

# Orange Countywide Oversight Board

Agenda Item No. 9a

Date: 9/22/2020

From: Successor Agency to the Garden Grove Redevelopment Agency

Subject: Resolution of the Countywide Oversight Board Approving Amendment to the Recognized Obligation Payment Schedule (ROPS)

## Recommended Action:

Approve resolution approving amendment to FY 20-21B ROPS for the Garden Grove Successor Agency

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The Garden Grove Successor Agency requests approval of the Amended Recognized Obligation Payment Schedule (ROPS) 20-21B for the second half of Fiscal Year 20-21. The amendment would increase Redevelopment Property Tax Trust Fund (“RPTTF”) budget by \$700 for Line Item Number 6 – Katella Cottages OPA. This line item incurred approved allowable expenses during ROPS 19-20, but were not submitted for payment and paid until ROPS 20-21A period.

The Garden Grove Successor Agency resolution approving the Amended ROPS 20-21B was approved on September 8, 2020 at the regularly scheduled City of Garden Grove Successor Agency meeting. Successor Agency approval is subject to submittal to and approval by the Oversight Board and then by the State Department and Finance (DOF). The Successor Agency also requests authorization to post the approved Resolution and Amended ROPS 20-21B to the City’s website and to transmit the Amended ROPS 20-21B to the DOF. Further, the City of Garden Grove’s Community and Economic Development Director and her designees, in consultation with legal counsel, shall be authorized to make augmentations, modifications, additions or revisions as may be necessary or directed by DOF.

## Impact on Taxing Entities

No fiscal impact until approved by DOF. If the DOF approves the Amended ROPS as submitted, the Successor Agency will increase its previously authorized ROPS 20-21B distribution amount of \$6,799,515 to \$6,800,215, a difference of \$700 in RPTTF and Other Funds for the period of January 1, 2021 to June 30, 2021, to pay the Successor Agency’s enforceable obligations.

## Staff Contact(s)

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Office of Economic Development  
City of Garden Grove  
Phone: 714-741-5130  
[gracel@ggcity.org](mailto:gracel@ggcity.org)

Lisa Kim  
Assistant City Manager/Community and Economic Development Director  
City of Garden Grove  
Phone: 714-741-5121  
[lisak@ggcity.org](mailto:lisak@ggcity.org)

## Attachments

- Oversight Board Resolution Amending ROPS 20-21B

- Amended Recognized Obligation Payment Schedule 20-21B
- Pending Resolution from Garden Grove Successor Agency

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING THE AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE 20-21 B FOR THE PERIOD OF JANUARY 1, 2021 TO JUNE 30, 2021, SUBJECT TO SUBMITTAL TO, AND REVIEW BY THE STATE DEPARTMENT OF FINANCE UNDER CALIFORNIA HEALTH AND SAFETY CODE, DIVISION 24, PART 1.85; AUTHORIZING THE POSTING AND TRANSMITTAL THEREOF; AND AUTHORIZING THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR, IN CONSULTATION WITH LEGAL COUNSEL, TO MAKE AUGMENTATIONS, MODIFICATIONS, ADDITIONS OR REVISIONS AS MAY BE NECESSARY OR DIRECTED BY DOF.**

**WHEREAS**, the Garden Grove Agency for Community Development (“Former Agency”) was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.*, and previously authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City of Garden Grove (“City”); and

**WHEREAS**, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and wind down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484 and by other subsequent legislation, and most recently by Senate Bill 107 (together, the “Dissolution Law”); and

**WHEREAS**, as of February 1, 2012 the former Agency was dissolved pursuant to the Dissolution Law, and, as a separate public entity, corporate and politic, the Successor Agency to the Garden Grove Agency for Community Development (“Successor Agency”) administers the enforceable obligations of the former Agency and otherwise unwinds the former Agency’s affairs, all subject to the review and approval by a seven-member oversight board (“Oversight Board”); and

**WHEREAS**, Section 34179 provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Law; and

**WHEREAS**, Sections 34177(m), 34177(o) and 34179 provide that each ROPS is submitted to, reviewed and approved by the Successor Agency and then reviewed and approved by the Oversight Board before final review and approval by the State Department of Finance (“DOF”); and

**WHEREAS**, Section 34177(o) of the Dissolution Law requires that beginning with the annual ROPS for the 16-17 fiscal period of July 1, 2016 to June 30, 2017 (“ROPS 16-17”) inclusive, and for each period from July 1 to June 30, inclusive, thereafter, shall be submitted to

the DOF by the Successor Agency, after approval by the Oversight Board, no later than February 1, 2016, and each February 1 thereafter; and

