## **Orange Countywide Oversight Board**

Date: 9/26/2019

Agenda Item No. 10G

From: Successor Agency to the La Palma Redevelopment Agency

Subject: Straw Vote of the Countywide Oversight Board Regarding Administrative Budget

Recommended Action:

Hold a straw vote regarding FY 2020-21 Administrative Budget for the La Palma Successor Agency

The La Palma Successor Agency requests a straw vote of the Draft Administrative Budget for Fiscal Year 2020-21. The Successor Agency shall return in January with a request for final approval of the Administrative Budget with the Recognized Obligation Payment Schedule (ROPS).

Under HSC Section 34171(b), the "Administrative Cost Allowance" is the maximum amount of administrative costs that may be paid by the Successor Agency from the Redevelopment Property Tax Trust Fund (RPTTF) in a fiscal year. Commencing July 1, 2016, and for each fiscal year thereafter, the Administrative Cost Allowance shall be up to three percent of the actual property tax distributed to the Successor Agency in the preceding fiscal year for payment of approved enforceable obligations, reduced by the Successor Agency's Administrative Cost Allowance and Ioan repayments made to the City (if applicable) during the preceding fiscal year. However, the Administrative Cost Allowance shall not be less than \$250,000 in any fiscal year, unless the amount is reduced by the Oversight Board. In addition, the Successor Agency's annual administrative costs (except for administrative costs paid from bond proceeds or grant funds) must not exceed fifty percent of the total RPTTF moneys distributed to pay enforceable obligations in the preceding fiscal year, reduced by the Successor Agency's Administrative to the City for Ioans re-established pursuant to HSC Section 34191.4 during the preceding fiscal year.

The Administrative Budget includes expenses required to carry out Successor Agency activities and administration. Total estimated budgeted administrative costs for Fiscal Year 2020-21 totals \$107,100. This represents a \$141,800, or 56.9%, decrease from the approved FY 2019-20 Administrative Budget. The amount proposed for the FY 2020-21 Administrative Budget is also below the \$250,000 minimum and the fifty percent cap per HSC Section 34171(b). The fifty percent adjusted RPTTF amount for La Palma in FY 2018-19 was \$434,686 and is estimated to be \$436,109 for FY 2019-20.

The La Palma Successor Agency Administrative Budget for Fiscal Year 2020-21 includes personnel costs for six positions which include the City Manager, Administrative Services Director, Accounting Supervisor, Planning Manager, Deputy City Clerk, and Accounting Technician. The percentage of time charged to the Administrative Budget varies depending on the estimated amount of time each position spends on Successor Agency business.

POSITION	EST. HOURS	FY 20-21 EST COST	DUTIES
City Manager	100 hrs	\$11,800	Overall policy direction and executive leadership
Administrative Services Director	285 hrs	25,700	<ul> <li>Primary staff liaison to Oversight Board and DOF</li> <li>Preparation of SA and Oversight Board Agenda Items</li> <li>Preparation and submittal of annual ROPS and Administrative Budget</li> <li>Administration of former RDA agreements</li> <li>Preparation of Last and Final ROPS for submission to the DOF (anticipated in FY 2020-21)</li> </ul>

POSITION	EST. HOURS	FY 20-21 EST COST	DUTIES
Accounting Supervisor	285 hrs	17,100	<ul> <li>Accounting work associated with SA activities, assets, liabilities, and debts</li> <li>Preparation for annual audit process</li> <li>Reporting for preparation of annual ROPS</li> <li>Complete ROPS Prior Period Adjustment report and submittal to the DOF</li> <li>Assist with preparation of Last and Final ROPS (anticipated in FY 2020-21)</li> </ul>
Planning Manager	85 hrs	5,900	<ul> <li>Preparation of annual SB 341 Housing Successor Annual Report and submittal to the Dept. of Housing and Community Development</li> <li>Assist with administration of former RDA agreements</li> </ul>
Deputy City Clerk	75 hrs	3,300	<ul> <li>SA Agenda Preparation and Publication</li> <li>Coordinate SA meetings</li> <li>Official record-keeping for all SA actions</li> </ul>
Accounting Technician	65 hrs	2,700	• Assist with accounting work associated with SA activities
TOTAL	895 hrs	\$ 66,500	

