

Name of Redevelopment Agency: Orange Redevelopment Agency

Project Area(s) All

PRELIMINARY DRAFT OF AN INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per ABX1 26 - Section 34167 and 34169

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Funding Source	Payments by Month for 2012						
							Jan	Feb	Mar	Apr	May	Jun	Total
1)	1997 Tax Allocation Bonds Series A	US Bank	To fund Tustin St. Project Area	1,648,788	276,638	A, E		33,000					\$ 33,000
2)	2003 Tax Allocation Bonds Series A	US Bank	To fund Orange Merged & Amended	54,197,884	3,429,481	A, E		852,410					\$ 852,410
3)	2003 Tax Allocation Bonds Series B	US Bank	To fund Orange Merged & Amended	1,724,356	873,653	A, E						19,954	\$ 19,954
4)	2008 Tax Allocation Bonds Series A	US Bank	To fund Orange Merged & Amended	55,697,625	2,044,663	E		683,182					\$ 683,182
5)	2008 Tax Allocation Bonds Series B	US Bank	To fund Orange Merged & Amended	9,649,329	424,075	A, E		163,350					\$ 163,350
6)	1997, 2003 A&B, and 2008 A&B Bonds	US Bank	Fiscal Agent Fees	128,875	9,013	A, E					5,713		\$ 5,713
7)	Orange Police Facility C.O.P.	City of Orange	Reimbursement Agreement	4,115,340	1,031,875	E	70,715						\$ 70,715
8)	Cooperation Agreement	City of Orange	North Orange parking lot acquisition	2,385,108	297,303	B, E					75,890		\$ 75,890
9)	Cooperation Agreement	City of Orange	North Olive parking lot acquisition	1,783,258	222,283	B, E					56,740		\$ 56,740
10)	Cooperation Agreement	City of Orange	West Chapman parking lot acquisition	8,626,512	1,075,292	B, E, F					274,479		\$ 274,479
11)	Cooperation Agreement	City of Orange	Tustin/Chapman intersection widening	28,262	28,262	B							\$ -
12)	Cooperation Agreement	City of Orange	Tustin/Meats intersection	658,706	658,706	B							\$ -
13)	Cooperation Agreement	City of Orange	Main Street widening	1,447,740	1,447,740	B	847,740						\$ 847,740
14)	Cooperation Agreement	City of Orange	Old Towne street light replacements	300,000	300,000	B							\$ -
15)	Cooperation Agreement	City of Orange	Street Maintenance - Industrial Areas	335,310	335,310	B	335,310						\$ 335,310
16)	Cooperation Agreement	City of Orange	Capital improvement & community facility projects	23,100,000	1,450,000	B	1,100,000						\$ 1,100,000
17)	Loan Agreement	City of Orange	Grijalva Gymnasium	1,241,401	1,241,401	E							
18)	Property tax/possessory interest tax	County of Orange	Sewer user fees for Agency owned property	19,000	19,000	E				5,000			\$ 5,000
19)	Property Tax	County of Orange	Admin fee for collecting property tax	310,000	310,000	A, E				310,000			\$ 310,000
20)	Property tax/possessory interest tax	County of Orange	Far Horizons unsecured property tax	814	814	E							\$ -
21)	Salaries and employee benefits	Various employees	Payroll costs	70,620,883	2,278,093	A, E	189,841	189,841	189,841	189,841	189,841	189,841	\$ 1,139,046
22)	Administrative Costs for RDA	various vendors	Costs for maintaining Agency operations	90,039	90,039	D	8,185	8,185	8,185	8,185	8,185	8,185	\$ 49,110
23)	Administrative Costs for RDA	various vendors	maintenance of Agency owned property	383,800	383,800	D	34,891	34,891	34,891	34,891	34,891	34,891	\$ 209,346
24)	Administrative Costs for Housing	various vendors	Costs for maintaining Housing operations	23,843	23,843	D	2,167	2,167	2,167	2,167	2,167	2,167	\$ 13,002
Totals - This Page (1)				\$ 238,516,873	\$ 18,251,284		\$ 2,588,849	\$ 1,986,980	\$ 235,084	\$ 550,084	\$ 647,906	\$ 235,084	\$ 6,243,987

