

A G E N D A

REGULAR MEETING OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD

TUESDAY, JANUARY 20, 2026, 8:30 AM

CITY OF ORANGE COUNCIL CHAMBERS
300 East Chapman Avenue
Orange, California 92866

HON. BRIAN PROBOLSKY
Chairman

HON. NICHOLAS DUNLAP
Vice Chairman

CHARLES BARFIELD
Board Member

KRISTEN CAMUGLIA
Board Member

LOUIS MCCLURE
Board Member

DEAN WEST, CPA
Board Member

HON. PHILLIP E. YARBROUGH
Board Member

Staff

Hon. Andrew N. Hamilton, CPA, Auditor-Controller
Kathy Tavoularis
Chris Nguyen

Counsel

Patrick K. Bobko

Clerk of the Board

Kathy Tavoularis

The Orange Countywide Oversight Board welcomes you to this meeting. This agenda contains a brief general description of each item to be considered. The Board encourages your participation. If you wish to speak on an item contained in the agenda, please complete a Speaker Form identifying the item(s) and deposit it in the Speaker Form Return box located next to the Clerk. If you wish to speak on a matter which does not appear on the agenda, you may do so during the Public Comment period at the close of the meeting. Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. Speaker Forms are located next to the Speaker Form Return box. When addressing the Board, please state your name for the record prior to providing your comments.

****In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Clerk of the Board 72 hours prior to the meeting at (714) 834-2458****

All supporting documentation is available for public review online at <https://ocauditor.gov/ob/> or in person in the office of the Auditor-Controller located at 1770 North Broadway, Santa Ana, California 92706 during regular business hours, 8:00 a.m. - 5:00 p.m., Monday through Friday

A G E N D A

REGULAR MEETING OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD

8:30 A.M.

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Minutes from September 30, 2025, Regular Meeting
4. Adopt Resolutions Regarding Requests by Successor Agencies for Annual Recognized Obligation Payment Schedule (ROPS) and Administrative Budget
 - a. Anaheim
 - b. Garden Grove
 - c. Huntington Beach

COMMENTS & ADJOURNMENT:

PUBLIC COMMENTS:

At this time members of the public may address the Board on any matter not on the agenda but within the jurisdiction of the Board. The Board may limit the length of time each individual may have to address the Board.

STAFF COMMENTS:

- Next Regular Meeting is January 27, 2026
- DOF ROPS deadline is February 1, 2026
- Form 700 is Due April 1

BOARD COMMENTS:

CLOSED SESSION:

CS-1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – Pursuant to Government Code Section 54956.9(d)(1)
Number of Cases: One Case

ADJOURNMENT

NEXT MEETING:

Regular Meeting January 27, 2026, 8:30 AM

**MINUTES
REGULAR MEETING OF THE
ORANGE COUNTYWIDE OVERSIGHT BOARD**

September 30, 2025, 8:30 AM

1. CALL TO ORDER

The regular meeting of the Orange Countywide Oversight Board was called to order at 8:36 AM on September 30, 2025, by Chairman Brian Probolsky, presiding officer.

Present:	6	Chairman:	Brian Probolsky
		Vice Chairman:	Nicholas Dunlap
		Board Member:	Kristen Camuglia
		Board Member:	Louis McClure
		Board Member:	Dean West
		Board Member:	Phillip E. Yarbrough
Absent:	1	Board Member:	Charles Barfield

Also present: Kathy Tavoularis, Staff and Clerk of the Board; Patrick “Kit” Bobko, Legal Counsel; Chris Nguyen.

2. PLEDGE OF ALLEGIANCE

Vice Chairman Dunlap led the Pledge of Allegiance.

3. APPROVAL OF THE MINUTES FROM JULY 29, 2025, REGULAR MEETING

Board Member Yarbrough moved, and Vice Chairman Dunlap seconded, to approve the minutes from the July 29, 2025, Regular Board meeting. Board Member Camuglia abstained.

YES – Probolsky, Dunlap, McClure, West, Yarbrough
NO – None
ABSENT – Barfield
ABSTAIN - Camuglia

CHAIRMAN PROBOLSKY PAUSED THE AGENDA TO ASK FOR PUBLIC COMMENTS
BEFORE MOVING FORWARD WITH AGENDA ITEMS.

PUBLIC COMMENTS:

Greg Arrowsmith addressed the Board regarding The Brown Act, enforcing local government agencies to be transparent with taxpaying citizens and recommended a new strategy for a retirement program for city and county employees.

Chairman Probolsky explained that his recommendation does not fall under the purview of the scope for the Oversight Board and thanked him for his attendance and comments.

4. ELECTION OF BOARD OFFICERS

With General Counsel Bobko presiding, Board Member Yarbrough moved, and Board Member West seconded, the nominations of Chairman Probolsky and Vice Chairman Dunlap to continue their respective roles for another term.

YES – Probolsky, Dunlap, Camuglia, McClure, West, Yarbrough

NO – None

ABSENT– Barfield

5. ADOPTION OF THE 2026 MEETING SCHEDULE

Chairman Probolsky announced the dates of the five proposed regular meetings scheduled for 2026. Board Member Yarbrough moved, and Vice Chairman Dunlap seconded, adoption of the 2026 meeting schedule.

YES – Probolsky, Dunlap, Camuglia, McClure, West, Yarbrough

NO – None

ABSENT – Barfield

CHAIRMAN PROBOLSKY PAUSED THE AGENDA TO GO INTO CLOSED SESSION BEFORE AGENDA ITEM NO. 6

CLOSED SESSION

The Board adjourned to Closed Session at 8:45 AM.

CLOSED SESSION:

CS-1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – Pursuant to Government Code Section 54956.9(d)(1):

Number of Cases: One Case

CS-2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Pursuant to Government Code Section 54956.9(d)(4):

Number of Cases: One Case

The Board reconvened from Closed Session at 9:10 AM.
There was no reportable action from Closed Session.

6. RECORDING RETAINED PROPERTY NOTICES FOR PROPERTIES LACKING COMPENSATION AGREEMENTS

General Counsel Bobko presented a new procedure after the Board passed Resolution 25-014 at the April 29 meeting, regarding properties transferred to a city under its Successor Agency's Long-Range Property Management Plan (LRPMP). Consistent with Health and Safety Code Section 34191.5(c)(2)(A)(iii), the Resolution specifies that a city must negotiate and enter into a compensation agreement with the local taxiing entities before selling a property that was transferred to the city under the Successor Agency's LRPMP.

