 2016	Jan-Jun 2017	Jul-Dec 2017	Jan-Jun 2018	Jul-Dec 2018	Jan-Jun 2019	Jul-Dec 2019	Jan-Jun 2020
1) <u>Set Aside Deferral 1995</u>	Housing Fund		46,000.00		46,000.00		66,000.00		15,400.00	
2) <u>REFAF loan from Housing 2010</u>	Housing Fund									
3) <u>Statutory Tax Sharing</u>	various taxing entities		300,000.00		300,000.00		300,000.00		300,000.00	
4) <u>Statutory Payments</u>	Los Angeles County	1,129.50	1,0135.50	60,149.50	100,100.50	100,129.50	100,100.50	27,129.50		
5) <u>Statutory Payments</u>	Los Angeles County	1,000.00	35,000.00	665,000.00	400,000.00					
6) <u>Statutory Payments</u>	Los Angeles County		70,771.00		10,771.00					
7) <u>Statutory Tax Sharing</u>	various taxing entities		300,000.00		300,000.00		300,000.00		550,000.00	
8) <u>REFAF loan from Housing 2011</u>	Housing Fund	522,451.00								
9) <u>Maintenance of Agency owned property</u>	City of Covina/United for Covina									
10) <u>Statutory Payments</u>	City of Covina/Housing Authority		6,500.00		6,500.00		6,500.00			
11) <u>Statutory Payments</u>	Covina Housing Authority									
12) <u>City loan to Agency</u>	CRA									
13)										
14)										
15)										
16)										
17)										
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25)										
26)										
27)										
28)										

Totals - Other Obligations: \$ 1,055,483.50 \$ 2,100,400.50 \$ 773,129.50 \$ 2,142,040.00 \$ 100,129.50 \$ 736,110.50 \$ 420,129.50 \$ 1,635,175.00 \$

Attachment 1 Page 33 of 37

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s): Project Area 1 and 2

RECOGNIZED OTHER OBLIGATION F
Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Payments by month									
		Jul-Dec 2020	Jan-Jun 2021	Jul-Dec 2021	Jan-Jun 2022	Jul-Dec 2022	Jan-Jun 2023	Jul-Dec 2023	Jan-Jun 2024	Jul-Dec 2024	
1) Housing Set Aside Deferral 1995	Housing Fund										
2) SERAF loan from Housing 2010	Housing Fund										
3) SB211 Statutory Tax Sharing	various taxing entities	1,000,000.00		1,000,000.00		1,000,000.00		1,000,000.00		1,000,000.00	
4) Statutory Payments	Los Angeles County										
5) Statutory Payments	Los Angeles County										
6) Statutory Payments	Los Angeles County	76,771.00		76,771.00		76,771.00		76,771.00		76,771.00	
7) SB211 Statutory Tax Sharing	various taxing entities	500,000.00		507,104.00							
8) SERAF loan from Housing 2011	Housing Fund										
9) Maintenance of Agency owned prop	Andy Gump/United Land										
10) Rental Coverage	ULI/Covina Housing Authority	5,500.00		5,000.00							
11) For Sale Covenants	Covina Housing Authority										
12) City loan to Agency	CRA										
13)											
14)											
15)											
16)											
17)											
18)											
19)											
20)											
21)											
22)											
23)											
24)											
25)											
26)											
27)											
28)											
Totals - Other Obligations		\$ 1,582,271.00		\$ 1,479,435.00		\$ 1,076,771.00		\$ 1,076,771.00		\$ 1,076,771.00	

Attachment 1 Page 34 of 37

Name of Redevelopment Agency: Covina Redevelopment Ag
 Project Area(s) Project Area 1 and 2

RECOGNIZED OTHER OBLIGATION P
Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Jan-Jun 2025	Jul-Dec 2025	Jan-Jun 2026	Jul-Dec 2026	Jan-Jun 2027	Jul-Dec 2027	Jan-Jun 2028	Jul-Dec 2028	Jan-Jun 2029
1) Housing Set Aside Deferral 1995	Housing Fund									
2) SERAF loan from Housing 2010	Housing Fund									
3) SR211 Statutory Tax Sharing	various taxing entities		1,000,000.00		1,000,000.00		1,000,000.00		1,000,000.00	
4) Statutory Payments	Los Angeles County									
5) Statutory Payments	Los Angeles County									
6) Statutory Payments	Los Angeles County		28,427.00							
7) SR211 Statutory Tax Sharing	various taxing entities									
8) SERAF loan from Housing 2011	Housing Fund									
9) Maintenance of Agency owned prop	Andy Gump/United fencing									
10) Rental Covenants	ULH/Covina Housing Autho									
11) For Sale Covenants	Covina Housing Authority/									
12) City loan to Agency	CRA									
13)										
14)										
15)										
16)										
17)										
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19)										
20)										
21)										
22)										
23)										
24)										
25)										
26)										
27)										
28)										
Totals - Other Obligations			\$ 1,028,427.00	\$ -	\$ 1,000,000.00	\$ -	\$ 1,000,000.00	\$ -	\$ 1,000,000.00	\$ -

Attachment 1 Page 35 of 37

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s): Project Area 1 and 2

RECOGNIZED OTHER OBLIGATION P
Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payee	Jul-Dec 2022	Jan-Jun 2023	Jul-Dec 2023	Jan-Jun 2031	Jul-Dec 2031	Jan-Jun 2032	Jul-Dec 2032	Jan-Jun 2033	Jul-Dec 2033
1) Housing Set Aside Deferral 1995	Housing Fund									
2) SERAF loan from Housing 2010	Housing Fund									
3) SB211 Statutory Tax Sharing	various taxing entities	\$ 1,000,000.00		\$ 1,137,182.00						
4) Statutory Payments	Los Angeles County									
5) Statutory Payments	Los Angeles County									
6) Statutory Payments	Los Angeles County									
7) SB211 Statutory Tax Sharing	various taxing entities									
8) SERAF loan from Housing 2011	Housing Fund									
9) Maintenance of Agency owned prop	Andy Gump/United fencing									
10) Rental Covenants	ULI/Covina Housing Autho									
11) For Sale Covenants	Covina Housing Authority/									
12) City loan to Agency	CRA									
13)										
14)										
15)										
16)										
17)										
18)										
19)										
20)										
21)										
22)										
23)										
24)										
25)										
26)										
27)										
28)										
Totals - Other Obligations		\$ 1,000,000.00	\$ -	\$ 1,137,182.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s): Project Area 1 and 2

RECOGNIZED OTHER OBLIGATION P
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Payor	Jan-Jun 2034	Jul-Dec 2034	Jan-Jun 2035	Jul-Dec 2035	Jan-Jun 2036	Jul-Dec 2036	Jan-Jun 2037	Jul-Dec 2037	Total
1) Housing Set Aside Deferral 1995	Housing Fund									\$ 371,458.00
2) CERAF loan from Housing 2010	Housing Fund									\$ 2,540,091.00
3) CERAF Statutory Tax Sharing	various taxing entities									\$ 17,625,180.00
4) Statutory Payments	Los Angeles County									\$ 1,754,165.00
5) Statutory Payments	Los Angeles County									\$ 7,717,314.00
6) Statutory Payments	Los Angeles County									\$ 1,103,221.00
7) CERAF Statutory Tax Sharing	various taxing entities									\$ 3,677,404.00
8) CERAF loan from Housing 2011	Housing Fund									\$ 522,454.00
9) Maintenance of Agency owned prop.	Andy Gun of United fencing									\$ 49,500.00
10) Special Governments	ULMCovina Housing Autho									\$ 70,320.00
11) Special Governments	Covina Housing Authority									\$ 2,520.00
12) City loan to Agency	CRA									\$ 2,004,166.70
13)										\$ -
14)										\$ -
15)										\$ -
16)										\$ -
17)										\$ -
18)										\$ -
19)										\$ -
20)										\$ -
21)										\$ -
22)										\$ -
23)										\$ -
24)										\$ -
25)										\$ -
26)										\$ -
27)										\$ -
28)										\$ -
Totals - Other Obligations		\$	\$	\$	\$	\$	\$	\$	\$	37,438,095.70

Attachment 1 Page 37 of 37



This is to certify that the foregoing is a true and correct copy of the original document.
Signed: *Colin M. Kelly, Deputy*
Date: *January 31, 2012*
City Clerk's Office, Covina, California

RESOLUTION NO. 12-698

Total of 8 pages

A RESOLUTION OF THE COVINA REDEVELOPMENT AGENCY OF THE CITY OF COVINA APPROVING AND ADOPTING AN AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE PURSUANT TO AB 1X 26

WHEREAS, pursuant to the Community Redevelopment Law (Health and Safety Code Sections 33000 *et seq.*), the City Council of the City of Covina ("City") created the Covina Redevelopment Agency ("Agency"); and

WHEREAS, the Agency has been responsible for implementing the Redevelopment Plan for the Covina Redevelopment Project covering certain properties within the City ("Project Area"); and

WHEREAS, as part of the 2011-12 State budget bill, the California Legislature enacted, and the Governor signed, companion bills AB 1X 26 and AB 1X 27, requiring that each redevelopment agency be dissolved unless the community that created it enacts an ordinance committing it to making certain payments; and

WHEREAS, a Petition for Writ of Mandate was filed in the Supreme Court of the State of California on July 18, 2011 (California Redevelopment Association, et al. v. Ana Matosantos, et al., Case No. S194861) ("Litigation"), challenging the constitutionality of AB 1X 26 and AB 1X 27 on behalf of cities, counties and redevelopment agencies and requesting a stay of enforcement; and

WHEREAS, on August 11, 2011, and modified on August 17, 2011, the Supreme Court stayed portions of AB 1X 26, and AB 1X 27 in its entirety during the pendency of the matter; and

WHEREAS, on December 29, 2011, the Supreme Court issued its final decision in the Litigation, upholding AB 1X 26, invalidating AB 1X 27, and extending all statutory deadlines under AB 1X 26, essentially dissolving all redevelopment agencies throughout the State effective February 1, 2012; and

WHEREAS, Health and Safety Code section 34169, enacted by AB 1X 26, requires redevelopment agencies to adopt, by August 27, 2011, an Enforceable Obligation Payment Schedule ("EOPS") setting forth the enforceable obligations of the Agency and the amounts of payments obligated to be made, by month, through December, 2011; and

WHEREAS, adoption of the EOPS would allow the Agency to make payments on debts and obligations listed on the EOPS for as long as the EOPS is operative; and

WHEREAS, the Agency adopted an EOPS by Resolution No. 687 on August 25, 2011;
and

WHEREAS, Health and Safety Code section 34177(l)(3), enacted by AB 1X 26, provides that the successor agency to the Agency, after the Agency's dissolution, is to adopt a Recognized Obligation Payment Schedule ("ROPS") succeeding the EOPS prior to January 1, 2012; and

WHEREAS, the California Supreme Court, in the Litigation, extended the operative date of the ROPS to May 1, 2012; and

WHEREAS, Health and Safety Code section 34177(a)(1), enacted by AB 1X 26, requires that until an ROPS becomes operative, only payments required pursuant to an EOPS shall be made; and

WHEREAS, Health and Safety Code section 34177(a)(1) also provides that prior to February 1, 2012, the following enforceable obligations, set forth in Health and Safety Code section 34171(e)(2), shall be excluded from the EOPS and removed: (1) any written agreements between the City and the Agency entered into prior to December 31, 2010, solely for the purpose of securing or repaying indebtedness obligations; and (2) loan agreements entered into between the Agency and the City within two years of the date of creation of the Agency; and

WHEREAS, because the previously adopted EOPS is operative only through December 31, 2011, it must be revised to be operative from January 1, 2012 through June 30, 2012; and

WHEREAS, if the EOPS provides any debts or obligations be paid by the Agency to the City pursuant to Health and Safety Code section 34177(a)(1), it may only be included as an enforceable obligation through the month of January, 2011.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the Covina Redevelopment Agency as follows:

Section 1. **Recitals.** The Recitals set forth above are true and correct and incorporated herein by reference.

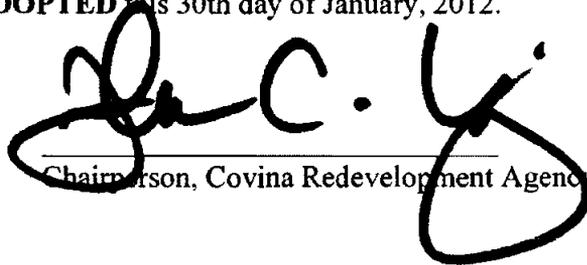
Section 2. **CEQA Compliance.** The determination given in this Resolution does not commit the Agency to any action that may have a significant effect on the environment. As a result, such approvals do not constitute a project subject to the requirements of the California Environmental Quality Act. The Agency directs Agency staff to file a Notice of Exemption within five (5) days following adoption of this Resolution with the Clerk of the Board of Supervisors of the County of Los Angeles.

Section 3. **Approval of EOPS.** The Agency hereby approves and adopts the revised Enforceable Obligation Payment Schedule, in substantially the form attached hereto as Exhibit A, as required by Health and Safety Code Section 34169.

Section 4. Posting; Transmittal to Appropriate Agencies. The Executive Director is hereby authorized and directed to post a copy of the EOPS on the City's website. The Executive Director is further authorized and directed to transmit, by mail or electronic means, to the Los Angeles County Auditor-Controller, the State Controller and the Department of Finance, notification providing the website location of the posted EOPS and other information as required by AB 1X 26.

Section 5. Effective Date. Pursuant to Health and Safety Code Section 34169(i), the Agency's action to adopt the EOPS as set forth herein shall not be effective for three (3) business days following adoption of this Resolution, pending a request for review of the EOPS by the Department of Finance.

PASSED, APPROVED AND ADOPTED this 30th day of January, 2012.



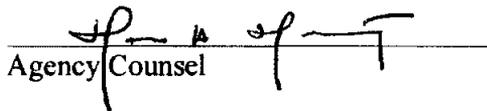
Chairperson, Covina Redevelopment Agency

ATTEST:



Secretary, Covina Redevelopment Agency

APPROVED AS TO FORM;



Agency Counsel

CERTIFICATION

I, Catherine M. LaCroix, Secretary of the Redevelopment Agency of the City of Covina, does hereby CERTIFY that Resolution No. 12-698 was adopted by the Covina Redevelopment Agency at a special meeting of the Agency held this 30th day of January, 2012, and was approved and passed by the following vote:

AYES: ALLEN, DELACH, KING, STAPLETON

NOES: NONE

ABSTAIN: NONE

ABSENT: LOW



Catherine M. LaCroix
Secretary of the Covina Redevelopment Agency

EXHIBIT A
TO
RESOLUTION NO. 12-698

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

[ATTACHED BEHIND THIS PAGE]