LEGEND FOR FUNDING SOURCE:
A = Low and Moderate Income Housing Fund
B = Bond proceeds
C = Reserve balances
D = Administrative Cost Allowance
E = The Redevelopment Property Tax Trust Fund
F = Other revenue sources

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							Jan	Feb	Mar	Apr	May	Jun	Total
25)	Pass Through Agreement	Orange County General Fund ***	Pymts per Section 33401/33607.5/33607.7	36,113,476.19	891,652.00	E		304,755.76					\$ 304,756
26)	Pass Through Agreement	Orange County Flood Control	Pymts per Section 33401/33607.5/33607.7	19,093,672.17	658,823.00	E		422,761.69					\$ 422,762
27)	Statutory / Agreement Payments	County Harbor, Parks, & Beaches	Pymts per Section 33401/33607.5/33607.7	4,986,516.96	165,991.00	E		105,967.47					\$ 105,967
28)	Pass Through Agreement	Orange Unified School District	Pymts per Section 33401/33607.5/33607.7	125,849,698.28	4,050,302.00	E		2,528,231.26					\$ 2,528,231
29)	Statutory / Agreement Payments	Rancho Santiago Comm. College	Pymts per Section 33401/33607.5/33607.7	20,127,720.35	569,218.00	E		323,918.08					\$ 323,918
30)	Statutory / Agreement Payments	OC Dept. of Education	Pymts per Section 33401/33607.5/33607.7	4,235,592.38	125,595.00	E		70,624.34					\$ 70,624
31)	Statutory / Agreement Payments	OC Water District	Pymts per Section 33401/33607.5/33607.7	5,499,798.21	177,743.00	E		110,652.85					\$ 110,653
32)	Statutory / Agreement Payments	OC Sanitation District #2	Pymts per Section 33401/33607.5/33607.7	7,768,618.61	242,377.00	E		148,331.48					\$ 148,331
33)	Statutory / Agreement Payments	OC Sanitation District #7	Pymts per Section 33607.7	37,189.06	323.00	E		66.08					\$ 66
34)	Statutory / Agreement Payments	OC Transit Authority	Pymts per Section 33607.5/33607.7	432,474.54	8,079.00	E		4,336.56					\$ 4,337
35)	Statutory / Agreement Payments	OC Vector Control	Pymts per Section 33607.5/33607.7	172,666.40	2,938.00	E		1,448.64					\$ 1,449
36)	Statutory / Agreement Payments	OC Cemetary	Pymts per Section 33607.5/33607.7	77,484.25	1,469.00	E		804.43					\$ 804
37)	Statutory / Agreement Payments	City of Orange	Pymts per Section 33607.5/33607.7	14,389,136.65	214,466.00	E		37,176.31					\$ 37,176
38)	Pass Through Agreement	Anaheim City School District	Payments per Section 33401	5,025,000.06	136,612.00	E		55,087.94					\$ 55,088
39)	Pass Through Agreement	Anaheim Union HS District	Payments per Section 33401	3,150,627.56	85,933.00	E		34,990.98					\$ 34,991
40)	Pass Through Agreement	North OC Comm College District	Pymts per Section 33607.7	688,372.40	13,221.00	E		3,330.11					\$ 3,330