The Resolution authorized various actions that could be taken with regard to a property that was listed on an LRPMP as being retained for future development if the property did not have a compensation agreement. One authorized action was to publish or post a Retained Property Notice including by recording in the County Official Records.

Accordingly, this agenda item provides a copy of the template for a Retained Property Notice to be recorded with the Orange County Clerk-Recorder in the records of the relevant property. This agenda item also provides a copy of the notification letter to be sent by the Chairman to each Successor Agency to inform them of this process.

Board Member Yarbrough moved, and Board Member West seconded, to receive and file the report.

YES – Probolsky, Dunlap, Camuglia, McClure, West, Yarbrough

NO – None

ABSENT – Barfield

COMMENTS & ADJOURNMENT:

STAFF COMMENTS:

Clerk Tavoularis reminded everyone that all 2026 meetings will be held at Orange City Hall Chambers at 8:30 AM.

Consultant Nguyen reported that this was the first time the Board did not have to approve Amended ROPS before the October 1st Department of Finance deadline.

Consultant Nguyen congratulated his colleague Cameron Wessel on the birth of his new baby.

BOARD COMMENTS:

Chairman Probolsky announced that he is has accepted a new position as Executive Director of the Orange County Council of Governments (OCCOG).

ADJOURNMENT

Chairman Probolsky adjourned the meeting at 9:15 AM.

BRIAN PROBOLSKY
CHAIRMAN OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD

KATHY TAVOULARIS
CLERK OF THE BOARD

DATE

Orange Countywide Oversight Board

Agenda Item No. 4a

Date: 1/20/2026

From: Successor Agency to the Anaheim 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 2026-2027 ROPS and Administrative Budget for the Anaheim Successor Agency

The Anaheim Successor Agency (ASA) requests approval of the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for Fiscal Year 2026-2027.

The FY 26-27 ROPS is continuing to request RPTTF funds to pay an obligation in the amount of \$848,208, to provide funding for the Avon/Dakota revitalization project (Lines 114, 115, 116, 117). The Avon/Dakota obligations were determined to be enforceable obligations by the California Court of Appeal pursuant to its Opinion on Rehearing dated December 19, 2017 in Case No. C081918 (Super. Ct. No. 34201380001529CUWMGDS). The FY 26-27 funding request of \$848,208 will be used for relocation costs related to the two properties in the Avon/Dakota Neighborhood, and represents the final RPTTF payment for this project. The Avon/Dakota project will cease to be an obligation of the Successor Agency after the remaining balance is used for relocation costs.

Other items on the FY 26-27 ROPS unrelated to the litigation include an enforceable obligation payable to Savi Ranch Associates. The note is payable from net property tax increment as defined in the Redevelopment Agency note. If there is insufficient RPTTF revenue to pay for principal and interest at the termination of the River Valley project area plan in November 2031, the note ceases to be an obligation of the Successor Agency.

An amount of \$13,278,000 (Line 193) is requested for debt service on Refunded 2007 Tax Allocation Bonds Series A & C.

In June 2003, the former Redevelopment Agency acquired property located at 2951 West Lincoln Ave. as part of a redevelopment project named Westgate. Approximately 11 acres of the property were formerly known as the Sparks and Rains Landfills. Line item 151 & 195 in the ROPS are for ongoing environmental insurance requirements and pollution remediation costs prior to the development of a shopping center in order to satisfy the terms of the Settlement Agreement between the Agency and the County of Orange, as well as obligations imposed by various regulatory entities holding jurisdiction over the former landfills.

In April 2001, the Agency entered into an agreement with Katella Operating Properties, LLC to sublicense/sublease an 8.9 acre Southern California Edison easement located between Anaheim Blvd. and Claudina Way. The Agency gained long-term control of the property as part of its overall efforts to redevelop the area for hotel or commercial development. The term of the agreement extends to February 28, 2043 (Line 70). In June 2003, the Agency entered into a Ground Lease agreement with Leedy Ying and Tina Ying Trust for the Shoe City property (Line 71) for the redevelopment of the corner of Anaheim Blvd. and Ball Rd. The lease term is 35 years, with two 10-year extension options.

Finally, the ROPS reflects the Successor Agency's request for approval from DOF to have the ability to spend the reserve amount of \$255,879 for environmental remediation projects granted from an EPA grant (Line 187). No RPTTF funds are requested or used for this line item.

Impact on Taxing Entities

The proposed ROPS 26-27 A-B requests a total of \$27,833,029 in RPTTF.

Staff Contact(s)

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Attachments

1. Resolution
2. ROPS FY 26-27
3. Administrative Budget

**RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD
RESOLUTION NO. 26-001**

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH
OVERSIGHT OF THE SUCCESSOR AGENCY TO THE ANAHEIM REDEVELOPMENT
AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE
[ROPS] FY 2026-27 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2026 TO JUNE
30, 2027 INCLUDING THE FY 26-27 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 Anaheim 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 Anaheim (“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 politic the Successor Agency to the Anaheim 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, reviewed 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 FY26-27 A-B fiscal period of July 1, 2026 to June 30, 2027 (“ROPS 26-27 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, 2026; and

WHEREAS, the ROPS 2026-2027, in the form required by DOF, is attached as Exhibit A and the Fiscal Year (“FY”) 2026-2027 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 2026-2027 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 26-27 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 2026-2027 A-B submitted therewith and incorporated by this reference, including the FY 2026-2027 administrative budget included herewith.

SECTION 3. The Orange Countywide Oversight Board authorizes transmittal of the ROPS 26-27 A-B to the DOF, with copies to the CEO, the CAC, and the SCO.

SECTION 4. The City of Anaheim’s Finance Director or authorized designee is directed to post this Resolution, including the ROPS 26-27 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 26-27) - Summary
Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: Anaheim
County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		26-27 A Total (July - December)	26-27 B Total (January - June)	ROPS 26-27 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 2,624,807	\$ 247,939	\$ 2,872,746
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	2,624,807	247,939	2,872,746
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 13,541,200	\$ 14,291,828	\$ 27,833,029
F	RPTTF	13,267,680	14,018,308	27,285,989
G	Administrative RPTTF	273,520	273,520	547,040
H	Current Period Enforceable Obligations (A+E):	\$ 16,166,007	\$ 14,539,768	\$ 30,705,775

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.