It should be noted that it is the intent of the La Palma Successor Agency to begin work on its Last and Final ROPS in FY 2020-21. The amount of time estimated for the Administrative Services Director and Accounting Supervisor positions have been augmented since these will be the primary positions working on completion of the Last and Final ROPS. Not represented in the personnel breakdown, but playing an important policy role in the administration of the Successor Agency, are the City's Mayor and Council Members who serve as the Board for the Successor Agency. Although the annual stipend for the City Council is not included in the budgeted personnel costs, maintenance and operations cost for Successor Agency activities have been included in the next section.

The maintenance and operations budgeted expenses include legal and consulting expenses, the cost of information technology support, supplies, printing of agendas and agenda packets, insurance, and associated facility costs.

Legal Services	General counsel services; specialized RDA law services	\$ 7,200
Annual Audit Services	Annual audit services to issue required financial statements	4,500
ROPS Consultant Services	Review of enforceable obligations; assistance in preparation of ROPS, SA/OB meetings as needed, appeals to DOF as needed.	3,500
Contract Accountant Services	General SA accounting support; preparation of quarterly SA cash and investment reports.	3,500
Website Hosting & Content Management	SA Share of CivicPlus website hosting and content management contract	600
Maintenance of Granicus System	SA Share of meetings minutes management and audio recording software	700

Bank Fees	SA Share of City National Bank and PFM Portfolio Fees	2,200
Supplies/Services	SA Share of office supplies, postage, printing, etc.	3.000
General Administrative Overhead	SA share of City Hall overhead and operating costs (office supplies, utilities, equipment maintenance, technology, insurance, etc.)	15,400
TOTAL		\$ 40,600

La Palma staff continues to analyze expenditures and budget allocations as Successor Agency operations become more streamlined. As stated earlier, La Palma is looking to complete its Last and Final ROPS which will further minimize future administrative costs in future years.

### Staff Contact(s)

Laurie A. Murray, City Manager lauriem@cityoflapalma.org 714-690-3338

Sea Shelton, Administrative Services Director seas@cityoflapalma.org 714-690-3318

#### Attachments

- 1) Draft FY 2020-21 Administrative Budget
- 2) FY 2019-20 Approved Administrative Budget
- 3) FY 2019-20 ROPS and DOF Determination Letter
- 4) FY 2018-19 ROPS and DOF Determination Letter

#### Successor Agency to the Former City of La Palma Community Development Commission Draft Administrative Budget July 1, 2020 to June 30, 2021

Salaries and Benefits	FY 2020-21 Estimated Costs	Hrly Rate*	SA Hours	SA Administration
City Manager	233,900	118.37	100	11,800
Administrative Services Director	178,200	90.16	285	25,700
Accounting Supervisor	118,600	118,600 60.01 285		17,100
Planning Manager	137,700	69.68	85	5,900
Deputy City Clerk	85,700	43.37	75	3,300
Accounting Technician	82,600	41.79	65	2,700
*Hourly rate based on 38 hours per week / 1976 h	66,500			

#### **Maintenance and Operations**

Legal Services	General counsel services; specialized RDA law services	7,200
Annual Audit Services	Annual audit services to issue required financial statements	4,500
ROPS Consultant Services	Review of enforceable obligations; assistance in preparation of ROPS, SA/OB meetings as needed, appeals to DOF as needed.	3,500
Contract Accountant Services	General accounting support; preparation of quarterly SA cash and investment reports.	3,500
Website Hosting & Content Management	SA Share of CivicPlus website hosting and content management contract	600
Maintenance of Granicus System	SA Share of meetings minutes management and audio recording software	700
Bank Fees	SA Share of City National Bank and PFM Portfolio Fees	2,200
Supplies/Services	SA Share of office supplies, postage, printing, etc.)	3,000
General Administrative Overhead	SA share of City Hall overhead and operating costs (utilities, equipment maintenance & leases, technology, insurance, etc.)	15,400
	-	40,600
TOTAL	-	107,100

