

# Orange Countywide Oversight Board

Agenda Item No. 4j

Date: 1/26/2021

From: Successor Agency to the San Juan Capistrano Redevelopment Agency

Subject: Resolution of the Countywide Oversight Board Approving the Annual Recognized Obligation Payment Schedule (ROPS) and Successor Agency Administrative Budget

## Recommended Action:

Approve the resolution authorizing the Fiscal Year 2021-22 ROPS and Administrative Budget for the San Juan Capistrano Successor Agency.

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The San Juan Capistrano Successor Agency requests approval of the Recognized Obligation Payment Schedule (ROPS 21-22) and Administrative Budget for Fiscal Year 2021-22.

The ROPS 21-22 (Attachment 2) sets forth estimates of the amounts that are required to be paid by the Successor Agency in Fiscal Year 2021-22 for approved enforceable obligations. The amounts reported in the ROPS 21-22 were determined using the terms of payment set forth in the agreements associated with the approved obligations of the former redevelopment agency.

The majority of the obligation payments are for payments of principal and interest on bonds that were issued by the former Redevelopment Agency or the Successor Agency. In addition to the bond payments, the obligation payments include payments to repay loans originally made by the City of San Juan Capistrano, payments to private parties as the result of developer agreements or owner participation agreements, and payments associated with annual costs to administer the Successor Agency. The table below summarizes the amounts estimated for payment:

Bond payments	\$2,971,238
Development agreement payments	243,921
Administrative cost allowance	<u>175,937</u>
Total	\$3,391,096

## Administrative Budget

The Successor Agency is also required to prepare an Administrative Budget for Fiscal Year 2021-22 (Attachment 4). The amount reflected in the Administrative Cost Budget is based upon a detailed analysis of the administrative support provided by City staff to the Successor Agency and other administrative costs paid directly to third party vendors. As the result of a thorough reexamination of this analysis, the Successor Agency was able to further reduce its administrative costs for 2021-22, as indicated below:

2019-20 Admin Budget	\$250,000
2020-21 Admin Budget	\$178,584
2021-22 Admin Budget	\$175,937

## Additional Documents Requested

As requested, this report is accompanied by the approved ROPS and administrative budgets for the past two fiscal years, as well as the letter provided by the California Department of Finance (DOF) regarding the same.

Orange Countywide Oversight Board  
January 26, 2021  
Page 2 of 2

### Successor Agency Approval

On January 19, 2021, the ROPS 21-22 and the Administrative Budget of the Successor Agency for Fiscal Year 2021-22 are scheduled to be presented to the San Juan Capistrano Successor Agency for consideration.

### Impact on Taxing Entities

Approval of the ROPS 21-22 and the administrative budget of the San Juan Capistrano Successor Agency for Fiscal Year 2021-22 is expected to result in the distribution of over \$2,000,000 of tax increment funding to the taxing entities.

### Staff Contact

Ken Al-Imam, Chief Financial Officer, City of San Juan Capistrano, [kalimam@sanjuancapistrano.org](mailto:kalimam@sanjuancapistrano.org)

### Notifications

California Department of Finance, [RedevelopmentAdministration@dof.ca.gov](mailto:RedevelopmentAdministration@dof.ca.gov)  
Orange County Administrative Officer, Frank Kim, [frank.kim@ocgov.com](mailto:frank.kim@ocgov.com)  
Orange County Auditor-Controller's Office, [PTAX@ac.ocgov.com](mailto:PTAX@ac.ocgov.com)  
Orange County Auditor-Controller's Office, Israel Guevara, [Israel.Guevara@ac.ocgov.com](mailto:Israel.Guevara@ac.ocgov.com)  
State Controller's Office, [RDA-SDSupport@sco.ca.gov](mailto:RDA-SDSupport@sco.ca.gov)

### Attachments

- Attachment 1 – Proposed Oversight Board Resolution –ROPS 21-22
- Attachment 2 – ROPS 21-22
- Attachment 3 – Placeholder for Successor Agency Resolution –ROPS 21-22
- Attachment 4 – Administrative Cost Budget for July 1, 2021, through June 30, 2022
- Attachment 5 – Placeholder for Successor Agency Resolution – Administrative Cost Budget for July 1, 2021, through June 30, 2022
- Attachment 6 – Approved ROPS 20-21
- Attachment 7 – Approved Admin Budget 20-21
- Attachment 8 – DOF letter Regarding ROPS 20-21
- Attachment 9 – Approved ROPS 19-20
- Attachment 10 – Approved Admin Budget 19-20
- Attachment 11 – DOF letter Regarding ROPS 19-20

**RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD**  
**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH  
OVERSIGHT OF THE SUCCESSOR AGENCY TO THE SAN JUAN CAPISTRANO  
COMMUNITY REDEVELOPMENT AGENCY *APPROVING THE RECOGNIZED*  
*OBLIGATION PAYMENT SCHEDULE [ROPS] 2021-22 A-B FOR THE ANNUAL FISCAL*  
PERIOD OF JULY 1, 2021 TO JUNE 30, 2022, INCLUDING THE FY 2021-22  
ADMINISTRATIVE BUDGET, SUBJECT TO SUBMITTAL TO, AND REVIEW BY THE  
STATE DEPARTMENT OF FINANCE [DOF] PURSUANT TO DISSOLUTION LAW, AND  
AUTHORIZING POSTING AND TRANSMITTAL THEREOF

**WHEREAS**, the San Juan Capistrano Redevelopment Agency (“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 Section 33000, *et seq.*, and previously authorized to transact business and exercise powers of a redevelopment agency pursuant to action of the City Council of the City of San Juan Capistrano (“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 (“Dissolution Law”); and

**WHEREAS**, as of February 1, 2012 the Agency was dissolved pursuant to the Dissolution Law, and as a separate public entity, corporate and policy the Successor Agency to the San Juan Capistrano Community Redevelopment Agency (“Successor Agency”) administers the enforcement 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; and

**WHEREAS**, pursuant to Health and Safety Code Section 34179(j) on July 1, 2018 the Orange Countywide Oversight Board (“Oversight Board”) has jurisdiction over the Successor Agency and all other successor agencies in Orange County; and

**WHEREAS**, every oversight board, both the prior local oversight board and this newly established Orange Countywide Oversight Board, have fiduciary responsibilities to the holders of enforceable obligations and to the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of the Dissolution Law; and

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

**WHEREAS**, Section 34177(l) and 34177(o) of the Dissolution Law requires that the annual ROPS for the 2021-22 A-B fiscal period of July 1, 2021 to June 30, 2022 (“ROPS 2021-22 A-B”) shall be submitted to the DOF by the Successor Agency, after approval by the Orange Countywide Oversight Board, no later than February 1, 2021; and

**WHEREAS**, the ROPS 2021-22 A-B, in the form required by DOF, is attached as Exhibit A and the Fiscal Year (“FY”) 2021-22 Administrative Budget is attached as Exhibit B, and both attachments are fully incorporated by this reference; and

**WHEREAS**, the Orange Countywide Oversight Board has reviewed and considered the Successor Agency’s ROPS 2021-22 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 2021-22 A-B to the DOF, with copies to the County Executive Officer (“CEO”), County Auditor-Controller (“CAC”), and the State Controller’s Office (“SCO”) as required under the Dissolution Law;

NOW, THEREFORE, BE IT RESOLVED BY THE ORANGE COUNTYWIDE OVERSIGHT BOARD:

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

**SECTION 2.** The Orange Countywide Oversight Board hereby approves ROPS 2021-22 A-B submitted therewith and incorporated by this reference, including the FY 2021-22 administrative budget included herewith.

**SECTION 3.** The Orange Countywide Oversight Board authorizes transmittal of the ROPS 2021-22 A-B to the DOF, with copies to the CEO, the CAC, and the SCO.

**SECTION 4.** The City of San Juan Capistrano’s Chief Financial Officer or authorized designee is directed to post this Resolution, including the ROPS 2021-22 A-B, on the City/Successor Agency website pursuant to the Dissolution Law.

**SECTION 5.** Under Section 34179(h), written notice and information about certain actions taken by the Orange Countywide Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF’s choosing. The Orange Countywide 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.