David Wert	Chairman
Signature	Date

Anaheim
Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July 1, 2026 through June 30, 2027

[illegible]

Anaheim Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail July 1, 2026 through June 30, 2027																						
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 26-27 Total	ROPS 26-276A (Jul - Dec)					26-27A Total	ROPS 265-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
117	External Project Costs	Professional Services	06/01/2010	06/30/2020	Consultants/ Other	AVON DAKOTA: Services/Hard & Soft Costs/ Fees	Merged	-	N	-	-	-	-	-	-	-	-	-	-	-	-	-
135	Administrative Cost Allowance	Admin Costs	01/01/2014	12/31/1941	City of Anaheim	ADMIN: Pursuant to AB26 (3% of RPTTF)	Merged	547,040	N	547,040	-	-	-	-	273,520	273,520	-	-	-	-	273,520	273,520
151	Westgate Remediation (Previous ROPS Line 100)	Remediation	03/12/2008	12/31/2044	Various	Westgate: Settlement Agreement/ Reimbursement	Merged	22,413,938	N	7,970,000	-	-	-	6,446,250	-	6,446,250	-	-	-	1,523,750	-	1,523,750
187	Domain Project Area Remediation	Remediation	06/22/2012	06/30/2020	Various	EPA Revolving Loan Funds to Use for Allowable Fund Remediation Expenses	Merged	255,879	N	255,879	-	-	127,939	-	-	127,939	-	-	127,939	-	-	127,939
191	Insurance for Westgate LandFill (Related to Line 151)	Remediation	07/01/2017	06/30/2028	Beazley ENVIRO CPL Insurance	Westgate: Settlement Agreement/ Reimbursement	Merged	-	N	-	-	-	-	-	-	-	-	-	-	-	-	-
193	2018 Refunding Bonds Series A	Bonds Issued On or Before 12/31/10	01/04/2018	02/01/2031	U.S. Bank	DEBT: Debt service on Refunded 2007 Tax Allocation Bonds Series A & C	Merged	69,911,500	N	13,278,000	-	-	-	1,511,500	-	1,511,500	-	-	-	11,766,500	-	11,766,500
195	Westgate Remediation - Water Control Board	Remediation	07/27/2017	12/31/2044	Santa Ana Regional Water Quality Control Board	Westgate: Settlement Agreement/ Reimbursement	Merged	327,898	N	50,000	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000

Anaheim Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
(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 23-24 Cash Balances (07/01/23 - 06/30/24)	Fund Sources					Comments	
		Bond Proceeds		Reserve Balance	Other Funds			RPTTF
		Bonds issued on or before 12/31/11	Bonds issued on or after 01/01/12	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 07/01/23) RPTTF amount should exclude "A" period distribution amount	2,820,140		13,657,141	6,102,786	5,161,856		
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller	0			2,314,506	23,382,811		
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)	32,708			3,171,363	24,016,821		
4	Retention of Available Cash Balance (Actual 06/30/24) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	2,787,432		13,657,141	2,869,061			
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC	No entry required				4,527,847		
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ 2,376,867	\$ -		

Anaheim Recognized Obligation Payment Schedule (ROPS 26-27) - Notes July 1, 2026 through June 30, 2027

Item #	Notes/Comments
50	
54	
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ANAHEIM SUCCESSOR AGENCY	
2026/27 ADMINISTRATIVE BUDGET	
	2026-2027
LABOR	356,900
LEGAL	11,750
CITY OVERHEAD CHARGES	144,900
RENTS/OFFICE EQUIPMENT/SUPPLIES	7,000
DOCUMENT OFFSITE STORAGE	2,800
AUDIT FEES	5,290
SHIPPING/MAILING	1,050
INSURANCE	7,350
ADMINISTRATIVE COSTS - WESTGATE PROJECT	10,000
TOTAL PROJECTED FY 26/27 BUDGET	547,040

Orange Countywide Oversight Board

Agenda Item No. 4a

Date: 1/23/2024

From: Successor Agency to the Anaheim 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 2024-2025 ROPS and Administrative Budget for the Anaheim Successor Agency

The Anaheim Successor Agency (ASA) requests approval of the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for Fiscal Year 2024-2025.

The FY 24-25 ROPS is continuing to request RPTTF funds to pay an obligation in the amount of \$3,840,010, which was to provide funding for the Avon/Dakota revitalization project (Lines 114,115, 116, 117). The Avon/Dakota obligations were determined to be enforceable obligations by the California Court of Appeal pursuant to its Opinion on Rehearing dated December 19, 2017 in Case No. C081918 (Super. Ct. No. 34201380001529CUWMGDS). The Avon-Dakota payment will be incurred periodically and included on each annual ROPS until the total amount is paid for costs previously incurred and future costs to be incurred.

Other items on the FY 24-25 ROPS unrelated to the litigation include an enforceable obligation payable to Savi Ranch Associates. The note is payable from net property tax increment as defined in the Redevelopment Agency note. If there is insufficient RPTTF revenue to pay for principal and interest at the termination of the River Valley project area plan in November 2031, the note ceases to be an obligation of the Successor Agency.

An additional \$11,833,250 (Line 193) is requested for debt service on Refunded 2007 Tax Allocation Bonds Series A & C.

In June 2003, the former Redevelopment Agency acquired property located at 2951 West Lincoln Ave. as part of a redevelopment project named Westgate. Approximately 11 acres of the property were formerly known as the Sparks and Rains Landfills. Line item 151 & 195 in the ROPS are for ongoing environmental insurance requirements and pollution remediation costs prior to the development of a shopping center in order to satisfy the terms of the Settlement Agreement between the Agency and the County of Orange, as well as obligations imposed by various regulatory entities holding jurisdiction over the former landfills.

In April 2001, the Agency entered into an agreement with Katella Operating Properties, LLC to sublicense/sublease an 8.9 acre Southern California Edison easement located between Anaheim Blvd. and Claudina Way. The Agency gained long-term control of the property as part of its overall efforts to redevelop the area for hotel or commercial development. The term of the agreement extends to February 28, 2043 (Line 70). In June 2003, the Agency entered into a Ground Lease agreement with Leedy Ying and Tina Ying Trust for the Shoe City property (Line 71) for the redevelopment of the corner of Anaheim Blvd. and Ball Rd. The lease term is 35 years, with two 10 year extension options.

Finally, the ROPS reflects the Successor Agency's request for approval from DOF to have the ability to spend the reserve amount of \$302,360 for environmental remediation projects granted from an EPA grant (Line 187). No RPTTF funds are requested or used for this line item.

In addition, the Anaheim Successor Agency requests approval of the Administrative Budget in the amount of \$506,000.

Impact on Taxing Entities

The proposed ROPS 24-25 A-B requests a total of \$34,091,834 in RPTTF.