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

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

as of 8/25/11 FY 11/12

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total	
					Jan	Feb	Mar	Apr	May	June		
1) 1997 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	1,738,599.00	148,586.00					33,230.00	113,231.00	\$ 148,461.00	
2) 1997 Tax Allocation Bonds Series B	Bank of New York	Bond issue to fund non-housing projects	3,890,700.00	487,350.00					74,550.00	424,550.00	\$ 499,100.00	
3) 2002 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	18,454,218.00	441,834.00					57,798.00	382,798.00	\$ 440,596.00	
4) 2004 Tax Allocation Bonds Series A	Bank of New York	Bond issue to fund non-housing projects	18,127,589.00	1,279,121.00						278,348.00	1,843,348.00	\$ 2,121,696.00
5) 2004 Tax Allocation Bonds Series B-1	Bank of New York	Bond issue to fund housing projects	5,058,633.00	390,716.00						90,348.00	305,438.00	\$ 395,787.00
6) Note Payable 626 S Citrus Avenue	US Bank	Property purchased for redevelopment	656,516.00	145,923.00	12,180.25	12,180.25	12,180.25	12,180.25	12,180.25	158,083.25	\$ 218,864.50	
7) Lease Payable 811 S Citrus	Al-Sal Oil	Property lease	1,193,372.00	92,258.00	7,333.33	7,333.33	7,333.33	7,333.33	7,333.33	51,333.33	\$ 87,989.98	
8) Lease Payable RJS Financial	RJS Financial	Property lease	3,438,960.00	598,060.00	249,200.00	49,840.00	49,840.00	49,840.00	49,840.00	348,880.00	\$ 797,440.00	
9) Shoppers Lane	Gentry Brothers, Inc	Public Improvements	101,295.00	101,295.00	53,264.00						\$ 53,264.00	
10) 200 W Rowland	Covina Gardens KBS L.P.	Low-Mod housing renovations	2,500,000.00	2,500,000.00	458,484.00	500,000.00	500,000.00	500,000.00	500,000.00	41,506.00	\$ 2,500,000.00	
11) Habitat - 436 E Cypress	Habitat for Humanity	Grant for building of affordable home	50,000.00	50,000.00	6,596.56	6,596.56	6,596.56				\$ 19,789.68	
12) Heritage Plaza	MG Enterprises	Park Construction	1,455,580.00	1,455,580.00	377,355.74	377,355.74					\$ 754,711.48	
13) Heritage Plaza	Wildan	Project management	44,940.00	44,940.00	8,988.00						\$ 8,988.00	
14) Heritage Plaza	Wildan	Project design	18,126.00	18,126.00							\$ -	
15) Heritage Plaza	Wildan	Special Inspection	30,000.00	30,000.00	30,000.00						\$ 30,000.00	
16) Badillo Heights	Steve Eide	Litigation - settlement	15,000.00	15,000.00	15,000.00						\$ 15,000.00	
17) Fiscal Agent Fees	Bank of New York	Fiscal agent fees to maintain bond funds	340,000.00	20,000.00	13,500.00						\$ 13,500.00	
18) Arbitrage Calculations	Wildan	Calculations required by law	12,500.00	2,000.00	2,000.00						\$ 2,000.00	
19) Land Exchange Agreement	Covina Valley USD	Equipment removal and site preparation	50,000.00	50,000.00				50,000.00			\$ 50,000.00	
20) Vocational Facility	Covina Valley USD	Build new educational facility	1,300,000.00	1,300,000.00						1,300,000.00	\$ 1,300,000.00	
21) McGill House	CCLA & others	Low-moderate Transitional housing	500,000.00	35,000.00	4,353.61	4,353.61	4,353.61	4,353.61	4,353.61	4,353.61	\$ 25,121.66	
22) Low-Mod Housing Program	City of Covina/Covina Housing Authority	low/mod programs, admin, consultant, empl	6,958,170.00	480,450.00	40,037.50	40,037.50	40,037.50	40,037.50	40,037.50	40,037.50	\$ 240,225.00	
23) Neighborhood Preservation Services	City of Covina	Neighborhood Preservation Employee Cost	3,639,138.00	200,740.00	16,728.33	16,728.33	16,728.33	16,728.33	16,728.33	16,728.33	\$ 100,368.98	
24) Employee Obligations	City of Covina	Redevelopment Employee costs	14,063,371.00	532,110.00	44,342.50	44,342.50	44,342.50	44,342.50	44,342.50	44,342.50	\$ 286,055.00	
25) City Services and Overhead	City of Covina	Administration, overhead, etc.	15,981,697.00	1,059,400.00	88,283.33	88,283.33	88,283.33	88,283.33	88,283.33	88,283.33	\$ 529,899.98	
26) Redevelopment Programs	Environmental Engineering/Alliant Insurance	Programs, capital proj, consultants, marketing	19,688,808.00	581,740.00	48,478.33	48,478.33	48,478.33	48,478.33	48,478.33	48,478.33	\$ 260,869.98	
27) Rental Subsidy Program	City of Covina/Covina Housing Authority	Low-Moderate housing rental subsidy	900,000.00	0.00							\$ -	
28) Hospital Project	City of Covina	Citrus Valley Health Partners Intercommunt	2,000,000.00	0.00							\$ -	
29) DPAP	City of Covina/Covina Housing Authority	Downpayment assistance program	150,000.00	150,000.00							\$ -	
30) 135 E Badillo (old BofA)	City of Covina/Covina Housing Authority	Low-moderate housing	50,000.00	50,000.00							\$ -	
Totals - This Page			\$ 120,407,132.00	\$ 12,260,189.00	\$ 1,478,135.48	\$ 1,185,509.48	\$ 818,153.74	\$ 881,557.18	\$ 1,345,831.18	\$ 5,211,392.18	\$ 10,908,579.24	
Totals - Page 2			\$ 50,263,000.00	\$ 250,000.00	\$ -	\$ 90,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 250,000.00	
Totals - Other Obligations			\$ 37,827,717.00	\$ 1,617,062.15	\$ 617,023.00	\$ 34,712.00	\$ 3,378.00	\$ 148,633.00	\$ 205,252.00	\$ 36,686.00	\$ 1,045,684.00	
Grand total - All Pages			\$ 208,497,849.00	\$ 14,127,261.15	\$ 2,093,158.48	\$ 1,320,221.48	\$ 861,531.74	\$ 1,050,190.18	\$ 1,591,083.18	\$ 5,288,078.18	\$ 12,204,263.24	

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s): Project Area 1 and 2

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

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
					Jan	Feb	Mar	Apr	May	June	
1) Housing Set Aside Deferral 1995	Housing Fund	Repayment for housing fund	371,456.00	44,000.00	44,000.00						\$ 44,000.00
2) SERAF loan from Housing 2010	Housing Fund	Repayment for housing fund	2,540,091.00	0.00							\$ -
3) SERAF loan from Housing 2011	Housing Fund	Repayment for housing fund	522,454.00	0.00							\$ -
4) SB211 Statutory Tax Sharing	various taxing entities	Payments per CRL 33607.5 & .7	17,625,182.00	372,000.00	372,000.00						\$ 372,000.00
5) Statutory Payments	Los Angeles County	Payments per CRL 33607.5 & .7	1,782,518.00	216,259.00	101,690.00	10,132.00	35.00	2,869.00	54,561.00	34,688.00	\$ 203,975.00
6) Statutory Payments	Los Angeles County	Payments per CRL 33676	7,722,549.00	665,000.00	13,946.00	23,943.00	3,257.00	145,784.00	138,085.00	1,677.00	\$ 326,672.00
7) Statutory Payments	Los Angeles County	Payments per CRL 33676	1,103,221.00	76,771.00							\$ -
8) SB211 Statutory Tax Sharing	various taxing entities	Payments per CRL 33607.5 & .7	3,677,404.00	85,000.00	85,000.00						\$ 85,000.00
9) Property Tax Administration	Los Angeles County	Property Tax Administration	2,380,000.00	139,042.15	387.00	637.00	88.00	0.00	786.00	321.00	\$ 2,217.00
10) Maintenance of Agency owned prop	Andy Gump United Fencing/Haney's & var	Maintain assets under AB1X 26	50,000.00	10,000.00					9,300.00		\$ 9,300.00
11) Rental Covenants	LILUCovina Housing Authority/consultants	Monitor affordable housing compliance	70,320.00	6,500.00							\$ -
12) For Sale Covenants	Covina Housing Authority/consultants	Monitor affordable housing compliance	2,520.00	2,520.00					2,520.00		\$ 2,520.00
13)											\$ -
14)											\$ -
15)											\$ -
16)											\$ -
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23)											\$ -
24)											\$ -
25)											\$ -
26)											\$ -
27)											\$ -
28)											\$ -
Totals - Other Obligations			\$ 37,827,717.00	\$ 1,617,002.15	\$ 617,023.00	\$ 34,712.00	\$ 3,378.00	\$ 148,633.00	\$ 206,262.00	\$ 36,686.00	\$ 1,045,684.00

**CITY OF COVINA &
COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY**

MEETING DATE: March 24, 2011

ITEM NO.: _____

STAFF SOURCE: Robert Neiuber, Deputy Executive Director
Lisa Brancheau, Redevelopment Manager

ITEM TITLE: City Council and Agency Board reject lowest bidder, Nature Tech Landscaping Inc. for nonresponsiveness and consider award of public works contract for construction of Heritage Plaza Project Site to MG Enterprises, approval of Resolution No. 11-6944 and No. 11-670 making required findings for the expenditure of redevelopment funds and to authorize Executive Director to execute the public works contract and appropriating funds therefore.

STAFF RECOMMENDATION

Option #1:

- 1) Reject lowest bidder, Nature Tech Landscaping Inc. in the amount of \$1,239,000 for nonresponsiveness and;
- 2) Award public works contract and authorize Executive Director to execute the contract in the amount of \$1,260,000 to next lowest bidder, MG Enterprises, and authorize staff to budget 20% in contingencies, or \$252,000 for the project and;
- 3) Adopt **Resolution No. 11-6944** of the City of Covina, California, making certain findings pursuant to California Health and Safety Code Section 33445 in connection with the Covina Redevelopment Agency's Financing of the Heritage Plaza Project, a Public Improvement within Redevelopment Project Area No. 2 and to amend the Fiscal Year 2010 – 2011 Covina Redevelopment Agency Budget to reflect an appropriation of \$1,376,453 in project area 2 Public Purpose Bond Undesignated funds and \$335,547 in Land Proceed Funds to complete Capital Improvements at Heritage Plaza and authorize Executive Director to execute corresponding professional services agreement contracts and construction contracts and;
- 4) Adopt **Resolution No. 11-670** of the Redevelopment Agency of the City of Covina, California making certain findings pursuant to California Health and Safety Code Section 33445 in connection with the Covina Redevelopment Agency's financing of the Heritage Plaza Project, a Public Improvement within Redevelopment Project Area No. 2 and to amend the Fiscal Year 2010 – 2011 Covina Redevelopment Agency Budget to reflect an appropriation of \$1,376,453 in project area 2 Public Purpose Bond Undesignated funds and \$335,547 in Land Proceed Funds to complete Capital Improvements at Heritage Plaza and authorize Executive Director to execute corresponding professional services agreement contracts and construction contracts.

Option #2:

The City Council and Agency Board reject all bids, redesign the project to eliminate certain project design elements to attempt to reduce the project cost and then rebid the project.

FISCAL IMPACT

There is no impact to the General Fund as Redevelopment funding or Grant Funding will be utilized to fund this project. No other funds are available to be obligated for this project. Option #1 will appropriate up to \$76,453 from Project Area Two Public Purpose Bond Undesignated fund account no. 5022-0000-00-33000 to Heritage Plaza Project P-1011 account no. 5022-4650-00-55200 and the remainder, approximately \$335,547 from Land Proceeds account no. 5031-4450-00-55200.

On April 20, 2010, \$1,057,000 in Project Area Two Public Purpose Bond Undesignated funds was approved by the Council and Agency Board to be obligated for the project. This obligation was increased by the Council and Agency Board by \$243,000 for a total of \$1,300,000 on November 16, 2010. Should the Council and Agency Board approve Option #1 this evening, the total budget amount obligated for the project will be increased to \$1,712,000.

To date, approximately \$200,000 has been obligated for professional services for the project.

BACKGROUND

Initial obligation of funds by the Agency Board took place on April 20, 2010. On May 13, 2010, a Community Planning Meeting was held to discuss architectural design of the project and was well-received by the public. As a result, the City Council and Agency Board approved the design on July 6, 2010. Contracts for architectural and engineering design of the project were entered into with Willdan Engineering on November 16, 2010. Under the contract, Willdan produced construction bid documents and specifications for the project.

The project was advertised for bids on February 24, 2011 and six bids were received on March 22, 2011, ranging from \$1,239,000 to \$1,745,000. A listing of bids is shown below:

Nature Tech Landscaping Inc. -	\$1,239,000
MG Enterprises -	\$1,260,000
Pima Construction -	\$1,447,100
C.S. Legacy Construction Inc. -	\$1,504,750
Los Angeles Engineering Inc. -	\$1,576,169
G Coast Construction Inc. -	\$1,745,000

The lowest bid was submitted by Nature Tech Landscaping Inc. in the amount of \$1,239,000 but was determined by staff to be nonresponsive to the bid specifications. The bid specifications require the general contractor to perform at least 50 percent of the total Contract Price worth of the work with its own organization. However, Nature Tech Landscaping’s proposal indicated that 66% of the total Contract Price worth of work would be performed by subcontractors, meaning that the general contractor would be self-performing only 34% of the total Contract Price. As such, Nature Tech Landscaping’s proposal is not in compliance with the City’s bid specifications and must be rejected as nonresponsive. Further, this is a material defect that cannot be waived by the City under the California Public Contract Code.

The second lowest bid was submitted by MG Enterprises, in the amount of \$1,260,000 and has been determined by staff to be responsive to the bid specifications and “responsible” (sufficient

experience and capability to perform the contract). Staff therefore requests that the City Council and Agency Board award a public works contract to MG Enterprises in the amount of \$1,260,000 and authorize staff to budget 20% in contingencies for the project, equal to \$252,000 for a total project construction budget of \$1,512,000.

Construction is anticipated to commence at the beginning of April 2011 and be completed within 5 months. This action is based on the availability of Agency funds. Should Agency funds not be available, the contract may be immediately terminated by the City. Therefore, City funding cannot be obligated by the contract.

Pursuant to Health and Safety Code Section 33445, the Agency may pay for public improvements provided certain findings are made by the legislative body and the Agency. Specifically, Section 33445 requires:

- (i) That the Agency's financing of the Public Improvements is of benefit to the Project Areas. In this case the Public Improvements will be of benefit to the Project Area because the installation and construction of the Public Improvements will: (1) improve the quality of life in the Project Areas and is in the best interest of the City and the health, safety, morals and welfare of its residents, businesses, tenants, and property owners and (2) provide needed public improvements, stimulate economic development and minimize depreciated or stagnant property values and high business vacancies, while improving aesthetics and visibility in the Project Areas.
- (ii) That the City has determined that there are no other reasonable means of financing the Public Improvements available to the City. The City cannot fully assume the costs of needed capital improvements within the City without the assistance of property tax increment funding or other funding from the Project Areas. Capital public improvements in other parts of the City would have to be deferred or eliminated in order to fund these certain Public Improvements. The Redevelopment Agency desires to pay for the costs of the Public Improvements from the property tax increment revenue generated from the Project Areas, from bond proceeds, or from any other funds of the Agency legally available for such purpose.
- (iii) That the financing of the Public Improvements will benefit the Project Areas by assisting in the elimination of one or more blighting conditions in the Project Areas. The financing will reduce depreciated or stagnant property values and abnormally high business vacancies by promoting private investment in the Project Areas. The financing will assist the City and Agency in providing needed public improvements and stimulating economic development. By updating and modernizing the City's infrastructure, the Project Areas becomes more attractive to those investors who wish to relocate and/or establish businesses in areas that can physically support their enterprise. Financing of the Public Improvements will eliminate blight by making the Project Areas attractive to private investment, which subsequently will contribute to an appreciation of the value of both businesses and property within the Project Areas.

- (iv) The financing of the Public Improvements is consistent with the implementation plan adopted pursuant to Section 33490 in that the implementation plan contemplates the financing of public improvements that will stimulate private investment on private property in the Project Areas and elimination of one or more blighting conditions within the Project Areas.
- (v) The Public Improvements are provided for in the Redevelopment Plans which authorize the installation, construction or reconstruction of streets, utilities and other public improvements (including, but not limited to gutters, sidewalks, sewers and appurtenant work thereto) in areas which benefit the Project Areas.

RELEVANCE TO STRATEGIC PLAN

Improving the current Civic Center Park to create Heritage Plaza is in keeping with the Strategic Plan Goal #2 to Enhancing Parks & Recreation Services through the deliverance of Heritage Plaza.

EXHIBITS

- A. Resolution No. 11-6944
- B. Resolution No. 11-670
- C. Contract
- D. Bid proposal

REVIEW TEAM ONLY	
City Attorney: _____	Finance Director: _____
City Manager: _____	Other: _____

RESOLUTION NO. 11-6944

A RESOLUTION OF THE CITY OF COVINA, CALIFORNIA, MAKING CERTAIN FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 33445 IN CONNECTION WITH THE COVINA REDEVELOPMENT AGENCY'S FINANCING OF THE HERITAGE PLAZA PROJECT, A PUBLIC IMPROVEMENT WITHIN REDEVELOPMENT PROJECT AREA NO. 2 AND TO AMEND THE FISCAL YEAR 2010-2011 COVINA REDEVELOPMENT AGENCY BUDGET TO REFLECT AN APPROPRIATION OF \$1,376,453 IN PROJECT AREA 2 PUBLIC PURPOSE BOND, UNDESIGNATED FUNDS AND \$335,547 IN LAND PROCEED FUNDS TO COMPLETE CAPITAL IMPROVEMENTS AT HERITAGE PARK AND AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE CORRESPONDING PROFESSIONAL SERVICES AGREEMENT CONTRACTS AND CONSTRUCTION CONTRACTS

WHEREAS, the Covina Redevelopment Agency is engaged in activities necessary to execute and implement the Redevelopment Plan for Redevelopment Project Area Number Two; and

WHEREAS, the budget for the City of Covina for fiscal year commencing July 1, 2010 and ending June 30, 2011 was approved on June 15, 2010; and

WHEREAS, the approved budget is in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, the reallocation of the appropriations between departmental activities may be made by the City Manager, amendments (increases/decreases) to the Budget shall be by approval and Resolution of the City; and

WHEREAS, the City of Covina wishes to improve the infrastructure of Heritage Plaza to incorporate sustainable strategies in the park and help to achieve Agency goals and City of Covina Strategic Plan goals.

WHEREAS, on April 20, 2010 by Resolution 10-621, The Covina Redevelopment Agency amended the 2009- 2010 Covina Redevelopment Agency Operating budget as follows: \$57,000 from Project Area 2 Public Purpose Bond Undesignated Fund Balance (5022-0000-00-33000) to consultants (5022-4650-00-51005) for the completion of necessary studies, documents, and processes to facilitate the Capital Improvements at Civic Center Park and \$1,000,000 from Project Area Two Public Purpose Bond Undesignated Funds (5022-0000-00-33000) to Project P-1011 Civic Center Park Improvement (5022-4650-00-55200) for design, engineering, construction management, and construction of public improvements.

WHEREAS, on November 16, 2010, the Covina Redevelopment Agency amended the 2010 – 2011 Covina Redevelopment Agency operating budget by Resolution 10-644 as follows: \$300,000 from Project Area Two, Public Purpose Bond, Undesignated funds (5022-0000-00-33000) to Project P-1011 Civic Center Park Improvement (5022-4650-00-55200) for Plans Specifications and engineering, construction management, and construction of the Heritage Plaza capital improvements.

