

Orange Countywide Oversight Board

Agenda Item No. 4k

Date: 1/26/2021

From: Successor Agency to the Santa Ana Redevelopment Agency

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

Recommended Action:

Approve resolution approving FY 2021-22 ROPS and Administrative Budget for the Santa Ana Successor Agency

The Santa Ana Successor Agency requests approval of the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for Fiscal Year 2021-22 (Attachment 1, Exhibit A).

The enforceable obligations included in the ROPS 21-22 total \$7,056,400. With other funds available, \$6,847,858 of that total is requested from the Redevelopment Property Tax Trust Funds (RPTTF). The annual ROPS includes amounts for the 2018 Tax Allocation Bonds Series A & B debt service payments as well as the associated fees for trustee, continuing disclosure, and arbitrage rebate analyses (Line Items #160 – 167). The ROPS also include payments necessary for lease agreements (Line Items #28 & 30).

Several projects still have outstanding obligations that can be triggered if certain activities are initiated by developers pursuant to various Disposition and Development Agreements (DDA) (Line Items #33–37). No funds are requested in ROPS 21-22 period for these projects at this time, but the Successor Agency will request funds as necessary in a future period. The following two line items below will be retired for the reason(s) specified:

Line	Description	Reason
50	Agreement for Financial Consulting Services – Keyser Marston Associates	Any future need for this service related to an existing obligation will be paid from the associated project cost line item, as applicable.
65	Actuarial Study – Unfunded Liabilities	No expenses incurred since dissolution as originally projected. Future charges (if any) can be paid from the administrative allowance.

The authorized distribution from the Redevelopment Property Tax Trust Fund (RPTTF) for the ROPS 2020-21 period, less administrative costs is \$2,795,322. Pursuant to Section 34171 (b) (3), the administrative allowance for FY 2021-22 is 3% of the adjusted RPTTF distribution from ROPS 20-21, or the minimum amount of \$250,000. The Santa Ana Successor Agency is requesting \$150,000 for the administrative allowance for FY 2021-22.

The administrative cost allowance for the 2021-22 period will be used for salaries and benefits for staff involved in successor agency activities, legal and consulting expenses, information technology support, insurance, facility costs, and supplies. Additional descriptions of the various line items are provided in Attachment 1, Exhibit B. Please note that this budget is only a draft and subject to change, pending increases in unfunded accrued liability, etc. While staff plans to dispose of three of the properties on the Long Range Property Management Plan during the current ROPS period, any unanticipated delays may extend the process to FY 2021-22. Therefore, certain expenses related to the disposition process may be necessary to be paid from the administrative cost allowance as the line item for non-housing property

maintenance was retired from the ROPS during FY 2017-18.

Since dissolution of the former RDA, the Santa Ana Successor Agency has made every effort to minimize the use of the administrative cost allowance and has spent less than the total amount authorized in any given ROPS period. The table below reflects the actual expenditures compared to the authorized budget for the past four years as reported on the Prior Period Adjustment:

ROPS Period	Authorized	Final Expenditures	Difference	Expenditure as % of Budget
2016-17	\$250,000	\$246,753	\$ 3,247	98.7%
2017-18	564,672	341,955	222,717	60.6%
2018-19	254,742	195,477	59,265	76.7%
2019-20	289,698	216,232	74,116	74.6%
2020-21*	250,000	94,286	155,715	37.7%

* As of December 31, 2020

The Santa Ana Successor Agency adopted a resolution approving the ROPS 21-22 at its meeting on January 19, 2021 (Attachment 2).

Impact on Taxing Entities

All the taxing entities within Santa Ana's Merged Project Area will continue to receive contractual and/or statutory pass-through payments from Santa Ana's RPTTF as calculated by the County Auditor-Controller. The total obligation amount requested from RPTTF will be higher in ROPS 21-22 compared to the current ROPS period primarily due to the increase in the bond debt service payment. Therefore, the affected taxing entities may receive a smaller share of "residual" property tax remaining in the RPTTF.

Staff Contact(s)

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Attachments

1. Proposed Orange Countywide Oversight Board Resolution
 - A. Exhibit A – ROPS 21-22
 - B. Exhibit B – Administrative Budget
2. Placeholder for Santa Ana Successor Agency Resolution 2021-__
3. DOF Letter dated April 13, 2020 – approval of Administrative Budget for ROPS 20-21
4. Orange Countywide Oversight Board Resolution No. 20-__
 - A. ROPS 20-21
5. DOF Letter dated April 9, 2019 – approval of Administrative Budget for ROPS 19-20
6. Orange Countywide Oversight Board Resolution No. 19-024
 - A. ROPS 19-20

RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD
RESOLUTION NO. _____

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH
OVESIGHT OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF SANTA ANA *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 Community Redevelopment Agency of the City of Santa Ana (“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 Santa Ana (“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 Community Redevelopment Agency of the City of Santa Ana (“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 21-22

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 21-22, 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 21-22 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 21-22 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 21-22 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 21-22 A-B to the DOF, with copies to the CEO, the CAC, and the SCO.

SECTION 4. The City of Santa Ana’s City Manager or authorized designee is directed to post this Resolution, including the ROPS 21-22 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.

EXHIBIT A

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

Successor Agency: Santa Ana

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 113,236	\$ 95,306	\$ 208,542
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	113,236	95,306	208,542
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 5,385,380	\$ 1,462,478	\$ 6,847,858
F RPTTF	5,310,380	1,387,478	6,697,858
G Administrative RPTTF	75,000	75,000	150,000
H Current Period Enforceable Obligations (A+E)	\$ 5,498,616	\$ 1,557,784	\$ 7,056,400

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

Santa Ana
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	
								\$94,610,336		\$7,056,400	\$-	\$-	\$113,236	\$5,310,380	\$75,000	\$5,498,616	\$-	\$-	\$95,306	\$1,387,478	\$75,000	\$1,557,784
28	DDA - Sycamore Parking Concepts	OPA/DDA/ Construction	12/16/ 2002	06/30/2029	Sycamore Parking Concepts	Development of Sycamore Garage (Pkg Structure)	Merged	1,425,000	N	\$180,000	-	-	-	90,000	-	\$90,000	-	-	-	90,000	-	\$90,000
30	Erickson Lease Agreement - Honda	Business Incentive Agreements	01/19/ 2006	06/30/2032	Erickson Prop. Corp.	Leasehold Rights on AutoMall Property	Merged	1,472,060	N	\$226,472	-	-	113,236	-	-	\$113,236	-	-	95,306	17,930	-	\$113,236
33	Off Site Improvements (Nexus)	Improvement/ Infrastructure	04/04/ 2005	06/30/2032	Various	Construction of Publicly Owned Improvements - Nexus	Merged	5,000,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
34	Project Costs for Item #33	Project Management Costs	04/04/ 2005	06/30/2032	Successor Agency / Various	Project Management / Services	Merged	123,250	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
35	SA Venture Partnership & Other MainPlace Agreements	OPA/DDA/ Construction	05/15/ 1984	06/30/2032	Various	Permit Fee Obligation for Improvements	Merged	1,600,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
36	Project Costs for Item #35	Project Management Costs	05/15/ 1984	06/30/2032	Successor Agency / Various	Project Management / Services	Merged	100,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
37	DDA - Discovery Science Center	OPA/DDA/ Construction	04/21/ 1997	06/30/2032	City of Santa Ana	Permit Fee Obligation for Expansion	Merged	199,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
50	Agmt for Financial Consulting Services	Professional Services	03/15/ 2004	06/30/2032	Keyser Marston Associates	Financial Planning / Mgmt / Fiscal Consulting	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
62	Audited Financial Statements / Due Diligence Reviews	Professional Services	05/14/ 2003	06/30/2032	MGO / City of Santa Ana / Various	Required Per Bond Documents / AB 1484	Merged	110,000	N	\$10,000	-	-	-	10,000	-	\$10,000	-	-	-	-	-	\$-
63	Employee Pension Liability	Unfunded Liabilities	02/01/ 2012	06/30/2032	CalPERS / Successor Agency	Public Employee Defined Benefit Pension Plan	Merged	828,204	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	ROPS 21-22A (Jul - Dec)					Q	ROPS 21-22B (Jan - Jun)					W		
											L	M	N	O	P		21-22A Total	Fund Sources					21-22B Total	
																		Bond Proceeds	Reserve Balance	Other Funds	RPTTF			Admin RPTTF
64	Other Postemployment Benefits (OPEB)	Unfunded Liabilities	02/01/2012	06/30/2032	Successor Agency / Various	OPEB Liability for Successor Agency Staff	Merged	182,003	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-	
65	Actuarial Study	Unfunded Liabilities	02/01/2012	06/30/2032	Successor Agency / Various	Actuarial Study for Pension Liability & OPEB	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-	
66	Successor Agency Admin.	Admin Costs	02/01/2012	06/30/2032	Successor Agency / Various	Operating costs	Merged	1,650,000	N	\$150,000	-	-	-	-	75,000	\$75,000	-	-	-	-	-	75,000	\$75,000	
119	Employee Layoff/Termination Payment Obligations	Unfunded Liabilities	02/01/2012	06/30/2032	Successor Agency / Employees	Section 34171 (d)(1)(C) - Collective Bargaining Agreements for Layoffs / Terminations	Merged	101,469	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-	
129	Housing Entity Administrative Cost Allowance	Housing Entity Admin Cost	07/01/2014	07/01/2018	Successor Housing Agency / various	Section 34171 (p) - Housing Entity Administrative Cost Allowance	Merged	600,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-	
160	2018 Tax Allocation Bonds Series A	Bonds Issued After 12/31/10	11/08/2018	09/01/2031	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds		13,631,475	N	\$945,450	-	-	-	699,675	-	\$699,675	-	-	-	-	245,775	-	\$245,775	
161	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/08/2018	06/30/2032	Keyser Marston Associates / Urban Futures	Continuing disclosure		18,000	N	\$1,500	-	-	-	-	-	\$-	-	-	-	-	1,500	-	\$1,500	
162	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/08/2018	06/30/2032	BLX	Arbitrage rebate analysis		21,000	N	\$1,500	-	-	-	1,500	-	\$1,500	-	-	-	-	-	-	\$-	
163	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/08/2018	06/30/2032	Bank of NY Mellon	Trustee fees		23,100	N	\$2,100	-	-	-	2,100	-	\$2,100	-	-	-	-	-	-	\$-	