**SECTION 6.** The Clerk of the Board shall certify to the adoption of this Resolution.

**Recognized Obligation Payment Schedule (ROPS 21-22) - Summary**  
**Filed for the July 1, 2021 through June 30, 2022 Period**

**Successor Agency:** San Juan Capistrano

**County:** Orange

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>21-22A Total (July - December)</b>	<b>21-22B Total (January - June)</b>	<b>ROPS 21-22 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 902,731</b>	<b>\$ 2,488,365</b>	<b>\$ 3,391,096</b>
F RPTTF	814,762	2,400,397	3,215,159
G Administrative RPTTF	87,969	87,968	175,937
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 902,731</b>	<b>\$ 2,488,365</b>	<b>\$ 3,391,096</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

**San Juan Capistrano**  
**Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail**  
**July 1, 2021 through June 30, 2022**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$34,155,118		\$3,391,096	\$-	\$-	\$-	\$814,762	\$87,969	\$902,731	\$-	\$-	\$-	\$2,400,397	\$87,968	\$2,488,365
3	2008 Tax Allocation Bonds, Series A	Bonds Issued On or Before 12/31/10	06/03/2008	08/01/2033	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	Central	8,228,392	N	\$641,791	-	-	-	-	-	\$-	-	-	-	641,791	-	\$641,791
4	2008 Tax Allocation Bonds, Series B (Taxable)	Bonds Issued On or Before 12/31/10	06/03/2008	08/01/2033	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	Central	12,039,324	N	\$947,023	-	-	-	-	-	\$-	-	-	-	947,023	-	\$947,023
7	OPA-Capistrano Volkswagen	OPA/DDA/Construction	04/17/2001	06/30/2020	Miles Brandon	Elimination of Blight/Business Retention	Central	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
9	Agreement-TCAG Ford	OPA/DDA/Construction	10/19/2010	03/01/2036	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Central	638,678	N	\$165,000	-	-	-	160,000	-	\$160,000	-	-	-	5,000	-	\$5,000
10	Agreement-OC Chrysler	OPA/DDA/Construction	01/07/2011	06/30/2031	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Central	78,921	N	\$78,921	-	-	-	78,921	-	\$78,921	-	-	-	-	-	\$-
16	Tax Anticipation Agreement (City/Agency Loan #1-See Notes)	City/County Loan (Prior 06/28/11), Cash exchange	01/20/1988	06/30/2026	City of San Juan Capistrano	Elimination of Blight/Economic Development	Central	152,587	Y	\$152,587	-	-	-	152,587	-	\$152,587	-	-	-	-	-	\$-
17	Trulis Acquisition - Loan Agreement (City/Agency Loan #2 - See Notes)	City/County Loan (Prior 06/28/11), Cash exchange	10/01/1998	06/30/2026	City of San Juan Capistrano	Property Acquisition/ Elimination of Blight	Central	50,527	Y	\$50,527	-	-	-	50,527	-	\$50,527	-	-	-	-	-	\$-
28	Administrative	Admin	07/01/	07/12/2036	City of San	3% allowance	Central	2,814,992	N	\$175,937	-	-	-	-	87,969	\$87,969	-	-	-	-	87,968	\$87,968

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
	Cost Allowance	Costs	2014		Juan Capistrano	for administrative costs incurred.																	
51	Lower Rosan Ranch - 2016 Subordinated Tax Allocation Note (See Notes)	Refunding Bonds Issued After 6/27/12	11/01/2016	08/01/2021	Western Alliance Bank	Refunding F&M Note	Central	372,727	N	\$372,727	-	-	-	372,727	-	\$372,727	-	-	-	-	-	-	\$-
52	Costs associated with selling properties (appraisals, surveys, etc.)	Property Dispositions	09/27/2016	09/27/2017	DMG, Inc.	Appraisal of properties that are to be sold and the proceeds distributed to the taxing entities	Central	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-
53	2018 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	08/23/2018	02/01/2033	U.S. Bank, N.A.	Principal payment on refunding bonds to refinance Kinoshita notes		9,778,970	N	\$806,583	-	-	-	-	-	\$-	-	-	-	806,583	-	\$806,583	

**San Juan Capistrano**  
**Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances**  
**July 1, 2018 through June 30, 2019**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/18)</b> RPTTF amount should exclude "A" period distribution amount.	1,601,139		2,195,150	30,119	159,568	
2	<b>Revenue/Income (Actual 06/30/19)</b> RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller	9,245,563			45,000	5,361,388	
3	<b>Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)</b>			8,939	35,000	4,808,103	
4	<b>Retention of Available Cash Balance (Actual 06/30/19)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	10,846,702		2,195,141		329,925	
5	<b>ROPS 18-19 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC			No entry required		223,360	
6	<b>Ending Actual Available Cash Balance (06/30/19)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$(8,930)	\$40,119	\$159,568	



**San Juan Capistrano**  
**Recognized Obligation Payment Schedule (ROPS 21-22) - Notes**  
**July 1, 2021 through June 30, 2022**

Item #	Notes/Comments
3	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2021.
4	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2021.
7	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2021. The agreement end date is upon complete payment of obligation. The final \$6,783 payment was made during the ROPS 20-21 B period.
9	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2021.
10	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2021.
16	The City has received its Finding of Completion; this loan was approved by the Oversight Board pursuant to Health and Safety Code (HSC) Section 34191.4(b) on May 27, 2014, (Oversight Board Resolution14-05-27-02); and DOF approved the loan and payment schedule on August 5, 2014 . The loan balance was fully repaid in the ROPS 20-21 B period.
17	The City has received its Finding of Completion; this loan was approved by the Oversight Board pursuant to Health and Safety Code (HSC) Section 34191.4(b) on May 27, 2014 (Oversight Board Resolution14-05-27-02); and DOF approved the loan and payment schedule on August 5, 2014 . The loan was fully paid during the ROPS 20-21 B period.
28	Staff time and other administrative costs (estimated to be incurred for this ROPS period) provided pursuant to the Agreement for the Reimbursement of Costs approved by the Oversight Board on May 2, 2012, (Resolution 12-05-02-01). The agreement continues until services are no longer needed. Therefore, the actual termination date is unknown. For the purpose of this ROPS, the Total Outstanding Obligation has been estimated as follows□ROPS 21-22 requested amount (\$175,937) multiplied by the remaining number of years until the time limit on the Agency's ability to repay indebtedness in 2036 (16 years). The actual administrative costs during this term will vary.
51	Debt service on DOF-approved refinancing of Lower Rosan Farmers and Merchants Bank Note.
52	Costs associated with selling property formerly owned by the CRA that are paid outside of escrow. The proceeds of sale will be distributed to the taxing entities.
53	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2021.

RESOLUTION NO. SACRA 21-01-19-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE SAN JUAN CAPISTRANO REDEVELOPMENT AGENCY ADOPTING AN ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD FROM JULY 1, 2021, THROUGH JUNE 30, 2022

**WHEREAS**, the San Juan Capistrano Community Redevelopment Agency ("Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law, Health & Safety Code Section 33000, et seq., which was 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 San Juan Capistrano ("City"); and,

**WHEREAS**, Assembly Bill X1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies ("Dissolution Act"); and,

**WHEREAS**, on December 29, 2011, in the petition California Redevelopment Association v. Matosantos, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of and on February 1, 2012, under the dates in the Dissolution Act that were reformed and extended thereby; and,

**WHEREAS**, the Agency is now a dissolved redevelopment agency pursuant to the Dissolution Act; and,

**WHEREAS**, by a resolution considered and approved by the City Council at an open public meeting the City chose to become and serve as the successor agency to the dissolved Agency under the Dissolution Act; and,

**WHEREAS**, as of and on and after February 1, 2012, the City Council serves and acts as the "Successor Agency" and will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, which are now subject to review and approval by the Orange Countywide Oversight Board ("Oversight Board"); and,

**WHEREAS**, Assembly Bill 1484, enacted on December 27, 2012, made certain amendments to the Dissolution Act, including with respect to the process for adopting Recognized Obligation Payment Schedules; and,

**WHEREAS**, pursuant to Section 34171(h) of the Dissolution Act, a "Recognized Obligation Payment Schedule" means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each six-month fiscal period; and,

**WHEREAS**, pursuant to subdivision (o) (1) of Section 34177 of the Dissolution Act, for each period from July 1, to June 30, the Successor Agency is required to submit an annual ROPS to the State Department of Finance and the County Auditor-Controller no later than February 1, of each year; and,

**WHEREAS**, pursuant to subdivisions (l), (m) and (o) (1) of Section 34177 of the Dissolution Act, staff of the City, acting on behalf of the Successor Agency, has prepared the annual Recognized Obligation Payment Schedule for the period covering July 1, 2021, through June 30, 2022, (ROPS 21-22), in the form attached to this Resolution as Exhibit A and incorporated herein by this reference; and,

**WHEREAS**, pursuant to Section 34177(l)(2)(B) of the Dissolution Act, staff of the City, acting on behalf of the Successor Agency, is required to provide notice of the Oversight Board's consideration of the ROPS 21-22, along with the ROPS and the staff report submitted to the Oversight Board, to the County Administrative Officer, the Orange County Auditor-Controller, and the State Department of Finance, concurrently with the posting of the Agenda for the Oversight Board's consideration of the ROPS 21-22; and,

**WHEREAS**, the Successor Agency now desires to approve the ROPS 21-22, ratify all actions taken by City staff to prepare the ROPS 21-22, and transmit the ROPS 21-22 to the Oversight Board for its consideration.

**NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY OF THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY:**

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

**Section 2.** The Successor Agency hereby approves the ROPS 21-22 in the form attached to this Resolution as Exhibit A, which is incorporated herein by this reference.

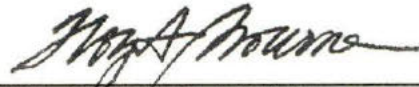
**Section 3.** The Successor Agency hereby authorizes the Executive Director and/or the Finance Officer, acting on behalf of the Successor Agency, or their authorized designees, to make such augmentations, modifications, additions or revisions as they may deem appropriate.

**Section 4.** The Executive Director or his authorized designees are directed to transmit the approved ROPS to the Oversight Board, the County Administrative Officer, the County Auditor-Controller, the State Controller's Office, and the State Department of Finance, and to cause the approved ROPS to be posted on the City's website, all in accordance with Section 34177(l)(2)(B) and (C) of the Dissolution Act, and take other actions necessary to obtain approval of the ROPS from the Oversight Board and the State Department of Finance.

**Section 5.** This Resolution shall take effect immediately upon adoption.

**Section 6.** The Secretary shall certify to the adoption of this Resolution.

**PASSED, APPROVED and ADOPTED** this 19<sup>th</sup> day of January 2021.



\_\_\_\_\_  
TROY A. BOURNE, CHAIR

**ATTEST:**



\_\_\_\_\_  
MARIA MORRIS, AGENCY SECRETARY

STATE OF CALIFORNIA                    )  
COUNTY OF ORANGE                    ) ss.  
CITY OF SAN JUAN CAPISTRANO        )

I, Maria Morris, Secretary of the Successor Agency to the San Juan Capistrano Community Redevelopment Agency, hereby certify that the foregoing SACRA Resolution No. 21-01-19-01 was duly adopted by the Successor Agency at its regular meeting held on the 19<sup>th</sup> day of January 2021, and that it was so adopted by the following vote:

AYES:           BOARD MEMBERS: Hart, Taylor, Farias and Chair Bourne  
NOES:           BOARD MEMBERS: None  
ABSENT:        BOARD MEMBERS: Reeve



\_\_\_\_\_  
MARIA MORRIS, AGENCY SECRETARY

**Recognized Obligation Payment Schedule (ROPS 21-22) - Summary**  
**Filed for the July 1, 2021 through June 30, 2022 Period**

**Successor Agency:** San Juan Capistrano

**County:** Orange

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>21-22A Total (July - December)</b>	<b>21-22B Total (January - June)</b>	<b>ROPS 21-22 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 902,731</b>	<b>\$ 2,488,365</b>	<b>\$ 3,391,096</b>
F RPTTF	814,762	2,400,397	3,215,159
G Administrative RPTTF	87,969	87,968	175,937
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 902,731</b>	<b>\$ 2,488,365</b>	<b>\$ 3,391,096</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

**San Juan Capistrano  
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail  
July 1, 2021 through June 30, 2022**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
																							ROPS 21-22A (Jul - Dec)
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	21-22A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	21-22B Total	
								\$34,155,118		\$3,391,096	\$-	\$-	\$-	\$814,762	\$87,969	\$902,731	\$-	\$-	\$-	\$2,400,397	\$87,968	\$2,488,365	
3	2008 Tax Allocation Bonds, Series A	Bonds Issued On or Before 12/31/10	06/03/2008	08/01/2033	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	Central	8,228,392	N	\$641,791	-	-	-	-	-	\$-	-	-	-	641,791	-	\$641,791	
4	2008 Tax Allocation Bonds, Series B (Taxable)	Bonds Issued On or Before 12/31/10	06/03/2008	08/01/2033	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	Central	12,039,324	N	\$947,023	-	-	-	-	-	\$-	-	-	-	947,023	-	\$947,023	
7	OPA-Capistrano Volkswagen	OPA/DDA/Construction 2001	04/17/2001	06/30/2020	Miles Brandon	Elimination of Blight/Business Retention	Central	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
9	Agreement-TCAG Ford	OPA/DDA/Construction 2010	10/19/2010	03/01/2036	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Central	638,678	N	\$165,000	-	-	-	160,000	-	\$160,000	-	-	-	5,000	-	\$5,000	
10	Agreement-OC Chrysler	OPA/DDA/Construction 2011	01/07/2011	06/30/2031	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Central	78,921	N	\$78,921	-	-	-	78,921	-	\$78,921	-	-	-	-	-	-	\$-
16	Tax Anticipation Agreement (City/Agency Loan #1-See Notes)	City/County Loan (Prior 06/28/11), Cash exchange	01/20/1988	06/30/2026	City of San Juan Capistrano	Elimination of Blight/Economic Development	Central	152,587	Y	\$152,587	-	-	-	152,587	-	\$152,587	-	-	-	-	-	-	\$-
17	Trulis Acquisition - Loan Agreement (City/Agency Loan #2 - See Notes)	City/County Loan (Prior 06/28/11), Cash exchange	10/01/1998	06/30/2026	City of San Juan Capistrano	Property Acquisition/ Elimination of Blight	Central	50,527	Y	\$50,527	-	-	-	50,527	-	\$50,527	-	-	-	-	-	-	\$-
28	Administrative	Admin	07/01/	07/12/2036	City of San	3% allowance	Central	2,814,992	N	\$175,937	-	-	-	-	87,969	\$87,969	-	-	-	-	-	87,968	\$87,968

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W																
																							ROPS 21-22A (Jul - Dec)												ROPS 21-22B (Jan - Jun)			
																							Fund Sources												Fund Sources			
ROPS 21-22 Total												21-22A Total				21-22B Total																						
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	21-22A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	21-22B Total																
	Cost Allowance	Costs	2014		Juan Capistrano	for administrative costs incurred.																																
51	Lower Rosan Ranch - 2016 Subordinated Tax Allocation Note (See Notes)	Refunding Bonds Issued After 6/27/12	11/01/2016	08/01/2021	Western Alliance Bank	Refunding F&M Note	Central	372,727	N	\$372,727	-	-	-	372,727	-	\$372,727	-	-	-	-	-	-	\$-															
52	Costs associated with selling properties (appraisals, surveys, etc.)	Property Dispositions	09/27/2016	09/27/2017	DMG, Inc.	Appraisal of properties that are to be sold and the proceeds distributed to the taxing entities	Central	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-															
53	2018 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	08/23/2018	02/01/2033	U.S. Bank, N.A.	Principal payment on refunding bonds to refinance Kinoshita notes		9,778,970	N	\$806,583	-	-	-	-	-	\$-	-	-	-	806,583	-	-	\$806,583															



**San Juan Capistrano**  
**Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances**  
**July 1, 2018 through June 30, 2019**  
 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments
	<b>ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)</b>						
<b>1</b>	<b>Beginning Available Cash Balance (Actual 07/01/18)</b> RPTTF amount should exclude "A" period distribution amount.	1,601,139		2,195,150	30,119	159,568	
<b>2</b>	<b>Revenue/Income (Actual 06/30/19)</b> RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller	9,245,563			45,000	5,361,388	
<b>3</b>	<b>Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)</b>			8,939	35,000	4,808,103	
<b>4</b>	<b>Retention of Available Cash Balance (Actual 06/30/19)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	10,846,702		2,195,141		329,925	
<b>5</b>	<b>ROPS 18-19 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC			<b>No entry required</b>		223,360	
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/19)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$(8,930)	\$40,119	\$159,568	



**San Juan Capistrano**  
**Recognized Obligation Payment Schedule (ROPS 21-22) - Notes**  
**July 1, 2021 through June 30, 2022**

Item #	Notes/Comments
3	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2021.
4	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2021.
7	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2021. The agreement end date is upon complete payment of obligation. The final \$6,783 payment was made during the ROPS 20-21 B period.
9	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2021.
10	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2021.
16	The City has received its Finding of Completion; this loan was approved by the Oversight Board pursuant to Health and Safety Code (HSC) Section 34191.4(b) on May 27, 2014, (Oversight Board Resolution14-05-27-02); and DOF approved the loan and payment schedule on August 5, 2014 . The loan balance was fully repaid in the ROPS 20-21 B period.
17	The City has received its Finding of Completion; this loan was approved by the Oversight Board pursuant to Health and Safety Code (HSC) Section 34191.4(b) on May 27, 2014 (Oversight Board Resolution14-05-27-02); and DOF approved the loan and payment schedule on August 5, 2014 . The loan was fully paid during the ROPS 20-21 B period.
28	Staff time and other administrative costs (estimated to be incurred for this ROPS period) provided pursuant to the Agreement for the Reimbursement of Costs approved by the Oversight Board on May 2, 2012, (Resolution 12-05-02-01). The agreement continues until services are no longer needed. Therefore, the actual termination date is unknown. For the purpose of this ROPS, the Total Outstanding Obligation has been estimated as follows□ROPS 21-22 requested amount (\$175,937) multiplied by the remaining number of years until the time limit on the Agency's ability to repay indebtedness in 2036 (16 years). The actual administrative costs during this term will vary.
51	Debt service on DOF-approved refinancing of Lower Rosan Farmers and Merchants Bank Note.
52	Costs associated with selling property formerly owned by the CRA that are paid outside of escrow. The proceeds of sale will be distributed to the taxing entities.
53	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2021.

