City of Westminster
8200 Westminster Boulevard, Westminster, CA 92683 714.898.3311
www.westminster-ca-gov

MARGIE L. RICE
Mayor

TYLER DIEP
Mayor Pro Tem

FRANK G. FRY
Council Member

TRI TA
Council Member

ANDY QUACH
Council Member

J. MITCHELL WALLER
City Manager

August 25, 2011

Jones Kasonso
State Controller's Office
Division of Accounting and Reporting
P.O. Box 942850
Sacramento, CA 94250-5872

Also via fax, (916) 322-4404

Dear Mr. Kasonso:

The Westminster Redevelopment Agency submits its Enforceable Obligation Payment Schedule pursuant to AB 1x26. This document is sent both by mail and via fax, in order to insure delivery by the August 28, 2011 deadline.

Please direct questions regarding the Westminster Redevelopment Agency's Enforceable Obligation Payment Schedule to Tami Piscotty, Housing Coordinator, at tpiscotty@westminster-ca.gov or (714) 548-3494.

Sincerely,

Tami K. Piscotty
Housing Coordinator

Cc: Mitch Waller, City Manager/Executive Director

RESOLUTION NO. 220

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF WESTMINSTER APPROVING AND ADOPTING AN 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 Westminster ("City") created the Redevelopment Agency of the City of Westminster("Agency"); and

WHEREAS, the Agency has been responsible for implementing the Redevelopment Plan(s) for the Westminster Redevelopment Project(s) covering certain properties within the City ("Project Area(s)"); 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 ("Continuation Ordinance") agreeing to participate in an Alternative Voluntary Redevelopment Program ("Alternate Redevelopment Program") which requires the payment of an annual "community remittance" payment; and

WHEREAS, AB 1X 26 also requires redevelopment agencies to adopt, by August 27, 2011, an Enforceable Obligation Payment Schedule ("EOPS") which will serve as the basis for the payment of the Agency's outstanding financial obligations if the City does not adopt an ordinance electing to participate in the Alternate Redevelopment Program and the Agency is dissolved; and

WHEREAS, the City adopted an urgency version of the Continuation Ordinance on May 27, 2011. The City also held a first reading of a regular version of the Continuation Ordinance on May 27, 2011 and a second reading on August 10, 2011; and

WHEREAS, since the adoption of the urgency ordinance the Agency has been operating under the provisions of AB 1X 27; and

WHEREAS, the California League of Cities and the California Redevelopment Association filed suit in the Supreme Court of the State of California challenging the constitutionality of AB 1X 26 and AB 1X 27; and

WHEREAS, the California Supreme Court issued a partial stay of the provisions of AB 1X 26 on August 11, 2011 and modified that partial stay on August 17, 2011; and

THE FOREGOING INSTRUMENT IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST: [signature]
SECRETARY, REDEVELOPMENT AGENCY OF THE CITY OF WESTMINSTER, CALIFORNIA

DATE: 8/25/11

WHEREAS, Health and Safety Code section 34169 is unaffected by the Court ordered stay on AB 1X 26 and requires that the Agency adopt a Schedule of Enforceable Obligations by August 27, 2011; and

WHEREAS, because AB 1X 27, the statutory scheme which the City and Agency had opted into through the adoption of the Continuation Ordinance, has been stayed, the Agency must adopt an EOPS pursuant to Health and Safety Code Section 34169; and

WHEREAS, adoption of the EOPS is important as the Agency will be limited to only making payments for debts and obligations listed on the EOPS during the time the stay is in place; and

WHEREAS, the Agency reserves the right to amend the EOPS; and

WHEREAS, the Agency's adoption of the EOPS is not intended to show intent to opt out of AB 1X 27 nor is it intended to rescind or nullify the City and Agency's passage of the Continuation Ordinance.

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF WESTMINSTER DOES HEREBY RESOLVE AS FOLLOWS:

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

Section 2. Approval of EOPS. The Agency hereby approves and adopts the Enforceable Obligation Payment Schedule, in substantially the form attached hereto as Exhibit A, as required by the recently enacted legislation AB 1X 26.

