

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ONTARIO REDEVELOPMENT AGENCY

AGENDA

THURSDAY, AUGUST 23, 2012 AT 10:00 AM

**COMMUNITY CONFERENCE ROOMS #1 & #2
CITY HALL, 303 EAST "B" STREET, ONTARIO, CA, 91764**

Call to order:

Roll Call

Pledge of Allegiance

Public Comment

1. Approval of Minutes for the Regular Meeting of June 28, 2012 and July 26, 2012
2. A Resolution Approving a Maintenance Services Agreement between the Successor Agency to the Ontario Redevelopment Agency and Brinkman Corporation.

RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE ONTARIO
REDEVELOPMENT AGENCY APPROVING A
MAINTENANCE SERVICES AGREEMENT WITH
BRICKMAN CORPORATION

3. A Resolution Approving a Professional Services Agreement between the Successor Agency to the Ontario Redevelopment Agency and Keyser Marston Associates, Inc.

RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE ONTARIO
REDEVELOPMENT AGENCY APPROVING A
PROFESSIONAL SERVICES AGREEMENT WITH KEYSER
MARSTON ASSOCIATES, INC.

4. A Resolution Approving a Recognized Obligation Payment Schedule for the time period from January 1, 2013 through June 30, 2013

RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED ONTARIO REDEVELOPMENT AGENCY, APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE TIME PERIOD FROM JANUARY 1, 2013, THROUGH JUNE 30, 2013, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(l)

5. A Resolution Approving the Sale of Real Property from the City of Ontario to Sea Partners, LLC.

RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ONTARIO REDEVELOPMENT AGENCY APPROVING THE SALE OF REAL PROPERTY OWNED BY THE CITY OF ONTARIO TO SEA PARTNERS, LLC.

6. Oversight Board Member Comments
7. Adjournment

MOTION: Moved by Vice Chair Olhasso, seconded by Board Member Undercoffer to approve the minutes of May 24, 2012, as presented. The foregoing motion carried by unanimous vote with Espinoza and Koopman absent.

2. A Resolution Approving the Sale of Real Property from the City of Ontario to Westates De Oro, LLC.

Economic Development Director Andrews explained that the proposed Resolution approves the sale of a 53,579 square foot site at the southeast corner of Euclid Avenue and Holt Boulevard. He further explained that this particular property had been assembled over a period of years to facilitate development in the downtown area. He noted for clarification that for the past of eight or ten years it had been improved with some minor landscaping. Mr. Andrews indicated that the adjacent property had been identified as a site to provide parking in the downtown district, and the easement discussed in this item was needed to entitle that project. He presented the proposed plot plan and elevations approved by the Planning Commission for this site, noting that it include a three story, 57,930 square foot building and 43 parking spaces on site.

Economic Development Director Andrews then highlighted the terms of the development agreement for this project with the site being conveyed to the developer for \$527,750, the easement being conveyed for \$145,000 for parking, with prices confirmed by appraisals. He explained that the developer will build the project pursuant to City standards, and the City will construct the parking improvements in the easement. The parking project is currently estimated at \$300,000 with any additional costs to be paid by the land sale proceeds. He indicated that if this transaction is approved by the Oversight Board, in notifications to the Department of Finance, a portion of the funds would be designated to fund parking improvements; as was included in the Cooperation Agreement sent to the Department of Finance last month. Mr. Andrews noted that, once completed, the improvements will generate taxes to the City and other taxing agencies and allow for continued ongoing revitalization in the downtown district.

Vice Chair Olhasso noted that the County had been in discussion to otherwise occupy this site; but clarified that she had no control over those departments, so she did not see a conflict of interest in voting on this matter.

Board Member Undercoffer referred to the agenda report and inquired if the Redevelopment Agency had in fact conveyed this property to the City in February, 2012. Economic Development Director Andrews indicated that there was a typographical error in the report and it was actually conveyed to the City in February, 2011, pursuant to a cooperation agreement.

MOTION: Moved by Board Member Bertucci, seconded by Board Member Richardson to adopt Resolution No. OOB-008. The foregoing motion carried by unanimous vote with Espinoza and Koopman absent.

3. Oversight Board Member Comments

Board Member Undercoffer inquired as to future actions for the Oversight Board. Economic Development Director Andrews indicated that staff is working to bring a number of properties like the one presented today for future development opportunities. He further indicated that there were a number of remnant parcels left over from other projects, as staff wants to bring a policy to the Board for disposition of those properties. He noted that there are other sites at Mountain Avenue and Sixth Street and one on Holt Avenue which are being negotiated to establish productive uses and generate revenues.

Board Member Undercoffer further inquired if the ROPS were now complete. Mr. Andrews indicated that they were complete for now, but more would come to the Board in September.

4. ADJOURNMENT

Chairman Boling adjourned the Oversight Board meeting at 10:15 a.m. to the next regularly scheduled meeting of July 26, 2012.

Respectfully submitted:

OVERSIGHT BOARD SECRETARY

APPROVED:

AL C. BOLING, CHAIRMAN
ONTARIO OVERSIGHT BOARD

**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE ONTARIO REDEVELOPMENT AGENCY**

MINUTES

THURSDAY, JULY 26, 2012

(Not Official until approved)

The Regular Meeting scheduled for July 26, 2012, was cancelled due to lack of agenda items. The next regular meeting will be held on August 23, 2012, in the Ontario City Hall Community Conference Rooms, 303 East "B" Street, Ontario, California.

Respectfully submitted:

OVERSIGHT BOARD SECRETARY

APPROVED:

AL C. BOLING, CHAIRMAN
ONTARIO OVERSIGHT BOARD

**OVERSIGHT BOARD
FOR THE SUCCESSOR AGENCY
TO THE ONTARIO REDEVELOPMENT AGENCY**

*STAFF REPORT
AGENDA ITEM 2*

Meeting Date: August 23, 2012

Subject: Approval of a Professional Services Agreement with Brinkman Corporation.

Recommended Action:

That the Oversight Board of the Successor Agency to the Ontario Redevelopment Agency adopt a Resolution approving a Maintenance Services Agreement with Brinkman Corporation for the on-going maintenance of real property formerly held by the Redevelopment Agency.

Background:

In May 2012, proposals were solicited for landscape maintenance services for Redevelopment Successor Agency properties located throughout the City. Five (5) proposals were received under the competitive bidding process that met bid criteria and the standards necessary to perform this work. Brickman Corporation located in Upland, California, submitted a proposal that met all the required specifications with an annual total of \$86,276. Based on the proposal, credentials, pricing and favorable references, staff recommends approval of a Maintenance Services Agreement with Brickman Corporation.

Fiscal Impact:

The total cost of the proposed Brickman Corporation Maintenance Services Agreement is \$258,828 over three (3) years. The maintenance cost will be funded by the Redevelopment Property Tax Trust Fund and the total amount is consistent with the Successor Agency's annual base budget appropriations.

RESOLUTION NO. _____

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO
THE ONTARIO REDEVELOPMENT AGENCY APPROVING A MAINTENANCE
SERVICES AGREEMENT WITH BRICKMAN CORPORATION**

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Ontario (“Successor Agency”) is the successor agency to the former Ontario Redevelopment Agency (“RDA”); and

WHEREAS, since the dissolution of the RDA, the Successor Agency received and has maintained former RDA facilities/properties located throughout the City of Ontario (“Properties”) until such time as the Successor Agency is able to dispose of the Properties in accordance with the requirements of AB X1 26 and AB 1484; and

WHEREAS, Health and Safety Code section 34177.3(b) authorizes the Successor Agency to enter into agreements to conduct the work of winding down the RDA, subject to the approval of the Oversight Board; and

WHEREAS, the Agreement is necessary for the Successor Agency to ensure the continued maintenance of the Properties, thereby ensuring that the Successor Agency is able to dispose of the Properties in accordance with AB X1 26 and AB 1484 for a maximum value.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ONTARIO REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AND FIND 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. Approval of the Agreement. The Oversight Board hereby approves and adopts that certain Agreement dated July 1, 2012.

Section 3. 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 it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 4. Certification. The City Clerk of the City of Ontario, acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

Section 5. 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 five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST:

Oversight Board Secretary

**OVERSIGHT BOARD
FOR THE SUCCESSOR AGENCY
TO THE ONTARIO REDEVELOPMENT AGENCY**

*STAFF REPORT
AGENDA ITEM 3*

Meeting Date: August 23, 2012

Subject: Approval of a Professional Services Agreement with Keyser Marston Associates, Inc.

Recommended Action:

That the Oversight Board of the Successor Agency to the Ontario Redevelopment Agency adopt a Resolution approving a Professional Services Agreement with Keyser Marston Associates, Inc. for the on-going real estate and economic/fiscal analysis services.

Background:

Pursuant to Assembly Bill X1 26 and Assembly Bill 1484, the Successor Agency to the former Redevelopment Agency has a responsibility to pursue the disposition of all real property formerly held by the former Redevelopment Agency. As part of the Redevelopment Agency's dissolution process the Successor Agency will have the obligation to prepare a long-range asset management plan aimed at expeditiously conveying the real estate while maximizing value. As a result, Successor Agency staff will require additional resources to manage and implement the long-range asset management plan and other matters related to the unwinding of the former Redevelopment Agency and based on Keyser Marston's credentials, pricing and favorable references, staff recommends approval of a Professional Services Agreement with Keyser Marston Associates, Inc.

Fiscal Impact:

The total cost of the proposed Keyser Marston Associates, Inc. Professional Services Agreement is not to exceed \$50,000 over two (2) consecutive years. The expenditure will be funded by the Redevelopment Property Tax Trust Fund and the total amount is consistent with the Successor Agency's annual base budget appropriations.