**ADMINISTRATIVE COSTS BUDGET**

POSITION NAME	TASK	TASK -		TOTAL HOURS PER YEAR	SALARY COST PER HOUR	BENEFITS (PENSION COSTS, ETC.)	TOTAL COST	
		HOURS PER TASK	NUMBER OF TIMES PER YEAR				PER HOUR	TOTAL COSTS
CITY MANAGER	Consultations with CFO as to SA matters	1.00	52.00	52.00	\$ 124.86	\$ 73.54	\$ 198.40	\$ 10,316.80
	Review of bi-weekly agenda reports	2.00	26.00	52.00	\$ 124.86	\$ 73.54	\$ 198.40	\$ 10,316.80
	Bi-weekly SA Board Meetings	0.50	26.00	13.00	\$ 124.86	\$ 73.54	\$ 198.40	\$ 2,579.20
	Review of annual agenda reports	4.00	1.00	4.00	\$ 124.86	\$ 73.54	\$ 198.40	\$ 793.60
CFO	Consultations with CM as to SA matters	1.00	52.00	52.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 7,644.00
	Review of bi-weekly agenda reports	6.00	26.00	156.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 22,932.00
	Bi-weekly SA Board Meetings	0.50	26.00	13.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 1,911.00
	Review of annual agenda reports	12.00	1.00	12.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 1,764.00
	Review of compliance reports	2.00	1.00	2.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 294.00
	Review of annual financial reports	4.00	1.00	4.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 588.00
	Approval of invoices and checks	2.00	26.00	52.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 7,644.00
	Review of journal entries	4.00	12.00	48.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 7,056.00
	Coordination and review of ROPS prep	19.00	1.00	19.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 2,793.00
	Coordination and planning of audit and year end close	15.00	1.00	15.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 2,205.00
	Consultations with City Attorney re SA matters	2.00	12.00	24.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 3,528.00
	Administrative tasks relating to properties	2.00	12.00	24.00	\$ 92.51	\$ 54.49	\$ 147.00	\$ 3,528.00
SR. EXECUTIVE ASSISTANT	Coordination of meetings	1.00	52.00	52.00	\$ 36.12	\$ 21.27	\$ 57.39	\$ 2,984.28
RECORDS COORDINATOR	Processing of agenda reports/resolutions	1.00	26.00	26.00	\$ 36.06	\$ 21.24	\$ 57.30	\$ 1,489.80
CITY CLERK	Processing of agenda reports/resolutions/mtg agendas	2.00	26.00	52.00	\$ 61.59	\$ 36.28	\$ 97.87	\$ 5,089.24
ASSISTANT CITY CLERK	Processing of agenda reports/resolutions	1.00	26.00	26.00	\$ 39.80	\$ 23.44	\$ 63.24	\$ 1,644.24
ADMIN. COORDINATOR	Processing of agenda reports	1.00	26.00	26.00	\$ 36.06	\$ 21.24	\$ 57.30	\$ 1,489.78
ASST. FINANCE DIRECTOR	Review of annual financial reports	4.00	1.00	4.00	\$ 68.44	\$ 40.31	\$ 108.75	\$ 435.00
	Supervision of SA personnel	4.00	12.00	48.00	\$ 68.44	\$ 40.31	\$ 108.75	\$ 5,220.00
	Preparation of SA cash agenda reports	5.00	12.00	60.00	\$ 68.44	\$ 40.31	\$ 108.75	\$ 6,525.00
	Prep. of prior period adjustment form/rel. questions	12.00	1.00	12.00	\$ 68.44	\$ 40.31	\$ 108.75	\$ 1,305.00
PAYROLL TECH	Processing of payroll	0.50	26.00	13.00	\$ 33.48	\$ 19.72	\$ 53.20	\$ 691.60
ACCOUNTS PAYABLE TECH	Processing invoices/disbursements	5.00	12.00	60.00	\$ 30.33	\$ 17.86	\$ 48.19	\$ 2,891.66
	Preparation of monthly agenda reports	2.00	12.00	24.00	\$ 30.33	\$ 17.86	\$ 48.19	\$ 1,156.66
ACCOUNTANT	Monthly recordkeeping/bank reconciliations	6.00	12.00	72.00	\$ 41.82	\$ 24.63	\$ 66.45	\$ 4,784.54
	Prep for year end audit	8.00	1.00	8.00	\$ 41.82	\$ 24.63	\$ 66.45	\$ 531.62
	Provide records for ROPS/Cash balances	8.00	1.00	8.00	\$ 41.82	\$ 24.63	\$ 66.45	\$ 531.62
COUNCILMEMBERS	Read agenda reports/resolutions	1.00	26.00	26.00	\$ 15.00	\$ 8.84	\$ 23.84	\$ 619.71
	Attend meetings	0.50	26.00	13.00	\$ 15.00	\$ 8.84	\$ 23.84	\$ 309.86
Total personnel costs							\$	123,593.01
Contracted Services:								
Preparation of ROPS							\$	9,500.00
Audit Firm							\$	4,500.00
Continuing Disclosure (Bonds)							\$	2,500.00
Law Firm Services							\$	1,000.00
Indirect Costs:								
Insurance (1.5%)							\$	18,030.00
IT charges (1.5%)							\$	16,814.00
Total costs							\$	175,937.01

RESOLUTION NO. SACRA 21-01-19-02

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FROM JULY 1, 2021, TO JUNE 30, 2022, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j)

**WHEREAS**, the San Juan Capistrano Community Redevelopment Agency ("Agency") was established as a community redevelopment agency duly organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, et seq. ("CRL"), and has been authorized to transact business and exercise the power of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of San Juan Capistrano ("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 laws cause the dissolution and wind down of all redevelopment agencies (the "Dissolution Act"); and,

**WHEREAS**, the Agency is now a dissolved redevelopment agency pursuant to the Dissolution Act; and,

**WHEREAS**, by Resolution No. 12-01-10-01 approved by the City Council at an open meeting on July 10, 2012, the City chose to become and serve as the successor agency to the dissolved Agency under the Dissolution Act; and,

**WHEREAS**, as of and on and after February 1, 2012, the City serves and acts as the "Successor Agency" and will perform its functions as the Successor Agency under the Dissolution Act to administer all enforceable obligations of the Agency and otherwise unwind the Agency's affairs, which are now subject to review and approval by the Orange Countywide Oversight Board ("Oversight Board") and,

**WHEREAS**, Health and Safety Code Section 34177(j) requires that the Successor Agency prepare a proposed Administrative Budget covering the periods from July 1, 2021, through December 31, 2021, and January 1, 2022, through June 30, 2022; and,

**WHEREAS**, pursuant to Section 34177(j), the Successor Agency's "Administrative Budget" is to include all of the following: (a) estimated amounts of the Successor Agency's administrative costs for the upcoming six month fiscal periods; (b) the proposed sources of payment for the administrative costs; and (c) proposals for arrangements for administrative and operations services provided by the City as Successor Agency; and,

**WHEREAS**, the Administrative Budget must be approved by the Oversight Board pursuant to Health and Safety Code Section 34177(j); and,

**WHEREAS**, upon the Oversight Board's approval of the Administrative Budget, the Administrative Budget will be provided to the County of Orange Auditor-Controller

pursuant to Health and Safety Code Section 34177(k) so that the Successor Agency's estimated administrative costs in the approved Administrative Budget will be paid from property tax revenues deposited into the Redevelopment Property Tax Trust Fund for the upcoming six-month period; and,

**WHEREAS**, pursuant to Section 34180(h) the Successor Agency may request authorization from the Oversight Board for the Successor Agency and the City of San Juan Capistrano to enter into an agreement to ensure provision of the necessary services from the City to support Successor Agency responsibilities in winding down the activities of the former Agency, including the estimated costs set forth in the Administrative Budget; and,

**WHEREAS**, the Successor Agency adopted Resolution No. SACRA 12-05-01-01 on May 1, 2012, to enter into that certain "Agreement for Reimbursement of Costs and City/Successor Agency Operations Loan" ("Costs Reimbursement Agreement"), which agreement authorizes the reimbursement of costs incurred by the City to support Successor Agency operations and obligations; and,

**WHEREAS**, the Oversight Board adopted Resolution No. 12-05-02-01 on May 2, 2012, to authorize the Successor Agency to enter into an agreement with the City for administrative support; and,

**WHEREAS**, the Successor Agency has duly considered this Resolution and has determined that the adoption of this Resolution is in the best interests of Successor Agency, and the health, safety, and welfare of the residents of the City, and in accord with the public purposes and provisions of applicable state and local laws and requirements.