Staff Contact(s)

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Attachments

1. Resolution
2. ROPS FY 24-25
3. Administrative Budget

RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD
RESOLUTION NO. 24-008

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH
OVERSIGHT OF THE SUCCESSOR AGENCY TO THE ANAHEIM REDEVELOPMENT
AGENCY *APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE [ROPS]*
FY 2024-25 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2024 TO JUNE 30, 2025
INCLUDING THE FY 24-25 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 Anaheim 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 Anaheim (“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 Anaheim 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 FY24-25 A-B fiscal period of July 1, 2024 to June 30, 2025 (“ROPS 24-25 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, 2024; and

WHEREAS, the ROPS 2024-2025, in the form required by DOF, is attached as Exhibit A and the Fiscal Year (“FY”) 2024-2025 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 2024-2025 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 24-25 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 2024-2025 A-B submitted therewith and incorporated by this reference, including the FY 2024-2025 administrative budget included herewith.

SECTION 3. The Orange Countywide Oversight Board authorizes transmittal of the ROPS 24-25 A-B to the DOF, with copies to the CEO, the CAC, and the SCO.

SECTION 4. The City of Anaheim’s [Finance Director/Treasurer] or authorized designee is directed to post this Resolution, including the ROPS 24-25 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 24-25) - Summary
Filed for the July 1, 2024 through June 30, 2025 Period

Successor Agency: Anaheim

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	24-25A Total (July - December)	24-25B Total (January - June)	ROPS 24-25 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 1,001,180	\$ 151,180	\$ 1,152,360
B Bond Proceeds	50,000	-	50,000
C Reserve Balance	-	-	-
D Other Funds	951,180	151,180	1,102,360
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 18,844,375	\$ 14,095,099	\$ 32,939,474
F RPTTF	18,591,375	13,842,099	32,433,474
G Administrative RPTTF	253,000	253,000	506,000
H Current Period Enforceable Obligations (A+E)	\$ 19,845,555	\$ 14,246,279	\$ 34,091,834

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

Anaheim Recognized Obligation Payment Schedule (ROPS 24-25) - ROPS Detail July 1, 2024 through June 30, 2025																						
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 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$182,886,873		\$34,091,834	\$50,000	\$-	\$951,180	\$18,591,375	\$253,000	\$19,845,555	\$-	\$-	\$151,180	\$13,842,099	\$253,000	\$14,246,279
50	Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	12/01/2007	02/01/2031	U.S. Bank	DEBT☐Debt service on Series B & D	Merged	36,977,860	N	\$3,841,283	50,000	-	800,000	2,991,283	-	\$3,841,283	-	-	-	-	-	\$-
54	Fiscal agent/ arbitration svcs	Fees	02/25/2010	02/01/2031	Per Bond Docs	DEBT☐Fiscal agent/arbitrage services	Merged	481,952	N	\$20,000	-	-	-	6,000	-	\$6,000	-	-	-	14,000	-	\$14,000
56	HUD 108 Loan-Capital Projects	CDBG/HUD Repayment to City/County	02/25/2010	08/01/2030	The Bank of NY Mellon	DEBT☐Packing House Restoration	Merged	2,951,671	N	\$471,669	-	-	-	424,290	-	\$424,290	-	-	-	47,379	-	\$47,379
58	HUD 108 Loan-Westgate	CDBG/HUD Repayment to City/County	08/07/2003	08/01/2023	The Bank of NY Mellon	DEBT☐Anaheim Westgate Project	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
63	External Project Costs	Professional Services	08/07/2003	02/01/2031	Consultants/ Other	DEBT☐Services/Hard & Soft Costs/ Fees	Merged	416,998	N	\$23,000	-	-	-	3,000	-	\$3,000	-	-	-	20,000	-	\$20,000
66	River ☐alley Redev. Proj. Area	OPA/DDA/ Construction	06/30/1987	11/29/2041	Savi Ranch ☐alley Irrig. Co.	CONTRACTS☐Note Payable	Merged	2,424,842	N	\$535,429	-	-	-	535,429	-	\$535,429	-	-	-	-	-	\$-
68	Anaheim Westgate Center Proj.	Miscellaneous	02/01/2003	02/01/2058	Annie (Loan) Pham	CONTRACTS☐Ground lease agreement	Merged	5,737,242	N	\$114,347	-	-	-	-	-	\$-	-	-	-	114,347	-	\$114,347
70	8.9-acre SoCal Edison	Miscellaneous	04/30/2001	02/28/2043	Katella Operating Property II, LLC	CONTRACTS☐Sublease/ sublicense easement agr.	Merged	13,344,192	N	\$604,810	-	-	-	302,405	-	\$302,405	-	-	-	302,405	-	\$302,405
71	Shoe City lease	Miscellaneous	06/01/2003	06/30/2058	Leedy Ying Trust	CONTRACTS☐Lease	Merged	1,605,791	N	\$40,476	-	-	-	20,238	-	\$20,238	-	-	-	20,238	-	\$20,238
75	External Project Costs	Professional Services	07/01/2010	06/30/2058	Consultants/ Other	CONTRACTS☐Services/Hard & Soft Costs/ Fees	Merged	497,266	N	\$9,200	-	-	-	4,600	-	\$4,600	-	-	-	4,600	-	\$4,600
103	External Project Costs	Professional Services	03/12/2008	06/30/2017	Consultants/ Other	WESTGATE☐Services/Hard & Soft Costs/ Fees	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
114	Avon Dakota Revitalization	Miscellaneous	06/01/2010	12/31/2075	Related	A☐ON DAKOTA☐Property acquisition & development	Merged	3,122,010	N	\$3,122,010	-	-	-	1,561,005	-	\$1,561,005	-	-	-	1,561,005	-	\$1,561,005
115	Avon Dakota Revitalization	Miscellaneous	06/01/2010	12/31/2075	TBD	A☐ON DAKOTA☐	Merged	718,000	N	\$718,000	-	-	-	359,000	-	\$359,000	-	-	-	359,000	-	\$359,000