## Successor Agency to the Former City of La Palma Community Development Commission Administrative Budget July 1, 2019 to June 30, 2020

CATEGORY	2019-20
Salaries and Benefits	98,000
Agency Operations (Utilities, Office Supplies, Equipment, Maintenance, etc.)	45,700
Legal Services	10,300
Annual Audit Services	2,800
Consultant Services (HdL, Contract Accountant)	2,800
Risk Management (General Liablity/Workers Comp/Property Ins.)	62,900
Technology (Maintenance & other equipment related expenses)	26,400
TOTAL	248,900

#### Recognized Obligation Payment Schedule (ROPS 19-20) - Summary Filed for the July 1, 2019 through June 30, 2020 Period

Successor Agency:	La Palma
County:	Orange

Currer	t Period Requested Funding for Enforceable Obligations (ROPS Detail)		19-20A Total (July - December)		19-20B Total (January - June)		ROPS 19-20 Total	
А	Enforceable Obligations Funded as Follows (B+C+D):	\$		\$	535,262	\$	535,262	
В	Bond Proceeds		-		- 12-12-			
С	Reserve Balance				535,262		535,262	
D	Other Funds							
Е	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$	753,475	\$	417,215	\$	1,170,690	
F	RPTTF		629,025		292,765		921,790	
G	Administrative RPTTF	1	124,450		124,450	199	248,900	
н	Current Period Enforceable Obligations (A+E):	\$	753,475	\$	952,477	\$	1,705,952	

Certification of Oversight Board Chairman: Pursuant to Section 34177 (o) 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 successor agency.

Brian Probotsky, Chainyar Name U 0 Signature Date



GAVIN NEWSOM - GOVERNOR STATE CAPITOL & ROOM 1145 & SACRAMENTO CA & 95814-4998 & WWW.DOF.CA.GOV

April 9, 2019

Ms. Sea Shelton, Administrative Services Director City of La Palma 7822 Walker Street La Palma, CA 90623

Dear Ms. Shelton:

Subject: 2019-20 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of La Palma Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period of July 1, 2019 through June 30, 2020 (ROPS 19-20) to the California Department of Finance (Finance) on January 28, 2019. Finance has completed its review of the ROPS 19-20.

Based on a sample of line items reviewed and application of the law, Finance made the following determinations:

 Item No. 4 – 2002 Unisource Loan Agreement repayment in the amount of \$40,735 is not allowed. HSC section 34191.4 (b) (3) (A) allows repayment to be equal to one-half of the increase between the ROPS residual pass-through distributed to the taxing entities in the preceding fiscal year and the ROPS residual pass-through distributed to the taxing entities in the fiscal year 2012-13 base year.

According to the Orange County Auditor-Controller's (CAC) report, the ROPS residual pass-through amount distributed to the taxing entities for fiscal year 2012-13 and 2018-19 are \$1,395,753 and \$1,072,963, respectively. Pursuant to the repayment formula, the maximum repayment amount authorized for the ROPS 19-20 period is zero. Therefore, of the \$40,735 requested, \$40,735 is not eligible for Redevelopment Property Tax Trust Fund (RPTTF) funding. The Agency may be eligible for additional funding on subsequent ROPS.

 The administrative costs claimed are within the fiscal year administrative cap pursuant to HSC section 34171 (b) (3). However, Finance notes the Oversight Board (OB) has approved an amount that appears excessive, given the number and nature of the obligations listed on the ROPS. HSC section 34179 (i) requires the OB to exercise a fiduciary duty to the taxing entities. Therefore, Finance encourages the OB to apply adequate oversight when evaluating the administrative resources necessary to successfully wind-down the Agency.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations. Reported differences in RPTTF are used to offset current RPTTF distributions. The amount of RPTTF approved in the table on Page 3 includes the prior period adjustment resulting from the CAC's review of the prior period adjustment form submitted by the Agency.