41)	Acquisition agreement	CHOCO Realty Corporation (CHOC H	Acquisition of public improvements	1,300,000	1,300,000	B	1,300,000						\$ 1,300,000
42)	Affordable Housing Loan	Citrus Grove Apartments	Property acquisition & construction	120,866	120,866	A			120,866				\$ 120,866
43)	Affordable Housing Loan	Serrano Woods	Property acquisition & construction	7,145,234	6,349,154	A	180,517	180,517	180,517	180,517	180,517	180,518	\$ 1,083,103
44)	HIP Grant - Chapman Ave.	Terminix	Fumigation	1,525	1,525	A							\$ -
45)	HIP Grant - Lincoln Ave.	JK Construction, Dynamic Termite	Housing rehab and fumigation	5,000	5,000	A							\$ -
46)	HIP Grants Other Prof & Consulting	various vendors	Lead testing, Credit reports, Property Inspections	1,459	1,459	A	122	122	122	122	122	122	\$ 732
47)	HIP Loan and Grant - Center St.	DHI and Dynamic Termite	Housing rehab and fumigation	5,158	5,158	A							\$ -
48)	HIP Loan - Palm Ave.	ASAP Contractor. Dynamic Termite	Housing rehab and fumigation	13,448	13,448	A							\$ -
49)	HIP Loan - Mabury Ave.	ASAP Contractor. Dynamic Termite	Housing rehab and fumigation	18,473	18,473	A							\$ -
50)	HIP Loans - Other Prof & Consulting	various vendors	Lead testing, Property Inspections	5,045	5,045	A	420	420	420	420	420	420	\$ 2,520
51)	HIP Loans - Loan Processing Fees	various vendors	Title reports, Credit reports	5,531	5,531	A	461	461	461	461	461	461	\$ 2,766
52)	Loan agreement	FHA LP	Hotel rehab loan	132,751	132,751	E							\$ -
53)	Loan agreement	Wahoo's - 234 West Chapman LLC	Loan for seismic upgrade	500,000	500,000	E							\$ -
54)	Mobile Home Rental Assist Program	Livia Puma	Rental Assistance	6,238	6,238	A	520	520	520	520	520	520	\$ 3,120
55)	Owner Participation Agreement	Southern Counties Oil Co.	Performance based financial assistance	18,000,000	2,000,000	E							\$ -
56)	Participation Agreement	Enterprise Car Sales	Agreement reimbursing for lease increases	192,898	32,405	E	32,405						\$ 32,405
57)	Promissory Note	Orange City Mills	Promissory note based on performance	10,700,000	1,559,675	E			800,000				\$ 800,000
58)	Property Acquisition	Simon Mills	Construction of public roadway	4,800,000	4,800,000	B							\$ -
59)	SBA Loan	Cypress Almond	Loan for commercial property improvement	21,135	21,135	E							\$ -
60)	SBA Loan	Haven Gastropub	Loan for commercial property improvement	20,675	20,675	E	20,675						\$ 20,675
61)	SBA Loan	Glen & Steven Nelson	Loan for commercial façade renovation	184,455	184,455	E							\$ -
Totals - This Page (2)				\$ 290,827,935	\$ 24,427,735		\$ 1,535,120	\$ 4,334,524	\$ 1,102,906	\$ 182,040	\$ 182,040	\$ 182,041	\$ 7,518,670