WHEREAS, the installation and construction of the Public Improvements will assist in the elimination of blight within the Project Areas by minimizing physical and economic conditions that cause blight such as depreciated or stagnant property values and abnormally high business vacancies by providing needed public improvements, stimulating economic development, and addressing the problems presented by inadequate public infrastructure; and

WHEREAS, the completion of the Public Improvements is consistent with the Five Year Implementation Plan adopted pursuant to CRL Section 33490; and

WHEREAS, with the City Council's consent, the Agency is authorized under CRL Section 33445 to use the Agency's property tax increment funds, which it receives pursuant to CRL Section 33670, or any other available funds, to pay all or part of the cost of the design, relocation, installation and construction of the Public Improvements; and

WHEREAS, in accordance with CRL Section 33445, the Agency proposes to contribute property tax increment funds, or any other available funds, for the purpose of assisting the City with design, installation and construction of the Public Improvements; and

WHEREAS, the City Council and Agency are required to make certain findings set forth in CRL Section 33445 with respect to the Agency's use of property tax increment funds to pay for the costs of the Public Improvements; and

WHEREAS, the City is the lead agency pursuant to the California Environmental Quality Act (codified as Public Resources Code Sections 21000 *et seq*) ("CEQA") and the State CEQA Guidelines; and

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

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF COVINA AS FOLLOWS:

SECTION 1. The fiscal year 2010-2011 Covina Redevelopment Agency operating budget is amended as follows: up to \$1,376,453 from Project Area Two Public Purpose Bond Undesignated fund account no. 5022-0000-00-33000 to Heritage Plaza Project P-1011 account no. 5022-4650-00-55200 and the remainder, approximately \$335,547 from Land Proceeds account no. 5031-4450-00-55200.

SECTION 2. 33445 Findings. The City Council consents to the Agency's use of property tax increment funds and other funds available, including private and

public bond funds, to finance the Public Improvements and, therefore, finds and determines, based on the information made available in the staff report accompanying this Resolution, the oral presentation of Agency staff, and all other written and oral evidence presented to the Governing Board at or prior to the public hearing, that:

- (i) That the Agency's financing of the Public Improvements is of benefit to the Project Areas because the installation and construction of the Public Improvements will: (1) improve the quality of life in the Project Areas and is in the best interest of the City and the health, safety, morals and welfare of its residents, businesses, tenants, and property owners and (2) provide needed public improvements, stimulate economic development and minimize depreciated or stagnant property values and high business vacancies, while improving aesthetics and visibility in the Project Areas.
- (ii) That the City has determined that there are no other reasonable means of financing the Public Improvements available to the City. The City cannot fully assume the costs of needed capital improvements within the City without the assistance of property tax increment funding or other funding from the Project Areas. Capital public improvements in other parts of the City would have to be deferred or eliminated in order to fund these certain Public Improvements. The Redevelopment Agency desires to pay for the costs of the Public Improvements from the property tax increment revenue generated from the Project Areas, from bond proceeds, or from any other funds of the Agency legally available for such purpose.
- (iii) That the financing of the Public Improvements will benefit the Project Areas by assisting in the elimination of one or more blighting conditions in the Project Areas. The financing will reduce depreciated or stagnant property values and abnormally high business vacancies by promoting private investment in the Project Areas. The financing will assist the City and Agency in providing needed public improvements and stimulating economic development. By updating and modernizing the City's infrastructure, the Project Areas becomes more attractive to those investors who wish to relocate and/or establish businesses in areas that can physically support their enterprise. Financing of the Public Improvements will eliminate blight by making the Project Areas attractive to private investment, which subsequently will contribute to an appreciation of the value of both businesses and property within the Project Areas.
- (iv) The financing of the Public Improvements is consistent with the implementation plan adopted pursuant to Section 33490 in that the

implementation plan contemplates the financing of public improvements that will stimulate private investment on private property in the Project Areas and elimination of one or more blighting conditions within the Project Areas.

- (v) The Public Improvements are provided for in the Redevelopment Plans which authorize the installation, construction or reconstruction of streets, utilities and other public improvements (including, but not limited to gutters, sidewalks, sewers and appurtenant work thereto) in areas which benefit the Project Areas.

SECTION 3. Implementation. The City Council hereby authorizes and directs the City Manager/Executive Director of the Agency to take any action and execute any documents necessary to implement this Resolution.

SECTION 4. CEQA. The City Council directs and authorizes that a Notice of Exemption shall be filed with the Clerk of the Board of Supervisors of the County of Los Angeles, California, within five (5) working days following the date of adoption of this Resolution.

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

SECTION 6. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and the same shall thereupon take effect and be in force immediately upon its adoption.

The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 24th day of March 2011.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM;

Legal Counsel

RESOLUTION NO. 11-670

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF COVINA, CALIFORNIA, MAKING CERTAIN FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 33445 IN CONNECTION WITH THE COVINA REDEVELOPMENT AGENCY'S FINANCING OF THE HERITAGE PLAZA PROJECT, A PUBLIC IMPROVEMENT WITHIN REDEVELOPMENT PROJECT AREA NO. 2 AND TO AMEND THE FISCAL YEAR 2010-2011 COVINA REDEVELOPMENT AGENCY BUDGET TO REFLECT AN APPROPRIATION OF \$1,376,453 IN PROJECT AREA 2 PUBLIC PURPOSE BOND, UNDESIGNATED FUNDS AND \$335,547 IN LAND PROCEED FUNDS TO COMPLETE CAPITAL IMPROVEMENTS AT HERITAGE PARK AND AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE CORRESPONDING PROFESSIONAL SERVICES AGREEMENT CONTRACTS AND CONSTRUCTION CONTRACTS

WHEREAS, the City Council of the City of Covina ("City") approved and adopted redevelopment plans ("Redevelopment Plan") for a redevelopment project area known as Project Area No. 1 on July 15, 1974 and a redevelopment project area known as Project Area No. 2 on September 19, 1983, and amended on July 13, 1987 to add territory (collectively, the "Project Areas" and individually the "Project Area"); and

WHEREAS, the Covina Redevelopment Agency ("Agency") is engaged in activities to execute and implement the Redevelopment Plans for the Project Areas pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, *et seq.*) ("CRL"); and

WHEREAS, in furtherance of the Project Areas and the immediate neighborhood in which the Project Areas are located, the Agency has recognized the need for certain public improvements, which improvements will be located within the boundaries of, and contiguous to, the Project Areas, and proposes to use redevelopment funds to finance the improvements; and

WHEREAS, with the City Council's consent, the Agency is authorized under CRL Section 33445 to use the Agency's property tax increment funds, which it receives pursuant to CRL Section 33670, or any other available funds, to pay all or part of the cost of the design, relocation, installation and construction of the Public Improvements; and

WHEREAS, in accordance with CRL Section 33445, the Agency proposes to contribute property tax increment funds, or any other available funds, for the purpose of assisting the City with design, installation and construction of the Public Improvements; and

WHEREAS, the City Council and Agency are required to make certain findings set forth in CRL Section 33445 with respect to the Agency's use of property tax increment funds to pay for the costs of the Public Improvements; and

WHEREAS, pursuant to provisions of CRL Section 33445, the City Council and the Agency's Governing Board held a meeting regarding the Public Improvements, and the City Council made the required findings pursuant to CRL Section 33445; and

WHEREAS, the City is the lead agency pursuant to the California Environmental Quality Act (codified as Public Resources Code Sections 21000 *et seq*) ("CEQA") and the State CEQA Guidelines; and

WHEREAS, the budget for the Covina Redevelopment Agency for fiscal year commencing July 1, 2010 and ending June 30, 2011 was approved on June 15, 2010; and

WHEREAS, the approved budget is in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, the reallocation of the appropriations between departmental activities may be made by the Executive Director, amendments (increases/decreases) to the Budget shall be by approval and Resolution of the Agency; and

WHEREAS, the Covina Redevelopment Agency wishes to improve the infrastructure of Heritage Plaza to incorporate sustainable strategies in the park and help to achieve Agency goals and City of Covina Strategic Plan goals.

WHEREAS, on April 20, 2010 by Resolution 10-621, The Covina Redevelopment Agency amended the 2009-2010 Covina Redevelopment Agency Operating budget as follows: \$57,000 from Project Area 2 Public Purpose Bond Undesignated Fund Balance (5022-0000-00-33000) to consultants (5022-4650-00-51005) for the completion of necessary studies, documents, and processes to facilitate the Capital Improvements at Civic Center Park and \$1,000,000 from Project Area Two Public Purpose Bond Undesignated Funds (5022-0000-00-33000) to Project P-1011 Civic Center Park Improvement (5022-4650-00-55200) for design, engineering, construction management, and construction of public improvements.

WHEREAS, on November 16, 2010, the Covina Redevelopment Agency amended the 2010 - 2011 Covina Redevelopment Agency operating budget by Resolution 10-644 as follows: \$300,000 from Project Area Two, Public Purpose Bond, Undesignated funds (5022-0000-00-33000) to Project P-1011 Civic Center Park Improvement (5022-4650-00-55200) for Plans Specifications and engineering, construction management, and construction of the Heritage Plaza capital improvements.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF COVINA AS FOLLOWS:

SECTION 1. The fiscal year 2010-2011 Covina Redevelopment Agency operating budget is amended as follows: up to \$1,376,453 from Project Area Two Public Purpose Bond Undesignated fund account no. 5022-0000-00-33000 to Heritage Plaza Project P-1011 account no. 5022-4650-00-55200 and the remainder, approximately \$335,547 from Land Proceeds account no. 5031-4450-00-55200.

SECTION 2. 33445 Findings. The Governing Board consents to the Agency's use of property tax increment funds and other funds available, including private and public bond funds, to finance the Public Improvements and, therefore, finds and determines, based on the information made available in the staff report accompanying this Resolution, the oral presentation of Agency staff, and all other written and oral evidence presented to the Governing Board at or prior to the public hearing, that:

- (i) That the Agency's financing of the Public Improvements is of benefit to the Project Areas because the installation and construction of the Public Improvements will: (1) improve the quality of life in the Project Areas and is in the best interest of the City and the health, safety, morals and welfare of its residents, businesses, tenants, and property owners and (2) provide needed public improvements, stimulate economic development and minimize depreciated or stagnant property values and high business vacancies, while improving aesthetics and visibility in the Project Areas.
- (ii) That the City has determined that there are no other reasonable means of financing the Public Improvements available to the City. The City cannot fully assume the costs of needed capital improvements within the City without the assistance of property tax increment funding or other funding from the Project Areas. Capital public improvements in other parts of the City would have to be deferred or eliminated in order to fund these certain Public Improvements. The Redevelopment Agency desires to pay for the costs of the Public Improvements from the property tax increment revenue generated from the Project Areas, from bond proceeds, or from any other funds of the Agency legally available for such purpose.
- (iii) That the financing of the Public Improvements will benefit the Project Areas by assisting in the elimination of one or more blighting conditions in the Project Areas. The financing will reduce depreciated or stagnant property values and abnormally high business vacancies by promoting private investment in the Project Areas. The financing will assist the City and Agency in providing needed public improvements and stimulating economic development. By updating and modernizing the City's infrastructure, the Project Areas becomes more attractive to those investors who wish to relocate and/or establish businesses in areas that can physically support their enterprise. Financing of the Public Improvements will eliminate blight by making the Project Areas attractive to private investment, which subsequently will contribute to an appreciation of the value of both businesses and property within the Project Areas.

- (iv) The financing of the Public Improvements is consistent with the implementation plan adopted pursuant to Section 33490 in that the implementation plan contemplates the financing of public improvements that will stimulate private investment on private property in the Project Areas and elimination of one or more blighting conditions within the Project Areas.
- (v) The Public Improvements are provided for in the Redevelopment Plans which authorize the installation, construction or reconstruction of streets, utilities and other public improvements (including, but not limited to gutters, sidewalks, sewers and appurtenant work thereto) in areas which benefit the Project Areas.

SECTION 3. Implementation. The Governing Board hereby authorizes and directs the City Manager/Executive Director of the Agency to take any action and execute any documents necessary to implement this Resolution.

SECTION 4. CEQA. The Governing Board directs and authorizes that a Notice of Exemption shall be filed with the Clerk of the Board of Supervisors of the County of Los Angeles, California, within five (5) working days following the date of adoption of this Resolution.

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

SECTION 6. Certification. The Agency Secretary shall certify to the passage and adoption of this Resolution and the same shall thereupon take effect and be in force immediately upon its adoption.

The Agency Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 24th day of March 2011.

Chairperson

ATTEST:

Agency Secretary

APPROVED AS TO FORM;

Agency Counsel

CITY OF COVINA

CONTRACT

THIS CONTRACT, made and entered into this _____ day of _____, in the year two thousand and _____, by and between the CITY OF COVINA, hereinafter referred to as the "City", party of the first part, and _____, hereinafter designated as the "Contractor", party of the second part.

WITNESSETH: That the parties hereto do mutually agree as follows:

ARTICLE I. For and in consideration of the payments and agreements hereinafter mentioned to be made and performed by the City, the Contractor agrees with the City to construct the work entitled **The Heritage Plaza Project (Project No. P-1011)** and to perform and complete in a good and workmanlike manner all work shown on the drawings and described in the specifications, to furnish at his own proper cost and expense all tools, equipment, labor and materials, and to do everything required by this Contract and the specifications and drawings.

ARTICLE II. For furnishing all materials and labor, furnishing and removing all plant, temporary works or structures, tools, and equipment, and doing all the work contemplated and embraced in this Contract, also for all loss and damage arising out of the nature of this work, or from the action of the elements, or from any unforeseen difficulties which may arise or be encountered in the prosecution of the work until acceptance by the City and for all risks of any description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work; except such as in the specifications are expressly stipulated to be borne by the City, and for well and faithfully completing the work and the whole thereof, in the manner shown and described in the drawings and specifications and in accordance with the requirements of the Engineer, the City will pay and the Contractor shall receive in full compensation of the unit prices and lump sum prices, as applicable, named in the bidding sheets of the proposal.

ARTICLE III. The City promises and agrees with the Contractor to employ and does employ the Contractor to provide the materials and do the work according to the terms and conditions referred to for the price aforesaid, and contracts to pay the same, at the time, in the manner, and upon the conditions set forth in the specifications; and the parties for themselves, their heirs, executors, administrators, successors and assigns, do agree to the full performance of these covenants.

ARTICLE IV. The Notice Inviting Bids, Instructions to Bidders, the Proposal, the "Standard Specifications for Public Works Construction" (Greenbook), the Special Provisions (Part E), the Technical Specifications and accompanying plans and drawings and all addenda issued by the City prior to the opening of bids, are incorporated in and made a part of this Contract.

ARTICLE V. As more particularly set forth in Section 6-7.1 of the Special Provisions, the Contractor shall substantially complete all Work (minus Punch List items) within one hundred forty four (144) calendar days from the date of commencement of Work and, as more particularly set forth in Section 6-8.1.5 of the Special Provisions, shall complete all Punch List items of Work within twenty one (21) calendar days following CITY's issuance of the Certificate of Substantial Completion and the agreed Punch List.

ARTICLE VI. Copies of the current prevailing wage rates of per diem wage, which the Contractor shall pay for each craft, classification or type of workman needed to execute this Contract are on file in the Covina City Clerk's Office and are available to any interested party on request.

ARTICLE VII. CONTRACTOR acknowledges the provisions of the State Labor Code requiring every employer to be insured against liability for worker's compensation, or to undertake self-insurance in accordance with the provisions of that code, and certifies compliance with such provisions.

ARTICLE VIII. CONTRACTOR is an independent contractor, and CONTRACTOR, its employees, agents or subcontractors shall not have any power to incur any debt, obligation or liability on behalf of AGENCY. CONTRACTOR agrees to indemnify, defend and hold harmless AGENCY and all of its officers and agents from any claims, demands, or causes of action, as more particularly set forth in the Special Provisions.

IN WITNESS, these Parties have caused this Contract to be executed the day and year first above written.

CITY OF COVINA

By: _____
Mayor

ATTEST:

City Clerk

Approved as to form
this _____ day of
_____, 20__.

Legal Counsel

Contractor

By: _____

Title

CONTRACTOR'S PROPOSAL

THE HERITAGE PLAZA PROJECT PROJECT No. P-1011

City Council
City of Covina
Covina, California

In accordance with City's Notice Inviting Bids, the undersigned BIDDER hereby proposes to furnish all materials, equipment, tools, labor, superintendence, and incidentals required for the above stated project as set forth in the Plans, Specifications, and Contract Documents therefore and to perform all work in the manner and time prescribed therein.

BIDDER declares that this proposal is based upon careful examination of the work site, Plans, Specifications, Instructions to Bidders, and all other Contract Documents. If this proposal is accepted for award, BIDDER agrees to enter into a contract with CITY at the unit and/or lump sum prices set forth in the following Bid Schedule. BIDDER understands that failure to enter into a contract in the manner and time prescribed will result in forfeiture to CITY of the proposal guarantee/bid bond accompanying this proposal.

BIDDER understands that a bid is required for the entire work, that the estimated quantities set forth in the Bid Schedule are solely for the purpose of comparing bids, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed. THE CITY RESERVES THE RIGHT TO INCREASE OR DECREASE THE AMOUNT OF ANY QUANTITY SHOWN AND TO DELETE ANY ITEMS FROM THE CONTRACT. It is agreed that the unit and/or lump sum prices bid include all contractor markups, appurtenant expenses, taxes, royalties, and fees. In the case of discrepancies in the amounts bid, unit prices shall govern over extended amounts, and words shall govern over figures.