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	
164	2018 Tax Allocation Bonds Series B	Bonds Issued After 12/31/10	11/08/2018	09/01/2028	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds		67,478,975	N	\$5,533,678	-	-	-	4,502,905	-	\$4,502,905	-	-	-	1,030,773	-	\$1,030,773
165	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/08/2018	06/30/2029	Keyser Marston Associates / Urban Futures	Continuing disclosure		15,000	N	\$1,500	-	-	-	-	-	\$-	-	-	-	1,500	-	\$1,500
166	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/08/2018	06/30/2029	BLX	Arbitrage rebate analysis		15,000	N	\$2,100	-	-	-	2,100	-	\$2,100	-	-	-	-	-	\$-
167	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/08/2018	06/30/2029	Bank of NY Mellon	Trustee fees		16,800	N	\$2,100	-	-	-	2,100	-	\$2,100	-	-	-	-	-	\$-

Santa Ana
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	
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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
1	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount.	4,552	12,578,398	782,601	131,208	-	
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller	310	45,883		303,805	9,911,347	
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)	4,862	12,624,109	782,601	226,471	8,320,748	C3 & D3 amounts reflect bond proceeds and funds used to refund both the 2003 Series A & B and 2011 Bonds and issue the new 2018 Bonds. Refunding of bonds approved by DOF on 09/28/18.
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		172				D4 reflects funds held by the 2018 Bonds trustee.
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC		No entry required			1,590,599	

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 18-19 Cash Balances (07/01/18 - 06/30/19)	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	
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$208,542	\$-	

Santa Ana
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022

Item #	Notes/Comments
28	
30	This agreement subject to CPI increase. May need to amend B period ROPS if needed.
33	
34	
35	
36	
37	
50	This item has been retired. Any future need for this service to be covered under specific project cost or the administrative allowance.
62	
63	
64	
65	This item has been retired.
66	
119	
129	Although DOF has denied this item on prior ROPS, the Successor Agency continues to disagree with DOF's position and believes that an administrative cost allowance shall be remitted to the housing successor entity that assumed the former RDA's housing obligations pursuant to AB 471. The total amount of \$600,000 is for FY 14/15 - 17/18; \$150,000 per year.
160	
161	
162	
163	
164	
165	
166	
167	

EXHIBIT B

City of Santa Ana
Successor Agency to the former Community Redevelopment Agency
FY 2021-22
Administrative Allowance Budget

<u>Direct Personnel Costs</u>	<u>Department *</u>	<u>Hourly Rate</u>	<u>Successor Agency Hours</u>	<u>SA Administration</u>	<u>% of Time Spent on SA Issues</u>
Executive Director	CDA	\$ 114.54	72	8,247	3.46%
Principal Management Analyst	CDA	87.00	624	54,288	30.00%
Management Analyst	CDA	57.40	96	5,510	4.62%
Senior Accounting Assistant	CDA	52.04	96	4,996	4.62%
Community Development Commission Secretary	CDA	46.72	48	2,243	2.31%
Accounting Manager	FMSA	73.50	-	-	0.00%
Senior Accountant	FMSA	70.00	48	3,360	2.31%
Senior Accounting Assistant	FMSA	52.20	36	1,879	1.73%
Assistant City Attorney	CAO	97.34	36	3,504	1.73%
Total Direct Personnel Costs			1,056	84,027	
<u>Other Direct Costs</u>					
Benefits Overhead - Shared cost allocation				420	
Building Rental/Maintenance - Shared cost allocation				7,100	
Communications - Shared cost allocation				1,200	
Consultants - Outside legal counsel / Financial / etc.				1,500	
Copier Lease - Shared cost allocation				1,000	
Delivery Charges - Shared cost allocation				280	
Employee parking				720	
Insurance Charges - Shared cost allocation				9,450	
IT Maintenance Charge - Shared cost allocation				6,200	
Laserfiche - Shared cost allocation for document management software				1,000	
Supplies, printing, misc. items				954	
Training / Mileage				100	
Unfunded Accrued Liability - Shared cost allocation				28,800	
Total Other Direct Cost				58,724	
<u>Indirect Costs (based on direct salary charges)</u>					
Indirect Costs - 10.63% for FY 20/21; rate for FY 21/22 TBD				7,249	
Includes City Manager's Office, Human Resources, Accounting, Purchasing, Treasury, Management & Support services.					
Total Indirect Cost				7,249	
Total Successor Agency Admin Allowance Cost				\$ 150,000	

* CDA = Community Development Agency
FMSA = Finance & Management Services Agency
CAO = City Attorney's Office

**City of Santa Ana Successor Agency
 FY 2021-22
 Administrative Allowance
 Description of Personnel Positions and Functions**

<u>Position</u>	<u>Department</u>	<u>Summary of Job Duties Pertaining to Successor Agency</u>	<u>Hours</u>	<u>Frequency (Months)</u>	<u>Total</u>
Executive Director	CDA	Oversees the entire dissolution process as City Manager's designee. Attends Successor Agency, Oversight Board and Meet and Confer meetings and updates City management on RDA dissolution. Meets weekly with staff to review wind down activities.	6	12	72
Principal Management Analyst	CDA	Prepares all staff reports and attachments for, and attends all Successor Agency and Oversight Board meetings. Administers all enforceable obligations on a daily basis. Approves all invoices. Prepares journal entries as needed. Reconciles projects expenses. Prepares ROPS & PPA and works with other departments.	52	12	624
Management Analyst	CDA	Backup to the Principal Management Analyst. Provides assistance in reconciliation, analysis, and oversight of enforceable obligations. Assists with document management of former RDA records.	8	12	96
Senior Accounting Assistant	CDA	Posts attendance for payroll charges to Successor Agency accounts for 24 pay periods. Sets up projects and activities in financial system. Prepares and processes any travel related requests. Assists in preparation of journal entries.	8	12	96
Community Development Commission Secretary	CDA	Assists in the preparation, submission, and tracking of Successor Agency staff reports to Clerk of the Council. Assists with filing, scanning, and other records retention related tasks for former RDA and current Successor Agency files on an on-going basis.	4	12	48
Total Community Development Agency					936
Accounting Manager	FMSA	Review final ROPS cash balance worksheet. Reconciles monthly bank statements related to Successor Agency transactions. Reviews and makes final approval of all journal entries for monthly closing. Additional hours during July - December for financial statements, addressing audit questions, and CAFR preparation.	0	12	0
Senior Accountant	FMSA	Prepares ROPS Cash Balance worksheet. Approves direct payment vouchers for payment of invoices. Reviews monthly fund balance and analyzes for month end closing. Reviews and processes journal entries as needed. Approves set up of projects and activities in financial system. Prepares all fiscal year end transactions. Additional hours during July - December for financial statements, addressing audit questions, and CAFR preparation.	4	12	48
Senior Accounting Assistant	FMSA	Processes direct payment vouchers for Successor Agency invoices.	3	12	36
Total Finance & Management Services Agency					84
Assistant City Attorney	CAO	Provides legal guidance on Dissolution Act and former RDA agreements/issues. Drafts and reviews Successor Agency resolutions. Attends Successor Agency meetings as necessary.	3	12	36
Total City Attorney's Office					36