Section 3. 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 Orange 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.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Redevelopment Agency of the City of Westminster, on the 24th day of August, 2011, by the following vote:

AYES:	AGENCYMEMBERS:	RICE, FRY, QUACH, TA, DIEP
NOES:	AGENCYMEMBERS:	NONE
ABSENT:	AGENCYMEMBERS:	NONE

MARGIE L. RICE, AGENCY CHAIR

ATTEST:

ROBIN L. ROBERTS, AGENCY SECRETARY

APPROVED AS TO FORM:

RICHARD D. JONES, AGENCY COUNSEL

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF WESTMINSTER)

I, ROBIN L. ROBERTS, hereby certify that I am the duly appointed Agency Secretary of the Westminster Redevelopment Agency and that the foregoing resolution was duly adopted at a regular meeting of the Redevelopment Agency of the City of Westminster held on the 24th day of August, 2011.

Robin L. Roberts, MMC
Agency Secretary

Name of Redevelopment Agency Westminster Redevelopment Agency

Project Area(s) Westminster Commercial Redevelopment Project Area No. 1

ATTACHMENT "A"

ENFORCEABLE 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)	2008 T/A Bonds	Union Bank	Bonds issued to fund redevelopment activities	39,588,078.00	1,875,345.00	1,778,553.00					$ 1,778,553.00
2)	2009 T/A Bonds	Union Bank	Bonds issued to fund redevelopment activities	192,771,885.00	4,357,143.76				2,178,572.00		$ 2,178,572.00
3)	2011 T/A Bonds - Series A	Union Bank	Bonds issued to fund redevelopment activities	53,137,562.00	1,181,690.00				521,118.00		$ 521,118.00
4)	2011 T/A Bonds - Series B	Union Bank	Bonds issued to fund redevelopment activities	11,044,456.00	258,181.00				113,856.00		$ 113,856.00
5)	2011 T/A Bonds - Series B-T	Union Bank	Bonds issued to fund redevelopment activities	5,734,445.00	111,895.00				49,345.00		$ 49,345.00
6)	City Admin. Advances	City of Westminster	Repayment of advances from City for administration costs	274,271.00	274,271.00		274,271.00				$ 274,271.00
7)	Personnel costs	City of Westminster	Employee salaries and benefits, training, membership dues		3,309,952.00	275,829.33	275,829.33	275,829.33	275,829.33	275,829.33	$ 1,379,146.65
8)	Operations & maintenance	City of Westminster	Building costs, taxes, repairs and maintenance, supplies, printing, information systems, etc.		776,606.00	37,146.00	37,146.00	368,000.00	37,146.00	37,146.00	$ 516,584.00
9)	Liability		Liability claims		7,895.00	657.92	657.92	657.92	657.92	657.92	$ 3,289.60
10)	Professional services - legal	Jones & Mayer	Redevelopment legal services		104,000.00	8,666.67	8,666.67	8,666.67	8,666.67	8,666.67	$ 43,333.35
11)	Professional services - audit	Diehl, Evans & Co LLP	Annual audit		7,000.00					7,000.00	$ 7,000.00
12)	Professional services - engineering		Engineering services		5,000.00	416.67	416.67	416.67	416.67	416.67	$ 2,083.35
13)	Professional services - general administrative				52,000.00	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	$ 21,666.65
14)	Professional services - economic development		Architectural, appraisals, title & deed, other economic development/ redevelopment related services		210,000.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	$ 87,500.00
15)	Professional services - financial		Trustee services, arbitrage calculations, analytical services, credit review, property tax review		40,000.00		10,000.00			10,000.00	$ 20,000.00
16)	Professional services - economic development marketing		Advertising - local business promotion and economic development program marketing for business retention/attraction		40,000.00	2,272.73	15,000.00	2,272.73	2,272.73	2,272.73	$ 24,090.92
17)	Capital improvements		Street improvements		6,743,592.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	$ 1,250,000.00
18)	Job retention agreement	Best Buy	Funding for job retention	1,350,000.00	250,000.00	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	$ 104,166.65
19)											$ -
20)											$ -
21)											$ -
22)											$ -
23)											$ -
	Totals - This Page			$ 303,900,697.00	$ 19,604,570.76	$ 2,396,208.98	$ 914,654.25	$ 948,509.98	$ 3,480,546.98	$ 634,655.98	$ 8,374,576.17