RESOLUTION NO. _____

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO
THE ONTARIO REDEVELOPMENT AGENCY APPROVING A MAINTENANCE
SERVICES AGREEMENT WITH KEYSER MARSTON ASSOCIATES, INC.**

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Ontario (“Successor Agency”) is the successor agency to the former Ontario Redevelopment Agency (“RDA”); and

WHEREAS, since the dissolution of the RDA, the Successor Agency received and has maintained former RDA facilities/properties located throughout the City of Ontario (“Properties”) until such time as the Successor Agency is able to dispose of the Properties in accordance with the requirements of AB X1 26 and AB 1484; and

WHEREAS, Health and Safety Code section 34177.3(b) authorizes the Successor Agency to enter into agreements to conduct the work of winding down the RDA, subject to the approval of the Oversight Board; and

WHEREAS, the Agreement is necessary for the Successor Agency to ensure that prior to the conveyance of any of the former RDA facilities/properties a comprehensive financial analysis is undertaken on each individual proposed transaction, thereby ensuring that the Successor Agency is able to dispose of the Properties in accordance with AB X1 26 and AB 1484 for maximum value.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ONTARIO REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AND FIND 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. Approval of the Agreement. The Oversight Board hereby approves and adopts that certain Agreement dated July 1, 2012.

Section 3. 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 it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 4. Certification. The City Clerk of the City of Ontario, acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

Section 5. 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 five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST:

Oversight Board Secretary

**OVERSIGHT BOARD
FOR THE SUCCESSOR AGENCY
TO THE ONTARIO REDEVELOPMENT AGENCY**

*STAFF REPORT
AGENDA ITEM 4*

Meeting Date: August 23, 2012

Subject: Approval of a Recognized Obligation Payment Schedule for the time period from January 1, 2013, through June 30, 2013.

Recommended Action:

That the Oversight Board of the Successor Agency to the dissolved Ontario Redevelopment Agency adopt a Resolution approving a Recognized Obligation Payment Schedule for the time period from January 1, 2013, through June 30, 2013, pursuant to Health and Safety Code section 34177(l).

Background

Pursuant to Health and Safety Code section 34172, the Ontario Redevelopment Agency ("Agency") was dissolved as of February 1, 2012. The City of Ontario ("Successor Agency") is the successor agency of the Agency. The Oversight Board is responsible for approving the actions of the Successor Agency pursuant to Health and Safety Code Section 34179.

Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code Section 34177(l) the Successor Agency's responsibility is to prepare a Recognized Obligation Payment Schedule ("ROPS"), listing all of the outstanding debts and obligations of the former Agency for each six month period beginning with the period from January 1, 2013, through June 30, 2013 ("Third ROPS").

Upon Oversight Board approval, the Successor Agency should provide a copy of the approved Third ROPS to the Auditor-Controller, the State of California Controller and the California State Department of Finance ("DOF"), and post the approved Third ROPS on the Successor Agency's website.

Pursuant to Health and Safety Code Section 34179(h), because the DOF may review Oversight Board actions, the Oversight Board's actions to approve the Third ROPS are not in effective for five (5) days, pending a request for review by the DOF.

Fiscal Impact

No funds are involved with the approval of the Third ROPS. The ROPS simply lists outstanding obligations of the dissolved Agency that are to be performed by the Successor Agency with property tax increment revenues to be allocated to the Successor Agency, subject to the payment priority provisions of Part 1.85 of Division 24 of the Health and Safety Code. In addition, no funds are involved with the approval of the Budget.

RESOLUTION NO. ____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED ONTARIO REDEVELOPMENT AGENCY, APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE TIME PERIOD FROM JANUARY 1, 2013, THROUGH JUNE 30, 2013, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(l)

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Ontario (“Successor Agency”) is the successor agency to the dissolved Ontario Redevelopment Agency (“Agency”), confirmed by Resolution No 2012-001 adopted on January 10, 2012; and

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

WHEREAS, Health and Safety Code section 34177(l)(1) requires the Successor Agency to prepare a draft of a “recognized obligation payment schedule” (“ROPS”) listing outstanding obligations of the Agency to be performed by the Successor Agency during the time period from January 1, 2013, through June 30, 2013; and

WHEREAS, Health and Safety Code section 34177(l)(2) requires the Successor Agency to submit the draft of the ROPS to County of San Bernardino Administrative Officer, the County of San Bernardino Auditor-Controller and the Department of Finance concurrently with its submittal of the ROPS to the Oversight Board for approval; and

WHEREAS, upon approval by the Oversight Board, Health and Safety Code section 34177(l)(2) requires the Successor Agency to submit the approved ROPS to the County of San Bernardino Auditor-Controller, the California State Controller, and the State of California Department of Finance no later than September 1, 2012, and post the approved ROPS on the Successor Agency’s website; and

WHEREAS, Health and Safety Code section 34180(g) requires the Oversight Board to approve the Successor Agency’s establishment of the ROPS prior to the Successor Agency acting upon the ROPS; and

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED ONTARIO REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AND FIND 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 ROPS 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. The City Clerk of the City of Ontario, acting on

behalf of the Oversight Board, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of the ROPS. The Oversight Board hereby approves and adopts the ROPS, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code sections 34177 and 34180.

Section 4. Implementation. The Oversight Board hereby directs the Successor Agency to submit copies of the ROPS approved by the Oversight Board to the County of San Bernardino Auditor-Controller, the State of California Controller and the State of California Department of Finance after the effective date of this Resolution, or, if the State of California Department of Finance requests review of the ROPS prior to the effective date of this Resolution, upon approval of the ROPS by the State of California Department of Finance, and to post the ROPS on the Successor Agency's website.

Section 5. 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 6. Certification. The City Clerk of the City of Ontario, acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

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 five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST:

Oversight Board Secretary

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

[Attached behind this page]

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: City of Ontario

	Total Outstanding Debt or Obligation
Outstanding Debt or Obligation	\$ 622,414,909
Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	10,889,768
B Enforceable Obligations Funded with RPTTF	15,665,064
C Administrative Allowance Funded with RPTTF	469,952
D Total RPTTF Funded (B + C = D)	16,135,016
Total Current Period Outstanding Debt or Obligation (A + B + C = E) Should be same amount as ROPS form six-month total	\$ 27,024,784
E Enter Total Six-Month Anticipated RPTTF Funding (Obtain from county auditor-controller)	16,135,016
F Variance (D - E = F) Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding	\$ -
Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF (Should be the lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)	28,513,078.00
H Enter Actual Obligations Paid with RPTTF	23,711,911.71
I Enter Actual Administrative Expenses Paid with RPTTF	2,123,064.00
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	2,678,102.29
K Adjusted RPTTF (The total RPTTF requested shall be adjusted if actual obligations paid with RPTTF are less than the estimated obligation amount.)	\$ 13,456,913.71

Certification of Oversight Board Chairman:
Pursuant to Section 34177(m) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named agency.

Name	Title
Signature	Date

DRAFT

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)