**NOW THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY TO THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY:**

**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 Act, the Successor Agency approves the Administrative Budget submitted herewith as Exhibit A.

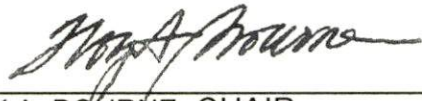
**Section 3.** The Successor Agency authorizes transmittal of the Administrative Budget to the Oversight Board for its review and approval.

**Section 4.** The Finance Officer of the Successor Agency or authorized designee is directed to post this Resolution on the Successor Agency website pursuant to the Dissolution Act.

**Section 5.** The Successor Agency authorizes the City Manager or his designee to revise the Administrative Budget as may be directed by the Countywide Oversight Board or the Department of Finance without further review or action by the Successor Agency.

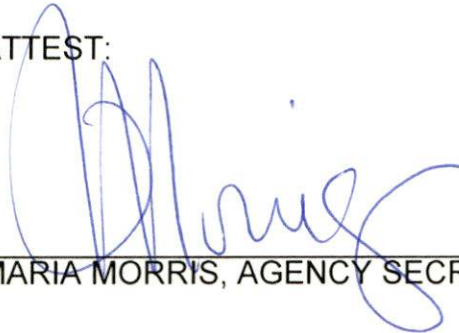
**Section 6.** The Successor Agency Secretary shall certify to the adoption of this Resolution.

**PASSED, APPROVED and ADOPTED** this 19<sup>th</sup> day of January 2021.



\_\_\_\_\_  
TROY A. BOURNE, CHAIR

ATTEST:



\_\_\_\_\_  
MARIA MORRIS, AGENCY SECRETARY

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss.  
CITY OF SAN JUAN CAPISTRANO )

I, Maria Morris, Secretary of the Successor Agency to the San Juan Capistrano Community Redevelopment Agency, hereby certify that the foregoing SACRA Resolution No. 21-01-19-02 was duly adopted by the Successor Agency at its regular meeting held on the 19<sup>th</sup> day of January 2021, and that it was so adopted by the following vote:

AYES: BOARD MEMBERS: Hart, Taylor, Farias and Chair Bourne  
NOES: BOARD MEMBERS: None  
ABSENT: BOARD MEMBERS: Reeve



\_\_\_\_\_  
MARIA MORRIS, AGENCY SECRETARY

**ADMINISTRATIVE COSTS BUDGET**

POSITION NAME	TASK	TASK -		TOTAL HOURS	SALARY COST PER HOUR	BENEFITS (PENSION COSTS, ETC.) PER HOUR	TOTAL COST	
		HOURS PER TASK	NUMBER OF TIMES PER YEAR				PER HOUR	TOTAL COSTS
CITY MANAGER	Consultations with CFO as to SA matters	1.00	52.00	52.00	\$ 124.86	\$ 73.54	\$ 198.40	\$ 10,316.80
	Review of bi-weekly agenda reports	2.00	26.00	52.00	\$ 124.86	\$ 73.54	\$ 198.40	\$ 10,316.80
	Bi-weekly SA Board Meetings	0.50	26.00	13.00	\$ 124.86	\$ 73.54	\$ 198.40	\$ 2,579.20
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ASSISTANT CITY CLERK	Processing of agenda reports/resolutions	1.00	26.00	26.00	\$ 39.80	\$ 23.44	\$ 63.24	\$ 1,644.24
ADMIN. COORDINATOR	Processing of agenda reports	1.00	26.00	26.00	\$ 36.06	\$ 21.24	\$ 57.30	\$ 1,489.78
ASST. FINANCE DIRECTOR	Review of annual financial reports	4.00	1.00	4.00	\$ 68.44	\$ 40.31	\$ 108.75	\$ 435.00
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	Prep. of prior period adjustment form/rel. questions	12.00	1.00	12.00	\$ 68.44	\$ 40.31	\$ 108.75	\$ 1,305.00
	PAYROLL TECH	Processing of payroll	0.50	26.00	13.00	\$ 33.48	\$ 19.72	\$ 53.20
ACCOUNTS PAYABLE TECH	Processing invoices/disbursements	5.00	12.00	60.00	\$ 30.33	\$ 17.86	\$ 48.19	\$ 2,891.66
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COUNCILMEMBERS	Read agenda reports/resolutions	1.00	26.00	26.00	\$ 15.00	\$ 8.84	\$ 23.84	\$ 619.71
	Attend meetings	0.50	26.00	13.00	\$ 15.00	\$ 8.84	\$ 23.84	\$ 309.86
Total personnel costs							\$	123,593.01
Contracted Services:								
Preparation of ROPS							\$	9,500.00
Audit Firm							\$	4,500.00
Continuing Disclosure (Bonds)							\$	2,500.00
Law Firm Services							\$	1,000.00
Indirect Costs:								
Insurance (1.5%)							\$	18,030.00
IT charges (1.5%)							\$	16,814.00
Total costs							\$	175,937.01

**Recognized Obligation Payment Schedule (ROPS 20-21) - Summary  
Filed for the July 1, 2020 through June 30, 2021 Period**

**Successor Agency:** San Juan Capistrano

**County:** Orange

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>20-21A Total (July - December)</b>	<b>20-21B Total (January - June)</b>	<b>ROPS 20-21 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ -</b>	<b>\$ 8,236,598</b>	<b>\$ 8,236,598</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	8,236,598	8,236,598
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 1,108,983</b>	<b>\$ 3,113,598</b>	<b>\$ 4,222,581</b>
F RPTTF	1,019,691	3,024,306	4,043,997
G Administrative RPTTF	89,292	89,292	178,584
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 1,108,983</b>	<b>\$ 11,350,196</b>	<b>\$ 12,459,179</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

**San Juan Capistrano**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail**  
**July 1, 2020 through June 30, 2021**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$43,933,662		\$12,459,179	\$-	\$-	\$-	\$1,019,691	\$89,292	\$1,108,983	\$-	\$-	\$8,236,598	\$3,024,306	\$89,292	\$11,350,196
3	2008 Tax Allocation Bonds, Series A	Bonds Issued On or Before 12/31/10	06/03/2008	08/01/2033	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the Redevelopment Plan	Central	8,858,104	N	\$646,591	-	-	-	-	-	\$-	-	-	-	646,591	-	\$646,591
4	2008 Tax Allocation Bonds, Series B (Taxable)	Bonds Issued On or Before 12/31/10	06/03/2008	08/01/2033	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	Central	12,963,903	N	\$946,962	-	-	-	-	-	\$-	-	-	-	946,962	-	\$946,962
5	Tax Allocation Bond Reserve Set-Aside (See Notes)	Reserves	01/01/2014	06/30/2018	U.S. Bank, N.A.	Reserve set-aside for August 1, 2019 debt service payment - H&S Code Section 34171(b)	Central	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
6	OPA-Fluidmaster	OPA/DDA/Construction	06/17/1997	12/31/2019	Fluidmaster, Inc.	Elimination of Blight/Economic Development	Central	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
7	OPA-Capistrano Volkswagen	OPA/DDA/Construction	04/17/2001	06/30/2020	Miles Brandon	Elimination of Blight/Business Retention	Central	6,783	N	\$6,783	-	-	-	-	-	\$-	-	-	-	6,783	-	\$6,783
8	OPA-Sierra Vista	OPA/DDA/Construction	04/01/2003	06/30/2019	Sierra Vista Partners	Elimination of Blight/Economic Development	Central	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
9	Agreement-TCAG Ford	OPA/DDA/Construction	10/19/2010	03/01/2038	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Central	165,000	N	\$165,000	-	-	-	160,000	-	\$160,000	-	-	-	5,000	-	\$5,000
10	Agreement-OC Chrysler	OPA/DDA/Construction	01/07/2011	06/30/2031	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Central	175,000	N	\$175,000	-	-	-	93,000	-	\$93,000	-	-	-	82,000	-	\$82,000
12	Kinoshita	Third-Party	02/28/	03/01/2021	Kinoshita	Property	Central	4,151,438	N	\$4,151,438	-	-	-	117,494	-	\$117,494	-	-	4,033,944	-	-	\$4,033,944