*** 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.**

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

Name of Redevelopment Agency: Westminster Redevelopment Agency

Project Area(s) Westminster Commercial Redevelopment Project Area No. 1

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

	Project Name / Debt Obligation	Payee	Description	Payments by month					
				Aug**	Sept	Oct	Nov	Dec	Total
1)	2008 T/A Bonds	Union Bank	Bonds issued to fund redevelopment activities	1,778,553.00					$ 1,778,553.00
2)	2009 T/A Bonds	Union Bank	Bonds issued to fund redevelopment activities				2,178,572.00		$ 2,178,572.00
3)	2011 T/A Bonds - Series A	Union Bank	Bonds issued to fund redevelopment activities				521,118.00		$ 521,118.00
4)	2011 T/A Bonds - Series B	Union Bank	Bonds issued to fund redevelopment activities				113,856.00		$ 113,856.00
5)	2011 T/A Bonds - Series B-T	Union Bank	Bonds issued to fund redevelopment activities				49,345.00		$ 49,345.00
6)	Repayment of SERAF Loan	Low and Moderate Income Housing Fund	Repayment of loan made from Agency Housing Fund for the 2009-10 SERAF Payment						$ -
7)	Repayment of SERAF Loan	Low and Moderate Income Housing Fund	Repayment of loan made from Agency Housing Fund for the 2010-11 SERAF Payment						$ -
8)	City of Westminster Note	City of Westminster	Hoover street project acquisition financing						$ -
9)	City Admin. Advances	City of Westminster	Repayment of advances from City for administration costs		274,271.00				$ 274,271.00
10)	Personnel costs	City of Westminster	Employee salaries and benefits, training, membership dues	275,829.33	275,829.33	275,829.33	275,829.33	275,829.33	$ 1,379,146.65
11)	Operations & maintenance	City of Westminster	Building costs, taxes, repairs and maintenance, supplies, printing, information systems, etc.	37,146.00	37,146.00	368,000.00	37,146.00	37,146.00	$ 516,584.00
12)	Liability	City of Westminster	Liability claims	657.92	657.92	657.92	657.92	657.92	$ 3,289.60
13)	Professional services - legal	Jones & Mayer	Redevelopment legal services	8,666.67	8,666.67	8,666.67	8,666.67	8,666.67	$ 43,333.35
14)	Professional services - audit	Diehl, Evans & Co LLP	Annual audit					7,000.00	$ 7,000.00
15)	Professional services - general administrative	Union Bank, WRI West Gate South, and Fewel & Associates	Bank custody/fees, improvements, appraisals	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	$ 21,666.65
16)	Professional services - economic development	Westminster Chamber of Commerce, James McConnell, Antemite, WRI West Gate South, Fewel & Associates, Shilton & Associates, Len Wood, Bureau Vertas Inc, JCJP LGS Reports, CL Surveying & Mapping	Architectural, appraisals, title & deed, engineering, other economic development/ redevelopment related services	17,916.67	17,916.67	17,916.67	17,916.67	17,916.67	$ 89,583.35
17)	Professional services - financial	Union Bank NA, HdL, Wildan Financial	Trustee services, arbitrage calculations, analytical services, credit review, property tax review		10,000.00			10,000.00	$ 20,000.00
18)	Professional services - economic development marketing	Orange County News, Erin Patterson	Advertising - local business promotion and economic development program marketing for business retention/attraction	2,272.73	15,000.00	2,272.73	2,272.73	2,272.73	$ 24,090.92
19)	Capital improvements	Griffin Structures	Street improvements	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	$ 1,250,000.00
20)	Job retention agreement	Best Buy	Funding for job retention	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	$ 104,166.65
	Totals - This Page			$ 2,396,208.98	$ 914,654.25	$ 948,509.98	$ 3,480,546.98	$ 634,655.98	$ 8,374,576.17
	Totals - Page 2			$ -	$ -	$ -	$ -	$ 1,244,000.00	$ 1,244,000.00
	Totals - Other Obligations			$ -	$ -	$ -	$ 7,461,417.00	$ 3,754,275.00	$ 11,215,692.00
	GRAND TOTAL			$ 2,396,208.98	$ 914,654.25	$ 948,509.98	$ 10,941,963.98	$ 5,632,930.98	$ 20,834,268.17