January 1, 2013 through June 30, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
	Grand Total						\$ 622,414,909	\$ 73,573,180	10,889,767.86	\$ -	\$ -	469,952.00	\$ 15,665,064.03	\$ -	27,024,783.89
1	Convention Center / 1993 Tax Allocation Bonds	06/01/1993	08/01/2025	US Bank & Trust	Senior Parity Debt re: construction of a convention center	Merged Project Area	96,533,642.28	5,575,812.00					2,667,078.00		2,667,078.00
2	Project Area No. 1 / 1995 Tax Allocation Bonds	08/01/1995	08/01/2025	US Bank & Trust	Senior Parity Debt re: development of Project Area No. 1	Merged Project Area	10,345,618.00	505,062.00					242,502.00		242,502.00
3	Project Area No. 1, Center City & Cimarron / 2002 Revenue Bonds	02/01/2002	08/01/2017	US Bank & Trust	Senior Parity Debt re: refinance 1992 Revenue Bonds and finance additional redevelopment activities of the Agency	Merged Project Area	22,851,103.18	4,255,162.51					146,003.13		146,003.13
4	Low/Mod Housing / 2002 Housing Set-Aside Loan from Fannie Mae	02/01/2002	08/01/2029	US Bank & Trust	Senior Parity Debt re: increase, improve and preserve the community's supply of low/mod income housing available	Merged Project Area	18,677,942.55	1,044,368.76					308,369.05		308,369.05
5	Soccer Complex / 2007 Lease Revenue Bonds	08/21/2007	07/01/2036	US Bank & Trust	Senior Parity Debt re: construction of 20 acre soccer complex	Merged Project Area	32,955,875.00	768,250.00					-		-
6	Baxter Distribution Center / 1990 DDA Agreement	04/18/1990	Sooner of: 1) 26 yrs after start of development; 2)sales tax fall below \$500,000; 3)total repayment funds reach \$53million	Cardinal Health Care	Third Party Obligation/Contract re: facility and public improvements	Merged Project Area	32,613,097.00	1,200,000.00					1,200,000.00		1,200,000.00
7	Staples Sales & Distribution / 2009 Facility Upgrade Loan Agreement	06/16/2009	01/01/2017	Staples	Third Party Obligation/Contract re: covenant for continuation and expansion of business operations	Merged Project Area	10,200,000.00	2,400,000.00					2,400,000.00		2,400,000.00
8	MedCal Sales Location / 2005 Location Agreement	08/01/2005	07/31/2025	MedCal	Third Party Obligation/Contract re: facility and relocation costs	Merged Project Area	57,201,217.00	1,665,153.00					832,576.50		832,576.50
9	Toyota Distribution Center / 1993 Participation Agreement	12/10/1993	15 year limit at start of the first payment	Toyota	Third Party Obligation/Contract re: facility upgrades and jobs creation	Merged Project Area	3,650,000.00	80,000.00					80,000.00		80,000.00
10	Ontario Airport Towers / 2007 Owners Participation Agreement	09/04/2007	09/14/2037	Ontario Airport Center, LLC	Third Party Obligation/ Contract re: public infrastructure improvements	Merged Project Area	2,500,000.00	250,000.00					250,000.00		250,000.00
11	Sea Partners, 610 East Holt Blvd / 2011 DDA Agreement	02/01/2011	12/31/2013	Sea Partners	Third Party Obligation/ Contract re: public infrastructure improvements	Merged Project Area	410,000.00	410,000.00					410,000.00		410,000.00
12	Edwards Theatres / 2002 DDA Agreement	08/20/2002	08/20/2015	Edwards Theatres, Inc.	Third Party Obligation/ Contract re: facility improvements	Merged Project Area	245,000.00	245,000.00					245,000.00		245,000.00
13	Auditing Services / 2008 Professional Services Agreement	08/19/2009	06/30/2012	Lance, Soll & Lungard	Third Party Obligation/Contract re: audit services and preparation of financial reports	Merged Project Area	16,571.00	16,571.00					6,000.00		6,000.00
14	Auditing Services / 2012 Professional Services Agreement			Lance, Soll & Lungard or Rogers, Anderson, Malody & Scott, LLP	Third Party Obligation/Contract re: due diligence review per H&S Section 34179.6(a)	Merged Project Area	25,000.00	25,000.00					25,000.00		25,000.00
15	Personnel Costs	various employee hire dates	No End Term Date	City of Ontario	Project Direct Personnel Costs re: Redevelopment employees	Merged Project Area	35,071,375.00	388,300.00					194,165.00		194,165.00
16	Personnel Costs	various employee hire dates	No End Term Date	Vision Service Plan	Project Direct Personnel Costs re: Redevelopment employee health benefits	Merged Project Area	189,673.00	2,100.00					1,050.00		1,050.00
17	Ongoing Projects/Programs	various property acquisition dates	No End Term Date	City of Ontario - Utilities Department	Operational / Project Direct related expenses	Merged Project Area	93,750.00	93,750.00					46,875.00		46,875.00
18	Ongoing Projects/Programs	01/01/2012	No End Term Date	Federal Express	Operational / Project Direct related expenses	Merged Project Area	100.00	100.00					50.00		50.00
19	Ongoing Projects/Programs	01/01/2012	No End Term Date	Inland Valley Daily Bulletin	Operational / Project Direct related expenses	Merged Project Area	12,000.00	12,000.00					6,000.00		6,000.00
20	Ongoing Projects/Programs	08/20/2001	No End Term Date	Rapid Express Delivery	Operational / Project Direct related expenses	Merged Project Area	100.00	100.00					50.00		50.00
21	Ongoing Projects/Programs	various employee hire dates	No End Term Date	Redevelopment Agency Employees	Operational / Project Direct related expenses	Merged Project Area	10,000.00	10,000.00					5,000.00		5,000.00
22	Ongoing Projects/Programs	11/02/2007	06/30/2013	Shred-It San Bernardino	Operational / Project Direct related expenses	Merged Project Area	200.00	200.00					100.00		100.00
23	Ongoing Projects/Programs	07/01/2009	No End Term Date	Slim's Key Shop	Operational / Project Direct related expenses	Merged Project Area	250.00	250.00					125.00		125.00
24	Ongoing Projects/Programs	02/29/2012	No End Term Date	Southern California Bindery and Mailing, Inc.	Operational / Project Direct related expenses	Merged Project Area	2,000.00	2,000.00					1,000.00		1,000.00
25	Ongoing Projects/Programs	various property acquisition dates	No End Term Date	Southern California Edison	Operational / Project Direct related expenses	Merged Project Area	2,500.00	2,500.00					1,250.00		1,250.00
26	Ongoing Projects/Programs	various property acquisition dates	No End Term Date	Southern California Gas Company	Operational / Project Direct related expenses	Merged Project Area	1,000.00	1,000.00					500.00		500.00
27	Ongoing Projects/Programs	07/01/2011	No End Term Date	Staples Advantage	Operational / Project Direct related expenses	Merged Project Area	5,000.00	5,000.00					2,500.00		2,500.00
28	Ongoing Projects/Programs	09/08/2010	No End Term Date	US Bank	Operational / Project Direct related expenses	Merged Project Area	40,000.00	40,000.00					20,000.00		20,000.00
29	Redevelopment Issued Bonds	various bond issue dates	08/01/2025	US Bank & Trust	Operational / Project Direct related expenses	Merged Project Area	15,000.00	15,000.00					7,500.00		7,500.00
30	Low/Mod Housing / 2002 Housing Set-Aside Loan from Fannie Mae	02/01/2002	08/01/2029	US Bank & Trust	Operational / Project Direct related expenses	Merged Project Area	1,400.00	1,400.00					700.00		700.00
31	Ongoing Projects/Programs	10/10/2000	No End Term Date	Us Postmaster	Operational / Project Direct related expenses	Merged Project Area	10,000.00	10,000.00					5,000.00		5,000.00

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
32	Ongoing Projects/Programs	01/17/2006	No End Term Date	Verizon Wireless	Operational / Project Direct related expenses	Merged Project Area	1,000.00	1,000.00					500.00		500.00
33	Ongoing Projects/Programs	07/01/2012	06/30/2015	Brinkman	Property Asset Maintenance Services	Merged Project Area	86,276.00	86,276.00					43,138.00		43,138.00
34	Ongoing Projects/Programs	07/01/2011	12/31/2015	Dewey Services, Inc.	Property Asset Maintenance Services	Merged Project Area	550.00	550.00					275.00		275.00
35	Ongoing Projects/Programs	07/01/2007	12/31/2014	Marx Brothers Fire Extinguisher Company	Property Asset Maintenance Services	Merged Project Area	250.00	250.00					125.00		125.00
36	Ongoing Projects/Programs	07/01/2007	12/31/2014	Mijac Alarm Systems	Property Asset Maintenance Services	Merged Project Area	500.00	500.00					250.00		250.00
37	Ongoing Projects/Programs	06/02/2004	No End Term Date	The Ontario Centers Owners Association	Property Asset Maintenance Services	Merged Project Area	50,000.00	50,000.00					25,000.00		25,000.00
38	Ongoing Projects/Programs	07/01/2007	12/31/2014	Western Allied Corporation	Property Asset Maintenance Services	Merged Project Area	2,000.00	2,000.00					1,000.00		1,000.00
39	Ongoing Projects/Programs	08/21/2007	06/30/2015	Albert A. Webb Associates	Property Disposition Services	Merged Project Area	200,000.00	105,000.00					52,500.00		52,500.00
40	Ongoing Projects/Programs	03/10/1997	No End Term Date	Best, Best & Kreiger	Property Disposition Services	Merged Project Area	250,000.00	250,000.00					125,000.00		125,000.00
41	Ongoing Projects/Programs	06/21/2011	06/30/2014	Converse Consultants	Property Disposition Services	Merged Project Area	100,000.00	100,000.00					50,000.00		50,000.00
42	Ongoing Projects/Programs	06/21/2011	06/30/2014	Fidelity National Title	Property Disposition Services	Merged Project Area	50,000.00	50,000.00					25,000.00		25,000.00
43	Ongoing Projects/Programs	06/21/2011	06/30/2014	Hennessey & Hennessey	Property Disposition Services	Merged Project Area	100,000.00	100,000.00					50,000.00		50,000.00
44	Ongoing Projects/Programs	06/21/2011	06/30/2014	Integra Ellis Group	Property Disposition Services	Merged Project Area	100,000.00	100,000.00					50,000.00		50,000.00
45	Ongoing Projects/Programs	09/06/2006	No End Term Date	Kane Ballmer & Berkman	Property Disposition Services	Merged Project Area	142,500.00	142,500.00					71,250.00		71,250.00
46	Ongoing Projects/Programs	04/28/2008	06/30/2013	Keyser Marston & Associate	Property Disposition Services	Merged Project Area	100,000.00	100,000.00					50,000.00		50,000.00
47	Ongoing Projects/Programs	09/21/2010	06/30/2015	Onyx Architects, Inc.	Property Disposition Services	Merged Project Area	200,000.00	200,000.00					100,000.00		100,000.00
48	Ongoing Projects/Programs	08/21/2010	06/30/2015	Pfeiler & Associates Engineers, Inc.	Property Disposition Services	Merged Project Area	200,000.00	200,000.00					100,000.00		100,000.00
49	Ongoing Projects/Programs	05/26/2010	06/30/2013	Rosenow Spevacek Group, Inc. (RSQ, Inc.)	Property Disposition Services	Merged Project Area	100,000.00	100,000.00					50,000.00		50,000.00
50	Ongoing Projects/Programs	10/21/2008	06/30/2014	RP Laurain & Associates	Property Disposition Services	Merged Project Area	100,000.00	100,000.00					50,000.00		50,000.00
51	Ongoing Projects/Programs	06/16/2008	06/30/2015	RTKL	Property Disposition Services	Merged Project Area	200,000.00	200,000.00					100,000.00		100,000.00
52	Ongoing Projects/Programs	10/21/2008	06/30/2014	Stewart Title Company	Property Disposition Services	Merged Project Area	100,000.00	100,000.00					50,000.00		50,000.00
53	Ongoing Projects/Programs	06/01/2008	06/30/2013	Tierra West	Property Disposition Services	Merged Project Area	100,000.00	100,000.00					50,000.00		50,000.00
54	Ongoing Projects/Programs	05/17/2010	06/30/2013	Urban Futures	Property Disposition Services	Merged Project Area	100,000.00	100,000.00					50,000.00		50,000.00
55	Ongoing Projects/Programs	08/21/2007	06/30/2013	Willdan Associates, Inc.	Property Disposition Services	Merged Project Area	200,000.00	200,000.00					100,000.00		100,000.00
56	Auto Center / 2011 Co-op Agreement	02/15/2011	No End Term Date	City of Ontario	Auto Center sign improvements	Merged Project Area	110,000.00	110,000.00					11,000.00		11,000.00
57	Piemonte Site / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Piemonte Site public improvements	Merged Project Area	20,000,000.00	2,000,000.00					200,000.00		200,000.00
58	North Mountain Corridor / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	North Mountain Corridor public improvements	Merged Project Area	4,000,000.00	400,000.00					40,000.00		40,000.00
59	Misson/Grove Site / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Mission/Grove Site public improvements	Merged Project Area	500,000.00	100,000.00					10,000.00		10,000.00
60	Holt/Euclid Site / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Holt/Euclid Site public improvements	Merged Project Area	4,000,000.00	800,000.00					80,000.00		80,000.00
61	Holt/Melrose Site / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Holt/Melrose Site public improvements	Merged Project Area	300,000.00	60,000.00					6,000.00		6,000.00
62	East Holt Corridor / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	East Holt Corridor revitalization program / public improvements	Merged Project Area	4,000,000.00	400,000.00					40,000.00		40,000.00
63	Bank of Italy Building / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Former Bank of Italy (200 N. Euclid Ave) public improvements	Merged Project Area	4,000,000.00	800,000.00					80,000.00		80,000.00
64	Euclid Ave Landmark District / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Euclid Avenue Landmark District business attraction / public improvements	Merged Project Area	2,000,000.00	400,000.00					40,000.00		40,000.00
65	Historic Guasti Village / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Historic Guasti Village public improvements	Merged Project Area	60,000,000.00	12,000,000.00					1,200,000.00		1,200,000.00
66	Archibald/Guasti/City Transportation Center / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Archibald/Guasti Site/City Transportation Center acquisition / public improvements	Merged Project Area	25,500,000.00	2,550,000.00					255,000.00		255,000.00
67	Guasti Road / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Guasti Road improvements (east of Haven Avenue)	Merged Project Area	500,000.00	100,000.00					10,000.00		10,000.00
68	Parking Facilities / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Project Area public improvements / parking facilities	Merged Project Area	25,000,000.00	2,500,000.00					250,000.00		250,000.00
69	North Milliken Grade Separation / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	North Milliken Avenue Grade Separation right-of-way	Merged Project Area	250,000.00	50,000.00					5,000.00		5,000.00