A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
	Acquisition - Note Extension (interest payments through March 1, 2021)	Loans	2011		Enterprises, L.P.	Acquisition/ parks & Ag. Preservation																	
13	Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021)	Third-Party Loans	02/28/2011	03/01/2021	Bobby Kinoshita Investment Enterprises, L.P.	Property Acquisition/ parks & Ag. Preservation	Central	4,325,061	N	\$4,325,061	-	-	-	122,407	-	\$122,407	-	-	4,202,654	-	-	\$4,202,654	
14	Kinoshita Note Principal Payment Set-aside	Third-Party Loans	02/28/2011	03/01/2021	See Items 12-13 above	Reserve set-aside for March 1, 2021 principal payment on both notes - \$7,996,697.	Central	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
16	Tax Anticipation Agreement (City/Agency Loan #1-See Notes)	City/County Loan (Prior 06/28/11), Cash exchange	01/20/1988	06/30/2026	City of San Juan Capistrano	Elimination of Blight/ Economic Development	Central	301,575	N	\$301,575	-	-	-	150,000	-	\$150,000	-	-	-	151,575	-	\$151,575	
17	Trulis Acquisition - Loan Agreement (City/Agency Loan #2 - See Notes)	City/County Loan (Prior 06/28/11), Cash exchange	10/01/1998	06/30/2026	City of San Juan Capistrano	Property Acquisition/ Elimination of Blight	Central	8,126	N	\$8,126	-	-	-	4,063	-	\$4,063	-	-	-	4,063	-	\$4,063	
18	Administration Loan Agreement (City/Agency Loan #3 - See Notes)	City/County Loan (Prior 06/28/11), Cash exchange	06/01/2004	06/30/2026	City of San Juan Capistrano	Administration/ Project Costs	Central	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
28	Administrative Cost Allowance	Admin Costs	07/01/2014	06/30/2018	City of San Juan Capistrano	3% allowance for administrative costs incurred.	Central	178,584	N	\$178,584	-	-	-	-	89,292	\$89,292	-	-	-	-	89,292	\$89,292	

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
32	Legal Costs associated with assets, obligations and property.	Litigation	08/20/1991	06/30/2017	Straddling, Yocca, Carlson & Rauth	Section 34171(b) - cost of maintaining assets prior to disposition	Central	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
51	Lower Rosan Ranch - 2016 Subordinated Tax Allocation Note (See Notes)	Refunding Bonds Issued After 6/27/12	11/01/2016	08/01/2021	Western Alliance Bank	Refunding F&M Note	Central	2,193,559	N	\$745,454	-	-	-	372,727	-	\$372,727	-	-	-	372,727	-	\$372,727
52	Costs associated with selling properties (appraisals, surveys, etc.)	Property Dispositions	09/27/2016	09/27/2017	DMG, Inc.	Appraisal of properties that are to be sold and the proceeds distributed to the taxing entities	Central	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
53	2018 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	08/23/2018	02/01/2033	U.S. Bank, N.A.	Principal payment on refunding bonds to refinance Kinoshita notes		10,606,529	N	\$808,605	-	-	-	-	-	\$-	-	-	-	808,605	-	\$808,605
54	2018 Tax Allocation Refunding Bonds - Reserve Set-Aside (see notes)	Reserves	08/23/2018	02/01/2033	U.S. Bank, N.A.	Reserve set-aside for August 1, 2019 debt service payment - H&S Code Section 34171(b)		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

**San Juan Capistrano**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances**  
**July 1, 2017 through June 30, 2018**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)		Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	<b>Beginning Available Cash Balance (Actual 07/01/17)</b> RPTTF amount should exclude "A" period distribution amount.	1,775,237		2,287,285		159,568	
2	<b>Revenue/Income (Actual 06/30/18)</b> RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller				45,000	3,056,177	
3	<b>Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)</b>	174,098		325,860	14,881	2,822,452	
4	<b>Retention of Available Cash Balance (Actual 06/30/18)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			1,961,416		-	
5	<b>ROPS 17-18 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required			233,725	
6	<b>Ending Actual Available Cash Balance (06/30/18)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	<b>\$1,601,139</b>	<b>\$-</b>	<b>\$9</b>	<b>\$30,119</b>	<b>\$159,568</b>	

**San Juan Capistrano  
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes  
July 1, 2020 through June 30, 2021**

Item #	Notes/Comments
3	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2020.
4	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2020.
5	Set-aside reserve pursuant to H&S Code Section 34171(b).
6	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2020. The agreement end date is upon complete payment of obligation. As instructed by DOF staff, an estimated date has been included.
7	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2020. The agreement end date is upon complete payment of obligation. As instructed by DOF staff, an estimated date has been included.
8	The total obligation outstanding is the amount expected to be outstanding as of June 30, 2020. The agreement end date is upon complete payment of obligation. As instructed by DOF staff, an estimated date has been included.
9	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2020.
10	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2020.
12	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2020. Payments for FY 20-21 are interest only at 6.0%.
13	The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2020. Payments for FY 20-21 are interest only at 6.0%.
14	The obligations in lines 12 and 13 have principal payments due on March 1, 2021. RPPTF projections show that if the Successor Agency does not set-aside RPTTF ahead of March 1, 2021, there will not be sufficient RPTTF to meet these obligations when due. This will result in a default on these enforceable obligations.
16	The City has received its Finding of Completion; this loan was approved by the Oversight Board pursuant to Health and Safety Code (HSC) Section 34191.4(b) on May 27, 2014, (Oversight Board Resolution14-05-27-02); and DOF approved the loan and payment schedule on August 5, 2014 . The total obligation outstanding is the amount expected to be outstanding as of June 30, 2020.
17	The City has received its Finding of Completion; this loan was approved by the Oversight Board pursuant to Health and Safety Code (HSC) Section 34191.4(b) on May 27, 2014 (Oversight Board Resolution14-05-27-02); and DOF approved the loan and payment schedule on August 5, 2014 . The total obligation outstanding is the amount expected to be outstanding as of June 30, 2020.
18	The City has received its Finding of Completion; this loan was approved by the Oversight Board pursuant to Health and Safety Code (HSC) Section 34191.4(b) on May 27, 2014 (Oversight Board Resolution14-05-27-02); and DOF approved the loan and payment schedule on 10/19/2016. The total obligation outstanding is the amount expected to be outstanding as of June 30, 2020.

28	Staff time and other administrative costs (estimated to be incurred for this ROPS period) provided pursuant to the Agreement for the Reimbursement of Costs approved by the Oversight Board on May 2, 2012, (Resolution 12-05-02-01). The agreement continues until services are no longer needed. Therefore, the actual termination date is unknown.
32	Legal costs associated with property, assets, and enforceable obligations (estimated) - HSC Section 34171(b). The Agreement is valid until services are no longer needed. Therefore, the actual termination date is unknown.
51	Debt service on DOF-approved refinancing of Lower Rosan Farmers and Merchants Bank Note.
52	Costs associated with selling property formerly owned by the CRA that are paid outside of escrow. The proceeds of sale will be distributed to the taxing entities.
53	2019 Tax Allocation Refunding Bonds - The total obligation outstanding includes all principal and interest expected to be outstanding at June 30, 2020.
54	Set-aside reserve pursuant to H&S Code Section 34171(b).