Name of Redevelopment Agency: Westminster Redevelopment Agency

Project Area(s) Westminster Commercial Redevelopment Project Area No. 1

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

	Project Name / Debt Obligation	Payee	Description	Payments by month					
				Aug**	Sept	Oct	Nov	Dec	Total
1)	Park Dedication Projects	City of Westminster	Renovate facilities at Liberty Park, Bowling Green Park, Boos Park, and Oasis Park						$ -
2)	Street Improvement Projects	City of Westminster	Install countdown pedestrian signals, city-wide catch basin screens, and make city-wide street improvements						$ -
3)	Traffic Impact Projects	City of Westminster	Goldenwest traffic signal synchronization						$ -
5)	Water Utility Projects	City of Westminster	Replace and repair necessary parts and equipment, SCADA upgrades, well site security, and water conservation						$ -
6)	Building Maintenance	City of Westminster	Senior Center improvements						$ -
7)	California Housing Finance Agency Loan	California Housing Finance Agency	Loan for the Coventry Heights affordable housing project						$ -
8)	Amcal Disposition and Development Agreement	Amcal	Financial assistance for Royale Apartments affordable housing					1,244,000.00	$ 1,244,000.00
9)	Village Way project	City of Westminster	Relocation costs						$ -
10)	Westminster Improving Neighborhoods Program	Various recipients	Housing rehabilitation grants						$ -
11)	Mobile Home Grants	Various recipients	Mobile home rehabilitation grants						$ -
12)	Housing rehabilitation loans	Various recipients	Housing rehabilitation loans						$ -
13)	Housing assistance	Various recipients	Affordable housing assistance						$ -
14)	Single family housing loans	Various recipients	First time homebuyer loans						$ -
15)									$ -
	Totals - This Page			$ -	$ -	$ -	$ -	$ 1,244,000.00	$ 1,244,000.00

Name of Redevelopment Agency: Westminster Redevelopment Agency

Project Area(s) Westminster Commercial Redevelopment Project Area No. 1

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

	Project Name / Debt Obligation	Payee	Description	Payments by month					
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1)	2008 T/A Bonds	Union Bank	Bonds issued to fund redevelopment activities	1,778,553.00					$ 1,778,553.00
2)	2009 T/A Bonds	Union Bank	Bonds issued to fund redevelopment activities				2,178,572.00		$ 2,178,572.00
3)	2011 T/A Bonds - Series A	Union Bank	Bonds issued to fund redevelopment activities				521,118.00		$ 521,118.00
4)	2011 T/A Bonds - Series B	Union Bank	Bonds issued to fund redevelopment activities				113,856.00		$ 113,856.00
5)	2011 T/A Bonds - Series B-T	Union Bank	Bonds issued to fund redevelopment activities				49,345.00		$ 49,345.00
6)	Repayment of SERAF Loan	Low and Moderate Income Housing Fund	Repayment of loan made from Agency Housing Fund for the 2009-10 SERAF Payment						$ -
7)	Repayment of SERAF Loan	Low and Moderate Income Housing Fund	Repayment of loan made from Agency Housing Fund for the 2010-11 SERAF Payment						$ -
8)	City of Westminster Note	City of Westminster	Hoover street project acquisition financing						$ -
9)	City Admin. Advances	City of Westminster	Repayment of advances from City for administration costs		274,271.00				$ 274,271.00
10)	Personnel costs	City of Westminster	Employee salaries and benefits, training, membership dues	275,829.33	275,829.33	275,829.33	275,829.33	275,829.33	$ 1,379,146.65
11)	Operations & maintenance	City of Westminster	Building costs, taxes, repairs and maintenance, supplies, printing, information systems, etc.	37,146.00	37,146.00	368,000.00	37,146.00	37,146.00	$ 516,584.00
12)	Liability	City of Westminster	Liability claims	657.92	657.92	657.92	657.92	657.92	$ 3,289.60
13)	Professional services - legal	Jones & Mayer	Redevelopment legal services	8,666.67	8,666.67	8,666.67	8,666.67	8,666.67	$ 43,333.35
14)	Professional services - audit	Diehl, Evans & Co LLP	Annual audit					7,000.00	$ 7,000.00
15)	Professional services - general administrative	Union Bank, WRI West Gate South, and Fewel & Associates	Bank custody/fees, improvements, appraisals	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	$ 21,666.65
16)	Professional services - economic development	Westminster Chamber of Commerce, James McConnell, Antemite, WRI West Gate South, Fewel & Associates, Shilton & Associates, Len Wood, Bureau Vertas Inc, JCJP LGS Reports, CL Surveying & Mapping	Architectural, appraisals, title & deed, engineering, other economic development/ redevelopment related services	17,916.67	17,916.67	17,916.67	17,916.67	17,916.67	$ 89,583.35
17)	Professional services - financial	Union Bank NA, HdL, Wildan Financial	Trustee services, arbitrage calculations, analytical services, credit review, property tax review		10,000.00			10,000.00	$ 20,000.00
18)	Professional services - economic development marketing	Orange County News, Erin Patterson	Advertising - local business promotion and economic development program marketing for business retention/attraction	2,272.73	15,000.00	2,272.73	2,272.73	2,272.73	$ 24,090.92
19)	Capital improvements	Griffin Structures	Street improvements	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	$ 1,250,000.00
20)	Job retention agreement	Best Buy	Funding for job retention	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	$ 104,166.65
	Totals - This Page			$ 2,396,208.98	$ 914,654.25	$ 948,509.98	$ 3,480,546.98	$ 634,655.98	$ 8,374,576.17
	Totals - Page 2			$ -	$ -	$ -	$ -	$ 1,244,000.00	$ 1,244,000.00
	Totals - Other Obligations			$ -	$ -	$ -	$ 7,461,417.00	$ 3,754,275.00	$ 11,215,692.00
	GRAND TOTAL			$ 2,396,208.98	$ 914,654.25	$ 948,509.98	$ 10,941,963.98	$ 5,632,930.98	$ 20,834,268.17