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
70	Holt/Grove Widening / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Holt Blvd widening at Grove intersection and Grove between Holt and State	Merged Project Area	9,000,000.00	900,000.00					90,000.00		90,000.00
71	I-10 Freeway/Grove Ave Interchange / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	I-10 Freeway at Grove Avenue interchange right-of-way	Merged Project Area	50,000,000.00	3,333,333.33					333,333.33		333,333.33
72	Holt/Mountain Widening / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Holt Blvd widening at Mountain intersection +/- 400 feet all directions & right-of-way	Merged Project Area	4,000,000.00	400,000.00					40,000.00		40,000.00
73	Etiwanda/Airport Roadway/Signal Improvements / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Roadway and signal improvements on Etiwanda at Airport (City of Fontana is project lead)	Merged Project Area	750,000.00	75,000.00					7,500.00		7,500.00
74	Airport Drive Widening/Traffic Signal / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Airport Drive widening and installation of traffic signal at Airport and Kettering	Merged Project Area	3,500,000.00	350,000.00					35,000.00		35,000.00
75	Mountain Avenue Storm Drain / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Mountain Avenue storm drain from Fifth Street to State Street	Merged Project Area	10,000,000.00	1,000,000.00					100,000.00		100,000.00
76	South Campus Avenue Storm Drain / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	South Campus Avenue storm drain	Merged Project Area	5,000,000.00	500,000.00					50,000.00		50,000.00
77	Fourth Street Storm Drain / 2011 Cooperation Agreement	02/15/2011	No End Term Date	City of Ontario	Fourth Street storm drain	Merged Project Area	4,000,000.00	400,000.00					40,000.00		40,000.00
78	Redevelopment Issued Bonds	various bond issue dates	07/01/2036	Bank of New York Mellon	Operational / Project Direct related expenses	Merged Project Area	4,000.00	4,000.00					4,000.00		4,000.00
79	Baxter Distribution Center / 1998 Promissory Note	01/20/1998	12/18/2026	City of Ontario	Reimbursement agreement re: 1990 Baxter Healthcare DDA	Merged Project Area	3,500,000.00	350,000.00					350,000.00		350,000.00
80	Ontario Mills 2010 Owner Participation Agreement	06/10/2010	No End Term Date	Ontario Mills Limited Partnership	Improvements to Ontario Mills Shopping Center	Merged Project Area	2,089,799.02	2,089,799.02					2,089,799.02		2,089,799.02
81	Low-Mod Housing Projects/Programs / 2007Amended and Restated DDA	02/06/2007	To Completion	Ontario Housing Authority / Related Companies	A-1 & C-1 Affordable Housing Project (Snyder/Related Companies)	Merged Project Area	15,129,888.54	15,129,888.54	7,564,944.30						7,564,944.30
82	BEGIN Program / 2011 State of California Agreement	01/06/2011	03/31/2014	Various 1st Time Buyer Loans	Third Party Obligation/Contract re: 1st time homebuyer assistance program	Merged Project Area	1,290,643.00	1,290,643.00	1,290,643.00						1,290,643.00
83	Low-Mod Housing Projects/Programs	07/06/2010	No End Term Date	All Phases	Third Party Obligation/Contract re: Housing CARES program	Merged Project Area	22,125.00	22,125.00	11,062.50						11,062.50
84	Low-Mod Housing Projects/Programs	01/07/2011	No End Term Date	Cutting Edge	Third Party Obligation/Contract re: Housing CARES program	Merged Project Area	62,615.00	62,615.00	31,307.50						31,307.50
85	Low-Mod Housing Projects/Programs	07/06/2010	No End Term Date	Eric & Company	Third Party Obligation/Contract re: Housing CARES program	Merged Project Area	12,850.00	12,850.00	6,425.00						6,425.00
86	Low-Mod Housing Projects/Programs	Ongoing	No End Term Date	Innovation Kurbs Landscape Design	Third Party Obligation/Contract re: Housing CARES program	Merged Project Area	13,250.00	13,250.00	6,625.00						6,625.00
87	Low-Mod Housing Projects/Programs	07/06/2010	No End Term Date	Lanter Landscapes	Third Party Obligation/Contract re: Housing CARES program	Merged Project Area	655,330.32	655,330.32	327,665.16						327,665.16
88	Low-Mod Housing Projects/Programs	various dates	No End Term Date	Various Vendors	Third Party Obligation/Contract re: Housing CARES program	Merged Project Area	1,110,385.68	1,110,385.68	555,192.84						555,192.84
89	Low-Mod Housing Projects/Programs	09/15/2010	No End Term Date	Watkins Services Construcion Lanscape	Third Party Obligation/Contract re: Housing CARES program	Merged Project Area	96,154.00	96,154.00	48,077.00						48,077.00
90	Low-Mod Housing Projects/Programs	05/18/2010	No End Term Date	Youngs Painting	Third Party Obligation/Contract re: Housing CARES program	Merged Project Area	27,290.00	27,290.00	13,645.00						13,645.00
91	Personnel Costs	various employee hire dates	No End Term Date	City of Ontario	Project Direct Personnel Costs re: Housing Authority employees	Merged Project Area	33,948,017.00	375,863.00	187,931.50						187,931.50
92	Personnel Costs	various employee hire dates	No End Term Date	Vision Service Plan	Project Direct Personnel Costs re: Housing Authority employees health benefits	Merged Project Area	189,673.00	2,100.00	1,050.00						1,050.00
93	Low-Mod Housing Projects/Programs	various property acquisition dates	No End Term Date	City of Ontario - Utilities Department	Operational / Project Direct related expenses	Merged Project Area	50,675.00	50,675.00	25,337.50						25,337.50
94	Low-Mod Housing Projects/Programs	07/01/2011	12/31/2015	Dewey Services, Inc.	Operational / Project Direct related expenses	Merged Project Area	18,725.00	18,725.00	9,362.50						9,362.50
95	Low-Mod Housing Projects/Programs	Ongoing	No End Term Date	Federal Express	Operational / Project Direct related expenses	Merged Project Area	2,350.00	2,350.00	1,175.00						1,175.00
96	Low-Mod Housing Projects/Programs	04/03/2008	No End Term Date	G&K Services	Operational / Project Direct related expenses	Merged Project Area	150.00	150.00	75.00						75.00
97	Low-Mod Housing Projects/Programs	Annual Subscription	No End Term Date	Inland Valley Daily Bulletin	Operational / Project Direct related expenses	Merged Project Area	6,000.00	6,000.00	3,000.00						3,000.00
98	Low-Mod Housing Projects/Programs	Ongoing	No End Term Date	Kengraphics Printing Company	Operational / Project Direct related expenses	Merged Project Area	1,000.00	1,000.00	500.00						500.00
99	Low-Mod Housing Projects/Programs	03/07/2011	03/07/2016	Konica	Operational / Project Direct related expenses	Merged Project Area	15,000.00	15,000.00	7,500.00						7,500.00
100	Low-Mod Housing Projects/Programs	Ongoing	No End Term Date	Lowe's	Operational / Project Direct related expenses	Merged Project Area	1,000.00	1,000.00	500.00						500.00
101	Low-Mod Housing Projects/Programs	07/01/2007	No End Term Date	Mijac Alarm Systems	Operational / Project Direct related expenses	Merged Project Area	2,500.00	2,500.00	1,250.00						1,250.00
102	Low-Mod Housing Projects/Programs	Ongoing	No End Term Date	Mission Reprographics	Operational / Project Direct related expenses	Merged Project Area	3,400.00	3,400.00	1,700.00						1,700.00
103	Low-Mod Housing Projects/Programs	03/11/2011	No End Term Date	Ontario Housing Authority	Operational / Project Direct related expenses	Merged Project Area	200,000.00	200,000.00	100,000.00						100,000.00
104	Low-Mod Housing Projects/Programs	Annual Subscription	No End Term Date	San Bernardino County Clerk/Board	Operational / Project Direct related expenses	Merged Project Area	200.00	200.00	100.04						100.04
105	Low-Mod Housing Projects/Programs	11/02/2007	06/30/2013	Shred-It San Bernardino	Operational / Project Direct related expenses	Merged Project Area	100.00	100.00	50.00						50.00
106	Low-Mod Housing Projects/Programs	07/01/2007	06/30/2014	Simplex Grinnell	Operational / Project Direct related expenses	Merged Project Area	500.00	500.00	250.00						250.00