**ADMINISTRATIVE COSTS BUDGET**

POSITION NAME	TASK	TASK -		TOTAL		SALARY COST PER HOUR	BENEFITS (PENSION COSTS, ETC.)	TOTAL COST PER HOUR	TOTAL COSTS	
		HOURS PER TASK	NUMBER OF TIMES PER YEAR	HOURS PER YEAR	HOURS PER YEAR					
CITY MANAGER	Consultations with CFO as to SA matters	1.00	52.00	52.00		\$ 124.86	\$ 73.54	\$ 198.40	\$ 10,316.80	
	Review of bi-weekly agenda reports	2.00	26.00	52.00		\$ 124.86	\$ 73.54	\$ 198.40	\$ 10,316.80	
	Bi-weekly SA Board Meetings	0.50	26.00	13.00		\$ 124.86	\$ 73.54	\$ 198.40	\$ 2,579.20	
	Review of annual agenda reports	4.00	1.00	4.00		\$ 124.86	\$ 73.54	\$ 198.40	\$ 793.60	
CFO	Consultations with CM as to SA matters	1.00	52.00	52.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 7,644.00	
	Review of bi-weekly agenda reports	6.00	26.00	156.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 22,932.00	
	Bi-weekly SA Board Meetings	0.50	26.00	13.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 1,911.00	
	Review of annual agenda reports	12.00	1.00	12.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 1,764.00	
	Review of compliance reports	2.00	1.00	2.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 294.00	
	Review of annual financial reports	4.00	1.00	4.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 588.00	
	Approval of invoices and checks	2.00	26.00	52.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 7,644.00	
	Review of journal entries	4.00	12.00	48.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 7,056.00	
	Coordination and review of ROPS prep	20.00	1.00	20.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 2,940.00	
	Coordination and planning of audit and year end close	15.00	1.00	15.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 2,205.00	
	Consultations with City Attorney re SA matters	2.00	12.00	24.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 3,528.00	
	Administrative tasks relating to properties	2.00	12.00	24.00		\$ 92.51	\$ 54.49	\$ 147.00	\$ 3,528.00	
	SR. EXECUTIVE ASSISTANT	Coordination of meetings	1.00	52.00	52.00		\$ 36.12	\$ 21.27	\$ 57.39	\$ 2,984.28
	RECORDS COORDINATOR	Processing of agenda reports/resolutions	1.00	26.00	26.00		\$ 36.06	\$ 21.24	\$ 57.30	\$ 1,489.80
CITY CLERK	Processing of agenda reports/resolutions/mtg agendas	2.00	26.00	52.00		\$ 61.59	\$ 36.28	\$ 97.87	\$ 5,089.24	
ASSISTANT CITY CLERK	Processing of agenda reports/resolutions	1.00	26.00	26.00		\$ 39.80	\$ 23.44	\$ 63.24	\$ 1,644.24	
ADMIN. COORDINATOR	Processing of agenda reports	1.00	26.00	26.00		\$ 36.06	\$ 21.24	\$ 57.30	\$ 1,489.78	
ASST. FINANCE DIRECTOR	Review of annual financial reports	4.00	1.00	4.00		\$ 68.44	\$ 40.31	\$ 108.75	\$ 435.00	
	Supervision of SA personnel	4.00	12.00	48.00		\$ 68.44	\$ 40.31	\$ 108.75	\$ 5,220.00	
	Preparation of SA cash agenda reports	5.00	12.00	60.00		\$ 68.44	\$ 40.31	\$ 108.75	\$ 6,525.00	
	Prep. of prior period adjustment form/rel. questions	12.00	1.00	12.00		\$ 68.44	\$ 40.31	\$ 108.75	\$ 1,305.00	
PAYROLL TECH	Processing of payroll	0.50	26.00	13.00		\$ 33.48	\$ 19.72	\$ 53.20	\$ 691.60	
ACCOUNTS PAYABLE TECH	Processing invoices/disbursements	5.00	12.00	60.00		\$ 30.33	\$ 17.86	\$ 48.19	\$ 2,891.66	
	Preparation of monthly agenda reports	2.00	12.00	24.00		\$ 30.33	\$ 17.86	\$ 48.19	\$ 1,156.66	
ACCOUNTANT	Monthly recordkeeping/bank reconciliations	6.00	12.00	72.00		\$ 41.82	\$ 24.63	\$ 66.45	\$ 4,784.54	
	Prep for year end audit	8.00	1.00	8.00		\$ 41.82	\$ 24.63	\$ 66.45	\$ 531.62	
	Provide records for ROPS/Cash balances	8.00	1.00	8.00		\$ 41.82	\$ 24.63	\$ 66.45	\$ 531.62	
COUNCILMEMBERS	Read agenda reports/resolutions	1.00	26.00	26.00		\$ 15.00	\$ 8.84	\$ 23.84	\$ 619.71	
	Attend meetings	0.50	26.00	13.00		\$ 15.00	\$ 8.84	\$ 23.84	\$ 309.86	
Total personnel costs									\$ 123,740.01	
Contracted Services:										
Preparation of ROPS									\$ 9,500.00	
Audit Firm									\$ 4,500.00	
Continuing Disclosure (Bonds)									\$ 2,500.00	
Law Firm Services									\$ 3,500.00	
Indirect Costs:										
Insurance (1.5%)									\$ 18,030.00	
IT charges (1.5%)									\$ 16,814.00	
Total costs									\$ 178,584.01	



Transmitted via e-mail

April 13, 2020

Ken Al-Imam, Chief Financial Officer  
City of San Juan Capistrano  
32400 Paseo Adelanto  
San Juan Capistrano, CA 92675

### **2020-21 Annual Recognized Obligation Payment Schedule**

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of San Juan Capistrano Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period of July 1, 2020 through June 30, 2021 (ROPS 20-21) to the California Department of Finance (Finance) on January 31, 2020. Finance has completed its review of the ROPS 20-21.

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

- Item Nos. 12 and 13 – Kinoshita Acquisition Note Extension in the amounts of \$4,033,944 and \$4,202,654, respectively. It is our understanding the payments for these two obligations in the period of January 1, 2021 through June 30, 2021 (ROPS 20-21B) period will be made with Bond Proceeds and not Other Funds as requested on the ROPS. Therefore, Finance has reclassified the funding source for the ROPS 20-21B payments from Other Funds to Bond Proceeds in the amounts of \$4,033,944 and \$4,202,654.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2017 through June 30, 2018 (ROPS 17-18) period. Reported differences in Redevelopment Property Tax Trust Fund (RPTTF) are used to offset current RPTTF distributions. The amount of RPTTF authorized includes the prior period adjustment (PPA) resulting from the County Auditor-Controller's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$3,988,856, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2020 through December 31, 2020 period (ROPS A period), and one distribution for the ROPS 20-21B period, based on Finance's approved amounts. Since this determination is for the entire ROPS 20-21 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.



Except for the items adjusted, Finance is not objecting to the remaining items listed on the ROPS 20-21. If the Agency disagrees with our determination with respect to any items on the ROPS 20-21, 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/](http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/)

The Agency must use the RAD App to complete and submit its Meet and Confer request form.

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 20-21. 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 deemed denied until the matter is resolved.

The ROPS 20-21 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 20-21 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 the 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 Anna Kyumba, Supervisor, or Satveer Ark, Staff, at (916) 322-2985.

Sincerely,



 JENNIFER WHITAKER  
Program Budget Manager

cc: Alex Lawrence, Consultant, City of San Juan Capistrano  
Israel M. Guevara, Administrative Manager, Property Tax Section, Orange County



Attachment

Approved RPTTF Distribution July 2020 through June 2021			
	ROPS A	ROPS B	ROPS 20-21 Total
RPTTF Requested	\$ 1,019,691	\$ 3,024,306	\$ 4,043,997
Administrative RPTTF Requested	89,292	89,292	178,584
<b>Total RPTTF Requested</b>	<b>1,108,983</b>	<b>3,113,598</b>	<b>4,222,581</b>
<b>RPTTF Authorized</b>	<b>1,019,691</b>	<b>3,024,306</b>	<b>4,043,997</b>
<b>Administrative RPTTF Authorized</b>	<b>89,292</b>	<b>89,292</b>	<b>178,584</b>
ROPS 17-18 prior period adjustment (PPA)	(233,725)	0	(233,725)
<b>Total RPTTF Approved for Distribution</b>	<b>\$ 875,258</b>	<b>\$ 3,113,598</b>	<b>\$ 3,988,856</b>