**WHEREAS**, Section 34177(E) provides that once per ROPS period, and no later than October 1, a Successor Agency may submit one amendment to the ROPS if the Oversight Board makes a finding that a revision is necessary for payment of approved enforceable obligations during the second one-half of the ROPS period defined as January 1 to June 30, inclusive. The Successor Agency may only amend the amount requested for payment of approved enforceable obligations; and

**WHEREAS**, the Orange Countywide Oversight Board has reviewed the Amended ROPS 20-21 B prepared, approved, and presented by the Successor Agency and desires to approve the Amended ROPS 20-21 B, and desires to authorize the Successor Agency, to cause posting of Amended ROPS 20-21 B on the City's website: <http://www.ci.garden-grove.ca.us/> and to direct transmittal of such ROPS to the DOF, with copies to the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office.

**NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT:**

**Section 1** □ The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part hereof.

**Section 2** □ Pursuant to the Dissolution Law, the Orange Countywide Oversight Board hereby approves Amended ROPS 20-21 B; provided however, that the Amended ROPS 20-21 B is approved subject to the condition such ROPS is to be submitted to and reviewed by the State Department of Finance. Further, the Community and Economic Development Director and her designees, in consultation with legal counsel, shall be authorized to make augmentations, modifications, additions or revisions as may be necessary or directed by DOF.

**Section 3** □ The Orange Countywide Oversight Board authorizes transmittal of the Amended ROPS 20-21 B to the DOF, with copies to the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office.

**Section 4** □ The Community and Economic Development Director or her authorized designee is directed to post this Resolution, including the Amended ROPS 20-21 B, on the City/Successor Agency website pursuant to the Dissolution Law.

**Section 5** □ Pursuant to Section 34179(h) written notice and information about all actions taken by the Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing. An Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review; provided however, that pursuant to Section 34177(m) as to each ROPS submitted the DOF shall make its determination of the enforceable obligations and the amounts and funding sources of the enforceable obligations thereon no later than 45 days after submittal.

**Section 6** □ The Secretary of the Orange Countywide Oversight Board shall certify to the adoption of this Resolution.

**ATTACHMENT 1 TO  
OVERSIGHT BOARD RESOLUTION NO. \_\_\_\_\_**

**AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE 19-20 B  
FOR THE PERIOD OF JANUARY 1, 2020 TO JUNE 30, 2020**

(Attached)

**Amended Recognized Obligation Payment Schedule (ROPS 20-21B) - Summary  
Filed for the January 1, 2021 through June 30, 2021 Period**

**Successor Agency:** Garden Grove

**County:** Orange

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>ROPS 20-21B Authorized Amounts</b>	<b>ROPS 20-21B Requested Adjustments</b>	<b>ROPS 20-21B Amended Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 26,750</b>	<b>\$ -</b>	<b>\$ 26,750</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	26,750	-	26,750
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 6,772,765</b>	<b>\$ 700</b>	<b>\$ 6,773,465</b>
F RPTTF	6,516,307	700	6,517,007
G Administrative RPTTF	256,458	-	256,458
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 6,799,515</b>	<b>\$ 700</b>	<b>\$ 6,800,215</b>

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Garden Grove**  
**Amended Recognized Obligation Payment Schedule (ROPS 20-21B) - ROPS Detail**  
**January 1, 2021 through June 30, 2021**

Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts					Total	Requested Adjustments					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
			\$113,892,626	\$-	\$-	\$26,750	\$6,516,307	\$256,458	\$6,799,515	\$-	\$-	\$-	\$700	\$-	\$700	
2	Hyatt Regency OPA	Business Incentive Agreements	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
6	Katella Cottages OPA	OPA/DDA/ Construction	\$3,970,400	-	-	-	45,000	-	\$45,000	-	-	-	700	-	\$700	This amount is due as a result of underestimating the Item 6 payment on ROPS 19-20.
7	Katella Cottages Note	Bonds Issued On or Before 12/31/10	\$945,950	-	-	-	30,300	-	\$30,300	-	-	-	-	-	\$-	
9	Coastline Lease Payments	Miscellaneous	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
14	Union Bank Loan	Third-Party Loans	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
16	Sycamore Walk DDA	Remediation	\$45,000	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
18	Housing Fund Deficit	SERAF/ERAF	\$10,154,260	-	-	-	3,100,000	-	\$3,100,000	-	-	-	-	-	\$-	
19	Waterpark Hotel DDA	Business Incentive Agreements	\$8,520,000	-	-	-	1,580,792	-	\$1,580,792	-	-	-	-	-	\$-	
20	Site B2 DDA	Business Incentive Agreements	\$3,300,000	-	-	-	360,000	-	\$360,000	-	-	-	-	-	\$-	
22	Brookhurst Triangle DDA	OPA/DDA/ Construction	\$7,200,000	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
24	Project Management for Item 20 - Site B2	Project Management Costs	\$242,000	-	-	-	29,105	-	\$29,105	-	-	-	-	-	\$-	
25	Project Legal for Items 19-20	Legal	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
27	Agency Property Maint/ Management	Property Maintenance	\$81,501	-	-	26,750	-	-	\$26,750	-	-	-	-	-	\$-	
31	Administrative Allowance	Admin Costs	\$4,000,000	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
33	Brookhurst Triangle DDA	Property Dispositions	\$1,790,971	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
34	Brookhurst Triangle DDA	Property Dispositions	\$1,490,971	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
37	Project Management for Item 22 - Brookhurst	Project Management Costs	\$205,000	-	-	-	24,476	-	\$24,476	-	-	-	-	-	\$-	
39	2014 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/ 12	\$25,199,225	-	-	-	514,225	-	\$514,225	-	-	-	-	-	\$-	



Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts					Total	Requested Adjustments					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
40	Limon Law Suit Settlement	Litigation	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
47	Appraisals(s)	Admin Costs	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
49	Limon Law Suit Settlement/ Judgement	Litigation	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
50	Limon Law Suit Settlement/ Judgement	Litigation	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
51	Housing Successor Administration	Admin Costs	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
52	Item 39 Trustee Fee (2014 TARB)	Fees	\$155,320	-	-	-	3,340	-	\$3,340	-	-	-	-	-	\$-	
53	Item 19 Trustee Fee (Waterpark Bond)	Fees	\$241,420	-	-	-	2,340	-	\$2,340	-	-	-	-	-	\$-	
54	Item 7 Trustee Fee (Katella Cottages Note)	Fees	\$16,000	-	-	-	800	-	\$800	-	-	-	-	-	\$-	
55	Successor Agency Legal Fees for Limon Litigation (Item 49 & 50)	Legal	\$100,000	-	-	-	37,500	-	\$37,500	-	-	-	-	-	\$-	
56	2016 Tax Allocation Bonds (for Waterpark Hotel, Item 19)	Bonds Issued After 12/31/10	\$46,234,000	-	-	-	788,125	-	\$788,125	-	-	-	-	-	\$-	
57	Project Management for Item 19 - Water Park	Business Incentive Agreements	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
58	Item 14 Dissemination Fees	Fees	\$608	-	-	-	304	-	\$304	-	-	-	-	-	\$-	
59	Unfunded CalPERS Pension Liabilities 2011-12	Unfunded Liabilities	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
60	Unfunded CalPERS Pension Liabilities 2012-13	Unfunded Liabilities	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
61	Unfunded CalPERS Pension Liabilities 2013-14	Unfunded Liabilities	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
62	Unfunded CalPERS Pension Liabilities 2014-15	Unfunded Liabilities	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
63	Unfunded CalPERS Pension Liabilities 2015-16	Unfunded Liabilities	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
64	Unfunded CalPERS Pension Liabilities 2016-17	Unfunded Liabilities	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
65	Unfunded CalPERS Pension Liabilities 2017-18	Unfunded Liabilities	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	

GARDEN GROVE SUCCESSOR AGENCY

RESOLUTION NO. 61-20

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING THE AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE 20-21 B FOR THE PERIOD OF JANUARY 1, 2021 TO JUNE 30, 2021, SUBJECT TO SUBMITTAL TO, AND REVIEW BY THE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE UNDER CALIFORNIA HEALTH AND SAFETY CODE, DIVISION 24, PART 1.85; AND, AUTHORIZING THE POSTING AND TRANSMITTAL OF THE ROPS

WHEREAS, the Garden Grove Agency for Community Development ("Former Agency") was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.* ("CRL"), and previously authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Garden Grove ("City"); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and wind down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484 and by other subsequent legislation, and most recently by Senate Bill 107 (together, the "Dissolution Law"); and

WHEREAS, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Law, and, as a separate public entity, corporate and politic, the Successor Agency to the Garden Grove Agency for Community Development ("Successor Agency") administers the enforceable obligations of the former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by an oversight board ("Oversight Board"); and