City of Santa Ana Successor Agency
FY 2021-22
Administrative Allowance
Description of Other Direct and Indirect Costs

<u>Line Item</u>	<u>Description</u>
Benefits Overhead	Shared cost allocation of health care, dental, life insurance, LTD, etc. services provided by HR / Benefits
Building Rental / Maintenance	Shared cost allocation of City Hall building maintenance, janitorial services, utilities, and security guard services
Communications	Monthly telephone charges for direct lines, and allocation for shared telecommunication lines and system maintenance
Consultants	Outside legal counsel, financial consultants, appraisers, etc. on an as-needed basis
Copier Lease	Shared cost allocation of Sharp copier leases
Delivery Charges	Shared cost allocation of mail delivery services by Central Services Division
Employee Parking	Monthly parking fees for Successor Agency staff
Indirect Costs	Charges for City general overhead expense (City Manager's Office, Human Resources, Accounting, Purchasing, Treasury, Management and Support)
Insurance Charges	Shared cost allocation of premiums for Liability and Property Insurance, employee Group Insurance and Workers Compensation Insurance
IT Maintenance Charges	Shared cost allocation of computer services, maintenane of software, and a reserve for equipment replacement
Laserfiche	Shared cost allocation for document management software license and maintenance
Supplies, Printing, Misc.	Direct office supplies, materials, non-consumable items, computer-related hardware/peripherals less than \$5,000, duplication costs, postage, etc. for Successor Agency staff
Training / Mileage	Registration fees and travel related expenses for Succesor Agency staff
Unfunded Accrued Liability	Shared cost allocation of liability payment to CalPERS (employer's contribution) for former employees and current employees assigned to the former RDA

ATTACHMENT 2

SUCCESSOR AGENCY RESOLUTION NO. 2021-001

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SANTA ANA APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 21-22 FOR THE PERIOD OF JULY 1, 2021 TO JUNE 30, 2022 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 (o), AND PART 1.85 OF DIVISION 24 OF THE CALIFORNIA HEALTH AND SAFETY CODE ("DISSOLUTION ACT")

BE IT RESOLVED BY THE MEMBERS OF THE SUCCESSOR AGENCY OF THE CITY OF SANTA ANA, AS FOLLOWS:

Section 1. The City Council of Santa Ana, acting as Successor Agency, conclusively finds, determines and declares as follows:

- A. On January 9, 2012, pursuant to section 34173 of the California Health & Safety Code, the City of Santa Ana ("City") elected to serve as the Successor Agency for the dissolved Community Redevelopment Agency ("Agency") of the City of Santa Ana and selected the Housing Authority of the City of Santa Ana to act as "Successor Housing Agency."
- B. The City Council serves as the governing body of the Successor Agency under the Dissolution Act, as amended by AB 1484, AB 471, and SB 107, to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs.
- C. SB 107 revised the timeline for the preparation of the required Recognized Obligation Payment Schedule (ROPS) from each six-month period to a one-year period beginning July 1, 2016.
- D. The annual ROPS includes the administrative cost allowance as required under Health and Safety Code Section 34177 (j) through (k).
- E. The annual ROPS for the July 1, 2021 through June 30, 2022 period must be approved by the Countywide Oversight Board and submitted to the County Auditor-Controller, State Controller's Office, and to the State Department of Finance (DOF) no later than February 1, 2021.

Section 2. The Successor Agency approves the Recognized Obligation Payment Schedule 21-22, attached hereto as Exhibit A and incorporated herein by this reference, and authorizes the submission to the County of Orange and Countywide Oversight Board for review and approval.

Section 3. Pursuant to the Dissolution Act, the Successor Agency further authorizes the transmittal of the ROPS 21-22, upon subsequent Countywide Oversight Board approval, to DOF with copies to the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office.

Section 4. The City Manager, or his/her designee ("City Manager"), is directed to post on the City's website the ROPS 21-22 in the manner required by law.

Section 5. The City Manager and/or the Executive Director of Community Development, or their respective designees, as delegated officials of the City acting as Successor Agency, are authorized to make or accept any augmentation, modification, additions, or revisions to the ROPS as may be necessary and appropriate in their reasonable discretion, based on review or communications from the Countywide Oversight Board, the State Department of Finance or County of Orange.

Section 6. This Resolution shall take effect immediately upon its adoption by the Successor Agency, and the Clerk of the Council shall attest to and certify the vote adopting of this Resolution.

ADOPTED this 19th day of January, 2021.

Vicente Sarmiento
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By:

Ryan O. Hodge
Assistant City Attorney

AYES: Councilmembers: Bacerra, Hernandez, Lopez, Mendoza, Phan, Penaloza, Sarmiento (7)

NOES: Councilmembers: None (0)

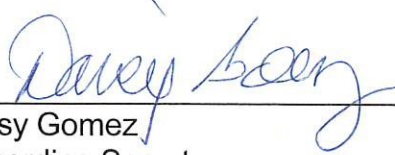
ABSTAIN: Councilmembers: None (0)

NOT PRESENT: Councilmembers: None (0)

CERTIFICATION OF ATTESTATION AND ORIGINALITY

I, DAISY GOMEZ, Clerk of the Council do hereby attest to and certify the attached Resolution No. 2021-001 to be the original resolution adopted by the City Council acting as the Successor Agency to the former Community Redevelopment Agency on January 19, 2021.

Date: 1-21-2021



Daisy Gomez
Recording Secretary
City of Santa Ana

EXHIBIT A

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

Successor Agency: Santa Ana

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 113,236	\$ 95,306	\$ 208,542
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	113,236	95,306	208,542
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 5,385,380	\$ 1,462,478	\$ 6,847,858
F RPTTF	5,310,380	1,387,478	6,697,858
G Administrative RPTTF	75,000	75,000	150,000
H Current Period Enforceable Obligations (A+E)	\$ 5,498,616	\$ 1,557,784	\$ 7,056,400

Certification of Oversight Board Chairman:

Name Title

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.

/s/ _____
Signature Date

Santa Ana
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail
 July 1, 2021 through June 30, 2022