**San Juan Capistrano Recognized Obligation Payment Schedule (ROPS 19-20) - ROPS Detail**

**July 1, 2019 through June 30, 2020**

**(Report Amounts in Whole Dollars)**

A Item #	B Project Name/Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	I Total Outstanding Debt or Obligation	J Retired	K ROPS 19-20 Total	L, M, N, O, P 19-20A (July - December)					Q, R, S, T, U, V 19-20B (January - June)					W 19-20B Total	
											Fund Sources					Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	19-20A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF		Admin RPTTF
								\$ 48,728,020		\$ 4,853,583	\$ 0	\$ 0	\$ 0	\$ 1,459,085	\$ 125,000	\$ 1,584,085	\$ 0	\$ 0	\$ 0	\$ 3,144,498	\$ 125,000	\$ 3,269,498
3	2008 Tax Allocation Bonds, Series A	Bonds Issued On or Before 12/31/10	6/3/2008	8/1/2033	U.S. Bank, N.A.	Finance Agency Projects in the Central Project Area consistent with the	Central	9,503,185	N	\$ 645,081						\$ 645,081			645,081		\$ 645,081	
4	2008 Tax Allocation Bonds, Series B (Taxable)	Bonds Issued On or Before 12/31/10	6/3/2008	8/1/2033	U.S. Bank, N.A.	Finance Agency Affordable Housing Projects	Central	13,909,153	N	\$ 945,250									945,250		\$ 945,250	
5	Tax Allocation Bond Reserve Set-Aside (See Notes)	Reserves	1/1/2014	6/30/2018	U.S. Bank, N.A.	Reserve set-aside for August 1, 2019 debt service payment - H&S Code Section 34171(b)	Central		N	\$ -											\$ -	
6	OPA-Fluidmaster	OPA/DDA/Construction	6/17/1997	12/31/2019	Fluidmaster, Inc.	Elimination of Blight/Economic Development	Central	34,760	N	\$ 34,760				34,760		\$ 34,760						\$ -
7	OPA-Capistrano Volkswagen	OPA/DDA/Construction	4/17/2001	6/30/2020	Miles Brandon	Elimination of Blight/Business Retention	Central	41,783	N	\$ 35,000									35,000		\$ 35,000	
8	OPA-Serra Vista	OPA/DDA/Construction	4/1/2003	6/30/2019	Sierra Vista Partners	Elimination of Blight/Economic Development	Central	5,386	N	\$ 5,386				5,386		\$ 5,386						\$ -
9	Agreement-TCAG Ford	OPA/DDA/Construction	10/19/2010	3/1/2038	Tuttle Click Automotive Group (TCAG, Inc.)	Elimination of Blight/Business Retention	Central	954,777	N	\$ 155,000				150,000		\$ 150,000			5,000		\$ 5,000	
10	Agreement-OC Chrysler	OPA/DDA/Construction	1/7/2011	6/30/2031	Chrysler Group Realty Co., LLC	Elimination of Blight/Economic Development	Central	514,380	N	\$ 175,000				93,000		\$ 93,000			82,000		\$ 82,000	
12	Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021)	Third-Party Loans	2/28/2011	3/1/2021	Kinoshita Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Central	4,503,918	N	\$ 234,988				117,494		\$ 117,494			117,494		\$ 117,494	
13	Kinoshita Acquisition - Note Extension (interest payments through March 1, 2021)	Third-Party Loans	2/28/2011	3/1/2021	Bobby Kinoshita Investment Enterprises, L.P.	Property Acquisition/parks & Ag. Preservation	Central	4,692,284	N	\$ 244,814				122,407		\$ 122,407			122,407		\$ 122,407	
14	Kinoshita Note Principal Payment Set-aside	Third-Party Loans	2/28/2011	3/1/2021	See Items 12-13 above	Reserve set-aside for March 1, 2021 principal payment on both notes - \$7,996,697.	Central		N	\$ -												\$ -
16	Tax Anticipation Agreement (City/Agency Loan #1-See Notes)	City/County Loan (Prior 06/28/11), Cash exchange	1/20/1988	6/30/2026	City of San Juan Capistrano	Elimination of Blight/Economic Development	Central	601,575	N	\$ 300,000				150,000		\$ 150,000			150,000		\$ 150,000	
17	Trulis Acquisition - Loan Agreement (City/Agency Loan #2 - See Notes)	City/County Loan (Prior 06/28/11), Cash exchange	10/1/1998	6/30/2026	City of San Juan Capistrano	Property Acquisition/Elimination of Blight	Central	108,126	N	\$ 78,873				50,000		\$ 50,000			28,873		\$ 28,873	
18	Administration Loan Agreement (City/Agency Loan #3 - See Notes)	City/County Loan (Prior 06/28/11), Cash exchange	6/1/2004	6/30/2026	City of San Juan Capistrano	Administration/Project Costs	Central		N	\$ -												\$ -
28	Administrative Cost Allowance	Admin Costs	7/1/2014	6/30/2018	City of San Juan Capistrano	3% allowance for administrative costs incurred.	Central	250,000	N	\$ 250,000					125,000	\$ 125,000				125,000	\$ 125,000	
32	Legal Costs associated with assets, obligations and property.	Litigation	8/20/1991	6/30/2017	Straddling, Yocca, Carlson & Rauth	Section 34171(b) - cost of maintaining assets prior to disposition	Central		N	\$ -												\$ -
51	Lower Rosan Ranch - 2016 Subordinated Tax Allocation Note (See Notes)	Refunding Bonds Issued After 6/27/12	11/1/2016	8/1/2021	Western Alliance Bank	Refunding F&M Note	Central	2,193,559	N	\$ 745,454				372,727		\$ 372,727			372,727		\$ 372,727	
52	Costs associated with selling properties (appraisals, surveys, etc.)	Property Dispositions	9/27/2016	9/27/2017	DMG, Inc.	Appraisal of properties that are to be sold and the proceeds distributed to the taxing entities	Central		N	\$ -												\$ -
53	2018 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	8/23/2018	2/1/2033	U.S. Bank, N.A.	Principal payment on refunding bonds to refinance Kinoshita notes	Central	11,415,134	N	\$ 1,003,977				363,311		\$ 363,311			640,666		\$ 640,666	
54	2018 Tax Allocation Refunding Bonds - Reserve Set-Aside (see notes)	Reserves	8/23/2018	2/1/2033	U.S. Bank, N.A.	Reserve set-aside for August 1, 2019 debt service payment - H&S Code Section 34171(b)	Central		N	\$ -												\$ -
55									N	\$ -												\$ -

San Juan Capistrano Recognized Obligation Payment Schedule (ROPS 19-20) - ROPS Detail

July 1, 2019 through June 30, 2020

(Report Amounts in Whole Dollars)

A Item #	B Project Name/Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	I Total Outstanding Debt or Obligation	J Retired	K ROPS 19-20 Total	19-20A (July - December)					Q 19-20A Total	19-20B (January - June)					W 19-20B Total				
											Fund Sources						Fund Sources									
											L Bond Proceeds	M Reserve Balance	N Other Funds	O RPTTF	P Admin RPTTF		R Bond Proceeds	S Reserve Balance	T Other Funds	U RPTTF	V Admin RPTTF					
56									N	\$															\$	
57									N	\$																\$
58									N	\$																\$
59									N	\$																\$
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114									N	\$																\$
115									N	\$																\$

**SUCCESSOR AGENCY ADMINISTRATIVE BUDGET**

July 1, 2019, through June 30, 2020

Obligation Type	Description	July 1, 2019, through December 31, 2019, (ROPS 19-20A)	January 1, 2020, through June 30, 2020, (ROPS 19-20B)	Fiscal Year 2019-2020 Total
Administrative Cost Allowance <sup>(1)</sup>	Successor Agency share of City employee's salaries and benefits as well as banking, legal and bond administration costs associated with outstanding debt of the former redevelopment agency	\$125,000	\$125,000	\$250,000
<b>Total Administrative Expenses</b>		<b>\$125,000</b>	<b>\$125,000</b>	<b>\$250,000</b>
<b>Funding Source</b>				
RPTTF		\$125,000	\$125,000	\$250,000
Other Funds		\$0	\$0	\$0
<b>Total - All Funding Sources</b>		<b>\$125,000</b>	<b>\$125,000</b>	<b>\$250,000</b>

(1) For Fiscal Year 2019-20, the City, as the Successor Agency, is entitled to receive up to 3% of the portion of its Redevelopment Property Tax Trust Fund (RPTTF), but not less than \$250,000, to meet the administrative expenses of serving as the Successor Agency.



April 9, 2019

Ms. Michelle Bannigan, Assistant Finance Director  
City of San Juan Capistrano  
32400 Paseo Adelanto  
San Juan Capistrano, CA 92675

Dear Ms. Bannigan:

Subject: 2019-20 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of San Juan Capistrano 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 29, 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 Nos. 16 and 17 – Tax Anticipation and Trulis Acquisition, City of San Juan Capistrano Loan Agreements, respectively, requested amounts totaling \$400,000 (\$300,000 and \$100,000, respectively) are partially 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 \$0 and \$757,746, respectively. Pursuant to the repayment formula, the maximum loan repayment amount authorized for the ROPS 19-20 period is \$378,873. Therefore, of the \$400,000 requested, Finance approves Redevelopment Property Tax Trust Fund (RPTTF) funding in the amount of \$300,000 and \$78,873 for Item Nos. 16 and 17, respectively. The excess, \$21,127 (\$400,000 - \$378,873) is not eligible for RPTTF funding and the adjustment will be applied to Item No. 17. 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.

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/](http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/)

The Agency's maximum approved RPTTF distribution for the reporting period is \$2,892,167 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 Alexander Watt, Lead Analyst, at (916) 322-2985.

Sincerely,

  
JENNIFER WHITAKER  
Program Budget Manager

**Attachment**

<b>Approved RPTTF Distribution</b>			
<b>For the period of July 1, 2019 through June 30, 2020</b>			
	<b>ROPS A Period</b>	<b>ROPS B Period</b>	<b>ROPS 19-20 Total</b>
RPTTF Requested	\$ 1,459,085	\$ 3,165,625	\$ 4,624,710
Administrative RPTTF Requested	125,000	125,000	250,000
<b>Total RPTTF Requested</b>	<b>1,584,085</b>	<b>3,290,625</b>	<b>4,874,710</b>
<b>RPTTF Requested</b>	<b>1,459,085</b>	<b>3,165,625</b>	<b>4,624,710</b>
<u>Adjustment</u>			
Item No. 17	0	(21,127)	(21,127)
<b>RPTTF Authorized</b>	<b>1,459,085</b>	<b>3,144,498</b>	<b>4,603,583</b>
<b>Administrative RPTTF Authorized</b>	<b>125,000</b>	<b>125,000</b>	<b>250,000</b>
<b>Total RPTTF Authorized for Obligations</b>	<b>1,584,085</b>	<b>3,269,498</b>	<b>4,853,583</b>
Prior Period Adjustment	(1,584,085)	(377,331)	(1,961,416)
<b>Total RPTTF Approved for Distribution</b>	<b>\$ 0</b>	<b>\$ 2,892,167</b>	<b>\$ 2,892,167</b>