WHEREAS, Section 34179 provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Law; and

WHEREAS, Sections 34177(m), 34177(o) and 34179 provide that each ROPS is submitted to, reviewed and approved by the Successor Agency and then reviewed and approved by the Oversight Board before final review and approval by the State Department of Finance ("DOF"); and

WHEREAS, Section 34177(o) of the Dissolution Law requires that beginning with the annual ROPS for the 16-17 fiscal period of July 1, 2016 to June 30, 2017 ("ROPS 16-17") inclusive, and for each period from July 1 to June 30, inclusive, thereafter, shall be submitted to the DOF by the Successor Agency, after approval by the Oversight Board, no later than February 1, 2016, and each February 1 thereafter; and

WHEREAS, Section 34177(E) provides that once per ROPS period, and no later than October 1, a Successor Agency may submit one amendment to the ROPS if the Oversight Board makes a finding that a revision is necessary for payment of approved enforceable obligations during the second one-half of the ROPS period defined as January 1 to June 30, inclusive. The Successor Agency may only amend the amount requested for payment of approved enforceable obligations; and

WHEREAS, pursuant to Sections 34179.6 and 34177(I)(2)(B), the Successor Agency is required to submit the ROPS to the DOF with copies to the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office at the same time that the Successor Agency submits the ROPS to the Oversight Board for review; and

WHEREAS, the Successor Agency has reviewed the draft Amended ROPS 20-21 B and desires to approve the Amended ROPS 20-21 B and to authorize the Successor Agency staff to transmit the Amended ROPS to the Oversight Board; and

WHEREAS, the Successor Agency staff is directed to post the Amended ROPS 20-21 B on the City/Successor Agency website: <https://ggcity.org/>

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT:

Section 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. Pursuant to the Dissolution Law, the Successor Agency approves the Amended ROPS 20-21 B, which schedule is incorporated herein by this reference; provided however, that the Amended ROPS 20-21 B is approved subject to transmittal of the Amended ROPS to the Oversight Board for review and approval with copies of the Amended ROPS to be sent concurrently to the DOF, the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office. Further, the Community and Economic Development Director, or her designee, in consultation with legal counsel, is hereby authorized to make augmentations, modifications, additions or revisions as may be necessary or directed by DOF, and changes, if any, will be reported back to the Successor Agency and the Oversight Board.

Section 3. After approval by the Oversight Board, the Successor Agency authorizes transmittal of the approved Amended ROPS 20-21 B to the DOF, the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office.

Section 4. Community and Economic Development Director, or her designee, is directed to post this Resolution, including the Amended ROPS 20-21 B, on the City/Successor Agency website pursuant to the Dissolution Law.

Section 5. The Secretary of the Successor Agency shall certify to the adoption of this Resolution.

Adopted this 8<sup>th</sup> day of September 2020

ATTEST:

  
\_\_\_\_\_  
SECRETARY

  
\_\_\_\_\_  
CHAIR

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE )

I, TERESA POMEROY, Secretary of The City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development, do hereby certify that the foregoing Resolution was duly adopted by the Successor Agency, at a meeting held on the 8th day of September 2020, by the following vote:

AYES: MEMBERS: (7) BRIETIGAM, BUI, O'NEILL, NGUYEN D.,  
KLOPFENSTEIN, NGUYEN K., JONES  
NOES: MEMBERS: (0) NONE  
ABSENT: MEMBERS: (0) NONE

  
\_\_\_\_\_  
SECRETARY

[Resolution continues on next page]

**ATTACHMENT 1**  
**to Successor Agency Resolution No. \_\_\_\_-\_\_\_\_**

**AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE 20-21 B**  
**FOR SIX-MONTH FISCAL PERIOD JANUARY 1, 2021 TO JUNE 30, 2021**

**(attached)**

**Amended Recognized Obligation Payment Schedule (ROPS 20-21B) - Summary  
 Filed for the January 1, 2021 through June 30, 2021 Period**

**Successor Agency:** Garden Grove  
**County:** Orange

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>ROPS 20-21B Authorized Amounts</b>	<b>ROPS 20-21B Requested Adjustments</b>	<b>ROPS 20-21B Amended Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 26,750</b>	<b>\$ -</b>	<b>\$ 26,750</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	26,750	-	26,750
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 6,772,765</b>	<b>\$ 700</b>	<b>\$ 6,773,465</b>
F RPTTF	6,516,307	700	6,517,007
G Administrative RPTTF	256,458	-	256,458
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 6,799,515</b>	<b>\$ 700</b>	<b>\$ 6,800,215</b>

