

Name of Redevelopment Agency: **San Gabriel Redevelopmen Agency**

Project Area(s) **East San Gabriel Commercial Development Project**

ENFORCEABLE OBLIGATIONS PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Description	Payee	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					
					Aug**	Sept	Oct	Nov	Dec	Total
NON-OPERATING										
1) City Loan	City loan to the Agency	City of San Gabriel	\$ 5,451,938	\$ 1,093,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2) City-Agency Cooperation Agreement	Various public improvements & affordable housing projects	City of San Gabriel	\$ 59,882,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING										
3) Salaries & Benefits	Full Time Employees	Robin Scherr			\$ 9,163	\$ 9,163	\$ 9,163	\$ 9,163	\$ 9,163	\$ 45,815
	Limited Service Employees	Ryan Mak, Esmeralda Garcia, & Camille Paton			\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 6,325
	Overtime				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Health Insurance	Robin Scherr			\$ 3,160	\$ 3,160	\$ 3,160	\$ 3,160	\$ 3,160	\$ 15,800
	Retirement	Robin Scherr, Ryan Mak, Esmeralda Garcia, & Camille Paton			\$ 5,406	\$ 5,406	\$ 5,406	\$ 5,406	\$ 5,406	\$ 27,030
4) Special Departmental	Fence rentals	National Construction Rentals (PO6599)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Newspaper advertisements	SG Valley Newspaper, LA Magazine, LA Business Journal			\$ 2,100	\$ -	\$ 1,600	\$ -	\$ 1,200	\$ 4,900
	Promotion materials	TBD			\$ -	\$ -	\$ -	\$ 500	\$ -	\$ 500
5) Contractual	Economic feasibility analyses	Keyser Martson Associates			\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,500	\$ 12,500
	Site Design Analysis of Lucky Center	Onyx (PO6654)			\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 20,000
	Organizational support for SGV Regional Homeless Strategy	SGV Housing & Homeless Coordinating Council			\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 1,500
	Multi-functional copier lease & maintenance	Canon (PO 6645)			\$ 310	\$ 310	\$ 310	\$ 310	\$ 310	\$ 1,550
		Copy Free (PO 6646)			\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 750
	Fire, access, and security services	SDS (PO 6607)			\$ 134	\$ 134	\$ 134	\$ 134	\$ 134	\$ 670
	Legal services (General Counsel)	Wallin Kress Reisman Kranitz			\$ 10,000	\$ 8,000	\$ 8,000	\$ 5,000	\$ 5,000	\$ 36,000
	Marketing consultant	TBD			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fiscal and bonding consultants	TBD			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Community outreach services	Printing Plus, mailing house			\$ 1,000	\$ 250	\$ 250	\$ 250	\$ 4,000	\$ 5,750
	Bond Debt Services	TBD			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Affordable housing consulting	Keyser Martson Associates (PO 6396)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2011 Homeless Count	Camille Paton (PO 6633)			\$ -	\$ 3,259	\$ -	\$ -	\$ -	\$ 3,259	