If awarded the Contract, the undersigned further agrees that in the event of the Bidder's default in executing the required contract and filing the necessary bonds and insurance certificates within ten (10) working days after the date of the CITY'S notice of award of contract to the BIDDER, the proceeds of the security accompanying this bid shall become the property of the CITY and this bid and the acceptance hereof may, at the CITY'S option, be considered null and void.

ADDENDA Acknowledgment: The BIDDER has received Addenda Nos. 1 and has included their provisions in the Bid.

COMPANY NAME MG ENTERPRISES
BY [Signature]
Signature
TITLE President

CONTRACTOR'S PROPOSAL

THE HERITAGE PLAZA PROJECT PROJECT No. P-1011

NOTE: The base bid upon which bidders will be evaluated shall be based solely upon the Grand Total Lump Sum bid provided by bidders below. Unit Price Items are also required to be included in this bid as well. The purpose of including Unit Price Items is to establish the bid value of such Items in the event extra work that is not covered under the Contract (and the Lump Sum bid) is required or ordered by the City pursuant to the terms of the Contract. If extra work is required or ordered, the unit price provided by the bidder for a particular Item will be used to determine the appropriate additional compensation Contractor shall be entitled to under an applicable Change Order. The value of (and compensation for) items not included on the list of Unit Price Items shall be determined by the parties, through the process of negotiating Change Orders.

LUMP SUM BID FOR ALL CONTRACT WORK

ITEM NO.	DESCRIPTION	TOTAL PRICE
1.	HERITAGE PLAZA PROJECT	\$ 1,260,000

[NOTE: The Lump Sum Bid must include the following work:
 i.) SEE HERITAGE PLAZA PLAN SHEETS - PROJECT NO. P-1011
 ii.)

GRAND TOTAL, LUMP SUM BID; =

(FIGURES) \$ 1,260,000

(WORDS) One million Two Hundred Sixty Thousand.

BID FOR UNIT PRICE ITEMS (IF EXTRA WORK IS REQUIRED)

ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE
1	MOBILIZATION (5% MAX OF BID)	LS	\$
2	EROSION CONTROL PER SHEET C-5 (INCLUDING CONSTRUCTION FENCE WITH GREEN FABRIC)	LS	\$
3	TRAFFIC CONTROL	LS	\$
4	UTILITY NOTIFICATION AND POTHOLE	LS	\$
5	STORM WATER POLLUTION PREVENTION PLAN, NOI, AND OBTAIN WDD	LS	\$
6	CLEARING AND GRUBBING REFER TO DEMOLITION SHEET C-2	LS	\$
7	UNCLASSIFIED EXCAVATION	CY	\$
8	UNCLASSIFIED FILL	CY	\$
9	2" WATER METER BOX	EA	\$
10	2" COPPER WATER SERVICE	LF	\$
11	2" SCH 40 PVC WATER SERVICE	LF	\$
12	HOT TAP WATER SERVICE IN SAN BERNARDINO RD	LS	\$
13	PRESSURE REDUCING WATER SERVICE AND VAULT	LS	\$
14	WATER METER ASSEMBLY & VAULT	LS	\$
15	6" ABS SEWER	LF	\$
16	6" ABS SEWER CLEANOUT STRUCTURE	EA	\$

ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE
17	4" PCC WITH #3 BARS 18" OC BOTH DIRECTIONS PER DETAIL 3, SHEET C-6 - INCLUDES COMPACTED SUBGRADE EARTHWORK	SF	\$
18	CRUSHED MISCELLANEOUS BASE	CY	\$
19	8" CURB AND GUTTER TYPE A2-8 SPPWC STD 120-2	LF	\$
20	ROLLED CURB PER CITY OF CHINO STD PLAN 210	LF	\$
21	ROLLED CURB TRANSITION PER CITY OF CHINO STD PLAN 215	LF	\$
22	ACCESS RAMP PER SPPWC 111-4 TYPE 1	EA	\$
23	12" SOLID WHITE STRIPE PER RDMD STD PLAN 1416	LF	\$
24	36" HANDICAP SYMBOL PER DETAIL SHEET C-2	EA	\$
25	HANDICAP PARKING NOTICE SIGN PER ADA REQUIREMENTS AND DETAIL SHEET C-2	EA	\$
26	PCC CONCRETE CURB WALL PER DETAIL 2 SHEET C-6	LF	\$
27	BRICK PAVERS PER DETAIL 1 SHEET C-6	SF	\$
28	RAISED PLANTER SEAT WALL PER DETAIL 5 SHEET C-8	LS	\$
29	18" RCP STORM DRAIN	LF	\$
30	18" HDPE STORM DRAIN	LF	\$
31	36"X36" BROOKS GRATE INLET, MODEL 3636 CB	EA	\$
32	STORM DRAIN MANHOLE PER SPPWC 321-2	EA	\$
33	TWO POST PERIMETER FENCE PER DETAIL 1 SHEET C-4	LF	\$
34	THREE POST PONY RIDE FENCE PER DETAIL 1 SHEET C-4	LF	\$
35	CMU WALL WITH RIVER ROCK AND PRECAST CONCRETE CAP PER DETAIL 1 SHEET C-9	LF	\$
36	DOUBLE COURSE CMU PILASTER WITH RIVER ROCK, PRECAST CONCRETE CAP, AND SOLDIER COURSE OF BRICK PER DETAIL 2 SHEET C-9	EA	\$
37	TRASH RECEPTACLE PER SPECIFICATIONS SECTION 215	EA	\$
38	BENCH PER DETAIL 1 SHEET C-8	EA	\$
39	BIKE RACK PER DETAIL 2 SHEET C-8; ALLOW FOR 4; LOCATIONS TO BE DETERMINED BY THE CITY	EA	\$
40	DRINKING FOUNTAIN PER DETAIL 4 SHEET C-8	EA	\$
41	BOLLARD PER SPECIFICATIONS SECTION 215	EA	\$
42	WOOD CHIP MULCH PLAYGROUND SURFACE	CY	\$
43	DECOMPOSED GRANITE WALKING PATH	SF	\$
44	FINE GRADING	CY	\$
45	ROOT BARRIERS	LF	\$
46	GROUND COVER, FLAT MATL	SF	\$
47	SHRUBS, 1 GAL	EA	\$
48	SHRUBS, 5 GAL	EA	\$
49	SHRUBS, 15 GAL	EA	\$
50	TREE, 15 GAL	EA	\$
51	TREE, 24" BOX	EA	\$
52	TREE, 36" BOX	EA	\$
53	TREE, 48" BOX	EA	\$

ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE
54	TREE, 84" BOX	EA	\$
55	TOPSOIL PER SPECIFICATIONS PART F	EA	\$
56	IRRIGATION CONTROL SYSTEM	LS	\$
57	IRRIGATION FOR TURF AND PLANTING AREAS	LS	\$
58	180 DAY LANDSCAPE MAINTENANCE PERIOD PER SPECIFICATIONS SECTION 308-6	LS	\$
59	RELOCATE IRRIGATION CONNECTION TO RESTROOM BUILDING	LS	\$
60	SOD PER SPECIFICATIONS SECTION 212-1.4.5	SF	\$
61	MONUMENT COLUMN	EA	\$
62	RESTROOM BUILDING AND APPURTENANCES	LS	\$
63	STAGE PAVILION AND APPURTENANCES	LS	\$
64	ENTRY PILLAR AND APPURTENANCES SEE SHEET A2.4	LS	\$
65	PRIMARY ELECTRICAL SERVICE & DISTRIBUTION	LS	\$
66	ELECTRICAL BUILDING/SITE FEEDERS	LS	\$
67	CONDUIT INCLUDING PULL ROPE	LF	\$
68	TWO SURVEILLANCE CAMERAS	EA	\$
69	SELF CONTAINED SOLAR STREET LIGHT	EA	\$
70	PLAY EQUIPMENT INCLUDING INSTALLATION AND FREIGHT	LS	\$

COMPANY NAME

M6 ENTERPRISES

By

Signature

Print or Type Name

Title

Date

ADDITIVE AND DEDUCTIVE ITEMS

The value of additive and/or deductive items will not be considered in the awarding of the contract. The addition or deduction shown herein for each bid alternate is the net addition or net deduction that is to be applied to the lump sum bid of the undersigned if the bid alternate is accepted by the City. The City assumes that all additive or deductive unit prices have been filled in and that the prices are reasonable. However, it is understood that the additive or deductive prices are subject to the City's approval prior to award of the Contract.

ITEM	DESCRIPTION	LUMP SUM PRICE	SUM PRICE (written in words)
ADDITIVE ITEMS			
1.	BRICK PAVER SIDEWALK ALONG CITRUS AVE AND SAN BERNARDINO RD INSTEAD OF REINFORCED PCC PAVING		
DEDUCTIVE ITEMS			
2.	PCC PAVING SIDEWALK ALONG CITRUS AVE AND SAN BERNARDINO ROAD IF BRICK PAVERS (ITEM 1 ABOVE) ARE ACCEPTED BY THE CITY		
3.	PARK BENCHES BY QUICK CRETE; MODEL 'VICTORIAN BENCH' (Q1-VIC-84B(L)) - PER SPECIFICATIONS SECTION 215 AND PLAN SHEET C-8		
4.	CONSTRUCT STONE ENTRANCE MONUMENT COLUMN PER CONSTRUCTION NOTE 7 PLAN SHEET C-9 AND AS SHOWN ON ARCHITECTURAL SHEETS A1.1 AND 2.4		
5.	PERIMETER FENCE PER DETAIL 1 PLAN SHEET C-4; THIS DEDUCTIVE ITEM ONLY INCLUDES THE TWO RAIL PERIMETER FENCE; THE THREE RAIL PONY RIDE FENCE IS NOT INCLUDED IN THIS DEDUCTION		
6.	ENTRANCE MARQUEE/PILLAR AS DETAILED ON PLAN SHEET A2.4		

**CONTRACTOR'S PROPOSAL
INFORMATION REQUIRED OF BIDDERS**

**THE HERITAGE PLAZA PROJECT
PROJECT No. P-1011**

Contractor's License # 902054 Class A, K3

8/31/11

Expiration Date

Covina Business License # _____

Expiration Date

Taxpayer Identification

Company Name

M6 ENTERPRISES

No. 87-0795761

Owner's Name

Twenty-four Hour
Telephone No.

Owner's Title

Area Code (818)

Address

984-4292

Street NAME/P.O. Box

City

State

Zip

Sam Goldman
Name of the person from your company who inspected the project site.

Inspection Date

3/10/11

In compliance with the "Subletting and Subcontracting Fair Practices Act" being Sections 4100-4113 of the Public Contract Code of the State of California, and any amendments thereto, each bidder shall set forth below the name and location of the place of business of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the Work or improvement in an amount in excess of one-half (1/2) of one percent (1%) of the prime contractor's total bid, and shall further set forth the portion of the Work which will be done by each subcontractor. Only one subcontractor for each such portion shall be listed.

If the contractor fails to specify a subcontractor for any portion of the Work to be performed under the Contract, he shall be deemed to have agreed to perform such portion himself, and he shall not be permitted to subcontract that portion of the work except under the conditions hereinafter set forth.

Subletting or subcontracting of any portion of the Work to which subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the legislative body of the City.

PROPOSAL

THE HERITAGE PLAZA PROJECT PROJECT No. P-1011

BIDDER'S DECLARATION

It is understood and agreed that:

1. The undersigned has carefully examined all documents which will form a part of the Contract; namely, the Notice Inviting Bids, the Instructions to Bidders, this Proposal, the Bid Bond, the Contract, the Faithful Performance Bond, the Payment Bond, the federal requirements, if any, the Plans and Specifications, the Special Provisions, and the Technical Specifications.
 2. The undersigned has, by investigation at the Site of the Work and otherwise, satisfied himself/herself as to the nature and location of the Work and fully informed himself/herself as to all conditions and matters, which can in any way affect the Work or the cost thereof.
 3. The undersigned fully understands the scope of Work and has checked carefully all words and figures inserted in this Proposal and he/she further understands that the City will not be responsible for any errors or omissions in the preparation of the Proposal.
 4. The undersigned agrees and acknowledges that he/she is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and that the undersigned will comply with such provisions before commencing the performance of the Contract if it is awarded to the undersigned.
- The undersigned will execute the Contract and furnish the required statutory bonds and certificates of insurance within the period of time specified in the Contract Documents.
- The undersigned will begin Work after award of Contract and a Notice to Proceed has been given as herein specified, and will complete said Work within the time specified in the Contract.
5. The undersigned certifies that this Proposal is genuine and not sham or collusive, or made in the interest or on behalf of a person not herein named, and the undersigned has not directly or indirectly induced or solicited any other bidder to put in a sham bid nor induced any other person, firm, or corporation to refrain from bidding. The undersigned has not in any manner sought by collusion to secure for himself/herself any advantage over any other bidder.
 6. The undersigned will accept an award and enter into a Contract for all Work scheduled herein on which he/she puts in a bid. The awards for such Work are to be entirely at the discretion of the City after evaluation of the bids as submitted. The undersigned agrees that the City shall recover or retain as a bid bond forfeiture an amount equal to the difference between the low bid and amount of the bid of the bidder with whom the City enters into a Contract, and the surplus, if any, shall be returned to the lowest bidder in accordance with the provisions of the Public Contract Code Sections 20172 and 20174 in the

event of his failure to execute a Contract and furnish required bonds and insurance therefor within the time provided.

7. This bid will not be withdrawn within a period of forty five (45) calendar days after the date of its proper opening by the City.

8. The undersigned bidder states under penalty of perjury that the representations made in submitting this bid are, to the best of his/her knowledge, true, accurate, and complete.

Respectfully submitted,

ME ENTERPRISES

Contractor's Business Name

6072 Smiley Ave.

Business Address: Street

TALZANA CA 91356

City State Zip

818-984-4292

Business Phone Number

Sam Goldman president

Name Title

City State Zip

Contractor Title

[Signature] president

By Title

902054 A, B

Contractor's License No. and Classification

3/20/11

Date

same

Residence: Street

Residence Phone Number

Note: If the bid is made by an individual, it must be signed with the full name of the bidder, whose address must be given: if it is made by a firm, it must be signed in the co-partnership's name by a general partner thereof, who shall also sign his or her own name, and the name and full address of each partner (general and/or limited) must be given; and if it is made by a corporation, it must be signed by a properly authorized officer, the corporate name shall be set forth, and the corporate seal shall be affixed.

PROPOSAL

THE HERITAGE PLAZA PROJECT
PROJECT No. P-1011

NON-COLLUSION AFFIDAVIT

(To be executed by Bidder and submitted with Bid)

State of California

County of Los Angeles

SAM Goldman being first duly sworn, deposes and says
that he or she is President of M.G. ENTERPRISES

_____ the party making the foregoing bid, that the bid is not made in the interest of, or on the behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay fee to any corporation, or agent thereof to effectuate a collusive or sham bid.

M.G. ENTERPRISES
NAME OF BIDDER

[Signature]
SIGNATURE OF BIDDER

6092 Shirley Ave
ADDRESS OF BIDDER

TARZANA CA 91356
CITY STATE ZIP

ALL SIGNATURES MUST BE WITNESSED BY NOTARY
(attach appropriate jurats)

List the name and address of each subcontractor who will perform work in or about the work or improvement and indicate what part of the work will be done by each subcontractor.

Name	Address	Contractors State License #	Work to be performed and Percentage of Total Work Performed
Avi Stechter	Woodland Hills	908891	10% Electric

List three (3) projects of a nature similar in type, scope and magnitude to this project [Demolition and reconstruction of a park] completed by the Bidder. Provide project owner contact information to include name, address, and phone number. Failure to list three (3) projects of the nature described above shall constitute cause for the City to reject the bid as non-responsive.

Farthest Park - City of West Hollywood - Dave Gonzalez - 323-848-6401
 Cerros Park East - City of Ceritos - Fredy Donilla - 562-860031
 Founders Park - City of Sherburne Springs - Bob Degre - 562-868-0511

Also, list who will be the Project Superintendent for the Bidder/Contractor on this Project and, in lieu of the Superintendent, who will be his or her Alternate. Please list three projects of a nature similar in type, scope and magnitude to this project completed by the Superintendent as well as for the Alternate while employed by the Bidder/Contractor that is submitting this proposal. Failure to provide the information set forth above shall constitute cause for the City to reject the bid as non-responsive.

Ezer Goldman - Same as Above
 Sam Goldman - Same as Above

Please note that all features of the Work on the Project must be supervised by the Superintendent, or his or her Alternate through Final Completion of the Project, and that no substitution of the Superintendent or the Alternate is permitted prior to Final Completion without the prior written consent of the City. The City shall have the right to reasonably evaluate the qualifications of any individual proposed to substitute for the Superintendent or Alternate prior to giving its written consent to the substitution.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Los Angeles
 On March-21-2011 before me, Shannon Nino (Notary Public)
 personally appeared Sam Goldman



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
 Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

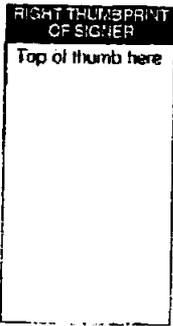
Description of Attached Document

Title or Type of Document: Non Collusion Affidavit
 Document Date: 3-21-11 Number of Pages: 1st

Signer(s) Other Than Named Above: _____
Capacity(ies) Claimed by Signer(s)

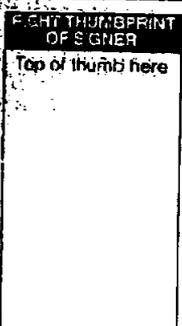
Signer's Name: _____ Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

DECLARATION OF ELIGIBILITY TO CONTRACT
[Labor Code Section 1777.1; Public Contract Code Section 6109]

The undersigned, a duly authorized representative of the Contractor, certifies and declares that:

1. The undersigned Contractor is aware of Sections 1777.1 and 1777.7 of the California Labor Code, which prohibit a contractor or subcontractor who has been found by the Labor Commissioner or the Director of Industrial Relations to be in violation of certain provisions of the Labor Code, from bidding on, being awarded, or performing work as a subcontractor on a public works project for specified periods of time.