**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.

Steve Jones chair  
 Name Title

/s/ Steve Jones 9/11/2020  
 Signature Date

Garden Grove  
 Amended Recognized Obligation Payment Schedule (ROPS 20-21B) - ROPS Detail  
 January 1, 2021 through June 30, 2021

Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts					Requested Adjustments					Total	Notes
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
			\$113,892,626	\$-	\$26,750	\$6,516,307	\$256,458	\$6,799,515	\$-	\$-	\$-	\$700	\$-	\$700	
2	Hyatt Regency OPA	Business Incentive Agreements	\$-	-	-	-	-	\$-	-	-	-	-	-	-	
6	Katella Cottages OPA	OPA/DDA/ Construction	\$3,970,400	-	-	45,000	-	\$45,000	-	-	-	700	-	\$700	This amount is due as a result of underestimating the Item 6 payment on ROPS 19-20.
7	Katella Cottages Note	Bonds Issued On or Before 12/31/10	\$945,950	-	-	30,300	-	\$30,300	-	-	-	-	-	\$-	
9	Coastline Lease Payments	Miscellaneous	\$-	-	-	-	-	\$-	-	-	-	-	-	\$-	
14	Union Bank Loan	Third-Party Loans	\$-	-	-	-	-	\$-	-	-	-	-	-	\$-	
16	Sycamore Walk DDA	Remediation	\$45,000	-	-	-	-	\$-	-	-	-	-	-	\$-	
18	Housing Fund Deficit	SERAF/ERAF	\$10,154,260	-	-	3,100,000	-	\$3,100,000	-	-	-	-	-	\$-	
19	Waterpark Hotel DDA	Business Incentive Agreements	\$8,520,000	-	-	1,580,792	-	\$1,580,792	-	-	-	-	-	\$-	
20	Site B2 DDA	Business Incentive Agreements	\$3,300,000	-	-	360,000	-	\$360,000	-	-	-	-	-	\$-	
22	Brookhurst Triangle DDA	OPA/DDA/ Construction	\$7,200,000	-	-	-	-	\$-	-	-	-	-	-	\$-	
24	Project Management for Item 20 - Site B2	Project Management Costs	\$242,000	-	-	29,105	-	\$29,105	-	-	-	-	-	\$-	
25	Project Legal for Items 19-20	Legal	\$-	-	-	-	-	\$-	-	-	-	-	-	\$-	
27	Agency Property Maint/ Management	Property Maintenance	\$81,501	-	26,750	-	-	\$26,750	-	-	-	-	-	\$-	
31	Administrative Allowance	Admin Costs	\$4,000,000	-	-	-	-	\$-	-	-	-	-	-	\$-	
33	Brookhurst Triangle DDA	Property Dispositions	\$1,790,971	-	-	-	-	\$-	-	-	-	-	-	\$-	
34	Brookhurst Triangle DDA	Property Dispositions	\$1,490,971	-	-	-	-	\$-	-	-	-	-	-	\$-	
37	Project Management for Item 22 - Brookhurst	Project Management Costs	\$205,000	-	-	24,476	-	\$24,476	-	-	-	-	-	\$-	
39	2014 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	\$25,199,225	-	-	514,225	-	\$514,225	-	-	-	-	-	\$-	





June 24, 2020

Dave Barisic  
Brandywine Homes  
16580 Aston Street  
Irvine, California 92606

**Steven R. Jones**  
Mayor

**John R. O'Neill**  
Mayor Pro Tem - District 2

**George S. Brietigam**  
Council Member - District 1

**Diedre Thu-Ha Nguyen**  
Council Member - District 3

**Patrick Phat Bui**  
Council Member - District 4

**Stephanie Klopfenstein**  
Council Member - District 5

**Kim Bernice Nguyen**  
Council Member - District 6

RE: FY 2019 - 2020 Katella Cottages Excess Tax Increment Payment

Dear Mr. Barisic,

The Agency recently received the necessary calculations from our property tax consultant, HdL, to determine if there would be an Excess Tax Increment Payment for the Katella Cottages project for fiscal year 2019 – 2020. For 2019 – 2020, the Net Tax Increment Revenue generated by the project available for debt service was \$206,349.88 and the debt service amount for 2019 – 2020 equaled \$175,650. The Net Tax Increment Revenue exceeded the debt service amount by \$30,699.88 therefore, pursuant to the note; you will be receiving this amount split up into payments per the letter dated September 8, 2008.