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
107	Low-Mod Housing Projects/Programs	07/01/2009	No End Term Date	Slim's Key Shop	Operational / Project Direct related expenses	Merged Project Area	1,000.00	1,000.00	500.00						500.00
108	Low-Mod Housing Projects/Programs	various property acquisition dates	No End Term Date	Southern California Edison	Operational / Project Direct related expenses	Merged Project Area	41,800.00	41,800.00	20,900.00						20,900.00
109	Low-Mod Housing Projects/Programs	various property acquisition dates	No End Term Date	Southern California Gas Company	Operational / Project Direct related expenses	Merged Project Area	3,000.00	3,000.00	1,500.00						1,500.00
110	Low-Mod Housing Projects/Programs	07/01/2011	07/01/2014	Staples Advantage	Operational / Project Direct related expenses	Merged Project Area	14,025.00	14,025.00	7,012.50						7,012.50
111	Low-Mod Housing Projects/Programs	Ongoing	No End Term Date	UPS	Operational / Project Direct related expenses	Merged Project Area	1,600.00	1,600.00	799.98						799.98
112	Low-Mod Housing Projects/Programs	09/08/2010	No End Term Date	US Bank	Operational / Project Direct related expenses	Merged Project Area	2,500.00	2,500.00	1,249.98						1,249.98
113	Low-Mod Housing Projects/Programs	01/17/2006	No End Term Date	Verizon Wireless	Operational / Project Direct related expenses	Merged Project Area	3,875.00	3,875.00	1,937.52						1,937.52
114	Low-Mod Housing Projects/Programs	07/06/2010	06/30/2013	Broughton Construction	Property Asset Maintenance Services	Merged Project Area	45,015.00	45,015.00	22,507.50						22,507.50
115	Low-Mod Housing Projects/Programs	07/06/2010	06/30/2013	Rodriguez Contractors (dba Four Seasons Landscape & Maintenance)	Property Asset Maintenance Services	Merged Project Area	21,357.00	21,357.00	10,678.50						10,678.50
116	Low-Mod Housing Projects/Programs	07/01/2010	06/30/2013	Hunter Landscape	Property Asset Maintenance Services	Merged Project Area	25,000.00	25,000.00	12,500.00						12,500.00
117	Low-Mod Housing Projects/Programs	03/11/2011	No End Term Date	Ontario Housing Authority	Property Asset Maintenance Services	Merged Project Area	150,000.00	150,000.00	75,000.00						75,000.00
118	Low-Mod Housing Projects/Programs	07/17/2012	06/30/2017	Merchants Landscape Maintenance	Property Asset Maintenance Services	Merged Project Area	62,542.00	62,542.00	31,271.00						31,271.00
119	Low-Mod Housing Projects/Programs	03/10/1997	No End Term Date	Best, Best & Kreiger	Property Disposition Services	Merged Project Area	100,000.00	100,000.00	50,000.00						50,000.00
120	Low-Mod Housing Projects/Programs	07/01/2008	12/30/2012	Christie Reiff Consultants	Property Disposition Services	Merged Project Area	100,000.00	100,000.00	50,000.00						50,000.00
121	Low-Mod Housing Projects/Programs	06/21/2011	06/30/2014	Converse Consultants	Property Disposition Services	Merged Project Area	44,517.52	44,517.52	22,258.71						22,258.71
122	Low-Mod Housing Projects/Programs	07/17/2012	06/30/2017	California Property Specialists, Inc. (CPSI)	Property Disposition Services	Merged Project Area	45,000.00	45,000.00	22,500.00						22,500.00
123	Low-Mod Housing Projects/Programs	06/21/2011	06/30/2014	E2 Manage Tech	Property Disposition Services	Merged Project Area	10,000.00	10,000.00	5,000.00						5,000.00
124	Low-Mod Housing Projects/Programs	Ongoing Subscription	No End Term Date	Experian	Property Disposition Services	Merged Project Area	1,000.00	1,000.00	500.00						500.00
125	Low-Mod Housing Projects/Programs	06/21/2011	06/30/2014	Fidelity National Title	Property Disposition Services	Merged Project Area	20,000.00	20,000.00	10,000.00						10,000.00
126	Low-Mod Housing Projects/Programs	07/14/2011	No End Term Date	Gresham, Savage & Nolan	Property Disposition Services	Merged Project Area	95,000.00	95,000.00	47,500.00						47,500.00
127	Low-Mod Housing Projects/Programs	06/21/2011	06/30/2014	Hennessey & Hennessey	Property Disposition Services	Merged Project Area	10,000.00	10,000.00	5,000.00						5,000.00
128	Low-Mod Housing Projects/Programs	08/20/2010	No End Term Date	Hogle-Ireland	Property Disposition Services	Merged Project Area	36,000.00	36,000.00	18,000.00						18,000.00
129	Low-Mod Housing Projects/Programs	06/21/2011	06/30/2014	Integra Ellis Group	Property Disposition Services	Merged Project Area	1,600.00	1,600.00	800.00						800.00
130	Low-Mod Housing Projects/Programs	04/28/2008	06/30/2013	Keyser Marston & Associate	Property Disposition Services	Merged Project Area	100,000.00	100,000.00	50,000.00						50,000.00
131	Low-Mod Housing Projects/Programs	05/16/1994	No End Term Date	Lance E. Garber	Property Disposition Services	Merged Project Area	100,000.00	100,000.00	50,000.00						50,000.00
132	Low-Mod Housing Projects/Programs	09/21/2010	08/31/2015	Onyx Architects, Inc.	Property Disposition Services	Merged Project Area	55,741.67	55,741.67	27,870.83						27,870.83
133	Low-Mod Housing Projects/Programs	07/17/2012	06/30/2017	Overland, Pacific & Cutler	Property Disposition Services	Merged Project Area	50,000.00	50,000.00	25,000.00						25,000.00
134	Low-Mod Housing Projects/Programs	09/21/2010	08/31/2015	Pfeiler & Associates Engineers, Inc.	Property Disposition Services	Merged Project Area	20,000.00	20,000.00	10,000.00						10,000.00
135	Low-Mod Housing Projects/Programs	06/21/2011	06/30/2014	RP Laurain & Associates	Property Disposition Services	Merged Project Area	31,825.00	31,825.00	15,912.50						15,912.50
136	Low-Mod Housing Projects/Programs	10/21/2008	06/30/2014	Stewart Title Company	Property Disposition Services	Merged Project Area	1,400.00	1,400.00	700.00						700.00
137	Low-Mod Housing Projects/Programs	10/21/2008	No End Term Date	Three D Services	Property Disposition Services	Merged Project Area	195,000.00	195,000.00	97,500.00						97,500.00
138	Administration and Overhead Allocation	07/01/2012	No End Term Date	Ciy of Ontario	Administrative Overhead per H&S 34171(b)	Merged Project Area						469,952.00			469,952.00

City of Ontario

San Bernardino

January 1, 2012 through June 30, 2012[illegible]