2. The undersigned Contractor is not ineligible to bid on, be awarded or perform work as a subcontractor on a public works project by virtue of Sections 1771.1 or 1777.7 of the California Labor Code or any other provision of law.

3. The undersigned Contractor is aware of California Public Contract Code Section 6109, which states:

“(a) A public entity, as defined in Section 1100 [of the Public Contract Code], may not permit a contractor or subcontractor who is ineligible to bid or work on, or be awarded, a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code to bid on, be awarded, or perform work as a subcontractor on, a public works project. Every public works project shall contain a provision prohibiting a contractor from performing work on a public works project with a subcontractor who is ineligible to perform work on the public works project pursuant to Section 1771.1 or 1777.7 of the Labor Code.”

“(b) Any contract on a public works project entered into between a contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract, and any public money that may have been paid to a debarred subcontractor by a contractor on the project shall be returned to the awarding body. The contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the project.”

4. The undersigned Contractor has investigated the eligibility of each and every subcontractor the undersigned contractor intends to use on this public works project, and has determined that none of them is ineligible to perform work as a subcontractor on a public works project by virtue of the foregoing provisions of the Public Contract Code, Sections 1771.1 or 1777.7 of the Labor Code, or any other provision of law.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 21 day of March, 2011, at LA (place of execution), California.



Signature

Name: Sam Goldman

Title: President

Name of Company: MG ENTERPRISES

BIDDER'S BOND TO ACCOMPANY PROPOSAL

WE, _____, as principal, and

_____ as surety, are held and firmly bound to the City of Covina in the sum of _____

_____ Dollars,

(\$ _____) to be paid to the City of Covina, its successors and assignees, for which payment we bind ourselves, our heirs, executors and administrators, successors or assigns, jointly and severally.

THE CONDITION OF THIS OBLIGATION IS,

That if the proposal of the above bound _____
_____ to perform _____

_____ dated _____ is accepted by the City of
Covina, and if the above bounden _____

_____ his heirs, executors, administrators,
successors and assignees, shall duly enter into and execute a contract for such performance, and shall
execute and deliver the two bonds described within ten (10) working days from the date of the mailing of
a notice to the above bounden _____ by _____ and
from the City of Covina that this contract is ready for execution, then this obligation shall become null
and void; otherwise it shall be and remain in full force.

IN WITNESS, we set our hands and seals this _____ day of _____, 201 _____



Addendum No. 1

for the Heritage Plaza Project No. P-1011

Covina, California

March 16, 2011

This Addendum No. 1 forms a part of the Contract Documents for the Heritage Plaza Project No. P-1011 and modifies the original Contract Documents. Addendum No. 1 shall be signed and included with your Bid Proposal. Failure of the bidder to enclose said addenda or bulletins may be grounds for rejection of the bid.

Item No. Drawing/Spec. Reference Item Description

1.	Sheet C-4	Replace Plan Sheet C-4 with the Plan Sheet C-4 provided with this Addendum No. 1. The changes to the plan include omitting 346 linear feet of storm drain, replacing 40 linear feet of wooden perimeter fence with steel fence, and updating the perimeter fence footing.
2.	N/A	Clarify Schedule for Questions: To allow 72 hours for bidders to respond to addendum, questions can no longer be addressed after 12pm on March 16, 2011.
3.	SPECIFICATION; CONTRACTOR'S PROPOSAL - PAGE B5	Do not fill in the Deductive Items - Numbers 2 through 6 - in the Additive and Deductive Items table. In others words, consider the DEDUCTIVE ITEMS omitted from the bid. If these items deemed to be deducted from the bid, they shall be done so at their respective Unit Price or Lump Sum cost shown in the BID FOR UNIT PRICE ITEMS (IF EXTRA WORK IS REQUIRED) table and as described in the ADDITIVE AND DEDUCTIVE ITEMS section on Page B-4.
4.	SPECIFICATION; CONTRACTOR'S PROPOSAL - PAGE B2	Quantities are being added to the BID FOR UNIT PRICE ITEMS (IF EXTRA WORK IS REQUIRED) for bidder's convenience. Complete the following BID FOR UNIT PRICE ITEMS (IF EXTRA WORK IS REQUIRED) table instead of the table included in the specifications:
5.	SPECIFICATION; SECTION 215 and SHEET C-9	Add the following item to Specifications Section 215 and to the northerly area Demonstration Gardens: <u>Message Center</u> : Barco Products (800) 338-2697; Model KMC9000; Color brown; or approved equal.
6.	Sheet C-4	Revise Construction Note 7 to read 24" RCP instead of 18" RCP.
7.	Sheet C-9	Construction Note 7 correlates to the Monument Column on Sheet A1.1 Detail 1 - and is not shown on Sheet A2.4; Construction Note 11 correlates to the Entry Pillar on Sheet A2.4 Detail 1

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE (FIGURES)	EXTENDED PRICE (FIGURES)
1	MOBILIZATION/ DEMOBILIZATION (5% TOTAL AMOUNT BID, MAX)	1	LS	50,000	50,000

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE (FIGURES)	EXTENDED PRICE (FIGURES)
2	EROSION CONTROL	1	LS	10,000	10,000
3	TRAFFIC CONTROL	1	LS	10,000	10,000
4	UTILITY NOTIFICATION AND POTHOLE	1	LS	3,000	3,000
5	STORM WATER POLLUTION PREVENTION PLAN, NOI, AND OBTAIN WDID	1	LS	5,000	5,000
6	CLEARING AND GRUBBING (SEE SHEET C-2)	1.44	AC	10,000	14,400
7	UNCLASSIFIED EXCAVATION	500	CY	50	25,000
8	UNCLASSIFIED FILL	2600	CY	30	78,000
10	2" WATER METER BOX	1	LS	1,000	1,000
10	2" COPPER WATER SERVICE	30	LF	100	3,000
11	2" SCHEDULE 40 PVC WATER SERVICE	210	LF	30	6,300
12	REDUCED PRESSURE PRINCIPLE DEVICE	1	EA	3,000	3,000
13	PRESSURE REDUCING VALVE ASSEMBLY & VAULT	1	EA	2,000	2,000
14	HOT TAP WATER SERVICE IN SAN BERNARDINO RD	1	LS	3,000	3,000
15	6" ABS SEWER	145	LF	30	4,350
16	6" ABS SEWER CLEANOUT STRUCTURE	1	EA	500	500
17	4" PCC WITH #3 BARS 18" OC BOTH DIRECTIONS PER DETAIL SHEET C-6 - INCLUDES COMPACTED SUBGRADE EARTHWORK	25,905	SF	5	129,525
18	CUSHED MISCELLANEOUS BASE	320	CY	20	6,400
19	8" CURB AND GUTTER TYPE A2-8 SPPWC STD. 120-2	360	LF	15	5,400

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE (FIGURES)	EXTENDED PRICE (FIGURES)
20	ROLLED CURB PER CITY OF CHINO STD PLAN 210	90	LF	10	900
21	ROLLED CURB TRANSITION PER CITY OF CHINO STD PLAN 215	20	LF	20	400
22	ACCESS RAMP PER SPPWC 111-4, TYPE 1	2	EA	3,000	6,000
23	12" SOLID WHITE STRIPE PER RDMD STD PLAN 1416	10	LF	100	1,000
24	36" HANDICAP SYMBOL PER DETAIL SHEET C-2 (INCLUDES STALL AND LOADING AREA STRIPING)	2	EA	100	200
25	HANDICAP PARKING NOTICE SIGN PER ADA REQUIREMENTS & DETAIL SHEET C-2 (1-FOOT DIAMETER BY 2-FOOT 9-INCH DEEP FOOTING; MATCH BOLLARD FOOTING REINFORCEMENT - SUBSTITUTE 4 - #5 REBAR FOR VERTICAL TIES)	2	EA	100	200
26	PCC CONCRETE CURB WALL PER DETAIL 2 SHEET C-6	125	LF	40	5,000
27	BRICK PAVERS PER DETAIL 1 SHEET C-6	936	SF	10	9,360
28	RAISED PLANTER SEAT WALL PER DETAIL 5 SHEET C-8	1	LS	15,000	15,000
29	24" RCP STORM DRAIN	178	LF	40	7,120
30	18" HPDE PIPE STORM DRAIN	134	LF	30	4,020
31	36"X36" BROOKS GRATE INLET, MODEL 3636 CB	3	EA	4,000	12,000
32	STORM DRAIN MANHOLE PER SPPWC STD. PLAN 321-2	1	EA	1,500	1,500
33	TWO POST PERIMETER FENCE PER DETAIL 1 SHEET C-4	409	LF	30	12,270

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE (FIGURES)	EXTENDED PRICE (FIGURES)
34	THREE POST PONY RIDE FENCE PER DETAIL 1 SHEET C-4	92	LF	30	2,760
35	CMU WALL WITH RIVER ROCK AND PRECAST CONCRETE CAP PER DETAIL 1 SHEET C-9	175	LF	50	8,750
36	DOUBLE COURSE CMU PILASTER WITH RIVER ROCK, PRECAST CONCRETE CAP, AND SOLDIER COURSE OF BRICK PER DETAIL 2 SHEET C-9	6	EA	3,000	18,000
37	TRASH RECEPTACLE PER SPECIFICATION SECTION 215	15	EA	1,000	15,000
38	BENCH PER DETAIL 1 SHEET C-8	25	EA	1,200	30,000
39	BIKE RACK PER DETAIL 2 SHEET C-8; LOCATION TBD BY CITY	4	EA	1,500	6,000
40	DRINKING FOUNTAIN PER DETAIL 4 SHEET C-8	2	EA	4,000	8,000
41	BOLLARD PER SPECIFICATION SECTION 215	16	EA	500	8,000
42	WOOD CHIP MULCH PLAYGROUND SURFACE	N/A	N/A		
43	DECOMPOSED GRANITE, WALKING PATH	1318	SF	2	2636
44	FINE GRADING (SOIL PREPARATION)	1	LS	20,000	20,000
45	ROOT BARRIERS	450	LF	10	4,500
46	GROUNDCOVERS, FLAT MAT'L	8000	SF	1	8,000
47	SHRUBS, 1 GALLON SIZE	368	EA	10	3680
48	SHRUBS, 5 GALLON SIZE	380	EA	15	5,700
49	SHRUBS, 15 GALLON SIZE	13	EA	100	1,300
50	TREES, 15 GALLON SIZE	21	EA	120	2,520

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE (FIGURES)	EXTENDED PRICE (FIGURES)
51	TREES, 24" BOX	18	EA	250	4,500
52	TREES, 36" BOX	8	EA	600	4,800
53	TREES, 48" BOX	14	EA	1,200	16,800
54	TREES, 84" BOX	1	EA	10,000	10,000
55	TOPSOIL PER SPECIFICATIONS PART F	185	CY	50	9,250
56	INSTALL AND TEST IRRIGATION CONTROL SYSTEM	1	LS	5,000	5,000
56A	MAXICOM CONTROLLER	1	ALLOW	\$ 5,000.00	\$ 5,000.00
57	IRRIGATION SYSTEM (ENTIRE SITE)	36,000	SF	36,000	36,000
58	180 DAY LANDSCAPE MAINTENANCE PERIOD PER SPECIFICATIONS SECTION 308-6	1	LS	12,000	12,000
59	RELOCATE IRRIGATION POINT OF CONNECTION TO RESTROOM BUILDING	1	LS	3,000	3,000
60	SOD	7800	SF	1	7,800
61	ROOT BARRIERS	450	LF	10	4,500
62	MONUMENT COLUMN PER SHEET A1.1	2	EA	2,500	5,000
63	STAGE PAVILION AND APPURTENANCES	1	LS	125,000	125,000
64	ENTRY PILLAR AND APPURTENANCES PER SHEET A2.4	1	LS	3,000	3,000
65	PRIMARY ELECTRICAL SERVICE & DISTRIBUTION	1	LS	45,000	45,000
66	ELECTRICAL BUILDING FEEDERS	1	LS	35,000	35,000

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE (FIGURES)	EXTENDED PRICE (FIGURES)
67	ELECTRICAL CONDUIT INCLUDING PULL ROPE AND PULL BOXES	1200	LF	30 108	36,000 120,000
68	SURVEILLANCE CAMERAS (INCLUDES REPLACING EXISTING COMMUNICATION TO POLICE BUILDING WITHIN EXISTING CONDUIT ACROSS PARKING LOT, CONDUIT, AND PULL BOXES)	2	EA	10,000	20,000
69	SELF CONTAINED SOLAR STREET LIGHTS	4	EA	12,500	50,000
70	PLAY EQUIPMENT INCLUDING INSTALLATION, APPURTENANCES, FREIGHT, PERFORATED DRAIN AND GRAVEL BED, AND WOOD CHIP MULCH SURFACING	1	LS		
71	INSTALL CITY FURNISHED LIGHT FIXTURES	2	EA	2,000	4,000
72	STEEL FENCING - VERTICAL POSTS EVERY 4- FEET OC	40	LF	50	2,000
73	8-FOOT TALL CHAIN LINK TEMPORARY PERIMETER FENCING WITH GREEN FABRIC	1015	LF	5	5,075
74	FACING CLASS DECORATIVE STONE IN NORTH DEMONSTRATION GARDEN AREA (GROUTED PER 2006 CALTRANS SPECIFICATION SECTION 72-5; 2500 PSI)	40	CY	100	4,000
75	OBSERVATION MESSAGE CENTER PER SPECIFICATIONS SECTION 215 (AS INCLUDED IN THIS ADDENDUM No. 1)	4	EA		
76	PET WASTE DISPENSER	2	EA	1,000	2,000

Questions from Bidders

1. Sheet L3: What are the trees marked Pr?

Response: They are *Platanus Racemosa*, common name of 'California Sycamore'. There are 3 of them and they shall be included in the column for 48-inch boxes.

2. Rainbird Services Corporation will not provide a cost for the Maxicom controller system for this project. Can you provide an alternate controller, or provide pricing for the Rainbird controller?

Response: (All bidders) Use an allowance of \$5000 for the material cost of the Maxicom Controller System, which is added to the "BID FOR UNIT PRICE ITEMS (IF EXTRA WORK IS REQUIRED)" table as Item No. 56A. The cost for installation and for any appurtenant items, including but not limited to connecting the controller to a communication line and related testing and service connections, is not included in this allowance and shall be included in the LUMP SUM BID FOR ALL CONTRACT WORK and is reflected in the "BID FOR UNIT PRICE ITEMS (IF EXTRA WORK IS REQUIRED)" table as Item No. 56.

3. Sheet C6: It shows an area to receive decorative stone landscaping. Construction note #15 does not indicate the size or color of the cobble, would you be able to provide those 2 items?

Response: The size is based on a gradation of 'facing class' from the Standard Specifications for Public Works Construction Section 200-1.6. Facing class ranges in size from 2.2 pounds to 200 pounds with a majority of the stone between 75 and 200 pounds. For bidding purposes, match the color to the river rock wainscot being used at the stage, the pilasters, and the monument columns (reference the architectural sheets and specifications). However, the actual cover shall be determined by submitting samples to the City for approval.

4. Please clarify where the Vitrocem Anti-Graffiti Wall and Floor Coatings are to be applied. Do they go only in the mens and womens restrooms and the sink area or are they to be applied in every room of the building?

Response: Anti-Graffiti is applied essentially throughout the building inside and out. There are callouts on the architectural plans and descriptions in the architectural specifications that describe how and where to apply these coatings.

5. Does underside of roof at stage pavilion get field painted or is it factory finish?

Response: The specifications call out Zincolume Plus, which is a factory finish.

6. There is a 17-foot storm drain lateral that branches off of the 89.10-foot HDPE main line called out as RCP. Should this be HDPE instead.

Response: Yes. The 17-foot section of storm drain in the south east section of the park should be HDPE instead of RCP. The quantities in the BID FOR UNIT PRICE ITEMS (IF EXTRA WORK IS REQUIRED) table reflect this clarification.

This constitutes all the modifications in Addendum No. 1 for the At Heritage Plaza Project No. P-1011.

**THIS ADDENDUM SHALL BE ACKNOWLEDGED BY BIDDERS ON PAGE B-1,
CONTRACTOR'S PROPOSAL OF THE PROJECT SPECIFICATIONS.**

Robert Neiber
Director of Community Development
Deputy Executive Director Redevelopment

SureTec Insurance Company LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

David Noddlle

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety, providing the bond penalty does not exceed

Five Million Dollars and no/100 (\$5,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment shall continue in force until 10/31/12 and is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be It Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be It Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 28th day of October, A.D. 2008.

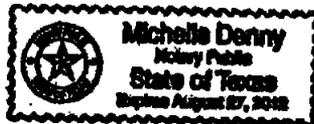
State of Texas ss:
County of Harris



SURETEC INSURANCE COMPANY

By: [Signature]
B.J. King, President

On this 28th day of October, 2008 before me personally came B.J. King, to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



[Signature]
Michelle Denny, Notary Public
My commission expires August 27, 2012

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this day of MAR 18 2011, 20 , A.D.