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 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						Relocation Costs																
116	Project Management	Project Management Costs	06/01/2010	06/30/2020	Staff	A☐ON DAKOTA☐ Project Support	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
117	External Project Costs	Professional Services	06/01/2010	06/30/2020	Consultants/ Other	A☐ON DAKOTA☐ Services/Hard & Soft Costs/ Fees	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
135	Administrative Cost Allowance	Admin Costs	01/01/2014	12/31/1941	City of Anaheim	ADMIN☐ Pursuant to AB26 (3☐ of RPTTF)	Merged	506,000	N	\$506,000	-	-	-	-	253,000	\$253,000	-	-	-	-	253,000	\$253,000
151	Westgate Remediation (Previous ROPS Line 100)	Remediation	03/12/2008	12/31/2044	☐arious	Westgate☐ Settlement Agreement/ Reimbursement	Merged	18,158,041	N	\$11,900,000	-	-	-	10,400,000	-	\$10,400,000	-	-	-	1,500,000	-	\$1,500,000
187	Domain Project Area Remediation	Remediation	06/22/2012	06/30/2020	☐arious	EPA Revolving Loan Funds to Use for Allowable Fund Remediation Expenses	Merged	302,360	N	\$302,360	-	-	151,180	-	-	\$151,180	-	-	151,180	-	-	\$151,180
191	Insurance for Westgate LandFill (Related to Line 151)	Remediation	07/01/2017	06/30/2028	Beazley EN☐IRO CPL Insurance	Westgate☐ Settlement Agreement/ Reimbursement	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
193	2018 Refunding Bonds Series A	Bonds Issued On or Before 12/31/10	01/04/2018	02/01/2031	U.S. Bank	DEBT☐Debt service on Refunded 2007 Tax Allocation Bonds Series A & C	Merged	95,257,250	N	\$11,833,250	-	-	-	1,959,125	-	\$1,959,125	-	-	-	9,874,125	-	\$9,874,125
195	Westgate Remediation - Water Control Board	Remediation	07/27/2017	12/31/2044	Santa Ana Regional Water ☐uality Control Board	Westgate☐ Settlement Agreement/ Reimbursement	Merged	385,398	N	\$50,000	-	-	-	25,000	-	\$25,000	-	-	-	25,000	-	\$25,000

Anaheim
Recognized Obligation Payment Schedule (ROPS 24-25) - Report of Cash Balances
July 1, 2021 through June 30, 2022
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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 21-22 Cash Balances (07/01/21 - 06/30/22)	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	Beginning Available Cash Balance (Actual 07/01/21) RPTTF amount should exclude "A" period distribution amount.	3,049,458		8,736,771	5,373,447	231,651	
2	Revenue/Income (Actual 06/30/22) RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller	11,801			1,376,164	25,936,076	
3	Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)	112,991			561,704	21,363,725	
4	Retention of Available Cash Balance (Actual 06/30/22) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	2,948,268		8,736,771	4,860,433	-	
5	ROPS 21-22 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC		No entry required			4,804,002	
6	Ending Actual Available Cash Balance (06/30/22) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$1,327,474	\$-	

Anaheim
Recognized Obligation Payment Schedule (ROPS 24-25) - Notes
July 1, 2024 through June 30, 2025

Item #	Notes/Comments
50	
54	
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ANAHEIM SUCCESSOR AGENCY	
2024/25 ADMINISTRATIVE BUDGET	
	2024-2025
LABOR	\$ 364,000
LEGAL	31,500
CITY OVERHEAD CHARGES	78,000
RENTS/OFFICE EQUIPMENT/SUPPLIES	6,400
DOCUMENT OFFSITE STORAGE	4,200
AUDIT FEES	4,950
SHIPPING/MAILING	550
INSURANCE	6,400
ADMINISTRATIVE COSTS - WESTGATE PROJECT	10,000
TOTAL PROJECTED FY 24/25 BUDGET	\$ 506,000



Transmitted via e-mail

March 15, 2024

Sergio M. Ramirez, Director of Economic Development
City of Anaheim
200 South Anaheim Boulevard #733
Anaheim, CA 92805

2024-25 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Anaheim Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2024 through June 30, 2025 (ROPS 24-25) to the California Department of Finance (Finance) on January 24, 2024. Finance has completed its review of the ROPS 24-25.

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

- On the ROPS 24-25 form, the Agency reported cash balances and activity for the July 1, 2021 through June 30, 2022 (ROPS 21-22) period. According to our review, the Agency has approximately \$225,114 from Other Funds available to fund enforceable obligations on the ROPS 23-24. HSC section 34177 (l) (1) (E) requires these balances to be used prior to requesting Redevelopment Property Tax Trust Fund (RPTTF) funding. The item below does not require payment from property tax revenues; therefore, with the Agency's concurrence, the funding source has been reclassified in the amount specified below:
 - Item No. 50 – Tax Allocation Refunding Bonds in the amount of \$3,841,283 is partially reclassified. The Agency requests \$2,991,283 from RPTTF, \$800,000 from Other Funds, and \$50,000 from Bond proceeds. Finance notes that the Agency requested \$50,000 from Bond Proceeds by error; the requested \$50,000 from Bond Proceeds is bond interest revenue and is reclassified to Other Funds. Finance further reclassifies \$225,114 of the requested \$2,991,283 RPTTF due to the cash balance review, as noted above. Therefore, Finance approves RPTTF for \$2,766,169 and the use of Other Funds for \$1,075,114 (\$850,000 and \$225,114), totaling \$3,841,283.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the ROPS 21-22 period. The ROPS 21-22 prior period adjustment (PPA) will offset the ROPS 24-25 RPTTF distribution. The amount of RPTTF authorized includes the 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 \$27,910,231, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2024 through December 31, 2024 period (ROPS A period), and one distribution for the January 1, 2025 through June 30, 2025 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 24-25 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 adjusted item, Finance approves the remaining items listed on the ROPS 24-25 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 24-25, 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 from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 24-25. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 24-25 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 24-25 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted 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.

Sergio M. Ramirez
March 15, 2024
Page 3

Please direct inquiries to RedevelopmentAdministration@dof.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl L. McCormick". The signature is fluid and cursive, with the first name "Cheryl" and last name "McCormick" clearly legible.

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Stephen Stoewer, Property Development Manager, City of Anaheim
Christopher Ranftl, Administrative Manager I, Property Tax Unit, Orange
County
Kathy Tavoularis, Countywide Oversight Board Representative

Attachment

Approved RPTTF Distribution July 2024 through June 2025			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 18,591,375	\$ 13,842,099	\$ 32,433,474
Administrative RPTTF Requested	253,000	253,000	506,000
Total RPTTF Requested	18,844,375	14,095,099	32,939,474
RPTTF Requested	18,591,375	13,842,099	32,433,474
<u>Adjustment(s)</u>			
Item No. 50	(225,114)	0	(225,114)
RPTTF Authorized	18,366,261	13,842,099	32,208,360
Administrative RPTTF Authorized	253,000	253,000	506,000
ROPS 21-22 prior period adjustment (PPA)	(4,804,129)	0	(4,804,129)
Total RPTTF Approved for Distribution	\$ 13,815,132	\$ 14,095,099	\$ 27,910,231

Orange Countywide Oversight Board

Agenda Item No. 8a

Date: 9/17/2024

From: Successor Agency to the Anaheim Redevelopment Agency

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

Recommended Action:

Approve resolution approving amendment to FY 2024-25B ROPS for the Anaheim Successor Agency

The Anaheim Successor Agency requests approval of the Amended Recognized Obligation Payment Schedule (ROPS) 24-25B for the second half of Fiscal Year 2024-25. The amendment would request additional RPTTF funds for ROPS Line-Item No. 66 – River Valley Redevelopment Project Area, No. 75 – External Project Costs, and No. 151- Westgate Remediation in the aggregate amount of \$4,759,465.85.