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
	4	5) Low-Mod Housing Projects/Programs	Ontario Housing Authority	Operational / Project Direct related expenses	Merged Project Area	100,000.00	-										
	4	6) Low-Mod Housing Projects/Programs	Ontario Housing Authority	Operational / Project Direct related expenses	Merged Project Area	5,000.00	-										
	4	7) Low-Mod Housing Projects/Programs	Pacific Southwest Regional Council	Operational / Project Direct related expenses	Merged Project Area	191.00	191.00										
	4	8) Ongoing Projects/Programs	Rapid Express Delivery	Operational / Project Direct related expenses	Merged Project Area									100.00	-		
	4	9) Ongoing Projects/Programs	Redevelopment Agency Employees	Operational / Project Direct related expenses	Merged Project Area									5,000.00	6,104.55		
	4	10) Low-Mod Housing Projects/Programs	Ryan Beck Photography	Operational / Project Direct related expenses	Merged Project Area	550.00	-										
	4	11) Ongoing Projects/Programs	Sage Software	Operational / Project Direct related expenses	Merged Project Area									2,000.00	-		
	4	12) Low-Mod Housing Projects/Programs	San Bernardino County Clerk/Board	Operational / Project Direct related expenses	Merged Project Area	100.00	-										
	4	13) Low-Mod Housing Projects/Programs	Shred-It San Bernardino	Operational / Project Direct related expenses	Merged Project Area	50.00	44.00										
	4	14) Ongoing Projects/Programs	Shred-It San Bernardino	Operational / Project Direct related expenses	Merged Project Area									200.00	16.00		
	4	15) Low-Mod Housing Projects/Programs	Simplex Grinnell	Operational / Project Direct related expenses	Merged Project Area	250.00	-										
	4	16) Low-Mod Housing Projects/Programs	Slim's Key Shop	Operational / Project Direct related expenses	Merged Project Area	1,000.00	246.81										
	4	17) Ongoing Projects/Programs	Slim's Key Shop	Operational / Project Direct related expenses	Merged Project Area									250.00	186.47		
	4	18) Ongoing Projects/Programs	Smart & Final Iris Company	Operational / Project Direct related expenses	Merged Project Area									100.00	-		
	4	19) Ongoing Projects/Programs	Southern California Bindery	Operational / Project Direct related expenses	Merged Project Area									2,000.00	1,819.66		
	4	20) Low-Mod Housing Projects/Programs	Southern California Edison	Operational / Project Direct related expenses	Merged Project Area	20,900.00	17,496.14										
	4	21) Ongoing Projects/Programs	Southern California Edison	Operational / Project Direct related expenses	Merged Project Area									2,500.00	8,236.11		
	4	22) Low-Mod Housing Projects/Programs	Southern California Gas Company	Operational / Project Direct related expenses	Merged Project Area	1,500.00	1,289.54										
	4	23) Ongoing Projects/Programs	Southern California Gas Company	Operational / Project Direct related expenses	Merged Project Area									1,000.00	-		
	4	24) Low-Mod Housing Projects/Programs	Staples Advantage	Operational / Project Direct related expenses	Merged Project Area	8,000.00	2,083.79										
	4	25) Ongoing Projects/Programs	Staples Advantage	Operational / Project Direct related expenses	Merged Project Area									5,000.00	4,060.37		
	5	1) Low-Mod Housing Projects/Programs	Systems Source	Operational / Project Direct related expenses	Merged Project Area	50.00	32.33										
	5	2) Low-Mod Housing Projects/Programs	Thompson West	Operational / Project Direct related expenses	Merged Project Area	2,100.00	-										
	5	3) Low-Mod Housing Projects/Programs	UPS	Operational / Project Direct related expenses	Merged Project Area	800.00	-										
	5	4) Low-Mod Housing Projects/Programs	US Bank	Operational / Project Direct related expenses	Merged Project Area	2,500.00	1,000.11										
	5	5) Ongoing Projects/Programs	US Bank	Operational / Project Direct related expenses	Merged Project Area									40,000.00	43,218.26		
	5	6) Redevelopment Issued Bonds	US Bank & Trust	Operational / Project Direct related expenses	Merged Project Area									7,500.00	8,500.00		
	5	7) Low/Mod Housing / 2002 Housing Set-Aside Loan from Fannie Mae	US Bank & Trust	Operational / Project Direct related expenses	Merged Project Area	700.00	1,100.00										
	5	8) Ongoing Projects/Programs	US Postmaster	Operational / Project Direct related expenses	Merged Project Area									10,000.00	-		
	5	9) Ongoing Projects/Programs	Verizon	Operational / Project Direct related expenses	Merged Project Area									200.00	500.00		
	5	10) Low-Mod Housing Projects/Programs	Verizon Wireless	Operational / Project Direct related expenses	Merged Project Area	2,000.00	885.63										
	5	11) Ongoing Projects/Programs	Verizon Wireless	Operational / Project Direct related expenses	Merged Project Area									1,000.00	532.14		
	5	12) Low-Mod Housing Projects/Programs	Wall Street Journal	Operational / Project Direct related expenses	Merged Project Area	400.00	-										
	5	13) Low-Mod Housing Projects/Programs	West Payment Center	Operational / Project Direct related expenses	Merged Project Area	2,100.00	-										
	5	14) Low-Mod Housing Projects/Programs	World Trade Printing Center	Operational / Project Direct related expenses	Merged Project Area	250.00	-										
	5	15) Administration and Overhead Allocation	City of Ontario	Administrative Overhead	Merged Project Area							2,123,064.00	2,123,064.00				
	5	16) Ongoing Projects/Programs	Adventures in Advertising	Business Development Services	Merged Project Area									1,000.00	18,440.12		
	5	17) Ongoing Projects/Programs	American Business Development Consulting	Business Development Services	Merged Project Area									12,000.00	6,000.00		
	5	18) Ongoing Projects/Programs	American Images Publishing	Business Development Services	Merged Project Area									1,400.00	-		

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	5	19)	Ongoing Projects/Programs	Beacon Group	Business Development Services	Merged Project Area								10,000.00	12,561.38		
	5	20)	Ongoing Projects/Programs	Brian Shyer	Business Development Services	Merged Project Area								350.00	-		
	5	21)	Ongoing Projects/Programs	Burrelle's Luce Information Services	Business Development Services	Merged Project Area								4,000.00	-		
	5	22)	Ongoing Projects/Programs	Business Life Magazine	Business Development Services	Merged Project Area								4,350.00	-		
	5	23)	Ongoing Projects/Programs	Business Xpansion Journal	Business Development Services	Merged Project Area								800.00	-		
	5	24)	Ongoing Projects/Programs	CA Association for Local Economic Development	Business Development Services	Merged Project Area								1,350.00	-		
	5	25)	Ongoing Projects/Programs	California Downtown Association	Business Development Services	Merged Project Area								600.00	-		
	6	1)	Ongoing Projects/Programs	CalPoly Pomona	Business Development Services	Merged Project Area								375.00	-		
	6	2)	Ongoing Projects/Programs	Capital Funding Solutions	Business Development Services	Merged Project Area								52,000.00	19,114.86		
	6	3)	Ongoing Projects/Programs	Competitive Analytics, LLC	Business Development Services	Merged Project Area								30,000.00	10,000.00		
	6	4)	Ongoing Projects/Programs	CoreNet Global	Business Development Services	Merged Project Area								25,000.00	6,770.00		
	6	5)	Ongoing Projects/Programs	CoStar Group	Business Development Services	Merged Project Area								16,000.00	9,968.00		
	6	6)	Ongoing Projects/Programs	CresaPartner, LLC	Business Development Services	Merged Project Area								11,500.00	-		
	6	7)	Ongoing Projects/Programs	Digital Eye Studios	Business Development Services	Merged Project Area								53,000.00	-		
	6	8)	Ongoing Projects/Programs	Distribution Management Association	Business Development Services	Merged Project Area								335.00	-		
	6	9)	Ongoing Projects/Programs	E2 Manage Tech	Business Development Services	Merged Project Area								60,000.00	-		
	6	10)	Ongoing Projects/Programs	Ecojot	Business Development Services	Merged Project Area								1,000.00	-		
	6	11)	Ongoing Projects/Programs	Economics & Politics, Inc.	Business Development Services	Merged Project Area								14,500.00	8,400.00		
	6	12)	Ongoing Projects/Programs	Englander Knabe & Allen	Business Development Services	Merged Project Area								150,000.00	-		
	6	13)	Ongoing Projects/Programs	Fast Signs	Business Development Services	Merged Project Area								1,200.00	-		
	6	14)	Ongoing Projects/Programs	Financial Executives International	Business Development Services	Merged Project Area								4,925.00	-		
	6	15)	Ongoing Projects/Programs	Forbes Magazine	Business Development Services	Merged Project Area								20.00	-		
	6	16)	Ongoing Projects/Programs	Germania Governmental Affairs Corp.	Business Development Services	Merged Project Area								2,500.00	-		
	6	17)	Ongoing Projects/Programs	Group 1 Productions	Business Development Services	Merged Project Area								83,000.00	21,650.00		
	6	18)	Ongoing Projects/Programs	Image One	Business Development Services	Merged Project Area								70,000.00	39,049.95		
	6	19)	Ongoing Projects/Programs	Industrial and Office Properties	Business Development Services	Merged Project Area								10,000.00	-		
	6	20)	Ongoing Projects/Programs	Industrial Asset Management Council	Business Development Services	Merged Project Area								12,500.00	5,500.00		
	6	21)	Ongoing Projects/Programs	Inland Empire Economic Partnership	Business Development Services	Merged Project Area								5,000.00	-		
	6	22)	Ongoing Projects/Programs	Inland Empire Magazine	Business Development Services	Merged Project Area								2,800.00	2,790.00		
	6	23)	Ongoing Projects/Programs	International Economic Development Council	Business Development Services	Merged Project Area								1,000.00	-		
	6	24)	Ongoing Projects/Programs	International Right of Way Association	Business Development Services	Merged Project Area								295.00	-		
	6	25)	Ongoing Projects/Programs	International Shopping Center Association / ICSC	Business Development Services	Merged Project Area								3,845.00	2,172.50		
	7	1)	Ongoing Projects/Programs	K K Grafix	Business Development Services	Merged Project Area								30,000.00	12,367.00		
	7	2)	Ongoing Projects/Programs	Los Angeles Business Journal	Business Development Services	Merged Project Area								35,800.00	18,310.00		
	7	3)	Ongoing Projects/Programs	Media Works	Business Development Services	Merged Project Area								8,000.00	6,166.12		
	7	4)	Ongoing Projects/Programs	Milliken Institute	Business Development Services	Merged Project Area								25,000.00	-		
	7	5)	Ongoing Projects/Programs	NAIOP	Business Development Services	Merged Project Area								1,125.00	800.00		
	7	6)	Ongoing Projects/Programs	Name Tag, Inc.	Business Development Services	Merged Project Area								425.00	-		
	7	7)	Ongoing Projects/Programs	Oliver Wyman	Business Development Services	Merged Project Area								97,500.00	-		