[Signature]
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

BIDDER'S BOND TO ACCOMPANY PROPOSAL

WE, MG Enterprises, Inc., as principal, and
SureTec Insurance Company
as surety, are held and firmly bound to the City of Covina in the sum of _____

10% of amount bid Dollars,

(\$ 10% of bid) to be paid to the City of Covina, its successors and assignees, for which payment we bind ourselves, our heirs, executors and administrators, successors or assigns, jointly and severally.

THE CONDITION OF THIS OBLIGATION IS,

That if the proposal of the above bound MG Enterprises, Inc.

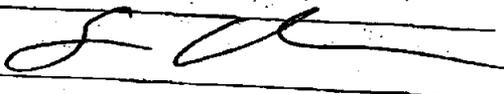
to perform The Heritage Plaza Project - Project # P-1011

dated March 21, 2011 is accepted by the City of Covina, and if the above bounden MG Enterprises, Inc.

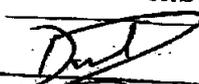
his heirs, executors, administrators, successors and assignees, shall duly enter into and execute a contract for such performance, and shall execute and deliver the two bonds described within ten (10) working days from the date of the mailing of a notice to the above bounden MG Enterprises, Inc. by and from the City of Covina that this contract is ready for execution, then this obligation shall become null and void; otherwise it shall be and remain in full force.

IN WITNESS, we set our hands and seals this 18th day of March, 2011

MG Enterprises, Inc.

By: 

SureTec Insurance Company


David Noddle, Attorney in Fact

ACKNOWLEDGMENT

State of California
County of Los Angeles

MAR 18 2011

On _____ before me, Christopher John Rizzotti, Notary
(insert name and title of the officer)

personally appeared David Noddle
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)



CITY OF COVINA/COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY

MEETING DATE: January 25, 2011

ITEM NO.: JNB 3.

STAFF SOURCE: Daryl Parrish, City Manager
Robert Neuber, Deputy Executive Director Redevelopment
Dilu De Alwis, Director of Finance

ITEM TITLE: City Council/Redevelopment Agency to authorize City Manager/Executive Director to execute an Agreement for Services between the City of Covina and the Redevelopment Agency of the City of Covina to encumber current and future redevelopment tax increment proceeds through Fiscal Year 2027 and related public and private bond funds to support current revitalization of neighborhoods throughout Project Area One, Project Area Two, and Project Area Two Amended Area; and Adopt resolution making certain findings regarding the construction of certain public improvements in all Redevelopment Project Areas.

STAFF RECOMMENDATION

- a) City Council/Redevelopment Agency to authorize the City Manager/Executive Director to execute an Agreement for Services between the City of Covina and the Redevelopment Agency of the City of Covina to encumber current and future redevelopment tax increment proceeds through Fiscal Year 2027 and related public and private bond funds to support current revitalization of neighborhoods throughout the two project areas; and
- b) Redevelopment Agency to adopt **Resolution No. 11-654**, making certain findings regarding the construction of certain public improvements in all Redevelopment Project Areas; and
- c) City Council to adopt **Resolution No. 11-6929**, making certain findings regarding the construction of certain public improvements in all Redevelopment Project Areas.

FISCAL IMPACT

Entering into this Agreement will result in approximately Sixty Two Million Four Hundred Fifty Six Thousand, Six Hundred Five Dollars (\$62,456,605) in Agency transfers to the General Fund during the Agreement period.

BACKGROUND

Staff recommends that the City Council/Agency consider authorizing the City Manager/Executive Director to enter into an Agreement for Current Services (Agreement) between the City and Agency to provide short-term loans for services, programs and projects in the redevelopment project areas.

California Community Redevelopment Law specifies that a redevelopment agency may not spend tax increment directly on staff salaries, consultants or other services; as a general rule, its use is limited to the payment of principal and interest on bonds, loans, and other forms of

indebtedness. Agencies then borrow from cities the funds required for operating expenses on an annual basis, which provide for staff and project expenses. Tax increment is used to repay the City loan, debt service on bonds, and other long-term obligations. The Agency and the City have agreed to fund the Agency's activities based on an annual request; in the past, the funding request would come to the City Council as part of the annual budget process.

Due to the nature of the development process, the Agency currently has numerous projects in various stages of development, from pre-conception to actual construction. These projects range from public infrastructure such as Heritage Plaza and the Shoppers Lane Parking Lot Improvements to participation in public-private development projects such as Citrus Walk. All these projects are part of the current Five Year Implementation Plan or outlined as goals of that plan.

These projects will accelerate the economic recovery of the City; construct, rehabilitate or replace publicly owned capital improvements and public improvements; provide housing; and ensure the creation of locally-based, quality jobs.

In addition to these improvement projects, the Agency funds numerous activities and programs in the various redevelopment project areas such as facade improvement, and neighborhood revitalization initiatives.

Given the current budget environment in the State, the Agency's ability to carry out these activities may be limited. Therefore, staff recommends entering into an Agreement in an effort to maintain its revitalization efforts.

The Agreement would establish that the City shall provide services in order that the Agency may accomplish the purposes of the redevelopment plans for each project area. The Agreement would specify that the City shall provide services in order that the Agency may complete the work plan outlined in Exhibit A. This work plan will be completed at the staffing levels outlined below, with a three percent increase annually.

Staffing, Programs and Services Required for Work Plan Completion			
Department	Description	FTE Positions	Estimated Costs over 17 years
Redevelopment and Housing	Redevelopment Staff	5.9	\$14,136,064
Various	City Services and Overhead	N/A	\$15,981,697
Redevelopment and Housing	RDA Programs: Capital Project/Leases Business Assistance Economic Development Marketing Professional Fees	N/A	\$19,763,844
Total			\$49,881,605

The Agreement will call for the delivery of programs and projects in the City's redevelopment projects through Fiscal Year 2027. The programs and projects are identified above and in Exhibit A. The total anticipated cost is \$62,456,605. The programs and projects list may change as opportunities present themselves that are within the goals and objectives of the current Five Year Implementation Plan.

The Agreement will provide for termination on written notice by either party or the expiration of the redevelopment plans, whichever occurs first.

California Redevelopment Law provides that a redevelopment agency may, with the consent of the City Council, pay for public improvements that are publicly owned either within or outside of a Redevelopment Project Area, if the City Council determines that:

- The construction of such public improvements is of benefit to the redevelopment project area by eliminating blight within the Project Area or providing housing for low and moderate income persons.
- No other reasonable means of financing the public improvements are available to the community.
- The payment of Redevelopment Agency funds for the construction of the public improvements is consistent with the Implementation Plan
- Typical improvements can include library, park, police, fire and other public safety improvements and facilities; additional open space and open space improvements; public art; neighborhood, street and alley improvements; streetscape enhancements; and public parking. Since the Agency's work plan may include the construction of public improvements, these findings must be made for Project Area One, Project Area Two, and Project Area Two Amended Area.

Pursuant to Health and Safety Code Section 33445(c)(1), when the cost of the public improvements has been or will be borne by another public corporation, the Agency may enter into a contract to make period payments over a period of years. That contract, pursuant to 33445(c)(2), will be an indebtedness of the Agency.

Additionally, pursuant to Health and Safety Code Section 33421, the Agency may cause, provide or undertake, or make provision with other agencies for the installation or construction of public improvements. The Agreement proposed by staff tonight is intended to comply with the authorizations and create the indebtedness as described in Sections 33421 and 33445.

In the case of the projects set forth in Exhibit A, there is no other resources available to the City to provide for the timely delivery of these public improvements. Like so many cities, Covina has suffered a reduction in sales tax and property tax revenues, leaving a shortage of funds for these vital public improvements. All of the projects are located in the Project Areas (Project Area I,

Project Area II, and Project Area II amended area) and will assist in the elimination of physical and economic blight by providing needed public improvements, stimulating economic development, and addressing the problems presented by inadequate public infrastructure which plagues our blighted areas.

RELEVANCE TO THE STRATEGIC PLAN

Funding agreements between the Agency and the City will help to enhance the financial stability of the City, retain the services provided by the City, improve the infrastructure of the City and eliminate blight.

EXHIBITS

- A. Current Programs and Projects
- B. Resolution No. 11-654
- C. Resolution No. 11-6929

REVIEW TEAM ONLY	
City Attorney: _____	Finance Director: _____
City Manager: _____	Other: _____

EXHIBIT A

Current Programs and Projects

Hospital Project - CVHP Intercommunity Campus	\$ 2,000,000.00
Corners of Citrus & Rowland	\$ 1,000,000.00
Radisson Freeway Sign	\$ 1,000,000.00
South Citrus Auto Corridor	\$ 500,000.00
Shoppers Lane Improvement Project	\$ 250,000.00
Public Infrastructure and Facilities	\$ 1,500,000.00
CVUSD/Agency Joint Use Vocational Training Facility	\$ 1,300,000.00
Total Project Area No. 1 Projects	\$ 7,550,000.00

135 E. Badillo	\$ 50,000.00
Citrus Walk - Parking Lot Property Acquisition & Demo.	\$ 675,000.00
Heritage Plaza Development	\$ 1,300,000.00
Potential Mixed Use Projects (TCSP implementation)	\$ 1,000,000.00
Public Infrastructure and Facilities	\$ 1,000,000.00
Continued Revitalization of Downtown	\$ 1,000,000.00
Total Project Area No. 2 Projects	\$ 5,025,000.00

RESOLUTION NO. 11-654

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF COVINA, CALIFORNIA, MAKING CERTAIN FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 33445 IN CONNECTION WITH THE COVINA REDEVELOPMENT AGENCY'S FINANCING OF CERTAIN PUBLIC IMPROVEMENTS WITHIN THE REDEVELOPMENT PROJECT AREAS AND AUTHORIZING AN AGREEMENT FOR SERVICES BETWEEN THE CITY OF COVINA AND REDEVELOPMENT AGENCY TO ENCUMBER CURRENT AND FUTURE REDEVELOPMENT TAX INCREMENT PROCEEDS THROUGH FISCAL YEAR 2027 AND RELATED PUBLIC AND PRIVATE BOND FUNDS TO SUPPORT CURRENT NEIGHBORHOOD REVITALIZATION PROJECTS

WHEREAS, the City Council of the City of Covina ("City") approved and adopted redevelopment plans ("Redevelopment Plan") for a redevelopment project area known as Project Area No. 1 on July 15, 1974 and a redevelopment project area known as Project Area No. 2 on September 19, 1983, and amended on July 13, 1987 to add territory (collectively, the "Project Areas" and individually the "Project Area"); and

WHEREAS, the Covina Redevelopment Agency ("Agency") is engaged in activities to execute and implement the Redevelopment Plans for the Project Areas pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, et seq.) ("CRL"); and

WHEREAS, in furtherance of the Project Areas and the immediate neighborhood in which the Project Areas are located, the Agency has recognized the need for certain public improvements, which improvements will be located within the boundaries of, and contiguous to, the Project Areas, and proposes to use redevelopment funds to finance the improvements; and

WHEREAS, the Agency currently has numerous projects in various stages of development, from pre-conception to actual construction, including public infrastructure such as Heritage Plaza and the Shoppers Lane Parking Lot Improvements to participation in public-private development projects such as Citrus Walk. All these projects are part of the current Five Year Implementation Plan, or outlined as goals of that plan, and will accelerate the economic recovery of the City; construct, rehabilitate or replace publicly owned capital improvements and public improvements; provide housing; and ensure the creation of locally-based, quality jobs; and

WHEREAS, the City and Agency desire and intend to pay for the land for and the cost of the installation and construction of buildings, facilities, structures, and other improvements in and contiguous to the Project Areas, including but not limited to the Heritage Plaza infrastructure, the Shoppers Lane Parking Lot Improvements and other improvements as set forth on Exhibit A, attached hereto and incorporated herein by reference, ("Public Improvements") and cannot fully

assume the costs of the needed improvements without assistance of property tax increment funding, or other available funds including public and private bond funds, from the Project Areas; and

WHEREAS, the installation and construction of the Public Improvements will assist in the elimination of blight within the Project Areas by minimizing physical and economic conditions that cause blight such as depreciated or stagnant property values and abnormally high business vacancies by providing needed public improvements, stimulating economic development, and addressing the problems presented by inadequate public infrastructure; and

WHEREAS, the completion of the Public Improvements is consistent with the Five Year Implementation Plan adopted pursuant to CRL Section 33490; and

WHEREAS, with the City Council's consent, the Agency is authorized under CRL Section 33445 to use the Agency's property tax increment funds, which it receives pursuant to CRL Section 33670, or any other available funds, to pay all or part of the cost of the design, relocation, installation and construction of the Public Improvements; and

WHEREAS, in accordance with CRL Section 33445, the Agency proposes to contribute property tax increment funds, or any other available funds, for the purpose of assisting the City with design, installation and construction of the Public Improvements; and

WHEREAS, the City Council and Agency are required to make certain findings set forth in CRL Section 33445 with respect to the Agency's use of property tax increment funds to pay for the costs of the Public Improvements; and

WHEREAS, pursuant to provisions of CRL Section 33445, the City Council and the Agency's Governing Board held a meeting regarding the Public Improvements, and the City Council made the required findings pursuant to CRL Section 33445; and

WHEREAS, the City and Agency are interested in entering into an Agreement for Services to encumber current and future redevelopment tax increment proceeds through Fiscal Year 2027 and related public and private bond funds to support current neighborhood revitalization projects ("Agreement"). The Agreement would establish that the City shall provide services in order that the Agency may accomplish the purposes of the Redevelopment Plans for the Project Areas, including the Public Improvements; and

WHEREAS, pursuant to CRL Section 33445(c)(1), when the cost of the public improvements has been or will be borne by another public corporation, the Agency may enter into a contract to make period payments over a period of years. That contract, pursuant to 33445(c)(2), will be an indebtedness of the Agency; and

WHEREAS, additionally, the Agency may cause, provide or undertake, or make provision with other agencies for the installation or construction of public improvements pursuant to CRL Sections 33421; and

WHEREAS, the City is the lead agency pursuant to the California Environmental Quality Act (codified as Public Resources Code Sections 21000 *et seq*) (“CEQA”) and the State CEQA Guidelines; and

WHEREAS, staff has determined that the Agency’s authorization of the Agreement and 33445 findings are exempt from CEQA, pursuant to CEQA Guidelines Section 15378 (b)(4), because such authorizations are not considered a project subject to CEQA review. The payment is a government funding mechanism and fiscal activity which does not involve any commitment to any specific project which may result in a potentially significant environmental impact; and

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

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the City of Covina as follows:

Section 1. **Recitals.** The Recitals set forth above are true and correct and incorporated herein.

Section 2. **33445 Findings.** The Governing Board consents to the Agency’s use of property tax increment funds and other funds available, including private and public bond funds, to finance the Public Improvements and, therefore, finds and determines, based on the information made available in the staff report accompanying this Resolution, the oral presentation of Agency staff, and all other written and oral evidence presented to the Governing Board at or prior to the public hearing, that:

- (i) That the Agency’s financing of the Public Improvements is of benefit to the Project Areas because the installation and construction of the Public Improvements will: (1) improve the quality of life in the Project Areas and is in the best interest of the City and the health, safety, morals and welfare of its residents, businesses, tenants, and property owners and (2) provide needed public improvements, stimulate economic development and minimize depreciated or stagnant property values and high business vacancies, while improving aesthetics and visibility in the Project Areas.
- (ii) That the City has determined that there are no other reasonable means of financing the Public Improvements available to the City. The City cannot fully assume the costs of needed capital improvements within the City without the assistance of property tax increment funding or other funding from the Project Areas. Capital public improvements in other parts of the City would have to be deferred or eliminated in order to fund these certain Public Improvements. The Redevelopment Agency desires to pay for the costs of the Public Improvements from the property tax increment revenue generated from the Project Areas, from bond proceeds, or from any other funds of the Agency legally available for such purpose.

- (iii) That the financing of the Public Improvements will benefit the Project Areas by assisting in the elimination of one or more blighting conditions in the Project Areas. The financing will reduce depreciated or stagnant property values and abnormally high business vacancies by promoting private investment in the Project Areas. The financing will assist the City and Agency in providing needed public improvements and stimulating economic development. By updating and modernizing the City's infrastructure, the Project Areas becomes more attractive to those investors who wish to relocate and/or establish businesses in areas that can physically support their enterprise. Financing of the Public Improvements will eliminate blight by making the Project Areas attractive to private investment, which subsequently will contribute to an appreciation of the value of both businesses and property within the Project Areas.
- (iv) The financing of the Public Improvements is consistent with the implementation plan adopted pursuant to Section 33490 in that the implementation plan contemplates the financing of public improvements that will stimulate private investment on private property in the Project Areas and elimination of one or more blighting conditions within the Project Areas.
- (v) The Public Improvements are provided for in the Redevelopment Plans which authorize the installation, construction or reconstruction of streets, utilities and other public improvements (including, but not limited to gutters, sidewalks, sewers and appurtenant work thereto) in areas which benefit the Project Areas.

Section 3. Agreement Authorization. The Governing Board authorizes the Executive Director/City Manager to enter into the Agreement together with any non-substantive changes and amendments as may be approved by both the City Manager/Executive Director and the City Attorney/Redevelopment Counsel.

Section 4. Implementation. The Governing Board hereby authorizes and directs the City Manager/Executive Director of the Agency to take any action and execute any documents necessary to implement the Agreement and this Resolution.