A Item #	B Project Name	C Obligation Type	D Agreement Execution Date	E Agreement Termination Date	F Payee	G Description	H Project Area	I Total Outstanding Obligation	J Retired	K ROPS 21-22 Total	L ROPS 21-22A (Jul - Dec)				M ROPS 21-22B (Jan - Jun)				W 21-22B Total					
											N Fund Sources		O Fund Sources		P Fund Sources		Q Fund Sources			R Bond Proceeds	S Reserve Balance	T Other Funds	U RPTTF	V Admin RPTTF
											Bond Proceeds	Other Funds	Bond Proceeds	Other Funds	Bond Proceeds	Other Funds	Bond Proceeds	Other Funds						
28	DDA - Sycamore Parking Concepts	OPA/DDA/ Construction	12/16/ 2002	06/30/2029	Sycamore Parking Concepts	Development of Sycamore Garage (Pkg Structure)	Merged	\$94,610,336	N	\$7,056,400	\$-	\$-	\$5,310,380	\$75,000	\$-	\$-	\$1,387,478	\$75,000	\$1,557,784					
30	Erickson Lease Agreement - Honda	Business Incentive Agreements	01/19/ 2006	06/30/2032	Erickson Prop. Corp.	Leasehold Rights on AutoMall Property	Merged	1,472,060	N	\$226,472	\$-	\$-	113,236	-	-	-	95,306	17,930	\$113,236					
33	Off Site Improvements (Nexus)	Improvement/ Infrastructure	04/04/ 2005	06/30/2032	Various	Construction of Publicly Owned Improvements - Nexus	Merged	5,000,000	N	\$-	\$-	\$-	-	-	-	-	-	-	\$-					
34	Project Costs for Item #33	Project Management Costs	04/04/ 2005	06/30/2032	Successor Agency / Various	Project Management / Services	Merged	123,250	N	\$-	\$-	\$-	-	-	-	-	-	-	\$-					
35	SA Venture Partnership & Other MainPlace Agreements	OPA/DDA/ Construction	05/15/ 1984	06/30/2032	Various	Permit Fee Obligation for Improvements	Merged	1,600,000	N	\$-	\$-	\$-	-	-	-	-	-	-	\$-					
36	Project Costs for Item #35	Project Management Costs	05/15/ 1984	06/30/2032	Successor Agency / Various	Project Management / Services	Merged	100,000	N	\$-	\$-	\$-	-	-	-	-	-	-	\$-					
37	DDA - Discovery Science Center	OPA/DDA/ Construction	04/21/ 1997	06/30/2032	City of Santa Ana	Permit Fee Obligation for Expansion	Merged	199,000	N	\$-	\$-	\$-	-	-	-	-	-	-	\$-					
50	Agmt for Financial Consulting Services	Professional Services	03/15/ 2004	06/30/2032	Keyser Marston Associates	Financial Planning / Mgmt / Fiscal Consulting	Merged	-	Y	\$-	\$-	\$-	-	-	-	-	-	-	\$-					
62	Audited Financial Statements / Due Diligence Reviews	Professional Services	05/14/ 2003	06/30/2032	MGO / City of Santa Ana / Various	Required Per Bond Documents / AB 1484	Merged	110,000	N	\$10,000	\$-	\$-	10,000	-	-	-	-	-	\$10,000					
63	Employee Pension Liability	Unfunded Liabilities	02/01/ 2012	06/30/2032	CalPERS / Successor Agency	Public Employee Defined Benefit Pension Plan	Merged	828,204	N	\$-	\$-	\$-	-	-	-	-	-	-	\$-					

A Item #	B Project Name	C Obligation Type	D Agreement Execution Date	E Agreement Termination Date	F Payee	G Description	H Project Area	I Total Outstanding Obligation	J Retired	K ROPS 21-22 Total	L ROPS 21-22A (Jul - Dec)				M ROPS 21-22B (Jan - Jun)				W 21-22B Total							
											P Bond Proceeds	Q Reserve Balance	R Other Funds	S RPTTF	T Bond Proceeds	U Reserve Balance	V Other Funds	W RPTTF		X Bond Proceeds	Y Reserve Balance	Z Other Funds	AA RPTTF			
																								P Admin RPTTF	Q Total	R Total
164	2018 Tax Allocation Bonds Series B	Bonds Issued After 12/31/10	11/08/2018	09/01/2028	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds		67,478,975	N	\$5,533,678	-	-	-	-	-	-	-	-	-	-	-	-	\$1,030,773	\$1,030,773		
165	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/08/2018	06/30/2029	Keyser Marston Associates / Urban Futures	Continuing disclosure		15,000	N	\$1,500	-	-	-	-	-	-	-	-	-	-	-	-	-	\$1,500	\$1,500	
166	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/08/2018	06/30/2029	BLX	Arbitrage rebate analysis		15,000	N	\$2,100	-	-	2,100	-	-	-	-	-	-	-	-	-	-	-	\$2,100	\$-
167	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/08/2018	06/30/2029	Bank of NY Mellon	Trustee fees		16,800	N	\$2,100	-	-	2,100	-	-	-	-	-	-	-	-	-	-	-	\$2,100	\$-

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

A		B		C		D	E	F	G	H					
											Fund Sources				
											Bond Proceeds		Reserve Balance	Other Funds	RPTTF
ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)		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								
1	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount.	4,552	12,578,398	782,601	131,208	-									
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller	310	45,883		303,805	9,911,347									
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)	4,862	12,624,109	782,601	226,471	8,320,748	C3 & D3 amounts reflect bond proceeds and funds used to refund both the 2003 Series A & B and 2011 Bonds and issue the new 2018 Bonds. Refunding of bonds approved by DOF on 09/28/18.								
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		172				D4 reflects funds held by the 2018 Bonds trustee.								
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC					1,590,599	No entry required								

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 18-19 Cash Balances (07/01/18 - 06/30/19)	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
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$208,542	\$-	\$-

Santa Ana
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022

Item #	Notes/Comments
28	
30	This agreement subject to CPI increase. May need to amend B period ROPS if needed.
33	
34	
35	
36	
37	
50	This item has been retired. Any future need for this service to be covered under specific project cost or the administrative allowance.
62	
63	
64	
65	This item has been retired.
66	
119	
129	Although DOF has denied this item on prior ROPS, the Successor Agency continues to disagree with DOF's position and believes that an administrative cost allowance shall be remitted to the housing successor entity that assumed the former RDA's housing obligations pursuant to AB 471. The total amount of \$600,000 is for FY 14/15 - 17/18; \$150,000 per year.
160	
161	
162	
163	
164	
165	
166	
167	

ATTACHMENT 3



DEPARTMENT OF
FINANCE

GAVIN NEWSOM ■ GOVERNOR

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

Transmitted via e-mail

April 13, 2020

Susan Gorospe, Principal Management Analyst
City of Santa Ana
60 Civic Center Plaza, M-25
Santa Ana, CA 92701

2020-21 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Santa Ana 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 30, 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 is approving all of the items listed on the ROPS 20-21 at this time. However, Finance notes the following:

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 (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 \$2,814,465, 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 January 1, 2021 through June 30, 2021 period (ROPS B 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.

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/

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: Steven A. Mendoza, Executive Director of Community Development
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	\$ 1,308,841	\$ 1,486,481	\$ 2,795,322
Administrative RPTTF Requested	125,000	125,000	250,000
Total RPTTF Requested	1,433,841	1,611,481	3,045,322
RPTTF Authorized	1,308,841	1,486,481	2,795,322
Administrative RPTTF Authorized	125,000	125,000	250,000
ROPS 17-18 prior period adjustment (PPA)	(230,857)	0	(230,857)
Total RPTTF Approved for Distribution	\$ 1,202,984	\$ 1,611,481	\$ 2,814,465

ATTACHMENT 4

Resolution No. 20-017

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT
BOARD APPROVING THE SANTA ANA SUCCESSOR AGENCY'S
RECOGNIZED OBLIGATION PAYMENT SCHEDULE 19-20
FOR THE PERIOD OF JULY 1, 2020 TO JUNE 30, 2021
PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(o)
AND PART 1.85 OF DIVISION 24 OF THE CALIFORNIA HEALTH
AND SAFETY CODE ("DISSOLUTION ACT")

WHEREAS, on January 9, 2012, pursuant to section 34173 of the California Health & Safety Code, the City of Santa Ana ("City") elected to serve as the Successor Agency for the dissolved Community Redevelopment Agency ("Agency") of the City of Santa Ana and selected the Housing Authority of the City of Santa Ana to act as "Successor Housing Agency;" and

WHEREAS, the Santa Ana City Council serves as the governing body of the Successor Agency under the Dissolution Act, as amended by AB 1484, AB 471, and SB 107, to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs; and

WHEREAS, SB 107 revised the timeline for the preparation of the required Recognized Obligation Payment Schedule ("ROPS") from each six-month period to a one-year period beginning July 1, 2016; and

WHEREAS, effective July 1, 2018, the single Orange Countywide Oversight Board (the "Oversight Board") was established in compliance with Section 34179(j), which serves as the oversight board to all of the successor agencies existing and operating in Orange County, including the Successor Agency; and

WHEREAS, Section 34179 of the Dissolution Act 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(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 Act requires that the annual ROPS for the 20-21 period of July 1, 2020 to June 30, 2021 ("ROPS 20-21") shall be submitted to the DOF by the Successor Agency, after approval by the Oversight Board, no later than February 1, 2020; and

WHEREAS, the Successor Agency adopted a resolution approving the ROPS 20-21 on January 21, 2020;

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

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

Section 2. The Orange Countywide Oversight Board approves the Recognized Obligation Payment Schedule 20-21, attached hereto as Exhibit A and incorporated herein by this reference, and authorizes the submission to the County of Orange and Department of Finance for review and approval.