Ms. Sea Shelton April 9, 2019 Page 2

Except for the item adjusted, Finance is not objecting to the remaining items listed on the ROPS 19-20. If the Agency disagrees with our determination with respect to any items on the ROPS 19-20, except items that are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days of the date of this letter. The Meet and Confer process and guidelines are available on our website:

#### http://dof.ca.gov/Programs/Redevelopment/Meet And Confer/

The Agency's maximum approved RPTTF distribution for the reporting period is \$1,121,118 as summarized in the Approved RPTTF Distribution table on Page 3 (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1 through December 31 period (ROPS A period), and one distribution for the January 1 through June 30 period (ROPS B period) based on Finance approved amounts. Since this determination is for the entire ROPS 19-20 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 19-20. This determination only applies to items when funding was requested for the 12-month period. If a denial by Finance in a previous ROPS is currently the subject of litigation, the item will continue to be denied until the matter is resolved.

The ROPS 19-20 form submitted by the Agency and this determination letter will be posted on our website:

#### http://dof.ca.gov/Programs/Redevelopment/ROPS/

This determination is effective for the ROPS 19-20 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to review and may be denied even if not denied on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to Nichelle Jackson, Supervisor, or Michael Painter, Analyst, at (916) 322-2985.

Sincerely,

JENNIÉER WHITAKER Program Budget Manager

cc: Ms. Laurie A. Murray, City Manager, City of La Palma Mr. Israel M. Guevara, Administrative Manager, Property Tax Section, Orange County

#### Attachment

Approved RPTTF Distribution For the period of July 1, 2019 through June 30, 2020									
ROPS A Period ROPS B Period ROPS 19-20 Total									
RPTTF Requested	\$	629,025	\$	292,765	\$	921,790			
Administrative RPTTF Requested		124,450	-1	124,450		248,900			
Total RPTTF Requested		753,475		417,215		1,170,690			
RPTTF Requested		629,025		292,765		921,790			
Adjustment									
Item No. 4		(40,735)		0		(40,735)			
RPTTF Authorized		588,290		292,765		881,055			
Administrative RPTTF Authorized		124,450		124,450		248,900			
Total RPTTF Authorized for Obligations		712,740		417,215		1,129,955			
Prior Period Adjustment		(8,837)		0		(8,837)			
Total RPTTF Approved for Distribution	\$	703,903	\$	417,215	\$	1,121,118			

# Recognized Obligation Payment Schedule (ROPS 18-19) - Summary Filed for the July 1, 2018 through June 30, 2019 Period

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Successor Agency:	La Palma
County:	Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		18-19A Total (July - December)	18-19B Total (January - June)	ROPS 18-19 Total	
А	Enforceable Obligations Funded as Follows (B+C+D):	\$-	\$ 342,500	\$	342,500
В	Bond Proceeds	-	-		-
С	Reserve Balance	-	342,500		342,500
D	Other Funds	-	-		-
Е	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 652,067	\$ 585,905	\$	1,237,972
F	RPTTF	527,067	460,905		987,972
G	Administrative RPTTF	125,000	125,000		250,000
н	Current Period Enforceable Obligations (A+E):	\$ 652,067	\$ 928,405	\$	1,580,472

Certification of Oversight Board Chairman:	Mark I. Waldman	Chairperson
Pursuant to Section 34177 (o) 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 successor agency.	Name	Title
	/s/ Mark I. Waldman	1/22/2018
-3	Signature	Date



EDMUND G. BROWN JR. - GOVERNOR

915 L STREET SACRAMENTO CA 95814-3706 WWW.DOF.CA.GOV

March 21, 2018

Ms. Sea Shelton, Administrative Services Director City of La Palma 7822 Walker Street La Palma, CA 90623

Dear Ms. Shelton:

Subject: 2018-19 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of La Palma Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period of July 1, 2018 through June 30, 2019 (ROPS 18-19) to the California Department of Finance (Finance) on January 22, 2018. Finance has completed its review of the ROPS 18-19.