For your convenience and review, I have attached both the FY 2019 – 2020 Revenue Spreadsheet for the Katella Cottages project as well as the Payment Schedule for the 2008 Subordinate Promissory Note. If you have any further questions, please do not hesitate to contact me at (714) 741-5130.

Sincerely,



Grace Lee  
Sr. Economic Development Specialist

Attachments

Copies: James Barisic  
Brett Whitehead

**Katella Cottages OPA**  
Revenues for Fiscal Year 2019-20

APN	Owner	2019-20 Roll Value		RDA Tax Rate	RDA Tax Revenue	RDA Tax Rate	Taxable Value	RDA Tax Rate	RDA Tax Revenue	Combined RDA Tax Rev. Billed	2019-20 Taxes Paid	Supplemental Paid	Total Paid	Combined RDA Tax Rev. Unpaid
		Land Value	Improvement Value											
132-491-01	LE JUSTIN	122,405	368,213	0.00	4,906.18	1.0000%	490,618	0.00	4,906.18	4,906.18	4,906.18	0.00	4,906.18	0.00
132-491-02	TRUONG JOSEPH J	311,998	335,422	0.00	6,474.20	1.0000%	647,420	0.00	6,474.20	6,474.20	6,474.20	0.00	6,474.20	0.00
132-491-03	VITTITOW WILLIAM LINN	260,252	412,048	0.00	4,123.00	1.0000%	412,300	0.00	4,123.00	4,123.00	4,123.00	0.00	4,123.00	0.00
132-491-04	NGUYEN QUOC MINH	322,201	388,799	0.00	7,110.00	1.0000%	711,000	0.00	7,110.00	7,110.00	7,110.00	0.00	7,110.00	0.00
132-491-05	KIM JOON HWAN	209,629	393,331	0.00	6,029.60	1.0000%	602,960	0.00	6,029.60	6,029.60	6,029.60	0.00	6,029.60	0.00
132-491-06	Bac Nguyen & Duc Huea Living Trust	235,345	346,444	0.00	5,817.89	1.0000%	581,789	0.00	5,817.89	5,817.89	5,817.89	0.00	5,817.89	0.00
132-491-07	CHOI MUNHO	248,975	382,021	0.00	6,309.96	1.0000%	630,996	0.00	6,309.96	6,309.96	6,309.96	0.00	6,309.96	0.00
132-491-08	LE TODD T D	284,968	352,797	0.00	6,377.65	1.0000%	637,765	0.00	6,377.65	6,377.65	6,377.65	0.00	6,377.65	0.00
132-491-09	BUI VICKIE VANANH	217,821	361,777	0.00	5,795.48	1.0000%	579,548	0.00	5,795.48	5,795.48	5,795.48	0.00	5,795.48	0.00
132-491-10	GONZALEZ FRANCISCO	322,201	388,799	0.00	7,110.00	1.0000%	711,000	0.00	7,110.00	7,110.00	7,110.00	0.00	7,110.00	0.00
132-491-11	LOI REAL ESTATE INVESTMENTS LLC	216,888	382,021	0.00	5,989.09	1.0000%	598,909	0.00	5,989.09	5,989.09	5,989.09	0.00	5,989.09	0.00
132-491-12	TRINH DOUGLAS DUNG TRUST D D AND P K TRINH REVOC	104,402	397,761	0.00	5,021.63	1.0000%	502,163	0.00	5,021.63	5,021.63	5,021.63	0.00	5,021.63	0.00
132-491-13	TRUONG CHRISTOPHER	189,563	423,723	0.00	6,132.86	1.0000%	613,286	0.00	6,132.86	6,132.86	6,132.86	0.00	6,132.86	0.00
132-491-14	NGUYEN DUC H	386,000	325,000	0.00	7,110.00	1.0000%	711,000	0.00	7,110.00	7,110.00	7,110.00	0.00	7,110.00	0.00
132-491-15	DINH ANH T Q AND HOLLY	296,329	414,671	0.00	6,347.42	1.0000%	634,742	0.00	6,347.42	6,347.42	6,347.42	0.00	6,347.42	0.00
132-491-16	HY PROPERTY INC.	296,329	414,671	0.00	7,110.00	1.0000%	711,000	0.00	7,110.00	7,110.00	7,110.00	0.00	7,110.00	0.00
132-491-17	GOMEZ MANUEL	293,126	414,874	0.00	7,080.00	1.0000%	708,000	0.00	7,080.00	7,080.00	7,080.00	0.00	7,080.00	0.00
132-491-18	Pham Tyler Tuan	146,672	333,109	0.00	4,797.81	1.0000%	479,781	176,414.25	4,797.81	6,561.95	4,797.81	1,764.14	6,561.95	0.00
132-491-19	VO KATRINA	217,688	345,076	0.00	5,627.64	1.0000%	562,764	0.00	5,627.64	5,627.64	5,627.64	0.00	5,627.64	0.00
132-491-20	BUI TRANG HUONG TRUST	139,800	333,109	0.00	4,729.09	1.0000%	472,909	0.00	4,729.09	4,729.09	4,729.09	0.00	4,729.09	0.00
132-491-21	HONG STEPHEN	181,824	336,126	0.00	5,179.50	1.0000%	517,950	0.00	5,179.50	5,179.50	5,179.50	0.00	5,179.50	0.00