Section 3. Pursuant to the Dissolution Act, the Orange Countywide Oversight Board further authorizes the transmittal of the ROPS 20-21 to DOF with copies to the County Executive Officer, the County Auditor-Controller, and the State Controller's Office.

Section 4. The City Manager of the City of Santa Ana, or his/her designee ("City Manager"), is directed to post on the City's website the ROPS 20-21 in the manner required by law.

Section 5. The City Manager of the City of Santa Ana and/or the Executive Director of Community Development for the City of Santa Ana, or their respective designees, as delegated officials of the City acting as Successor Agency, are authorized to make or accept any augmentation, modification, additions, or revisions to the ROPS as may be necessary and appropriate in their reasonable discretion, based on review or communications from the State Department of Finance or County of Orange.

Section 6. This Resolution shall take effect immediately upon its adoption by the Orange Countywide Oversight Board, and the Clerk of the Board shall certify to the adoption of this Resolution.

The foregoing was passed and adopted by the following vote of the Orange Countywide Oversight Board on TUESDAY, JANUARY 28, 2020:

YES: CHARLES BARFIELD, CHRIS GAARDER, STEVE JONES, BRIAN PROBOLSKY, DEAN WEST

NOES:
EXCUSED: STEVE FRANKS, PHILLIP E. YARBROUGH
ABSTAINED:

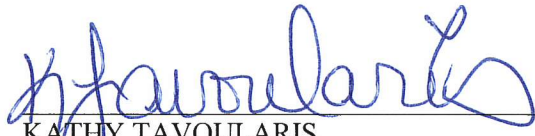


BRIAN PROBOLSKY
CHAIRMAN

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

I, KATHY TAVOULARIS, Clerk of the Orange Countywide Oversight Board, Orange County, California, hereby certify that a copy of this document has been delivered to the Chairman of the Board and that the above and foregoing Resolution was duly and regularly adopted by the Orange Countywide Oversight Board.

IN WITNESS WHEREOF, I have hereto set my hand.



KATHY TAVOULARIS
Clerk
Orange Countywide Oversight Board

Resolution No: 20-017

Agenda Date: Tuesday, January 28, 2020

Item No: 6H

EXHIBIT A

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

Successor Agency: Santa Ana
County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 601,475	\$ 62,334	\$ 663,809
B Bond Proceeds	-	-	-
C Reserve Balance	-	17,487	17,487
D Other Funds	601,475	44,847	646,322
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,433,841	\$ 1,611,481	\$ 3,045,322
F RPTTF	1,308,841	1,486,481	2,795,322
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 2,035,316	\$ 1,673,815	\$ 3,709,131

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Brian Probolsky, chairman
 Name Title

/s/ [Signature] 1-28-2020
 Signature Date

EXHIBIT A

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)			ROPS 20-21B (Jan - Jun)			20-21A Total	20-21B Total			
											L	M	N	O	P	Q			R	S	T
											Fund Sources			Fund Sources							
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Admin RPTTF	
	Benefits (OPEB)				Various	Successor Agency Staff															
65	Actuarial Study	Unfunded Liabilities	02/01/2012	06/30/2032	Successor Agency / Various	Actuarial Study for Pension Liability & OPEB	Merged	25,000	N	\$-										\$-	
66	Successor Agency Admin.	Admin Costs	02/01/2012	06/30/2032	Successor Agency / Various	Operating costs	Merged	3,000,000	N	\$250,000					125,000						\$125,000
119	Employee Layoff/ Termination Payment Obligations	Unfunded Liabilities	02/01/2012	06/30/2032	Successor Agency / Employees	Section 34171 (d)(1)(C)- Collective Bargaining Agreements for Layoffs / Terminations	Merged	216,717	N	\$-											\$-
129	Housing Entity Administrative Cost Allowance	Housing Entity Admin Cost	07/01/2014	07/01/2018	Successor Housing Agency / various	Section 34171 (p) - Housing Entity Administrative Cost Allowance	Merged	600,000	N	\$-											\$-
160	2018 Tax Allocation Bonds Series A	Bonds Issued After 12/31/2018	11/08/2018	09/01/2031	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds		14,487,625	N	\$656,150							601,475	44,847	192,341		\$254,675
161	2018 Tax Allocation Bonds Series A- Indenture of Trust	Fees	11/08/2018	06/30/2032	Keyser Marston Associates / Urban Futures	Continuing disclosure		19,500	N	\$1,500								1,500			\$1,500
162	2018 Tax Allocation Bonds Series A- Indenture of Trust	Fees	11/08/2018	06/30/2032	BLX	Arbitrage rebate analysis		22,500	N	\$1,500					1,500						\$-
163	2018 Tax Allocation Bonds Series A- Indenture of Trust	Fees	11/08/2018	06/30/2032	Bank of NY Mellon	Trustee fees		25,200	N	\$2,100					2,100						\$-
164	2018 Tax Allocation	Bonds Issued After 12/31/2018	11/08/2018	09/01/2028	Bank of New York	Debt service on bonds to		69,654,785	N	\$2,175,810					1,087,905					1,087,905	\$1,087,905

EXHIBIT A

A	B	C	D	E	F	G	H	I	J	K	L	M	N			O			P	Q	R	S			T	U	V	W		
													M	N	O	P	Q	R				S	T	U					ROPS 20-21A (Jul - Dec)	ROPS 20-21B (Jan - Jun)
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21B Total		
	Bonds Series B	10			Mellon	refund 2003 Bonds and 2011 Bonds																								
165	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/08/2018	06/30/2029	Keyser Marston Associates / Urban Futures	Continuing disclosure		16,500	N	\$1,500										1,500									\$1,500	
166	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/08/2018	06/30/2029	BLX	Arbitrage rebate analysis		16,500	N	\$1,500				1,500									\$1,500							\$-
167	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/08/2018	06/30/2029	Bank of NY Mellon	Trustee fees		18,900	N	\$2,100				2,100			\$2,100						\$2,100							\$-

EXHIBIT A

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

A	B						H
	C	D	E			G	
			Fund Sources				
ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Comments	
		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	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.	4,425	12,521,215	1,110,898	740,898	-	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller	127	57,183	-	415,259	9,056,062	F2 includes \$155,000 received from sale of property on LRPMP
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)	-	-	843,411	509,835	8,826,594	F3 includes \$155,000 payment to CAC for sale of property
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	4,552	12,578,398	250,000	-	-	C4 & D4 amounts used for refunding of bonds during ROPS 18/19 period. E4 amount of \$250,000 is for ROPS #70 (Habitat) payments in ROPS 18/19 period.
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC			No entry required		229,468	
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$17,487	\$646,322	\$-	

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.

EXHIBIT A

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

Item #	Notes/Comments
2	This item has been retired; bonds refinanced during ROPS 18-19 period.
3	This item has been retired; bonds refinanced during ROPS 18-19 period.
4	This item has been retired; bonds refinanced during ROPS 18-19 period.
6	This item has been retired; bonds refinanced during ROPS 18-19 period.
7	This item has been retired; bonds refinanced during ROPS 18-19 period.
8	This item has been retired; bonds refinanced during ROPS 18-19 period.
10	This item has been retired; bonds refinanced during ROPS 18-19 period.
11	This item has been retired; bonds refinanced during ROPS 18-19 period.
12	This item has been retired; bonds refinanced during ROPS 18-19 period.
28	
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66	
119	
129	Although DOF has denied this item on prior ROPS, the Successor Agency continues to disagree with DOF's position and believe that an administrative cost allowance shall be remitted to the housing successor entity that assumed the former RDA's housing obligations pursuant to AB 471. Request is for the minimum \$150,000 allowable per fiscal year, for FY 14/15 - 17/18, for a total of \$600,000.
160	
161	
162	
163	
164	
165	

EXHIBIT A

166	
167	

EXHIBIT B

**City of Santa Ana
 Successor Agency to the former Community Redevelopment Agency
 FY 2020-21
 Administrative Allowance Budget**