Based on a sample of line items reviewed and application of the law, Finance made the following determinations:

- The administrative costs claimed are within the fiscal year administrative cap pursuant to HSC section 34171 (b) (3). However, the Oversight Board (OB) has approved an amount that appears excessive, given the number and nature of the other obligations listed on the ROPS. HSC section 34179 (i) requires the OB to exercise a fiduciary duty to the taxing entities. Therefore, Finance encourages the OB to apply adequate oversight when evaluating the administrative resources required to successfully wind-down the Agency.
- On the ROPS 18-19 form, the Agency reported cash balances and activity for the period July 1, 2015 through June 30, 2016 (ROPS 15-16). According to our review, the Agency has approximately \$7,438 in Redevelopment Property Tax Trust Fund (RPTTF) unexpended from the ROPS 15-16 period available to fund enforceable obligations on the ROPS 18-19. These unexpended RPTTF funds are considered Reserve Balances. HSC section 34177 (I) (1) (E) requires these balances to be used prior to requesting RPTTF. Therefore, the funding source for the following item has been reclassified in the amounts specified below:
  - Item No. 1 1993 Tax Allocation Bonds debt service payment in the amount of \$258,060 has been reclassified. This item does not require payment from property tax revenues. Therefore, Finance is approving RPTTF in the amount of \$250,622 and the use of \$7,438 in Reserve Balance funding, totaling \$258,060.

Ms. Sea Shelton March 21, 2018 Page 2

Except for the item adjusted, Finance is not objecting to the remaining items listed on the ROPS 18-19. If the Agency disagrees with our determination with respect to any items on the ROPS 18-19, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days of the date of this letter. The Meet and Confer process and guidelines are available on our website:

#### http://dof.ca.gov/Programs/Redevelopment/Meet And Confer/

The Agency's maximum approved RPTTF distribution for the reporting period is \$1,230,534 as summarized in the Approved RPTTF Distribution table on Page 4 (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2018 through December 31, 2018 period (ROPS A period) and one distribution for the January 1, 2019 through June 30, 2019 period (ROPS B period) based on Finance's approved amounts. Since this determination is for the entire ROPS 18-19 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Pursuant to HSC section 34186 (c), beginning October 1, 2018, the Agency will be required to report the estimated obligations versus actual payments (prior period adjustment) associated with the July 1, 2016 through June 30, 2017 period (ROPS 16-17) to the County Auditor-Controller for review. The Agency will report actual payments for ROPS 16-17 on ROPS 19-20. A prior period adjustment may be applied to the Agency's ROPS 19-20 RPTTF distribution. Therefore, the Agency should retain any unexpended RPTTF from the ROPS 16-17 period.

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 18-19. This determination only applies to items when funding was requested for the 12-month period.

The ROPS 18-19 form submitted by the Agency and this determination letter will be posted on our website:

#### http://dof.ca.gov/Programs/Redevelopment/ROPS/

This determination is effective for the ROPS 18-19 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to review and may be denied even if not denied on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF. Ms. Sea Shelton March 21, 2018 Page 3

Please direct inquiries to Nichelle Jackson, Supervisor, or Michael Painter, Analyst, at (916) 322-2985.

Sincerely,

ERIKALI

Program Budget Manager

cc: Ms. Laurie A. Murray, Administrative Services Director, City of La Palma Ms. Cindy Wong, Property Tax Manager, Orange County

#### Attachment

Approved RPTTF Distribution For the period of July 2018 through June 2019							
	<b>ROPS A Period</b>		<b>ROPS B Period</b>		ROPS 18-19 Total		
RPTTF Requested	\$	527,067	\$	460,905	\$	987,972	
Administrative RPTTF Requested		125,000		125,000		250,000	
Total RPTTF Requested		652,067		585,905		1,237,972	
RPTTF Requested		527,067		460,905		987,972	
Adjustment							
Item No. 1		(7,438)		0		(7,438)	
RPTTF Authorized		519,629		460,905		980,534	
Administrative RPTTF Authorized		125,000		125,000	2	250,000	
Total RPTTF Approved for Distribution	\$	644,629	\$	585,905	\$	1,230,534	