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62)	Consulting Services	Converse Consultants	Environmental studies	6,640	6,640	E							\$ -
63)	Consulting Services	Davidovitz & Bennett	Legal services for Yorba Park	30,000	30,000	E	2,972	2,972	2,972	2,972	2,972	2,972	\$ 17,832
64)	Consulting Services	Gregory Beam & Assoc	Legal services for Royer/Cask & Cleaver	2,072	2,072	E	2,072						\$ 2,072
65)	Consulting Services	Griffin Structures, Inc.	Project mgmt for Metrolink Parking Project	129,445	129,445	E, F							\$ -
66)	Consulting Services	Hogel- Ireland	Community Outreach materials ("At A Glance")	246	246	E							\$ -
67)	Consulting Services	Jeff Cole Productions	Video production services	6,200	6,200	E	6,200						\$ 6,200
68)	Consulting Services	Jeff Cole Productions	Video production services	3,679	3,679	E							\$ -
69)	Consulting Services	Jones Lang Lasalle	Marketing outreach for Metrolink Parking	9,499	9,499	E							\$ -
70)	Consulting Services	Kane Balmer & Berkman	Legal services for RDA (2010 PO)	31,942	31,942	E	2,662	2,662	2,662	2,662	2,662	2,662	\$ 15,972
71)	Consulting Services	Kane Balmer & Berkman	Legal services for RDA (2011 PO)	88,125	88,125	E	7,343	7,343	7,343	7,343	7,343	7,343	\$ 44,058
72)	Consulting Services	Kane Balmer & Berkman	Legal services for Housing projects	61,875	61,875	A	1,718	1,718	1,718	1,718	1,718	1,718	\$ 10,308
73)	Consulting Services	LPA Inc	Design services for Metrolink Parking	1,747,559	1,747,559	E, F							\$ -
74)	Consulting Services	PKF Consulting	Ayres Hotel naming rights study	8,000	8,000	E							\$ -
75)	Consulting Services	PM Group	"Our Orange" design & production	37,530	37,530	E							\$ -
76)	Consulting Services	Reedcorp Engineering	Plaza electrical services	900	900	E							\$ -
77)	Consulting Services	Resch Polster & Berger	Attorney Services Agreement with Jeff Rabin	4,300	4,300	E							\$ -
78)	Consulting Services	Richards,Watson & Gershon	Legal services	956	956	E							\$ -
79)	Consulting Services	Shulman Hodges & Bastian	Legal services for commercial loans	7,456	7,456	E	3,728			3,728			\$ 7,456
80)	Consulting Services	Sierra Display	Street banner design & manufacturing	8,022	4,192	E	2,730				1,462		\$ 4,192
81)	Consulting Services	Stephen Copenhagen	Financial analysis	10,000	10,000	E							\$ -
82)	Consulting Services	The Arroyo Group	Preparation of Santa Fe Depot Specific Plan	129,426	129,426	E, F	19,914	19,914	19,914	19,914	19,914	19,914	\$ 119,484
83)	Consulting Services	Thielmann Engineers	Engineering services (2009 PO)	5,500	5,500	E							\$ -
84)	Consulting Services	Thielmann Engineers	Engineering services (2011 PO)	15,000	15,000	E	2,000						\$ 2,000
85)	Consulting Services	Tierra West Advisors	Financial analysis for RDA	25,000	25,000	E	1,667	1,667	1,667	1,667	1,667	1,667	\$ 10,002
86)	Consulting Services	Tierra West Advisors	Financial analysis for housing	22,591	22,591	A							\$ -
87)	Data subscription service	Core Logic	Win 2 Data data subscription service	8,500	8,500	E							\$ -
88)	Data subscription service	HdL, Coren & Cone	HdL property tax database service - ED	12,464	12,464	E	2,077		2,077		2,077		\$ 6,231
89)	Data subscription service	HdL, Coren & Cone	HdL property tax database service - Housing	3,116	3,116	A	519		519		519		\$ 1,557
90)	Maintenance Services	CAM	Monthly maintenance of Agency owned property	58,313	58,313	E, F							\$ -
91)	Maintenance Services	CAM	As needed maint of Agency owned property	50,000	50,000	E, F							\$ -
92)	Maintenance Services	Nieves Landscape	Landscape maint of parking lots & Fire Prev bldg	8,884	8,884	E	741	741	741	741	741	741	\$ 4,446
93)	Maintenance Services	Select Heating & Air	Depot building HVAC replacement	13,960	13,960	E, F							\$ -
94)	Maintenance Services	West Coast Arborists	Tree trimming at Agency owned parking lots	9,033	9,033	E	4,516						\$ 4,516
95)	Property management services	Preferred Real Estate Mgmt	Royer building monthly management services	6,900	6,900	F	575	575	575	575	575	575	\$ 3,450
96)	Property management services	Preferred Real Estate Mgmt	Grand apts monthly management services	6,900	6,900	F	575	575	575	575	575	575	\$ 3,450
97)	Property sublease	Samuel Franciosa	Lease & sublease agreement	57,902	57,902	E	9,917	9,917					\$ 19,834
98)	Weed abatement services	Pestmaster Services	Weed abatement of Agency- owned property	10,538	10,538	E	878	878	878	878	878	878	\$ 5,268
Totals - This Page (3)				\$ 2,638,473	\$ 2,634,643		\$ 72,804	\$ 48,962	\$ 41,641	\$ 42,773	\$ 43,103	\$ 39,045	\$ 288,328
Totals - Page 1				\$ 238,516,873	\$ 18,251,284		\$ 2,588,849	\$ 1,986,980	\$ 235,084	\$ 550,084	\$ 647,906	\$ 235,084	\$ 6,243,987
Totals - Page 2				\$ 290,827,935	\$ 24,427,735		\$ 1,535,120	\$ 4,334,524	\$ 1,102,906	\$ 182,040	\$ 182,040	\$ 182,041	\$ 7,518,670
Totals - All Pages				\$ 531,983,281	\$ 45,313,662		\$ 4,196,773	\$ 6,370,466	\$ 1,379,631	\$ 774,897	\$ 873,049	\$ 456,170	\$ 14,050,985

Line Items 55, 65, 73, 90, 91 on the Preliminary Draft of an Initial Recognized Obligation Payment Schedule were not approved by the Agency Board; no payments were authorized for January - June 2012.