<u>Direct Personnel Costs</u>	<u>Department *</u>	<u>Hourly Rate</u>	<u>Successor Agency Hours</u>	<u>SA Administration</u>	<u>% of Time Spent on SA Issues</u>
Executive Director	CDA	\$ 137.34	102	14,009	4.90%
Principal Management Analyst	CDA	87.44	1,140	99,682	54.81%
Management Analyst	CDA	63.14	204	12,881	9.81%
Senior Accounting Assistant	CDA	54.32	204	11,081	9.81%
Community Development Commission Secretary	CDA	47.40	204	9,670	9.81%
Accounting Manager	FMSA	86.02	42	3,613	2.02%
Senior Accountant	FMSA	73.10	204	14,912	9.81%
Senior Accounting Assistant	FMSA	53.08	60	3,185	2.88%
Assistant City Attorney	CAO	108.92	102	11,110	4.90%
Total Direct Personnel Costs			2,262	180,142	
 <u>Other Direct Costs</u>					
Building Rental/Maintenance - Shared cost allocation				7,100	
Communications - Shared cost allocation				1,200	
Consultants - Outside legal counsel / Financial / etc.				2,500	
Copier Lease - Shared cost allocation				1,000	
Delivery Charges - Shared cost allocation				280	
Employee parking				1,020	
Insurance Charges - Shared cost allocation				5,810	
IT Maintenance Charge - Shared cost allocation				6,200	
Laserfiche - Shared cost allocation for document management software				1,000	
Legistar - Shared cost allocation for agenda management software				1,800	
Supplies, printing, misc. items				1,279	
Training / Mileage				100	
Unfunded Accrued Liability - Shared cost allocation				25,000	
Total Other Direct Cost				54,289	
 <u>Indirect Costs (based on direct salary charges)</u>					
Indirect Costs - 11.16% for FY 19/20; rate for FY 20/21 TBD				15,569	
Includes City Manager's Office, Human Resources, Accounting, Purchasing, Treasury, Management & Support services.					
Total Indirect Cost				15,569	
Total Successor Agency Admin Allowance Cost				\$ 250,000	

* CDA = Community Development Agency
 FMSA = Finance & Management Services Agency
 CAO = City Attorney's Office

EXHIBIT B

City of Santa Ana Successor Agency
 FY 2020-21
 Administrative Allowance
 Description of Personnel Positions and Functions

<u>Position</u>	<u>Department</u>	<u>Summary of Job Duties Pertaining to Successor Agency</u>	<u>Hours</u>	<u>Frequency (Months)</u>	<u>Total</u>
Executive Director	CDA	Oversees the entire dissolution process as City Manager's designee. Attends Successor Agency, Oversight Board and Meet and Confer meetings and updates City management on RDA dissolution. Meets weekly with staff to review wind down activities.	8.5	12	102
Principal Management Analyst	CDA	Prepares all staff reports and attachments for, and attends all Successor Agency and Oversight Board meetings. Administers all enforceable obligations on a daily basis. Approves all invoices. Prepares journal entries as needed. Reconciles projects expenses. Prepares ROPS & PPA and works with other departments.	95	12	1140
Management Analyst	CDA	Backup to the Principal Management Analyst. Provides assistance in reconciliation, analysis, and oversight of enforceable obligations. Assists with document management of former RDA records.	17	12	204
Senior Accounting Assistant	CDA	Posts attendance for payroll charges to Successor Agency accounts for 24 pay periods. Sets up projects and activities in financial system. Prepares and processes any travel related requests. Assists in preparation of journal entries.	17	12	204
Community Development Commission Secretary	CDA	Assists in the preparation, submission, and tracking of Successor Agency staff reports to Clerk of the Council. Assists with filing, scanning, and other records retention related tasks for former RDA and current Successor Agency files on an on-going basis.	17	12	204
Total Community Development Agency					1854
Accounting Manager	FMSA	Review final ROPS cash balance worksheet. Reconciles monthly bank statements related to Successor Agency transactions. Reviews and makes final approval of all journal entries for monthly closing. Additional hours during July - December for financial statements, addressing audit questions, and CAFR preparation.	3.5	12	42
Senior Accountant	FMSA	Prepares ROPS Cash Balance worksheet. Approves direct payment vouchers for payment of invoices. Reviews monthly fund balance and analyzes for month end closing. Reviews and processes journal entries as needed. Approves set up of projects and activities in financial system. Prepares all fiscal year end transactions. Additional hours during July - December for financial statements, addressing audit questions, and CAFR preparation.	17	12	204
Senior Accounting Assistant	FMSA	Processes direct payment vouchers for Successor Agency invoices.	5	12	60
Total Finance & Management Services Agency					306
Assistant City Attorney	CAO	Provides legal guidance on Dissolution Act and former RDA agreements/issues. Drafts and reviews Successor Agency resolutions. Attends Successor Agency meetings as necessary.	8.5	12	102
Total City Attorney's Office					102

EXHIBIT B

**City of Santa Ana Successor Agency
 FY 2020-21
 Administrative Allowance
 Description of Other Direct and Indirect Costs**

<u>Line Item</u>	<u>Description</u>
Building Rental / Maintenance	Shared cost allocation of City Hall building maintenance, janitorial services, utilities, and security guard services
Communications	Monthly telephone charges for (1) direct line, and allocation for shared telecommunication lines and system maintenance
Consultants	Outside legal counsel, financial consultants, appraisers, etc. on an as-needed basis
Copier Lease	Shared cost allocation of Sharp copier leases
Delivery Charges	Shared cost allocation of mail delivery services by Central Services Division
Employee Parking	Monthly parking fees for Successor Agency staff
Indirect Costs	Charges for City general overhead expense (City Manager's Office, Human Resources, Accounting, Purchasing, Treasury, Management and Support)
Insurance Charges	Shared cost allocation of premiums for Liability and Property Insurance, employee Group Insurance and Workers Compensation Insurance
IT Maintenance Charges	Shared cost allocation of computer services, maintenane of software, and a reserve for equipment replacement
Laserfiche	Shared cost allocation for document management software license and maintenance
Legistar	Shared cost allocation for agenda management software license and maintenance
Supplies, Printing, Misc.	Direct office supplies, materials, non-consumable items, computer-related hardware/peripherals less than \$5,000, duplication costs, postage, etc. for Successor Agency staff
Training / Mileage	Registration fees and travel related expenses for Succesor Agency staff
Unfunded Accrued Liability	Shared cost allocation of liability payment to CalPERS (employer's contribution) for former employees and current employees assigned to the former RDA



DEPARTMENT OF
FINANCE
OFFICE OF THE DIRECTOR

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

April 9, 2019

Ms. Susan Gorospe, Principal Management Analyst
City of Santa Ana
60 Civic Center Plaza, M-25
Santa Ana, CA 92701

Dear Ms. Gorospe:

Subject: 2019-20 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Santa Ana 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 30, 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 is approving all of the items listed on the ROPS 19-20 at this time. However, Finance notes the following:

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 Redevelopment Property Tax Trust Fund (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 County Auditor-Controller's review of the prior period adjustment form submitted by the Agency.

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 \$5,836,773 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

cc: Mr. Steven A. Mendoza, Executive Director of Community Development, City of Santa Ana
Mr. Israel M. Guevara, Administrative Manager, Property Tax Section, Orange County

Attachment

Approved RPTTF Distribution For the period of July 1, 2019 through June 30, 2020			
	ROPS A Period	ROPS B Period	ROPS 19-20 Total
RPTTF Requested	\$ 4,240,980	\$ 1,355,380	\$ 5,596,360
Administrative RPTTF Requested	144,849	144,849	289,698
Total RPTTF Requested	4,385,829	1,500,229	5,886,058
RPTTF Authorized	4,240,980	1,355,380	5,596,360
Administrative RPTTF Authorized	144,849	144,849	289,698
Total RPTTF Authorized for Obligations	4,385,829	1,500,229	5,886,058
Prior Period Adjustment	(49,285)	0	(49,285)
Total RPTTF Approved for Distribution	\$ 4,336,544	\$ 1,500,229	\$ 5,836,773

ATTACHMENT 6

Resolution No. 19-024

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD
APPROVING THE SANTA ANA SUCCESSOR AGENCY'S RECOGNIZED
OBLIGATION PAYMENT SCHEDULE 19-20 FOR THE PERIOD OF JULY 1,
2019 TO JUNE 30, 2020 PURSUANT TO HEALTH AND SAFETY CODE
SECTION 34177(o) AND PART 1.85 OF DIVISION 24 OF THE CALIFORNIA
HEALTH AND SAFETY CODE ("DISSOLUTION ACT")