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
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	7	8) Ongoing Projects/Programs	Ontario Chamber of Commerce	Business Development Services	Merged Project Area									18,000.00	11,726.64		
	7	9) Ongoing Projects/Programs	Ontario Convention Center	Business Development Services	Merged Project Area									100,000.00	141,623.43		
	7	10) Ongoing Projects/Programs	Orange County Business Journal	Business Development Services	Merged Project Area									11,960.00	9,739.00		
	7	11) Ongoing Projects/Programs	Penton Media, Inc.	Business Development Services	Merged Project Area									4,000.00	2,000.00		
	7	12) Ongoing Projects/Programs	Real Estate Group	Business Development Services	Merged Project Area									15,000.00	2,500.00		
	7	13) Ongoing Projects/Programs	Retail Traffic	Business Development Services	Merged Project Area									4,000.00	-		
	7	14) Ongoing Projects/Programs	Rose Institute	Business Development Services	Merged Project Area									10,000.00	-		
	7	15) Ongoing Projects/Programs	Rotary Club of Ontario	Business Development Services	Merged Project Area									299.00	-		
	7	16) Ongoing Projects/Programs	San Bernardino County Economic Development Agency	Business Development Services	Merged Project Area									300.00	-		
	7	17) Ongoing Projects/Programs	San Gabriel Valley Economic	Business Development Services	Merged Project Area									2,500.00	2,500.00		
	7	18) Ongoing Projects/Programs	Sheri Geoffreys Photography	Business Development Services	Merged Project Area									5,990.00	2,857.00		
	7	19) Ongoing Projects/Programs	ShoLink	Business Development Services	Merged Project Area									4,000.00	2,952.00		
	7	20) Ongoing Projects/Programs	Shopping Center Business	Business Development Services	Merged Project Area									3,600.00	3,600.00		
	7	21) Ongoing Projects/Programs	Site Selection Magazine	Business Development Services	Merged Project Area									5,000.00	-		
	7	22) Ongoing Projects/Programs	SMG Marketing / Management Services	Business Development Services	Merged Project Area									13,000.00	-		
	7	23) Ongoing Projects/Programs	Socal Stage	Business Development Services	Merged Project Area									60,000.00	-		
	7	24) Ongoing Projects/Programs	Solutions Rendered, LLC	Business Development Services	Merged Project Area									4,000.00	6,411.06		
	7	25) Ongoing Projects/Programs	Spaulding Thompson & Associates	Business Development Services	Merged Project Area									84,000.00	28,000.00		
	8	1) Ongoing Projects/Programs	Star Way Productions	Business Development Services	Merged Project Area									64,250.00	115,545.90		
	8	2) Ongoing Projects/Programs	Team California Economic Development	Business Development Services	Merged Project Area									6,000.00	1,100.00		
	8	3) Ongoing Projects/Programs	The Business Press	Business Development Services	Merged Project Area									100.00	-		
	8	4) Ongoing Projects/Programs	The Milken Institute	Business Development Services	Merged Project Area									35,000.00	-		
	8	5) Ongoing Projects/Programs	The Press Enterprise	Business Development Services	Merged Project Area									3,000.00	-		
	8	6) Ongoing Projects/Programs	The Stamoulis Group	Business Development Services	Merged Project Area									50,000.00	-		
	8	7) Ongoing Projects/Programs	The Wall Street Journal	Business Development Services	Merged Project Area									900.00	445.44		
	8	8) Ongoing Projects/Programs	US Department of Commerce	Business Development Services	Merged Project Area									250.00	-		
	8	9) Ongoing Projects/Programs	Vivi-Q Teleprompting Services	Business Development Services	Merged Project Area									1,400.00	1,500.00		
	8	10) Ongoing Projects/Programs	William Vasta	Business Development Services	Merged Project Area									1,000.00	484.88		
	8	11) Ongoing Projects/Programs	Winter Advertising Agency	Business Development Services	Merged Project Area									50,000.00	25,546.92		
	8	12) Low-Mod Housing Projects/Programs	All American Asphalt	Property Asset Maintenance Services	Merged Project Area	8,500.00	-										
	8	13) Low-Mod Housing Projects/Programs	All Cities Fence & Construction	Property Asset Maintenance Services	Merged Project Area	4,930.00	-										
	8	14) Low-Mod Housing Projects/Programs	Braughton Construction	Property Asset Maintenance Services	Merged Project Area	45,015.00	285.00										
	8	15) Ongoing Projects/Programs	Dewey Services, Inc.	Property Asset Maintenance Services	Merged Project Area									550.00	264.00		
	8	16) Ongoing Projects/Programs	Dworsky Landscape Services	Property Asset Maintenance Services	Merged Project Area									115,000.00	-		
	8	17) Low-Mod Housing Projects/Programs	Four Seasons Landscape & Maintenance	Property Asset Maintenance Services	Merged Project Area	21,357.00	-										
	8	18) Low-Mod Housing Projects/Programs	Hunter Landscape	Property Asset Maintenance Services	Merged Project Area	25,000.00	-										
	8	19) Ongoing Projects/Programs	Marx Brothers Fire Extinguisher Company	Property Asset Maintenance Services	Merged Project Area									250.00	-		
	8	20) Ongoing Projects/Programs	Mijac Alarm Systems	Property Asset Maintenance Services	Merged Project Area									500.00	1,099.00		

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	10	10) Ongoing Projects/Programs	Pfeiler & Associates Engineers, Inc.	Property Disposition Services	Merged Project Area									200,000.00	119,266.51		
	10	11) Ongoing Projects/Programs	Rosenow Spevacek Group, Inc.	Property Disposition Services	Merged Project Area									100,000.00	-		
	10	12) Low-Mod Housing Projects/Programs	RP Laurain & Associates	Property Disposition Services	Merged Project Area	31,825.00	-										
	10	13) Ongoing Projects/Programs	RP Laurain & Associates	Property Disposition Services	Merged Project Area									100,000.00	9,900.00		
	10	14) Ongoing Projects/Programs	RTKL	Property Disposition Services	Merged Project Area									200,000.00	-		
	10	15) Low-Mod Housing Projects/Programs	Spectrum Land Services	Property Disposition Services	Merged Project Area	31,500.00	-										
	10	16) Low-Mod Housing Projects/Programs	Stewart Title Company	Property Disposition Services	Merged Project Area	1,400.00	400.00										
	10	17) Ongoing Projects/Programs	Stewart Title Company	Property Disposition Services	Merged Project Area									100,000.00	400.00		
	10	18) Low-Mod Housing Projects/Programs	Three D Services	Property Disposition Services	Merged Project Area	195,000.00	-										
	10	19) Ongoing Projects/Programs	Tierra West	Property Disposition Services	Merged Project Area									100,000.00	-		
	10	20) Ongoing Projects/Programs	Urban Futures	Property Disposition Services	Merged Project Area									100,000.00	-		
	10	21) Ongoing Projects/Programs	Willdan Associates, Inc.	Property Disposition Services	Merged Project Area									200,000.00	6,119.06		
	10	22) Low-Mod Housing Projects/Programs	Wraight Architects	Property Disposition Services	Merged Project Area	50,000.00	212.19										
	10	23) Auto Center / 2011 Co-op Agreement	City of Ontario	Auto Center sign improvements	Merged Project Area									110,000.00	-		
	10	24) Piemonte Site / 2011 Co-op Agreement	City of Ontario	Piemonte Site public improvements	Merged Project Area									2,000,000.00	-		
	10	25) North Mountain Corridor / 2011 Co-op Agreement	City of Ontario	North Mountain Corridor public improvements	Merged Project Area									400,000.00	-		
	11	1) Mission/Grove Site / 2011 Co-op Agreement	City of Ontario	Mission/Grove Site public improvements	Merged Project Area									100,000.00	-		
	11	2) Holt/Euclid Site / 2011 Co-op Agreement	City of Ontario	Holt/Euclid Site public improvements	Merged Project Area									800,000.00	-		
	11	3) Holt/Melrose Site / 2011 Co-op Agreement	City of Ontario	Holt/Melrose Site public improvements	Merged Project Area									60,000.00	-		
	11	4) East Holt Corridor / 2011 Co-op Agreement	City of Ontario	East Holt Corridor revitalization program / public improvements	Merged Project Area									400,000.00	-		
	11	5) Bank of Italy Building / 2011 Co-op Agreement	City of Ontario	Former Bank of Italy (200 N. Euclid Ave) public improvements	Merged Project Area									800,000.00	-		
	11	6) Euclid Ave Landmark District / 2011 Co-op Agreement	City of Ontario	Euclid Avenue Landmark District business attraction / public improvements	Merged Project Area									400,000.00	-		
	11	7) Historic Guasti Village / 2011 Co-op Agreement	City of Ontario	Historic Guasti Village public improvements	Merged Project Area									12,000,000.00	-		
	11	8) Archibald/Guasti/City Transportation Center / 2011 Co-op Agreement	City of Ontario	Archibald/Guasti Site/City Transportation Center acquisition / public improvements	Merged Project Area									2,550,000.00	-		
	11	9) Guasti Road / 2011 Co-op Agreement	City of Ontario	Guasti Road improvements (east of Haven Avenue)	Merged Project Area									100,000.00	-		
	11	10) Parking Facilities / 2011 Co-op Agreement	City of Ontario	Project Area public improvements / parking facilities	Merged Project Area									2,500,000.00	-		
	11	11) North Milliken Grade Separation / 2011 Co-op Agreement	City of Ontario	North Milliken Avenue Grade Separation right-of-way	Merged Project Area									50,000.00	-		
	11	12) Holt/Grove Widening / 2011 Co-op Agreement	City of Ontario	Holt Blvd widening at Grove intersection and Grove between Holt and State	Merged Project Area									900,000.00	-		
	11	13) I-10 Freeway/Grove Ave Interchange / 2011 Co-op Agreement	City of Ontario	I-10 Freeway at Grove Avenue interchange right-of-way	Merged Project Area									3,333,333.33	-		
	11	14) Holt/Mountain Widening / 2011 Co-op Agreement	City of Ontario	Holt Blvd widening at Mountain intersection +/- 400 feet all directions & right-of-way	Merged Project Area									400,000.00	-		
	11	15) Etiwanda/Airport Roadway/Signal Improvements / 2011 Co-op Agreement	City of Ontario	Roadway and signal improvements on Etiwanda at Airport (City of Fontana is project lead)	Merged Project Area									75,000.00	-		
	11	16) Airport Drive Widening/Traffic Signal / 2011 Co-op Agreement	City of Ontario	Airport Drive widening and installation of traffic signal at Airport and Kettering	Merged Project Area									350,000.00	-		
	11	17) Mountain Avenue Storm Drain / 2011 Co-op Agreement	City of Ontario	Mountain Avenue storm drain from Fifth Street to State Street	Merged Project Area									1,000,000.00	-		
	11	18) South Campus Avenue Storm Drain / 2011 Co-op Agreement	City of Ontario	South Campus Avenue storm drain	Merged Project Area									500,000.00	-		
	11	19) Fourth Street Storm Drain / 2011 Co-op Agreement	City of Ontario	Fourth Street storm drain	Merged Project Area									400,000.00	-		
Other Oblig	1)	Statutory Pass-Through	Chaffey Community College District	Payments per CRL 33607.5	Merged Project Area									45,493.00	27,109.66		
Other Oblig	2)	Statutory Pass-Through	Chaffey Joint Union High School District	Payments per CRL 33607.5	Merged Project Area									158,005.00	93,765.77		