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6) Office Operating	Office equipment & supplies	Office Depot, Cobra, Amazon, & other stores/online stores			\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 5,000
	Translation services	Bravo			\$ 1,000	\$ 1,000	\$ 250	\$ 250	\$ 250	\$ 2,750
	Keys & emergency services	Harold's Key			\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 500
	Office cleaning services	Daily Maintenance Service			\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 1,625
	HVAC Maintenance	Turbo Chilled Inc.			\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000
7) Vehicle	N/A	N/A			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8) Electricity	Electrical utility costs	SoCal Edison			\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 1,250
9) Gas	Natural gas utility costs	N/A			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10) Telephone	Telephone and cellular services	AT&T and Verizon Wireless			\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 325
11) Water	Water utility costs	SG County Water District			\$ 46	\$ -	\$ 46	\$ -	\$ 46	\$ 138
12) Educational	CRA training and workshop	CRA			\$ -	\$ -	\$ -	\$ 1,250	\$ -	\$ 1,250
	CALED conference and expenses	CALED			\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ 1,200
	ICSC conference and expenses	ICSC			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	ULI conference and expenses	ULI			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13) Advertising	Marketing and outreach	TBD			\$ -	\$ 1,200	\$ -	\$ -	\$ 5,000	\$ 6,200
14) Membership & Dues	Professional associations	ULI			\$ -	\$ 560	\$ -	\$ -	\$ -	\$ 560
		CALED			\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 100
		CRA			\$ 1,960	\$ -	\$ -	\$ -	\$ -	\$ 1,960
15) Allowances	Networking meetings	Local restaurants			\$ -	\$ 250	\$ 250	\$ 250	\$ 500	\$ 1,250
	Business assistance workshops	TBD			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Business-friendly action plan community engagement	Hilton, New Capital Restaurant, SG Country Club, Mission 261, Alexandra's Table, Autuno, Fresh Roast			\$ -	\$ 1,000	\$ 2,000	\$ 2,000	\$ 1,000	\$ 6,000
	Community Events-SG Blvd Streetscape, Lucky Center Ground-breaking/Ribbon-cutting	Fresh Roast, Alexandra's Table, Hot Stuff Café, Little Farm Fresh, Foodplay Theater			\$ 500	\$ 500	\$ 250	\$ 2,500	\$ 2,000	\$ 5,750
	Annual hazardous waste generator fees	State Board of Equalization			\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
	Hazardous materials manifests	State Department of Toxic Substances			\$ 30	\$ -	\$ -	\$ -	\$ -	\$ 30
	Professional Association Subscriptions	CA Planning & Dev. Newsletter, LA Business Journal			\$ -	\$ 300	\$ -	\$ -	\$ -	\$ 300
16) Lease Payments	Payments for use of 410 McGroarty St.	City of San Gabriel			\$ 6,562	\$ 6,562	\$ 6,562	\$ 6,562	\$ 6,562	\$ 32,810
17) Interest	Interest expense on City loan-9.75% per annum	City of San Gabriel			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18) Auditing Services	Annual financial audit	Caporrici & Larson			\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 9,000
19) Administrative Expense	Property tax administration fees	Los Angeles County			\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
20) Pass-through payments	Various payments	SG Unified School District			\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ 70,000
		Los Angeles County			\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
		Community College District			\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
		LA County/State AB 1X 27			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21) Rental Assistance	N/A	N/A			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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SPECIAL PROJECTS										
22)	Open Space and Pedestrian Trails	Conduct a site suitability analysis to identify new open space and pedestrian trail opportunities	Landscape consultants		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23)	Electronic Reader Sign	Concept & site design for electronic reader signs	Hunt Design		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24)	Non-Residential Building Demolition	Demolition of commercial & industrial buildings that pose serious code violations or other risks to public safety	TBD		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25)	ULI Visioning Charrette	Contract with ULI to bring real estate, planning, and economic development experts together to develop a strategy for revitalization	ULI		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26)	Historic & Cultural Resource Survey	Conduct a survey to identify properties that may be eligible for listing as local or state historic/cultural resources	TBD		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27)	Parking Management Plan	Preparation of parking management plan to address the inadequate parking and poor circulation	TBD		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28)	BID Planning Grant	Conducting a feasibility study for the establishment of the property-based business improvement district	TBD		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29)	Designs for Development of Specific Sites	Preparation of designs for development for targeted sites based on their acreage size or strategic location	Onyx		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30)	Incentives to Redevelop Strategic Properties	The provision of financial & technical assistance for specific predevelopment activities	TBD		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31)	Affordable housing strategy	Preparation of RFP to select a non-profit developer to acquire, rehab, and manage sub-standard small apartment buildings	TBD		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
32)	Agreement for the Provision of Affordable Housing between the Agency and CETT Investments	Financial assistance to develop affordable housing to very low- and moderate-income households	CETT Investments Corporation		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33)	SGV Humane Society	Master Plan concept for upgraded facility	Onyx (PO 6676)		\$ 2,000	\$ 2,000	\$ 4,000	\$ 2,000	\$ 2,000	\$ 12,000
34)	Lucky Center Loan (Subsidy)	Loan for the construction of site improvements	Lucky Center LLP		\$ -	\$ 25,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 325,000
35)	Business Friendly Action Plan	Development of an action plan to advance business friendly service delivery goals and objectives	Bart Doyle (PO 6691)		\$ 5,000	\$ 10,000	\$ 10,000	\$ 12,000	\$ 10,000	\$ 47,000
36)	Website Redesign and Development	New design to increase website usage targeting visitors, businesses, and investors	CivicPlus (PO 6692)		\$ 7,400	\$ 7,400	\$ 7,400	\$ 7,400	\$ 7,323	\$ 36,923
37)	Wayfinding	Conduct bidding and award contract to sign fabricators and installers for vehicular wayfinding signage	Hunt Design (PO 6395)		\$ 1,375	\$ 2,310	\$ 4,125	\$ -	\$ -	\$ 7,810
			RKA (PO 6659)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			City of San Gabriel		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
38)	Goody's Site Historic Review	Design Services	Onyx (PO 6527)		\$ -	\$ 1,570	\$ -	\$ -	\$ -	\$ 1,570
39)	Red. Office Tenant Improvement	Completion of tenant improvement and path of travel	The Unicon Group (PO 6531)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40)	O'Donnell Chevy Loan (Pending)	Loan for GM image and branding improvements	Boand Automotive Group		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL IMPROVEMENT PROGRAM										

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41) San Gabriel Streetscape Imp.	Construction management and construction of Pilot Area 2 on San Gabriel Blvd between Elm & Central Ave	KSA (PO 6444)			\$ 101,820	\$ 35,295	\$ 35,295	\$ 35,295	\$ 35,295	\$ 243,000
		Marina Landscape (PO 6755)			\$ 8,000	\$ 150,000	\$ 200,000	\$ 39,683	\$ 44,187	\$ 441,870
42) Las Tunas Rehab-San Gabriel to Muscatel	Design services	RKA (PO 6170)			\$ -	\$ 14,027	\$ 14,027	\$ 14,027	\$ 14,027	\$ 56,108
43) Las Tunas Street Light Retrofit	Replacement of existing street light system on Las Tunas	RKA (PO 6326)			\$ 12,200	\$ 11,275	\$ -	\$ -	\$ -	\$ 23,475
Totals - This Page			\$ -	\$ -	\$ 193,721	\$ 408,886	\$ 428,383	\$ 261,095	\$ 293,018	\$ 1,585,103
Totals - Page 2			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 3			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Page 4			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Other Obligations			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages			\$ -	\$ -	\$ 193,721	\$ 408,886	\$ 428,383	\$ 261,095	\$ 293,018	\$ 1,585,103

* 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.