132-491-22	PHAN VU	349,057	335,422	0.00	6,844.79	1.0000%	684,479	0.00	6,844.79	6,844.79	6,844.79	0.00	6,844.79	0.00
132-491-23	PHAM MAX NGOC	167,848	399,150	0.00	5,669.98	1.0000%	566,998	0.00	5,669.98	5,669.98	5,669.98	0.00	5,669.98	0.00
132-491-24	LN VENTURES LLC	394,809	319,191	0.00	7,140.00	1.0000%	714,000	0.00	7,140.00	7,140.00	7,140.00	0.00	7,140.00	0.00
132-491-25	ZAGUB ABDELWAHAB AWAD	282,343	459,657	0.00	7,420.00	1.0000%	742,000	0.00	7,420.00	7,420.00	7,420.00	0.00	7,420.00	0.00
132-491-26	New Sun Investment Group Inc.	381,401	322,399	0.00	7,038.00	1.0000%	703,800	0.00	7,038.00	7,038.00	7,038.00	0.00	7,038.00	0.00
132-491-27	Nguyen Andrew Tuan Van	322,709	434,131	0.00	7,568.40	1.0000%	756,840	17,820.00	7,568.40	7,746.60	7,568.40	178.20	7,746.60	0.00
132-491-28	NGUYEN MINHAI P	337,201	388,799	0.00	7,260.00	1.0000%	726,000	0.00	7,260.00	7,260.00	7,260.00	0.00	7,260.00	0.00
132-491-29	KLEIN LAWRENCE	302,012	439,988	0.00	7,420.00	1.0000%	742,000	0.00	7,420.00	7,420.00	7,420.00	0.00	7,420.00	0.00
132-491-30	MANUSIG ANA MAY	352,298	373,702	0.00	7,260.00	1.0000%	726,000	0.00	7,260.00	7,260.00	7,260.00	0.00	7,260.00	0.00
132-491-31	QUIJANO ELENA C	318,829	423,171	0.00	7,420.00	1.0000%	742,000	0.00	7,420.00	7,420.00	7,420.00	0.00	7,420.00	0.00
132-491-32	TRANG TOM TRUST T T AND Y B TROUNG FAMILY TRUST	271,792	397,761	0.00	6,695.53	1.0000%	669,553	0.00	6,695.53	6,695.53	6,695.53	0.00	6,695.53	0.00
132-491-33	DUONG LUAT	344,060	397,940	0.00	7,420.00	1.0000%	742,000	0.00	7,420.00	7,420.00	7,420.00	0.00	7,420.00	0.00
132-491-34	DO GREGORY HUNG	367,699	358,301	0.00	7,260.00	1.0000%	726,000	0.00	7,260.00	7,260.00	7,260.00	0.00	7,260.00	0.00
132-491-35	NGUYEN VIEN LAM	344,060	397,940	0.00	7,420.00	1.0000%	742,000	0.00	7,420.00	7,420.00	7,420.00	0.00	7,420.00	0.00
132-491-36	JIN FENGYUN	379,837	346,163	0.00	7,260.00	1.0000%	726,000	0.00	7,260.00	7,260.00	7,260.00	0.00	7,260.00	0.00
132-491-37	THAI KIM L TRUST	344,060	397,940	0.00	7,420.00	1.0000%	742,000	0.00	7,420.00	7,420.00	7,420.00	0.00	7,420.00	0.00
132-491-38	Patel Prefulchandra R	391,877	349,123	0.00	7,260.00	1.0000%	726,000	0.00	7,260.00	7,260.00	7,260.00	0.00	7,260.00	0.00
132-491-39	HUYNH LIEM T	222,382	382,021	0.00	7,410.00	1.0000%	741,000	12,450.00	7,410.00	7,534.50	7,410.00	124.50	7,534.50	0.00
132-491-40	NGUYEN DUONG FAMILY LIVING TRUST	373,767	375,321	0.00	6,044.03	1.0000%	604,403	0.00	6,044.03	6,044.03	6,044.03	0.00	6,044.03	0.00
132-491-41	TRAN DANNY	396,000	330,000	0.00	7,490.88	1.0000%	749,088	0.00	7,490.88	7,490.88	7,490.88	0.00	7,490.88	0.00
132-491-42	DURO ELISA V	394,809	319,191	0.00	7,260.00	1.0000%	726,000	0.00	7,260.00	7,260.00	7,260.00	0.00	7,260.00	0.00
132-491-43	HERITAGE OWNERS ASSOCIATION													
132-491-44	HERITAGE OWNERS ASSOCIATION													
										27,504,061		206,684		
										277,107.45	275,040.61	2,066.84	277,107.45	
										Less Base Year Value @ 1%:			(19,170.10)	
										2019-20 Revenue Collected:			257,937.35	
										Less Housing Set-Aside @ 20%:			(51,587.47)	
										Net Revenue Available for Debt Service:			206,349.88	0.00%
										Debt Service Payment			\$ 175,650.00	
										Payment due to Brandywine Homes Per OPA Agreement			\$ 30,699.88	
										60% James Barick			\$ 18,419.93	
										20% David Barick			\$ 6,139.98	
										20% Brett Whitehead			\$ 6,139.98	