Section 5. CEQA. The Governing Board directs and authorizes that a Notice of Exemption shall be filed with the Clerk of the Board of Supervisors of the County of Los Angeles, California, within five (5) working days following the date of adoption of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

Section 7. Certification. The Agency Secretary shall certify to the passage and adoption of this Resolution and the same shall thereupon take effect and be in force immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 25th day of January, 2011.

Chairperson, Covina Redevelopment Agency

ATTEST:

Secretary, Covina Redevelopment Agency

APPROVED AS TO FORM;

City Attorney

CERTIFICATION

I, Catherine M. LaCroix, Secretary of the Redevelopment Agency of the City of Covina, does hereby CERTIFY that Resolution No. 11-654 was adopted by the Covina Redevelopment Agency at a special meeting of the Agency held this 25th day of January, 2011, and was approved and passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Catherine M. LaCroix
Secretary of the Covina Redevelopment Agency

Exhibit B Page 5 of 5

EXHIBIT A

Current Programs and Projects

Hospital Project - CVHP Intercommunity Campus	\$ 2,000,000.00
Corners of Citrus & Rowland	\$ 1,000,000.00
Radisson Freeway Sign	\$ 1,000,000.00
South Citrus Auto Corridor	\$ 500,000.00
Shoppers Lane Improvement Project	\$ 250,000.00
Public Infrastructure and Facilities	\$ 1,500,000.00
CVUSD/Agency Joint Use Vocational Training Facility	\$ 1,300,000.00
Total Project Area No. 1 Projects	\$ 7,550,000.00

135 E. Badillo	\$ 50,000.00
Citrus Walk - Parking Lot Property Acquisition & Demo.	\$ 675,000.00
Heritage Plaza Development	\$ 1,300,000.00
Potential Mixed Use Projects (TCSP implementation)	\$ 1,000,000.00
Public Infrastructure and Facilities	\$ 1,000,000.00
Continued Revitalization of Downtown	\$ 1,000,000.00
Total Project Area No. 2 Projects	\$ 5,025,000.00

RESOLUTION NO. 11-6929

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, MAKING CERTAIN FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 33445 IN CONNECTION WITH THE COVINA REDEVELOPMENT AGENCY'S FINANCING OF CERTAIN PUBLIC IMPROVEMENTS WITHIN THE REDEVELOPMENT PROJECT AREAS AND AUTHORIZING AN AGREEMENT FOR SERVICES BETWEEN THE CITY OF COVINA AND REDEVELOPMENT AGENCY TO ENCUMBER CURRENT AND FUTURE REDEVELOPMENT TAX INCREMENT PROCEEDS THROUGH FISCAL YEAR 2027 AND RELATED PUBLIC AND PRIVATE BOND FUNDS TO SUPPORT CURRENT NEIGHBORHOOD REVITALIZATION PROJECTS

WHEREAS, the City Council of the City of Covina ("City") approved and adopted redevelopment plans ("Redevelopment Plan") for a redevelopment project area known as Project Area No. 1 on July 15, 1974 and a redevelopment project area known as Project Area No. 2 on September 19, 1983, and amended on July 13, 1987 to add territory (collectively, the "Project Areas" and individually the "Project Area"); and

WHEREAS, the Covina Redevelopment Agency ("Agency") is engaged in activities to execute and implement the Redevelopment Plans for the Project Areas pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, *et seq.*) ("CRL"); and

WHEREAS, in furtherance of the Project Areas and the immediate neighborhood in which the Project Areas are located, the Agency has recognized the need for certain public improvements, which improvements will be located within the boundaries of, and contiguous to, the Project Areas, and proposes to use redevelopment funds to finance the improvements; and

WHEREAS, the Agency currently has numerous projects in various stages of development, from pre-conception to actual construction, including public infrastructure such as Heritage Plaza and the Shoppers Lane Parking Lot Improvements to participation in public-private development projects such as Citrus Walk. All these projects are part of the current Five Year Implementation Plan, or outlined as goals of that plan, and will accelerate the economic recovery of the City; construct, rehabilitate or replace publicly owned capital improvements and public improvements; provide housing; and ensure the creation of locally-based, quality jobs; and

WHEREAS, the City and Agency desire and intend to pay for the land for and the cost of the installation and construction of buildings, facilities, structures, and other improvements in and contiguous to the Project Areas, including but not limited to the Heritage Plaza infrastructure, the Shoppers Lane Parking Lot Improvements and other improvements as set forth on Exhibit A, attached hereto and incorporated herein by reference, ("Public Improvements") and cannot fully

assume the costs of the needed improvements without assistance of property tax increment funding, or other available funds including public and private bond funds, from the Project Areas; and

WHEREAS, the installation and construction of the Public Improvements will assist in the elimination of blight within the Project Areas by minimizing physical and economic conditions that cause blight such as depreciated or stagnant property values and abnormally high business vacancies by providing needed public improvements, stimulating economic development, and addressing the problems presented by inadequate public infrastructure; and

WHEREAS, the completion of the Public Improvements is consistent with the Five Year Implementation Plan adopted pursuant to CRL Section 33490; and

WHEREAS, with the City Council's consent, the Agency is authorized under CRL Section 33445 to use the Agency's property tax increment funds, which it receives pursuant to CRL Section 33670, or any other available funds, to pay all or part of the cost of the design, relocation, installation and construction of the Public Improvements; and

WHEREAS, in accordance with CRL Section 33445, the Agency proposes to contribute property tax increment funds, or any other available funds, for the purpose of assisting the City with design, installation and construction of the Public Improvements; and

WHEREAS, the City Council and Agency are required to make certain findings set forth in CRL Section 33445 with respect to the Agency's use of property tax increment funds to pay for the costs of the Public Improvements; and

WHEREAS, the City and Agency are interested in entering into an Agreement for Services to encumber current and future redevelopment tax increment proceeds through Fiscal Year 2027 and related public and private bond funds to support current neighborhood revitalization projects ("Agreement"). The Agreement would establish that the City shall provide services in order that the Agency may accomplish the purposes of the Redevelopment Plans for the Project Areas, including the Public Improvements; and

WHEREAS, pursuant to CRL Section 33445(c)(1), when the cost of the public improvements has been or will be borne by another public corporation, the Agency may enter into a contract to make period payments over a period of years. That contract, pursuant to 33445(c)(2), will be an indebtedness of the Agency; and

WHEREAS, additionally, the Agency may cause, provide or undertake, or make provision with other agencies for the installation or construction of public improvements pursuant to CRL Sections 33421; and

WHEREAS, the City is the lead agency pursuant to the California Environmental Quality Act (codified as Public Resources Code Sections 21000 *et seq*) ("CEQA") and the State CEQA Guidelines; and

WHEREAS, staff has determined that the City's authorization of the Agreement and 33445 findings are exempt from CEQA, pursuant to CEQA Guidelines Section 15378 (b)(4), because such authorizations are not considered a project subject to CEQA review. The payment is a government funding mechanism and fiscal activity which does not involve any commitment to any specific project which may result in a potentially significant environmental impact; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Covina as follows:

Section 1. **Recitals.** The Recitals set forth above are true and correct and incorporated herein.

Section 2. **33445 Findings.** The City Council consents to the Agency's use of property tax increment funds and other funds available, including private and public bond funds, to finance the Public Improvements and, therefore, finds and determines, based on the information made available in the staff report accompanying this Resolution, the oral presentation of Agency staff, and all other written and oral evidence presented to the City Council at or prior to the public hearing, that:

- (i) That the Agency's financing of the Public Improvements is of benefit to the Project Areas because the installation and construction of the Public Improvements will: (1) improve the quality of life in the Project Areas and is in the best interest of the City and the health, safety, morals and welfare of its residents, businesses, tenants, and property owners and (2) provide needed public improvements, stimulate economic development and minimize depreciated or stagnant property values and high business vacancies, while improving aesthetics and visibility in the Project Areas.
- (ii) That the City Council has determined that there are no other reasonable means of financing the Public Improvements available to the City. The City cannot fully assume the costs of needed capital improvements within the City without the assistance of property tax increment funding or other funding from the Project Areas. Capital public improvements in other parts of the City would have to be deferred or eliminated in order to fund these certain Public Improvements. The Redevelopment Agency desires to pay for the costs of the Public Improvements from the property tax increment revenue generated from the Project Areas, from bond proceeds, or from any other funds of the Agency legally available for such purpose.
- (iii) That the financing of the Public Improvements will benefit the Project Areas by assisting in the elimination of one or more blighting conditions in the Project Areas. The financing will reduce depreciated or stagnant property

values and abnormally high business vacancies by promoting private investment in the Project Areas. The financing will assist the City and Agency in providing needed public improvements and stimulating economic development. By updating and modernizing the City's infrastructure, the Project Areas becomes more attractive to those investors who wish to relocate and/or establish businesses in areas that can physically support their enterprise. Financing of the Public Improvements will eliminate blight by making the Project Areas attractive to private investment, which subsequently will contribute to an appreciation of the value of both businesses and property within the Project Areas.

- (iv) The financing of the Public Improvements is consistent with the implementation plan adopted pursuant to Section 33490 in that the implementation plan contemplates the financing of public improvements that will stimulate private investment on private property in the Project Areas and elimination of one or more blighting conditions within the Project Areas.
- (v) The Public Improvements are provided for in the Redevelopment Plans which authorize the installation, construction or reconstruction of streets, utilities and other public improvements (including, but not limited to gutters, sidewalks, sewers and appurtenant work thereto) in areas which benefit the Project Areas.

Section 3. Agreement Authorization. The City Council authorizes the Executive Director/City Manager to enter into the Agreement together with any non-substantive changes and amendments as may be approved by both the City Manager/Executive Director and the City Attorney/Redevelopment Counsel.

Section 4. Implementation. The City Council hereby authorizes and directs the City Manager/Executive Director of the Agency to take any action and execute any documents necessary to implement the Agreement and this Resolution.

Section 5. CEQA. The City Council directs and authorizes that a Notice of Exemption shall be filed with the Clerk of the Board of Supervisors of the County of Los Angeles, California, within five (5) working days following the date of adoption of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

Section 7. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and the same shall thereupon take effect and be in force immediately upon its adoption.

APPROVED AND ADOPTED this ____ day of _____, 2011.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Best Best & Krieger LLP
City Attorney

I, _____, City Clerk of the City Council of the City of Covina, California, do hereby certify that the foregoing Resolution No. 6929 was duly and regularly passed and adopted by the City Council at a meeting thereof held on the 25th day of January, 2011, and that the foregoing is a full, true and correct copy of said Resolution.

City Clerk

EXHIBIT A

Current Programs and Projects

Hospital Project - CVHP Intercommunity Campus	\$ 2,000,000.00
Corners of Citrus & Rowland	\$ 1,000,000.00
Radisson Freeway Sign	\$ 1,000,000.00
South Citrus Auto Corridor	\$ 500,000.00
Shoppers Lane Improvement Project	\$ 250,000.00
Public Infrastructure and Facilities	\$ 1,500,000.00
CVUSD/Agency Joint Use Vocational Training Facility	\$ 1,300,000.00
Total Project Area No. 1 Projects	\$ 7,550,000.00

135 E. Badillo	\$ 50,000.00
Citrus Walk - Parking Lot Property Acquisition & Demo.	\$ 675,000.00
Heritage Plaza Development	\$ 1,300,000.00
Potential Mixed Use Projects (TCSP implementation)	\$ 1,000,000.00
Public Infrastructure and Facilities	\$ 1,000,000.00
Continued Revitalization of Downtown	\$ 1,000,000.00
Total Project Area No. 2 Projects	\$ 5,025,000.00

COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY

MEETING DATE: April 20, 2010

ITEM NO.: CC 14

STAFF SOURCE: Robert Neuber, Deputy Executive Director *RN*
Amy Hall-McGrade, Director of Parks & Recreation

ITEM TITLE: Appropriation of Funds for Civic Center Park Public Improvements

STAFF RECOMMENDATION

Adopt **Resolution No. 10-621** amending the Fiscal Year 2009-2010 Covina Redevelopment Agency operating budget to reflect an appropriation of \$1,057,000 from Project Area Two, Public Purpose Bond, Undesignated, to complete capital improvements at Civic Center Park.

FISCAL IMPACT

The recommended action will appropriate \$57,000 from Project Area Two, Public Purpose Bond, Undesignated funds (5022-0000-00-33000) to consultants (5022-4650-00-51005) for the completion of necessary studies, documents and processes to facilitate the capital improvements at Civic Center Park and \$1,000,000 from Project Area Two, Public Purpose Bond, Undesignated funds (5022-0000-00-33000) to Project P-1011 Civic Center Park Improvement (5022-4650-00-55200) for design, engineering, construction management, and construction of public improvements. There will be no fiscal impact to the General Fund for design or construction of public improvements. However, if public improvements are successful in reducing maintenance costs for the Civic Center Park, General Fund costs may be reduced.

BACKGROUND

The Civic Center Park site was purchased by the Covina Redevelopment Agency (Agency) in 1988, and was the proposed site of a new Civic Center Complex. The current City Hall was remodeled and retrofitted and the Civic Center Complex did not move forward. Since that time the area has remained a passive green space with little use other than the Agency sponsored Farmer's Market.

Staff is proposing that the new park be designated as "Heritage Plaza," as a historic walk and historical information are proposed to be incorporated into the design. Staff will hold a public charrette and invite stakeholders to provide input into the design process. The designs and the bids will come back before the Agency Board for consideration.

The capital improvements to the site will change it from a passive green space into a usable plaza that incorporates sustainable strategies and is designed to provide for the continuation of the Farmers Market, provide for an entertainment and gathering area in the Downtown, incorporate a small children's play area, and provide for permanent restroom facilities. This project was

incorporated into the Agency's Five-Year Implementation Plan adopted by the Agency Board at the end of last year and addresses two of the Council's current three-year strategic goals: enhance Parks and Recreation and Library services and become an environmentally sustainable community.

Parks & Recreation was awarded a \$63,000 State of California Department of Parks and Recreation Land and Water Conservation fund grant for the project. These funds will be used to help cover the construction and administration costs of the project.

EXHIBITS

A. Resolution No. 10-621

REVIEW TEAM ONLY	
City Attorney: 	Finance Director: 
City Manager: 	Other: 

EXHIBIT A

RESOLUTION NO. 10-621

A RESOLUTION OF THE COVINA REDEVELOPMENT AGENCY, TO AMEND THE FISCAL YEAR 2009-2010 COVINA REDEVELOPMENT AGENCY BUDGET TO REFLECT AN APPROPRIATION OF \$1,057,00.00 FROM PROJECT AREA TWO, PUBLIC PURPOSE BOND, UNDESIGNATED FUNDS TO COMPLETE CAPITAL IMPROVEMENTS AT CIVIC CENTER PARK

WHEREAS, the Covina Redevelopment Agency (Agency) is engaged in activities necessary to execute and implement the Redevelopment Plan for Redevelopment Project Area Number Two; and

WHEREAS, the budget for the Covina Redevelopment Agency for fiscal year commencing July 1, 2009 and ending June 30, 2010 was approved on June 16, 2009; and

WHEREAS, the approved budget is in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, the reallocation of the appropriations between departmental activities may be made by the City Manager, amendments (increases/decreases) to the Budget shall be by approval and Resolution of the Agency; and

WHEREAS, the Covina Redevelopment Agency wishes to improve the infrastructure of Civic Center Park incorporate sustainable strategies in the park and help to achieve Agency goals and City of Covina Strategic Plan goals.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Redevelopment Agency of the City of Covina, as follows:

SECTION 1. Amend the fiscal year 2009-2010 Covina Redevelopment Agency operating budget as follows: \$57,000 from Project Area Two, Public Purpose Bond, Undesignated Fund Balance (5022-0000-00-33000) to consultants (5022-4650-00-51005) for the completion of necessary studies, documents and processes to facilitate the capital improvements at Civic Center Park and \$1,000,000 from Project Area Two, Public Purpose Bond, Undesignated funds (5022-0000-00-33000) to Project P-1011 Civic Center Park Improvement (5022-4650-00-55200) for design, engineering, construction management, and construction of public improvements.

SECTION 2. The Agency Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this day of 2010.

Peggy Delach, Chairman

ATTEST:

Toni Taber, Agency Secretary

APPROVED AS TO FORM;

Agency Council

EXHIBIT A-2 OF 2

COVINA REDEVELOPMENT AGENCY
AGENDA ITEM COMMENTARY

MEETING DATE: November 16, 2010

ITEM NO.: CC 15

STAFF SOURCE: Robert Neiuber, Deputy Executive Director
Lisa Brancheau, Redevelopment Manager

ITEM TITLE: Approve Resolution for appropriation of additional funds for Plans Specifications and Engineering (PS&E) and construction of the Heritage Plaza Project and authorize Executive Director to execute corresponding Professional Services Agreement Contracts

AGENCY RECOMMENDATION

Adopt **Resolution No. 10-644** of the Covina Redevelopment Agency to amend the Fiscal Year 2010 – 2011 Covina Redevelopment Agency budget to reflect an appropriation of \$1,300,000 from Project Area Two, Public Purpose Bond Undesignated funds to complete improvements at Heritage Plaza (formerly named Civic Center Park) and authorize Executive Director to execute corresponding Professional Services Agreement Contracts.