Line-Item No. 66 (River Valley Redevelopment Project Area)

This line-item is in connection with a Successor Agency Note payable to the Savi Ranch Valley Irrigation Company for the purpose of effectuating the Redevelopment Plan for the River Valley Redevelopment Project Area. The Successor Agency is requesting an additional \$59,465.85 for this line item to cover a shortfall based on a revision to the payment schedule. The payment schedule was revised because documentation used to derive the actual payment amount for the calculation was provided post approval of ROPS 24-25.

Line-Item No. 75 (External Project Costs)

This line-item is in connection with professional project related services. The Successor Agency is requesting an additional \$200,000 to cover associated project related costs for consulting services regarding implementation of LRPMP property disposition, project management associated with existing property leases and projects of the former redevelopment agency, as well as legal services, specifically recent litigation costs associated with LRPMP Property #10.

Line-Item No. 151 (Westgate Remediation)

The Successor Agency is requesting an additional \$4,500,000 for this line item to cover ongoing environmental remediation costs to fulfill obligations imposed by various regulatory agencies that hold jurisdiction over the Westgate Property landfill (“LRPMP Property #16” or “Property”) and to fulfill a State approved Remedial Action Plan related to operations, monitoring, and maintenance activities at the subject Property, as well as a Clean Closure Plan in accordance with the Requirements of Title 27 of the California Code of Regulations and applicable local requirements.

The request for additional funds will support ongoing activities for the Clean Closure Plan. During the process, it was found that mud and waste had encroached closer to the property’s north boundary than anticipated. To address this, specialized removal methods, including slot cutting and direct disposal, will be used, along with increased sampling and backfilling. Additionally, the activities will involve demolishing northern perimeter walls, shoring, and excavating impacted material. In the southwest section, the plan includes obtaining permits, sampling, relocating improvements, and removing waste through borehole drilling, followed by backfilling and surface replacements

The Successor Agency has sufficient contract authority available to complete these repairs and, if approved by the Countywide Oversight Board, it intends to utilize the requested additional RPTTF funds in the ROPS 24-25B period to immediately address the associated activities, operations, monitoring and maintenance activities at the subject Property.

Impact on Taxing Entities

The proposed ROPS Amendment will reduce residual RPTTF to the taxing entities from the January 2025 distribution by \$4,759,465.85.

Staff Contact(s)

Sergio Ramirez, Economic Development Director
sramirez@anaheim.net

Stephen Stoewer, Senior Project Manager
SStoewer@anaheim.net

Attachments

1. Resolution
2. Amended ROPS FY 24-25B
3. Tetra Tech BAS Scope of Work

RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD
RESOLUTION NO. 24-029

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD APPROVING
AN *AMENDED RECOGNIZED OBLIGATION PAYMENT* FOR THE FY2024-25 FISCAL
PERIOD OF JULY 1, 2024 TO JUNE 30, 2025, FOR THE SUCCESSOR AGENCY TO THE
ANAHEIM REDEVELOPMENT AGENCY, SUBJECT TO SUBMITTAL TO, AND REVIEW
BY, THE STATE DEPARTMENT OF FINANCE [DOF] UNDER CALIFORNIA HEALTH
AND SAFETY CODE, DIVISION 24, PART 1.85, AND AUTHORIZING POSTING
AND TRANSMITTAL THEREOF

WHEREAS, the former Anaheim Redevelopment Agency (“Former Agency”) previously was 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 Anaheim (“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 Anaheim Redevelopment Agency (“Successor Agency”) administers the enforcement obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs; and

WHEREAS, prior to July 1, 2018 under the Dissolution Law, in particular Sections 34179 and 34180, all actions of the Successor Agency were subject to the review and approval by a local seven-member oversight board, which oversaw and administered the Successor Agency’s activities during the period from dissolution until June 30, 2018; and

WHEREAS, as of, on and after July 1, 2018, under the Dissolution Law, in particular Section 34179(j), in every California county there shall be only one oversight board that is staffed by the county auditor-controller, with certain exceptions that do not apply in the County of Orange; and

WHEREAS, as of, on and after July 1, 2018, the Orange Countywide Oversight Board (“Oversight Board”) was established through the Orange County Auditor-Controller in compliance with Section 34179(j), which serves as the oversight board to the 25 successor agencies existing and operating in Orange County, including 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 Oversight Board final review and approval by the State Department of Finance (“DOF”); and

WHEREAS, Section 34177(o)(1)(E) of the Dissolution Law authorizes that “[o]nce per period, and no later than October 1, a successor agency may submit one amendment to the [ROPS] approved by the department pursuant to this subdivision, if the oversight board makes a finding that a revision is necessary for the payment of approved enforceable obligations during the second one-half of the [ROPS] period, which shall be defined as January 1 to June 30, inclusive. A successor agency may only amend the amount requested for payment of approved enforceable obligations. The revised [ROPS] shall be approved by the oversight board and submitted to the department by electronic means in a manner of the department’s choosing. The department shall notify the successor agency and the county auditor-controller as to the outcome of the department’s review at least 15 days before the date of the property tax distribution”; and

WHEREAS, the Successor Agency has submitted to the Orange Countywide Oversight Board an amendment to ROPS FY 2024-25 that would request additional RPTTF funds for ROPS Line-Item No. 66 – River Valley Redevelopment Project Area, No. 75 – External Project Costs, and No. 151- Westgate Remediation; and

WHEREAS, the objective of this Orange Countywide Oversight Board resolution is to authorize, make findings, and approve the Successor Agency’s amendment of ROPS FY24-25 to correct and increase line items 66, 75, and 151 in the aggregate amount of \$4,759,465.85 as reflected on the amendment to the Successor Agency’s ROPS FY 2024-25 attached as Attachment No. 1 to this resolution and fully incorporated herein by this reference; and

WHEREAS, the Orange Countywide Oversight Board has reviewed and considered the Successor Agency’s amendment of ROPS FY24-25, and desires to make certain findings, including: (i) amendment is necessary to pay DOF-approved enforceable obligations on ROPS FY 2024-2025 during the “B” fiscal period, (ii) ROPS FY 2024-25, as amended, is approved, (iii) the Successor Agency or City staff are authorized to post ROPS FY 2024-25, as amended, on the City’s website, and (iv) staff is directed to transmit ROPS FY 2024-25, as amended, to the DOF, pursuant to 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 finds the revision set forth in amended ROPS FY 2024-2025 for funds to be distributed from the Redevelopment Property Tax Trust Fund (RPTTF) for the fiscal period January 1, 2025 to June 30, 2025 is necessary to pay DOF-approved enforceable obligations for such ROPS FY 2024-2025B period; in particular, the amendment is to correct and increase the RPTTF authorized for disbursement to the Successor Agency and payment by the Successor Agency for line items 66,75, and 151.