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Other Oblig	3)	Statutory Pass-Through	Chino Basin Water Conservation District	Payments per CRL 33607.5	Merged Project Area									9,490.00	5,753.05		
Other Oblig	4)	Statutory Pass-Through	Chino Valley Unified School District	Payments per CRL 33607.5	Merged Project Area									15,777.00	10,183.13		
Other Oblig	5)	Statutory Pass-Through	City of Ontario	Payments per CRL 33607.5	Merged Project Area									159,516.00	80,830.89		
Other Oblig	6)	Pass-Through Agreement	County of San Bernardino	Payments per agreement dated 8/19/1986	Merged Project Area									197,830.00	36,917.89		
Other Oblig	7)	Pass-Through Agreement	County of San Bernardino	Payments per Ordinances 2152	Merged Project Area									293,156.00	30,828.37		
Other Oblig	8)	Pass-Through Agreement	County of San Bernardino	Payments per Ordinances 2223 & 2294	Merged Project Area									137,292.00	3,454.09		
Other Oblig	9)	Pass-Through Agreement	County of San Bernardino	Payments per Resolution ORA 250	Merged Project Area									479,927.00	51,651.85		
Other Oblig	10)	Property Tax Collection Fees & Admins	County of San Bernardino	Collection & administrative fees related to property tax revenues	Merged Project Area									983,050.00	627,931.05		
Other Oblig	11)	Statutory Pass-Through	County of San Bernardino, Administration Office	Payments per CRL 33607.5	Merged Project Area									241,724.00	132,461.38		
Other Oblig	12)	Statutory Pass-Through	County of San Bernardino, Superintendent of Schools	Payments per CRL 33607.5	Merged Project Area									6,372.00	3,727.22		
Other Oblig	13)	Pass-Through Agreement	Cucamonga School District	Payments per agreement dated 1/9/1985	Merged Project Area									2,596,464.00	1,564,498.00		
Other Oblig	14)	Statutory Pass-Through	Cucamonga School District	Payments per CRL 33607.5	Merged Project Area									32,364.00	15,403.67		
Other Oblig	15)	Statutory Pass-Through	Inland Empire Resource Conservation District	Payments per CRL 33607.5	Merged Project Area									1,606.00	973.96		
Other Oblig	16)	Pass-Through Agreement	Inland Empire Utilities Agency	Payments per Ordinances 2194 & 2581	Merged Project Area									112,821.00	94,107.00		
Other Oblig	17)	Pass-Through Agreement	Inland Empire Utilities Agency	Payments per Ordinances 2223 & 2294	Merged Project Area									391,944.00	311,699.00		
Other Oblig	18)	Pass-Through Agreement	Inland Empire Utilities Agency	Payments per agreements dated 7/3/1984 & 6/16/1987	Merged Project Area									77,015.00	66,428.00		
Other Oblig	19)	Statutory Pass-Through	Inland Empire Utilities Agency	Payments per CRL 33607.5	Merged Project Area									8,896.00	4,396.59		
Other Oblig	20)	Statutory Pass-Through	Inland Empire Utilities Agency	Payments per settlement agreement	Merged Project Area									250,000.00	-		
Other Oblig	21)	Statutory Pass-Through	Mountain View School District	Payments per CRL 33607.5	Merged Project Area									2,161.00	1,433.00		
Other Oblig	22)	Statutory Pass-Through	Ontario-Montclair School District	Payments per CRL 33607.5	Merged Project Area									159,837.00	98,535.87		

**OVERSIGHT BOARD
FOR THE SUCCESSOR AGENCY
TO THE ONTARIO REDEVELOPMENT AGENCY**

*STAFF REPORT
AGENDA ITEM 5*

Meeting Date: August 23, 2012

Subject: Approval of the Sale of Real Property from the City of Ontario to Sea Partners, LLC.

Recommended Action:

That the Oversight Board of the Successor Agency to the Ontario Redevelopment Agency adopt a Resolution approving the sale of real property owned by the City of Ontario to Sea Partners, LLC.

Background:

Pursuant to a Cooperation Agreement ("Agreement") by and between the City of Ontario ("City") and the Ontario Redevelopment Agency ("Agency"), dated February 15, 2012, the Agency conveyed approximately 1.44 acres of real property located at the southeast corner of Bonview Avenue and Holt Boulevard, also known as assessor parcel number 1049-101-39 ("Property") to the City. On August 21, 2012, the City will consider entering into a Disposition and Development Agreement ("DDA") for the sale of the Property, at fair market value, with Sea Partners, LLC. ("Developer").

The Developer is required under the terms of the DDA to close escrow on the property and construct a single-story, 13,000 s.f. commercial building together with all associated on-site landscape, hardscape and parking improvements within eighteen (18) months. The City believes the transaction to be consistent with the law at the time of the conveyance by the Agency and is prepared to go forward with the transaction. Although Staff does not believe it is required, the title insurer on the transaction has requested that the City bring the transaction forward for your consent. Health and Safety Code Section 34167.5 provides that the California State Controller may direct a public agency to return an asset to the former redevelopment agency if a transfer occurred after January 1, 2011, unless the asset has subsequently been contractually committed to a third party. In this case the asset, the land, has been contractually committed to a third party, it is outside of Assembly Bill 1X 26 and Assembly Bill 1484 and therefore staff believes the transaction should proceed. In an effort to appease the title insurer, in light of the uncertainties surrounding Assembly Bill 1X 26 and Assembly Bill 1484 implementation, staff is bringing this item forward for your consent to the sale of the property to the Developer.

Fiscal Impact:

The City will convey to the Developer the Property subject to the terms and conditions precedent to the close of escrow as contained in the Disposition and Development Agreement.

RESOLUTION NO. ____

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE ONTARIO
REDEVELOPMENT AGENCY APPROVING THE SALE
OF REAL PROPERTY OWNED BY THE CITY OF
ONTARIO TO SEA PARTNERS, LLC**

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Ontario (“City”) is the successor agency to the former Ontario Redevelopment Agency (“Agency”); and

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

WHEREAS, the City is the owner of certain real property bounded by Holt Boulevard on the north, Emporia Street on the south, and Bon View Avenue on the east, in the City of Ontario, County of San Bernardino, State of California (“Property”), which is public property and site dedicated to a public use; and

WHEREAS, the City wishes to sell the Property to Sea Partners, LLC, a California limited liability company (“Developer”), and Developer wishes to purchase the Property; and

WHEREAS, Developer desires to redevelop the Property as a 13,000 square foot commercial building, including certain on- and off-site improvements (“Project”); and

WHEREAS, the construction of the Project will allow the Property to be utilized in a manner that benefits and serves the needs of the community; and

WHEREAS, for the purpose of transferring the Property to Developer and setting forth the terms and conditions by which Developer will construction the Project on the Property, Developer and City have negotiated that certain Disposition and Development Agreement (Sea Partners) (“Agreement”); and

WHEREAS, the City Council previously adopted Resolution No. 2012-009 pursuant to California Government Code sections 37420 through 37430, which authorizes alternative methods for the City to sell the Property, in which the City Council, among other things, set forth its findings and intention to sell the Property and thereafter held a public hearing to hear protests to the sale; and

WHEREAS, although approval of the Oversight Board is not required in order for City to sell the Property to Developer, at the request of the City’s title insurance company the City has requested that the Oversight Board approve the sale of the Property to Developer.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ONTARIO REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AND FIND 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 City of Ontario has previously determined that there is no possibility that the proposed sale of the Property will have a significant adverse effect on the environment and that the adoption of this Resolution is therefore categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Sections 15305 and 15332 of the CEQA guidelines.

Section 3. Approval of Property Transfer. The Oversight Board hereby approves the transfer of the Property from the City to Sea Partners, LLC.

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 City Clerk of the City of Ontario, acting on behalf of the Oversight Board as its 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 five (5) business days, pending a request for review by the State of California Department of Finance.

APPROVED AND ADOPTED THIS ____ day of _____, 2012, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST:

Oversight Board Secretary