WHEREAS, on January 9, 2012, pursuant to section 34173 of the California Health & Safety Code, the City of Santa Ana ("City") elected to serve as the Successor Agency for the dissolved Community Redevelopment Agency ("Agency") of the City of Santa Ana and selected the Housing Authority of the City of Santa Ana to act as "Successor Housing Agency;" and

WHEREAS, the Santa Ana City Council serves as the governing body of the Successor Agency under the Dissolution Act, as amended by AB 1484, AB 471, and SB 107, to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs; and

WHEREAS, SB 107 revised the timeline for the preparation of the required Recognized Obligation Payment Schedule ("ROPS") from each six-month period to a one-year period beginning July 1, 2016; and

WHEREAS, effective July 1, 2018, the single Orange Countywide Oversight Board (the "Oversight Board") was established in compliance with Section 34179(j), which serves as the oversight board to all of the successor agencies existing and operating in Orange County, including the Successor Agency; and

WHEREAS, Section 34179 of the Dissolution Act 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(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 Act requires that the annual ROPS for the 19-20 period of July 1, 2019 to June 30, 2020 ("ROPS 19-20") shall be submitted to the DOF by the Successor Agency, after approval by the Oversight Board, no later than February 1, 2019; and

WHEREAS, the Successor Agency adopted a resolution approving the ROPS 19-20 on January 15, 2019;

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

Section 1. The Orange Countywide Oversight Board conclusively finds, determines and declares the foregoing recitals.

Section 2. The Orange Countywide Oversight Board approves the Recognized Obligation Payment Schedule 19-20, attached hereto as Exhibit A and incorporated herein by this reference, and authorizes the submission to the County of Orange and Department of Finance for review and approval.

Section 3. Pursuant to the Dissolution Act, the Orange Countywide Oversight Board further authorizes the transmittal of the ROPS 19-20 to DOF with copies to the County Executive Officer, the County Auditor-Controller, and the State Controller's Office.

Section 4. The City Manager of the City of Santa Ana, or his/her designee ("City Manager"), is directed to post on the City's website the ROPS 19-20 in the manner required by law.

Section 5. The City Manager of the City of Santa Ana and/or the Executive Director of Community Development for the City of Santa Ana, or their respective designees, as delegated officials of the City acting as Successor Agency, are authorized to make or accept any augmentation, modification, additions, or revisions to the ROPS as may be necessary and appropriate in their reasonable discretion, based on review or communications from the State Department of Finance or County of Orange.

Section 6. This Resolution shall take effect immediately upon its adoption by the Orange Countywide Oversight Board, and the Clerk of the Board shall attest to and certify the vote adopting of this Resolution.

The foregoing was passed and adopted by the following vote of the Orange Countywide Oversight Board on TUESDAY, JANUARY 29, 2019

YES: CHARLES BARFIELD, CHRIS GAARDER, STEVE JONES, BRIAN PROBOLSKY, DEAN WEST

NOES:
EXCUSED: STEVE FRANKS, PHILLIP E. YARBROUGH

ABSTAINED:

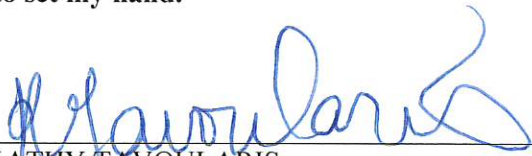


BRIAN PROBOLSKY
CHAIRMAN

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

I, KATHY TAVOULARIS, Clerk of the Orange Countywide Oversight Board, Orange County, California, hereby certify that a copy of this document has been delivered to the Chairman of the Board and that the above and foregoing Resolution was duly and regularly adopted by the Orange Countywide Oversight Board.

IN WITNESS WHEREOF, I have hereto set my hand.



KATHY TAVOULARIS
Clerk
Orange Countywide Oversight Board

Resolution No: 19-024

Agenda Date: Tuesday, January 29, 2019

Item No: 5F

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

Successor Agency: Santa Ana
 County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	19-20A Total (July - December)	19-20B Total (January - June)	ROPS 19-20 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 213,736	\$ 203,236	\$ 416,972
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	213,736	203,236	416,972
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 4,385,829	\$ 1,500,229	\$ 5,886,058
F RPTTF	4,240,980	1,355,380	5,596,360
G Administrative RPTTF	144,849	144,849	289,698
H Current Period Enforceable Obligations (A+E):	\$ 4,599,565	\$ 1,703,465	\$ 6,303,030

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

Brian Probolsky Chair
 Name  Title
 x /s/  1/29/2019
 Signature Date

EXHIBIT A

Santa Ana Recognized Obligation Payment Schedule (ROPS 19-20) - ROPS Detail
 July 1, 2019 through June 30, 2020
 (Report Amounts in Whole Dollars)

Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 19-20 Total	19-20A (July - December)						19-20B (January - June)					19-20B Total										
											Bond Proceeds	Reserve Balance	Other Funds	RP/TFE	Admin RP/TFE	19-20A Total	Bond Proceeds	Reserve Balance	Other Funds	RP/TFE	Admin RP/TFE		Fund Sources									
																							Fund Sources					Fund Sources				
1	2011 Tax Allocation Bonds Series A-Indenture of Trust	Bonds Issued After 12/31/10	01/2011	01/2028	Bank of New York Mellon	Debt service on bonds to refund 1998	Merged	\$ -	Y	\$ -																						
2	2011 Tax Allocation Bonds Series A-Indenture of Trust	Fees	01/2011	01/2030	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	\$ -	Y	\$ -																						
3	2011 Tax Allocation Bonds Series A-Indenture of Trust	Fees	01/2011	01/2029	BLX	Arbitrage rebate analysis	Merged	\$ -	Y	\$ -																						
4	2011 Tax Allocation Bonds Series A-Indenture of Trust	Fees	01/2011	01/2029	Bank of NY Mellon	Trustee fees	Merged	\$ -	Y	\$ -																						
5	2003 Tax Allocation Bonds Series A	Bonds Issued On or Before 12/31/10	01/2003	01/2031	Bank of New York Mellon	Debt service on South Main Redevelopment Activities	Merged	\$ -	Y	\$ -																						
6	2003 Tax Allocation Bonds Series A-Indenture of Trust	Fees	01/2003	03/30/2003	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	\$ -	Y	\$ -																						
7	2003 Tax Allocation Bonds Series A-Indenture of Trust	Fees	01/2003	05/30/2002	BLX	Arbitrage rebate analysis	Merged	\$ -	Y	\$ -																						
8	2003 Tax Allocation Bonds Series A-Indenture of Trust	Fees	01/2003	05/30/2002	Bank of NY Mellon	Trustee fees	Merged	\$ -	Y	\$ -																						
9	2003 Tax Allocation Bonds Series B	Bonds Issued On or Before 12/31/10	01/2003	01/2019	Bank of New York Mellon	Debt service on bonds to refund 1993	Merged	\$ -	Y	\$ -																						
10	2003 Tax Allocation Bonds Series B-Indenture of Trust	Fees	01/2003	03/30/2001	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	\$ -	Y	\$ -																						
11	2003 Tax Allocation Bonds Series B-Indenture of Trust	Fees	01/2003	03/30/2000	BLX	Arbitrage rebate analysis	Merged	\$ -	Y	\$ -																						
12	2003 Tax Allocation Bonds Series B-Indenture of Trust	Fees	01/2003	03/30/2000	Bank of NY Mellon	Trustee fees	Merged	\$ -	Y	\$ -																						
21	Housing Loan for ERAF FY 09-10	SERAF/ERAF	01/09/2010	03/30/2016	LMBF	Loan to pay SERAF in FY 09-10	Merged	\$ -	Y	\$ -																						
29	DDA - Sycamore Parking Concepts	CP/ADD/Construction	12/16/2002	03/30/2009	Sycamore Parking Concepts	Development of Sycamore Garage (Pkg Structure)	Merged	1,765,000	N	\$ 180,000				90,000										90,000								
30	Enckson Lease Agreement - Honda	Business Incentive Agreements	1/16/2006	03/30/2032	Enckson Prop. Corp.	Leasehold Rights on AutoMall Property	Merged	1,925,002	N	\$ 226,472				113,236											113,236							
33	CF Site Improvements (Neus)	Infrastructure	4/4/2005	03/30/2032	Various	Construction of Publicly Owned Improvements - Neus	Merged	5,000,000	N	\$ -																						
34	Project Costs for Item #33	Project Management Costs	4/4/2005	03/30/2032	Successor Agency / Various	Project Management / Services	Merged	123,250	N	\$ -																						
35	SA Venture Partnership & Other	CP/ADD/Construction	01/15/1984	03/30/2032	Various	Permit Fee Obligation for Improvements	Merged	1,600,000	N	\$ -																						
36	Project Costs for Item #35	Project Management Costs	01/15/1984	03/30/2032	Successor Agency / Various	Project Management / Services	Merged	100,000	N	\$ -																						
37	DDA - Discovery Science Center	CP/ADD/Construction	02/1/1997	03/30/2032	City of Santa Ana	Permit Fee Obligation for Expansion	Merged	199,000	N	\$ -																						
43	DownTown Parking Structure Improvements	Infrastructure	09/20/2011	03/30/2032	Various	Const of Publicly Owned Improvements	Merged		Y	\$ -																						
50	Agree for Financial Consulting Services	Professional Services	3/15/2004	03/30/2032	Keyser Marston Associates	Financial Planning / Mgmt / Fiscal Consulting	Merged	100,000	N	\$ -																						
62	Audited Financial Statements / Due Diligence Reviews	Professional Services	01/14/2003	03/30/2032	MGO / City of Santa Ana / Various	Required Per Bond Documents / AB 1484	Merged	225,000	N	\$ 10,500															10,500							
63	Employee Pension Liability	Unfunded Liabilities	01/01/2012	03/30/2032	CAPEERS / Successor Agency	Public Employee Defined Benefits Pension Plan	Merged	813,243	N	\$ -																						
64	Other Postemployment Benefits (OPEB)	Unfunded Liabilities	01/01/2012	03/30/2032	Successor Agency / Various	OPEB Liability for Successor Agency Staff	Merged	181,938	N	\$ -																						
65	Actuarial Study	Unfunded Liabilities	01/01/2012	03/30/2032	Successor Agency / Various	Actuarial Study for Pension Liability & OPEB	Merged	70,000	N	\$ -																						
66	Successor Agency Admin.	Admin Costs	01/01/2012	03/30/2032	Successor Agency / Various	Operating costs	Merged	3,970,586	N	\$ 289,669					144,849										144,849							
70	DDA - Habitat for Humanity	CP/ADD/Construction	02/1/2011	03/30/2032	Habitat for Humanity	New construction of 17 single family homes	Merged		Y	\$ -																						
71	Project Costs for Item #70	Project Management Costs	02/1/2011	03/30/2032	Successor Agency / Various	Project & Construction Management / Services	Merged		Y	\$ -																						
119	Employee Layoff/Termination Payment Obligations	Unfunded Liabilities	01/01/2012	03/30/2032	Successor Agency / Various	Section 3417 (c) - Collective Bargaining Agreements for Layoffs / Terminations	Merged	219,736	N	\$ -																						
129	Housing Entity Administrative Cost Allocation	Housing Entity Admin Cost	7/1/2014	7/1/2018	Successor Housing Agency / Various	Section 3417 (b) - Housing Entity Administrative Cost Allocation	Merged	400,000	N	\$ -																						
160	2018 Tax Allocation Bonds Series A (Tax Exempt)	Bonds Issued After 12/31/16	1/18/2018	01/2031	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Merged	17,897,176	N	\$ 3,409,550					3,148,076										3,148,076							
161	2018 Tax Allocation Bonds Series A (Tax Exempt)-Indenture of Trust	Fees	1/18/2018	03/30/2032	Urban Futures / Various	Continuing disclosure	Merged	21,000	N	\$ 1,500															1,500							
162	2018 Tax Allocation Bonds Series A (Tax Exempt)-Indenture of Trust	Fees	1/18/2018	03/30/2032	BLX Group / Various	Arbitrage rebate analysis	Merged	24,000	N	\$ 1,500															1,500							
163	2018 Tax Allocation Bonds Series A (Tax Exempt)-Indenture of Trust	Fees	1/18/2018	03/30/2032	Bank of New York Mellon	Trustee fees	Merged	35,000	N	\$ 2,500															2,500							
164	2018 Tax Allocation Bonds Series B (Federally Taxable)	Bonds Issued After 12/31/16	1/18/2018	01/2028	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Merged	71,830,595	N	\$ 2,176,810					1,087,965										1,087,965							
165	2018 Tax Allocation Bonds Series B (Federally Taxable)-Indenture of Trust	Fees	1/18/2018	03/30/2029	Urban Futures / Various	Continuing disclosure	Merged	21,000	N	\$ 1,500															1,500							
166	2018 Tax Allocation Bonds Series B (Federally Taxable)-Indenture of Trust	Fees	1/18/2018	03/30/2029	BLX Group / Various	Arbitrage rebate analysis	Merged	18,000	N	\$ 1,500															1,500							
167	2018 Tax Allocation Bonds Series B (Federally Taxable)-Indenture of Trust	Fees	1/18/2018	03/30/2029	Bank of New York Mellon	Trustee fees	Merged	27,500	N	\$ 2,500															2,500							
168									N	\$ -																						

Santa Ana Recognized Obligation Payment Schedule (ROPS 19-20) - Report of Cash Balances
July 1, 2016 through June 30, 2017
(Report Amounts in Whole Dollars)

source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see Cash Balance Tips Sheet .								
A	B	C	D	E	F	G	H	
		Fund Sources						
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF		
	ROPS 16-17 Cash Balances (07/01/16 - 06/30/17)	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	
1	Beginning Available Cash Balance (Actual 07/01/16) RPTTF amount should exclude "A" period distribution amount	2,515,422	12,762,997	1,621,808	1,459,680	456,789		
2	Revenue/Income (Actual 06/30/17) RPTTF amount should tie to the ROPS 16-17 total distribution from the County Auditor-Controller	4,563	18,913	0	276,279	19,072,412		
3	Expenditures for ROPS 16-17 Enforceable Obligations (Actual 06/30/17)	2,515,560	260,695	1,016,983	995,061	19,023,128	Total admin expenditure in ROP 16-17 was inadvertently overstated by \$517 on PPA submitted to CAC.	
4	Retention of Available Cash Balance (Actual 06/30/17) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	4,425	12,521,215	260,397		0	C4 & D4 = All bond proceeds, bond interest, and bond reserves used in refinance outstanding bonds in November 2018. E4 = Funds used in ROPS 17-18 and 18-19 for Item 70, 71.	
5	ROPS 16-17 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 16-17 PPA form submitted to the CAC	No entry required					49,284	Total admin expenditure in ROP 16-17 was inadvertently overstated by \$517 on PPA submitted to CAC.
6	Ending Actual Available Cash Balance (06/30/17) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 0	\$ 344,428	\$ 740,898	\$ 456,789		

EXHIBIT A

Santa Ana Recognized Obligation Payment Schedule (ROPS 19-20) - Notes July 1, 2019 through June 30, 2020

Item #	Notes/Comments
1-12	New 2018 Tax Allocation Refunding Bonds issued on 11/08/18 to refund the 2011 Series A, 2003 Series A, and 2003 Series B Bonds. All debt service and bond fees related line items to be retired. See new line items 160-167.
21	This line item to be retired; final repayment of ERAF & SERAF loan to LMIHAF was made during ROPS 18-19A period.
43	This line item to be retired; remaining bond proceeds originally intended for this project was used to refinance the bonds.
70	This line item to be retired; final payment made during ROPS 18-19B period per Amended ROPS 18-19.
71	This line item to be retired.
119	Although DOF has denied this item on recent ROPS, the Successor Agency continued to disagree with DOF's position that the Successor Agency is not obligated pay leave balances for retired or terminated former RDA employees. No amount is requested during the ROPS 19-20 period as no layoffs or retirements are anticipated. However, the obligation exists for those former RDA employees that are still employed.
129	Although DOF has denied this item on prior ROPS, the Successor Agency continues to disagree with DOF's position and believe that an administrative cost allowance shall be remitted to the housing successor entity that assumed the former RDA's housing obligations pursuant to AB 471. Request is for the minimum \$150,000 allowable per fiscal year, for FY 14/15 - 17/18, for a total of \$600,000. Refer to Montclair Case #34-2014-80001948.
160-167	New 2018 Tax Allocation Refunding Bonds issued on 11/08/18. See notes above for line items 1-12.