SECTION 3. Under the Dissolution Law, the Orange Countywide Oversight Board approves the ROPS FY 2024-25, as amended, (Attachment No. 1); provided however, that the ROPS FY 2024-2025, as amended, is approved subject to the condition that such ROPS, as amended, is to be submitted to and reviewed by the DOF. Further, the Executive Director of the Successor Agency and his authorized designees, in consultation with legal counsel, shall be authorized to discuss this matter with the DOF and make augmentations, modifications, additions or revisions as may be necessary or directed by DOF.

SECTION 4. The Orange Countywide Oversight Board authorizes transmittal of ROPS FY 2024-2025, as amended, to the DOF.

SECTION 5. The Executive Director of the Successor Agency and his authorized designees directed to post this Resolution, including the ROPS FY 2024-2025, as amended, on the City's website.

SECTION 6. The approval of the amendment to the ROPS through this Resolution does not commit the Orange Countywide Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

SECTION 7. 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 8. This Resolution shall take effect immediately upon its adoption.

Amended Recognized Obligation Payment Schedule (ROPS 24-25B) - Summary
Filed for the January 1, 2025 through June 30, 2025 Period

Successor Agency: Anaheim

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	ROPS 24-25B Authorized Amounts	ROPS 24-25B Requested Adjustments	ROPS 24-25B Amended Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 151,180	\$ -	\$ 151,180
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	151,180	-	151,180
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 14,095,099	\$ 4,759,465	\$ 18,854,564
F RPTTF	13,842,099	4,759,465	18,601,564
G Administrative RPTTF	253,000	-	253,000
H Current Period Enforceable Obligations (A+E)	\$ 14,246,279	\$ 4,759,465	\$ 19,005,744

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

Anaheim
Amended Recognized Obligation Payment Schedule (ROPS 24-25B) - ROPS Detail
January 1, 2025 through June 30, 2025

Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts					Total	Requested Adjustments					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
			\$182,886,873	\$-	\$-	\$151,180	\$13,842,099	\$253,000	\$14,246,279	\$-	\$-	\$-	\$4,759,465	\$-	\$4,759,465	
50	Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	\$36,977,860	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
54	Fiscal agent/arbitrage svcs	Fees	\$481,952	-	-	-	14,000	-	\$14,000	-	-	-	-	-	\$-	
56	HUD 108 Loan-Capital Projects	CDBG/HUD Repayment to City/County	\$2,951,671	-	-	-	47,379	-	\$47,379	-	-	-	-	-	\$-	
58	HUD 108 Loan-Westgate	CDBG/HUD Repayment to City/County	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
63	External Project Costs	Professional Services	\$416,998	-	-	-	20,000	-	\$20,000	-	-	-	-	-	\$-	
66	River Valley Redev. Proj. Area	OPA/DDA/Construction	\$2,424,842	-	-	-	-	-	\$-	-	-	-	59,465	-	\$59,465	
68	Anaheim Westgate Center Proj.	Miscellaneous	\$5,737,242	-	-	-	114,347	-	\$114,347	-	-	-	-	-	\$-	
70	8.9-acre SoCal Edison	Miscellaneous	\$13,344,192	-	-	-	302,405	-	\$302,405	-	-	-	-	-	\$-	
71	Shoe City lease	Miscellaneous	\$1,605,791	-	-	-	20,238	-	\$20,238	-	-	-	-	-	\$-	
75	External Project Costs	Professional Services	\$497,266	-	-	-	4,600	-	\$4,600	-	-	-	200,000	-	\$200,000	
103	External Project Costs	Professional Services	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
114	Avon Dakota Revitalization	Miscellaneous	\$3,122,010	-	-	-	1,561,005	-	\$1,561,005	-	-	-	-	-	\$-	
115	Avon Dakota Revitalization	Miscellaneous	\$718,000	-	-	-	359,000	-	\$359,000	-	-	-	-	-	\$-	
116	Project Management	Project Management Costs	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
117	External Project Costs	Professional Services	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
135	Administrative Cost Allowance	Admin Costs	\$506,000	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
151	Westgate Remediation (Previous ROPS Line 100)	Remediation	\$18,158,041	-	-	-	1,500,000	-	\$1,500,000	-	-	-	4,500,000	-	\$4,500,000	
187	Domain Project Area Remediation	Remediation	\$302,360	-	-	151,180	-	-	\$151,180	-	-	-	-	-	\$-	
191	Insurance for Westgate LandFill (Related to Line 151)	Remediation	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
193	2018 Refunding Bonds Series A	Bonds Issued On or Before 12/31/10	\$95,257,250	-	-	-	9,874,125	-	\$9,874,125	-	-	-	-	-	\$-	
195	Westgate Remediation - Water Control Board	Remediation	\$385,398	-	-	-	25,000	-	\$25,000	-	-	-	-	-	\$-	



August 14, 2024

Stephen Stoewer
Housing & Community Development Department
201 South Anaheim Blvd. 10th Floor
Anaheim, Ca 92805

**RE: UPDATED WESTGATE REMEDIATION COSTS FOR CITY FOR ANAHEIM
JULY 1, 2024 THROUGH JUNE 30, 2025**

Dear Mr. Stoewer:

At the request of the City of Anaheim (the City), Tetra Tech BAS (TT-BAS) has prepared this update to the planning level evaluation for the anticipated scope and costs for the City's Recognized Obligation Payment Schedule (ROPS) from the California Department of Finance (DoF) for the period from July 1, 2024 through June 30, 2025 relating to the currently projected in-place closure and clean closure activities associated with the Davis Mud Pit and the Sparks, Anderson, Rains Pits Landfill. The scope and costs included herein are updates to the original estimates provided in our letter of December 15, 2023 and are intended for the City's planning purposes. Proposals for various work items will be provided separately based on the City's decisions regarding the appropriate path forward.