Special Projects/Garden Grove Katella Cottages/Katella Cottages - 2019-20

**KATELLA COTTAGES  
2008 SUBORDINATE PROMISSORY NOTE  
BUDGET INFORMATION**

<b>Fiscal Year</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>BUDGET PAYMENT</b>	<b>Debt Service</b>
2008-09			\$ 36,941.67	\$ 36,941.67	\$ 36,941.67
2009-10	\$ 60,000.00	0.06	\$ 120,900.00	\$ 179,100.00	\$ 180,900.00
2010-11	\$ 65,000.00	0.06	\$ 117,300.00	\$ 180,350.00	\$ 182,300.00
2011-12	\$ 65,000.00	0.06	\$ 113,400.00	\$ 176,450.00	\$ 178,400.00
2012-13	\$ 70,000.00	0.06	\$ 109,500.00	\$ 177,400.00	\$ 179,500.00
2013-14	\$ 75,000.00	0.06	\$ 105,300.00	\$ 178,050.00	\$ 180,300.00
2014-15	\$ 80,000.00	0.06	\$ 100,800.00	\$ 178,400.00	\$ 180,800.00
<b>2015-16</b>	<b>\$ 85,000.00</b>	0.06	<b>\$ 96,000.00</b>	<b>\$ 178,450.00</b>	<b>\$ 181,000.00</b>
2016-17	\$ 90,000.00	0.06	\$ 90,900.00	\$ 178,200.00	\$ 180,900.00
2017-18	\$ 95,000.00	0.06	\$ 85,500.00	\$ 177,650.00	\$ 180,500.00
2018-19	\$ 100,000.00	0.06	\$ 79,800.00	\$ 176,800.00	\$ 179,800.00
2019-20	\$ 105,000.00	0.06	\$ 73,800.00	\$ 175,650.00	\$ 178,800.00
2020-21	\$ 115,000.00	0.06	\$ 67,500.00	\$ 179,050.00	\$ 182,500.00
2021-22	\$ 120,000.00	0.06	\$ 60,600.00	\$ 177,000.00	\$ 180,600.00
2022-23	\$ 130,000.00	0.06	\$ 53,400.00	\$ 179,500.00	\$ 183,400.00
2023-24	\$ 135,000.00	0.06	\$ 45,600.00	\$ 176,550.00	\$ 180,600.00
2024-25	\$ 145,000.00	0.06	\$ 37,500.00	\$ 178,150.00	\$ 182,500.00
2025-26	\$ 150,000.00	0.06	\$ 28,800.00	\$ 174,300.00	\$ 178,800.00
2026-27	\$ 160,000.00	0.06	\$ 19,800.00	\$ 175,000.00	\$ 179,800.00
2027-28	\$ 170,000.00	0.06	\$ 10,200.00	\$ 901,870.84	\$ 180,200.00
<b>TOTALS</b>	<b>\$ 2,015,000.00</b>		<b>\$ 1,453,541.67</b>		<b>\$ 3,468,541.67</b>