FISCAL IMPACT

There is no fiscal impact to the General Fund. The recommended action will appropriate \$1,300,000 from Project Area Two, Public Purpose Bond, Undesignated funds (5022-0000-00-33000) to Heritage Plaza Project P-1011(5022-4650-00-55200) for costs relating to PS&E, construction management, and construction of the capital improvements.

BACKGROUND

On April 20, 2010 The Agency Board approved an appropriation of \$1 million Project Area Two Public Purpose Bond, Undesignated funds to be used for design, engineering, construction management, and hard construction costs. Since that time, Agency staff has met with and received feedback from the project architect and engineer as to the potential costs to deliver the project as currently designed. The plans and cost estimates are better defined and indicate a higher amount to design and construct restroom facilities and those portions of the project that contain concrete elements. The estimated cost of the project, based on these meetings and further research indicates a need to request that the Agency Board obligate an additional \$300,000 to the project. Staff also requests that the Agency Board authorize the Executive Director to execute all contracts for professional services for this project. When construction bids are received for the project, Agency staff will present the Agency board with an award of contract request for the lowest responsive responsible bidder.

RELEVANCE TO STRATEGIC PLAN

Improving the current Civic Center Park to create Heritage Plaza is in keeping with the Strategic Plan Goal #2 to Enhancing Parks & Recreation Services through the deliverance of Heritage Plaza.

EXHIBITS

A. Resolution No. 10-644

REVIEW TEAM ONLY	
City Attorney: 	Finance Director: 
City Manager: 	Other: _____

RESOLUTION NO. 10-644

A RESOLUTION OF THE COVINA REDEVELOPMENT AGENCY, TO AMEND THE FISCAL YEAR 2010-2011 COVINA REDEVELOPMENT AGENCY BUDGET TO REFLECT AN APPROPRIATION OF \$1,300,00.00 FROM PROJECT AREA TWO, PUBLIC PURPOSE BOND, UNDESIGNATED FUNDS TO COMPLETE CAPITAL IMPROVEMENTS AT HERITAGE PARK AND AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE CORRESPONDING PROFESSIONAL SERVICES AGREEMENT CONTRACTS

WHEREAS, the Covina Redevelopment Agency (Agency) is engaged in activities necessary to execute and implement the Redevelopment Plan for Redevelopment Project Area Number Two; and

WHEREAS, the budget for the Covina Redevelopment Agency for fiscal year commencing July 1, 2010 and ending June 30, 2011 was approved on June 15, 2010; and

WHEREAS, the approved budget is in accordance with all applicable ordinances of the City and all applicable statutes of the State; and

WHEREAS, the reallocation of the appropriations between departmental activities may be made by the City Manager, amendments (increases/decreases) to the Budget shall be by approval and Resolution of the Agency; and

WHEREAS, the Covina Redevelopment Agency wishes to improve the infrastructure of Civic Center Park incorporate sustainable strategies in the park and help to achieve Agency goals and City of Covina Strategic Plan goals.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Redevelopment Agency of the City of Covina, as follows:

SECTION 1. Amend the fiscal year 2009-2010 Covina Redevelopment Agency operating budget as follows: \$300,000 from Project Area Two, Public Purpose Bond, Undesignated funds (5022-0000-00-33000) to Project P-1011 Civic Center Park Improvement (5022-4650-00-55200) for Plans Specifications and engineering, construction management, and construction of the Heritage Plaza capital improvements.

SECTION 2. The Agency Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 16th day of November 2010.

Chairperson

ATTEST:

Agency Secretary

APPROVED AS TO FORM;

Agency Counsel

Name of Redevelopment Agency

Covina Redevelopment Agency

Project Area(s)

Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Project Area	Payee	Description	Payment Source	Jan	Feb	Mar	Apr	May	Jun	Total
1) 1997 Tax Allocation Bonds Series A	PA2	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property	0.00				33,230.00		\$ 33,230.00
2) 1997 Tax Allocation Bonds Series B	PA1	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property	0.00				74,550.00		\$ 74,550.00
3) 2002 Tax Allocation Bonds Series A	PA1	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property	0.00				57,798.00		\$ 57,798.00
4) 2004 Tax Allocation Bonds Series A	PA1	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property	0.00				278,348.00		\$ 278,348.00
5) 2004 Tax Allocation Bonds Series B-1	Hsg	Bank of New York	Bond issue to fund housing projects	Redevelopment Property	0.00				90,439.00		\$ 90,439.00
6) Note Payable 626 S Citrus Avenue	PA1	US Bank	Property purchased for redevelopment	Redevelopment Property	12,160.25	12,160.25	12,160.25	12,160.25	12,160.25	12,160.25	\$ 72,961.50
7) Lease Payable 611 S Citrus	PA1	Al-Sal Oil	Property lease	Redevelopment Property	7,333.33	7,333.33	7,333.33	7,333.33	7,333.33	7,333.33	\$ 43,999.98
8) Lease Payable RJS Financial	PA1	RJS Financial	Property lease	Redevelopment Property	249,200.00	49,840.00	49,840.00	49,840.00	49,840.00	49,840.00	\$ 498,400.00
9) Shoppers Lane	PA1	Gentry Brothers, Inc	Public Improvements	Bond Proceeds	53,284.00						\$ 53,284.00
10) 200 W Rowland	Hsg	Covina Gardens KBS L.P.	Low-Mod housing renovations	Bond Proceeds	58,484.00	100,000.00	500,000.00	500,000.00	500,000.00	500,000.00	\$ 2,158,484.00
11) Habitat - 438 E Cypress	Hsg	Habitat for Humanity	Grant for building of affordable home	Bond Proceeds	6,596.56	6,596.56	6,596.56				\$ 20,149.68
12) Heritage Plaza	PA2	MG Enterprises	Park Construction	Bond/Land Proceeds	377,355.74						\$ 754,711.48
13) Heritage Plaza	PA2	Willdan	Project management	Bond Proceeds	8,988.00						\$ 8,988.00
14) Heritage Plaza	PA2	Willdan	Project design	Bond Proceeds							\$ -
15) Heritage Plaza	PA2	Willdan	Special Inspection	Bond Proceeds	30,000.00						\$ 30,000.00
16) Badillo Heights	PA2	Steve Eide	Litigation - settlement	Redevelopment Property	15,000.00						\$ 15,000.00
17) Fiscal Agent Fees	ALL	Bank of New York	Fiscal agent fees to maintain bond funds	Redevelopment Property	13,500.00						\$ 23,500.00
18) Arbitrage Calculations	ALL	Willdan	Calculations required by law	Redevelopment Property	2,000.00					10,000.00	\$ 2,000.00
19) Land Exchange Agreement	PA1	Covina Valley USD	Equipment removal and site preparation	Bond Proceeds		50,000.00					\$ 50,000.00
20) Vocational Facility	PA1	Covina Valley USD	Build new educational facility	Bond Proceeds						1,300,000.00	\$ 1,300,000.00
21) Transitional House	Hsg	CCLA & others	Low-moderate Transitional housing	Low/Mod Income Housing	4,353.61	4,353.61	8,853.61	4,353.61	4,353.61	4,353.61	\$ 30,621.66
22) Low-Mod Housing Program	Hsg	City of Covina/Covina Hou	low/mod programs, admin, consultant, emp	Low/Mod Income Housing	40,037.50	40,037.50					\$ 80,075.00
23) Neighborhood Preservation Services	Hsg	City of Covina	Neighborhood Preservation Employee Cost	Low/Mod Income Housing	16,728.33	16,728.33					\$ 33,456.68
24) Employee Obligations	PA1	City of Covina	Retiree Obligations	Redevelopment Property	44,342.50	44,342.50	112,707.00	6,500.00	6,500.00	6,500.00	\$ 220,892.00
25) City Services and Overhead	PA1	City of Covina	Administration, overhead, etc	Redevelopment Property	148,370.00						\$ 148,370.00
26) Redevelopment Programs	ALL	Petroleum Environmental	Programs, capital proj, consultants, marketing	Redevelopment Property	48,478.33						\$ 48,478.33
27) Rental Subsidy Program	Hsg	City of Covina/Covina Hou	Low-Moderate housing rental subsidy	Low/Mod Income Housing	0.00						\$ -
28) Hospital Project	PA1	City of Covina	Citrus Valley Health Partners Intercommunity Campus Project Area 1	Low/Mod Income Housing	0.00						\$ -
29) DPAP	Hsg	City of Covina/Covina Hou	Downpayment assistance program	Low/Mod Income Housing	0.00						\$ -
30) Continuing Disclosure	ALL	HDL	Required calculations for bonds	Redevelopment Property Tax Trust Fund			3,150.00			3,150.00	\$ 6,300.00
Totals - This Page					\$ 1,138,222.15	\$ 709,107.82	\$ 700,640.75	\$ 580,187.19	\$ 1,114,552.19	\$ 1,893,337.19	\$ 6,134,047.29
Totals - Page 2					\$ -	\$ 97,500.00	\$ 62,750.00	\$ -	\$ 97,500.00	\$ 62,750.00	\$ 334,000.00
Totals - Other Obligations					\$ 617,023.00	\$ -	\$ -	\$ -	\$ 29,020.00	\$ -	\$ 646,043.00
Grand total - All Pages					\$ 1,753,245.15	\$ 806,607.82	\$ 783,390.75	\$ 580,187.19	\$ 1,241,072.19	\$ 1,956,087.19	\$ 7,114,090.29

Name of Redevelopment Agency

Covina Redevelopment Agency

Project Area(s)

Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Project Area	Payee	Description	Payment Source	Jan	Feb	Mar	Apr	May	Jun	Total
31) Consulting & Legal Services	ALL	BB&K Robert Neluber, N	Legal and consulting for oversight and windo	Redevelopment Property Tax Trust Fund		40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	\$ 200,000.00
32) Investment sales	ALL	Wells Fargo, H.Beck, Inc.	loss on liquidation of investments	Redevelopment Property Tax Trust Fund		50,000.00					\$ 50,000.00
33) Audit Fees	ALL		Required audit services	Redevelopment Property Tax Trust Fund						16,000.00	\$ 16,000.00
34) Heritage Park	PA2	City of Covina	Direct program administration	Bond/Land Proceeds			15,250.00	15,250.00			\$ 30,500.00
35) Transitional House	Hsg	City of Covina	Direct program administration	Bond/Land Proceeds		4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	\$ 22,500.00
36) 200 West Rowland	Hsg	City of Covina	Direct program administration	Bond/Land Proceeds		2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	\$ 11,250.00
37) Habitat - 436 E Cypress	Hsg	City of Covina	Direct program administration	Bond/Land Proceeds		750.00	750.00	750.00	750.00	750.00	\$ 3,750.00
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Totals - This Page					\$ -	\$ 97,500.00	\$ 62,750.00	\$ 62,750.00	\$ 47,500.00	\$ 63,500.00	\$ 334,000.00

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Area 1 and 2

RECOGNIZED OTHER OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Project Area	Payee	Description	Payment Source	Jan	Feb	Mar	Apr	May	Jun	Total
1) Housing Set Aside Deferral 1995	PA1	Housing Fund	Repayment for housing fund	Redevelopment Property Tax	44,000.00						\$ 44,000.00
2) SERAF loan from Housing 2010	PA1	Housing Fund	Repayment for housing fund	Redevelopment Property Tax	0.00						\$ -
3) SERAF loan from Housing 2011	PA1	Housing Fund	Repayment for housing fund	Redevelopment Property Tax	0.00						\$ -
4) SB211 Statutory Tax Sharing	PA1	various taxing entities	Payments per CRL 33607.5 & 7	Redevelopment Property Tax	372,000.00						\$ 372,000.00
5) Statutory Payments	PA1	Los Angeles County	Payments per CRL 33607.5 & 7	Redevelopment Property Tax	101,690.00						\$ 101,690.00
6) Statutory Payments	PA2	Los Angeles County	Payments per CRL 33676	Redevelopment Property Tax	13,946.00						\$ 13,946.00
7) Statutory Payments	PA2	various taxing entities	Payments per CRL 33676	Redevelopment Property Tax	0.00						\$ -
8) SB211 Statutory Tax Sharing	PA2	various taxing entities	Payments per CRL 33607.5 & 7	Redevelopment Property Tax	85,000.00						\$ 85,000.00
9) Property Tax Administration	ALL	Los Angeles County	Property Tax Administration	Redevelopment Property Tax	367.00						\$ 367.00
10) Maintenance of Agency owned prop	ALL	Andy Gump/United fencing	Maintain assets under AB1X 26	Redevelopment Property Tax	0.00				10,000.00		\$ 10,000.00
11) Rental Covenants	Hsg	ULM/Covina Housing Autho	Monitor affordable housing compliance	Bond/Land Proceeds	0.00				6,500.00		\$ 6,500.00
12) For Sale Covenants	Hsg	Covina Housing Authority	Monitor affordable housing compliance	Bond/Land Proceeds	0.00				12,520.00		\$ 12,520.00
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Totals - Other Obligations					\$ 617,023.00	\$ -	\$ -	\$ -	\$ 29,020.00	\$ -	\$ 646,043.00

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Areas 1 and 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34171 and 34177

Project Name / Debt Obligation	Project Area	Payee	Description	Payment Source	Jul	Aug	Sep	Oct	Nov	Dec	Total
1) 1997 Tax Allocation Bonds Series A	PA2	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property Tax Trust Fund					113,231.00		\$ 113,231.00
2) 1997 Tax Allocation Bonds Series B	PA1	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property Tax Trust Fund					424,550.00		\$ 424,550.00
3) 2002 Tax Allocation Bonds Series A	PA1	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property Tax Trust Fund					382,798.00		\$ 382,798.00
4) 2004 Tax Allocation Bonds Series A	PA1	Bank of New York	Bond issue to fund non-housing projects	Redevelopment Property Tax Trust Fund					1,843,348.00		\$ 1,843,348.00
5) 2004 Tax Allocation Bonds Series B-1	Hag	Bank of New York	Bond issue to fund housing projects	Redevelopment Property Tax Trust Fund					305,439.00		\$ 305,439.00
6) Note Payable 626 S Citrus Avenue	PA1	US Bank	Property purchased for redevelopment	Redevelopment Property	12,160.25	12,160.25	12,160.25	12,160.25	12,160.25	12,160.25	\$ 72,961.50
7) Lease Payable 611 S Citrus	PA1	Al-Sal Oil	Property lease	Redevelopment Property	7,333.33	7,333.33	7,333.33	7,333.33	7,333.33	7,333.35	\$ 44,000.00
8) Lease Payable RJS Financial	PA1	RJS Financial	Property lease	Redevelopment Property	49,840.00	49,840.00	49,840.00	49,840.00	49,840.00	49,840.00	\$ 299,040.00
9) Fiscal Agent Fees	ALL	Bank of New York	Fiscal agent fees to maintain bond funds	Redevelopment Property	10,000.00						\$ 10,000.00
10) Arbitrage Calculations	ALL	Willdan	Calculations required by law	Redevelopment Property	2,000.00						\$ 2,000.00
11) Employee Obligations	PA1	City of Covina	Retiree Obligations	Bond/Land Proceeds	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	\$ 39,000.00
12) Transitional House	Hag	City of Covina	Direct program administration	Bond/Land Proceeds	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	\$ 18,000.00
13) 200 West Rowland	Hag	City of Covina	Direct program administration	Bond/Land Proceeds	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$ 12,000.00
14) Continuing Disclosure	ALL	HDL	Required calculations for bonds	Redevelopment Property Tax Trust Fund			3,150.00			3,150.00	\$ 6,300.00
15) 200 W Rowland	Hag	Covina Gardens KBS L.P.	Low-Mod housing renovations	Bond Proceeds	341,506.00						\$ 341,506.00
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Totals - This Page					\$ 434,339.58	\$ 80,833.58	\$ 83,983.58	\$ 80,833.58	\$ 3,150,199.58	\$ 83,983.60	\$ 3,914,173.50
Totals - Other Obligations					\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,020.00	\$ 73,020.00
Grand total - All Pages					\$ 434,339.58	\$ 80,833.58	\$ 83,983.58	\$ 80,833.58	\$ 3,150,199.58	\$ 157,003.60	\$ 3,987,193.50

Name of Redevelopment Agency: Covina Redevelopment Agency
 Project Area(s) Project Area 1 and 2

RECOGNIZED OTHER OBLIGATION PAYMENT SCHEDULE
 Per AB 28 - Section 34171 and 34177

Project Name / Debt Obligation	Project Area	Payee	Description	Payment Source								Total
					Jul	Aug	Sep	Oct	Nov	Dec		
1) Housing Set Aside Deferral 1995	PA1	Housing Fund	Repayment for housing fund	Redevelopment Property Tax Trust Fund							44,000.00	\$ 44,000.00
2) SERAF loan from Housing 2010	PA1	Housing Fund	Repayment for housing fund	Redevelopment Property Tax Trust Fund								\$ -
3) SERAF loan from Housing 2011	PA1	Housing Fund	Repayment for housing fund	Redevelopment Property Tax Trust Fund								\$ -
4) Maintenance of Agency owned prop	ALL	Andy Gump/United fencing	Maintain assets under AB1X 26	Redevelopment Property Tax Trust Fund							10,000.00	\$ 10,000.00
5) Rental Covenants	Hsg	Covina Housing Authority	Monitor affordable housing compliance	Bond/Land Proceeds							6,500.00	\$ 6,500.00
6) For Sale Covenants	Hsg	Covina Housing Authority	Monitor affordable housing compliance	Bond/Land Proceeds							12,520.00	\$ 12,520.00
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Totals - Other Obligations					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,020.00	\$ 73,020.00