Name of Redevelopment Agency: Westminster Redevelopment Agency

Project Area(s) Westminster Commercial Redevelopment Project Area No. 1

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

	Project Name / Debt Obligation	Payee	Description	Payments by month					
				Aug**	Sept	Oct	Nov	Dec	Total
1)	Park Dedication Projects	City of Westminster	Renovate facilities at Liberty Park, Bowling Green Park, Boos Park, and Oasis Park						$ -
2)	Street Improvement Projects	City of Westminster	Install countdown pedestrian signals, city-wide catch basin screens, and make city-wide street improvements						$ -
3)	Traffic Impact Projects	City of Westminster	Goldenwest traffic signal synchronization						$ -
5)	Water Utility Projects	City of Westminster	Replace and repair necessary parts and equipment, SCADA upgrades, well site security, and water conservation						$ -
6)	Building Maintenance	City of Westminster	Senior Center improvements						$ -
7)	California Housing Finance Agency Loan	California Housing Finance Agency	Loan for the Coventry Heights affordable housing project						$ -
8)	Amcal Disposition and Development Agreement	Amcal	Financial assistance for Royale Apartments affordable housing					1,244,000.00	$ 1,244,000.00
9)	Village Way project	City of Westminster	Relocation costs						$ -
10)	Westminster Improving Neighborhoods Program	Various recipients	Housing rehabilitation grants						$ -
11)	Mobile Home Grants	Various recipients	Mobile home rehabilitation grants						$ -
12)	Housing rehabilitation loans	Various recipients	Housing rehabilitation loans						$ -
13)	Housing assistance	Various recipients	Affordable housing assistance						$ -
14)	Single family housing loans	Various recipients	First time homebuyer loans						$ -
15)									$ -
	Totals - This Page			$ -	$ -	$ -	$ -	$ 1,244,000.00	$ 1,244,000.00

Name of Redevelopment Agency: Westminster Redevelopment Agency

Project Area(s) Westminster Commercial Redevelopment Project Area No. 1

OTHER OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169

	Project Name / Debt Obligation	Payee	Description	Payments by month					
				Aug**	Sept	Oct	Nov	Dec	Total
1)	Pass Through Payments	Affected taxing entities	Pass through payments to affected taxing entities				7,461,417.00		$ 7,461,417.00
2)	County administrative fee	County of Orange	Administrative fee charged by County pursuant to CRL Section 33607					308,403.00	$ 308,403.00
3)	Low and Moderate Income Housing Set-Aside	City of Westminster Housing Authority	Housing set-aside required by State pursuant to CRL Section 33334.2 (administered by Housing Authority)					3,445,872.00	$ 3,445,872.00
4)									$ -
5)									$ -
6)									$ -
7)									$ -
8)									$ -
9)									$ -
10)									$ -
11)									$ -
12)									$ -
13)									$ -
14)									$ -
15)									$ -
16)									$ -
17)									$ -
18)									$ -
19)									$ -
20)									$ -
	Totals - Other Obligations			**$ -**	**$ -**	**$ -**	**$ 7,461,417.00**	**$ 3,754,275.00**	**$ 11,215,692.00**