All work will be performed in accordance with the Requirements of Title 27 of the California Code of Regulations and applicable local requirements. Clean Closure of the Davis Mud Pit portion of the site has been partially completed. Completion of these activities, as well as in-place closure of the small remaining portions of that disposal area are anticipated to occur during the ROPS 2024-2025 period. In-place closure activities are associated with the phased closure of four separate portions of the Sparks, Anderson, Rains Pits Landfill. Phase I and II closure activities were completed prior to the ROPS period in question. Based on the recent developments relating to the relinquishment of Beach Blvd. from Caltrans back to the City, and in recognition of the long term technical, logistical and financial considerations associated with in-place closure, clean closure has been determined to be the preferred approach for addressing the residual Davis Mud Pit wastes beneath Beach Boulevard. Phase IV Closure planning and engineering for the remainder of the Sparks, Anderson Rains Pits are anticipated to occur during the ROPS 2024-2025 period.

The following sections detail the various activities that will need to be performed. Costs and schedule considerations are provided for each major scope.

Tetra Tech BAS

21700 Copley Drive, Suite 200, Diamond Bar, CA 91765
Tel 909.860.7777 Fax 909.860.8017 www.tetratech.com

COMPLETION OF CLEAN CLOSE THE DAVIS MUD PIT

Davis Mud Pit clean closure activities, were recommenced on July 1, 2024, as planned. During implementation of these activities, a mud and waste was found to encroach nearer than expected to the north boundary of the City-owned property. In order to address this condition, specialized removal actions will likely be required and are anticipated to include the following.

- Slot cutting of alternating removal trenches perpendicular to the property boundary under supervision of a registered geotechnical engineer.
- Direct loading and disposal of slot cut materials.
- Haul and dispose of excavated material
- Increased confirmation sampling frequency to allow for immediate backfilling of the slot trenches.
- Backfilling of the slot cut trenches with concrete slurry.
- Based on the results of confirmation sampling, perform the following activities to remove residual impacts:
 - Demolition of the two northern perimeter walls
 - Design, installation and subsequent removal of shoring
 - Excavation of residual impacted material within the City-owned property
 - Direct load excavated material for disposal
 - Haul and dispose of excavated material
 - Backfill with clean import material
 - Reconstruction of northern perimeter wall

Anticipated Time to Complete: 3 Months

Anticipated Added Cost: \$3,000,000.00

PARTIAL CLEAN CLOSURE OF THE SOUTHWEST DAVIS MUD PIT

In the original December 15, 2023 projection two options were provided for this task (In-Place Closure and Clean Closure) and both encompassed engineering, coordination between the regulators and developers, permitting, and construction of the in-place closure of the extreme southwestern portions of the Davis Mud Pit, within current City-owned property. However, since development of the December 15, 2024 projection, the timeline for relinquishment of Beach Blvd. by Caltrans to the City has been accelerated and will occur in the latter part of calendar 2024. This will expand the area requiring closure and impact the long term technical, logistical and financial considerations associated with in-place closure such that, clean closure has been determined to be the preferred approach for this area. Tasks associated with clean closure of the expanded area are as follows:

- Engineering and encroachment permits from both Caltrans and the City.
- Investigation of the expanded area for limits of waste.
- Pre-removal confirmation sampling.
- Pre-removal protection and/or relocation of existing improvements within the expanded area.

- Removal of mud and waste through concentric borehole drilling
- Off-site disposal of removed material
- Back filling of borings
- Replacement of paved surface
- Replacement of improvements within the expanded area

Because of the expanded closure area and in consideration of added complexity related to the relinquishment of Beach Blvd, additional costs are projected.

Anticipated Time to Complete: 3 Months

Anticipated Added Cost: \$1,500,000

PHASE III CLOSURE ENGINEERING AND CONSTRUCTION

The scope and budget for this task presented in the original December 15, 2023 estimate has not changed.

Anticipated Time to Complete: 12 Months

Anticipated Added Cost: No Change

PHASE IV CLOSURE PLANNING

The scope and budget for this task presented in the original December 15, 2023 estimate has not changed.

Anticipated Time to Complete: 12 Months

Anticipated Added Cost: No Change

ROUTINE LANDFILL GAS MAINTENANCE, MONITORING, AND REPORTING

The scope and budget for this task presented in the original December 15, 2023 estimate has not changed.

Anticipated Time to Complete: Continuing Basis

Anticipated Added Cost: No Change

NON-ROUTINE LANDFILL GAS SYSTEM MAINTENANCE, MONITORING, AND REPORTING

The scope and budget for this task presented in the original December 15, 2023 estimate has not changed.

Anticipated Time to Complete: 12 Months

Anticipated Added Cost: No Change

ROUTINE GROUNDWATER ACTIVITIES

The scope and budget for this task presented in the original December 15, 2023 estimate has not changed.

Anticipated Time to Complete: Continuing Basis
Anticipated Added Cost: No Change

NON-ROUTINE GROUNDWATER ACTIVITIES

The scope and budget for this task presented in the original December 15, 2023 estimate has not changed.

Anticipated Time to Complete: Continuing Basis
Anticipated Added Cost: No Change

ROUTINE GENERAL SITE MAINTENANCE

The scope and budget for this task presented in the original December 15, 2023 estimate has not changed.

Anticipated Time to Complete: Continuing Basis
Anticipated Added Cost: No Change

NON-ROUTINE GENERAL SITE MAINTENANCE

The scope and budget for this task presented in the original December 15, 2023 estimate has not changed.

Anticipated Time to Complete: Continuing Basis
Anticipated Added Cost: No Change

SUMMARY

Based on the planning level assessment presented herein the following summary is provided.

Element	Updated Cost / Duration
Davis Mud Pit Clean Closure	\$3,000,000
Partial In-Place/Clean Close of the Southwest Davis Mud Pit	\$1,500,000
Phase III Closure	No Change
Phase IV Closure	No Change
Routine Landfill Gas OM&M	No Change
Non-Routine Landfill Gas System OM&M	No Change
Routine Groundwater Activities	No Change
Non-Routine Groundwater Activities	No Change
Routine General Site Maintenance	No Change
Non-Routine General Site Maintenance	No Change
TOTAL:	\$4,500,000
Estimated Overall Implementation Time	9 to 12 months

Re: Westgate Update of Remediation Costs for City of Anaheim
August 14, 2024
Page 5 of 5

We look forward to providing continued support to the City on this project. Should you have any questions or comments regarding this planning level evaluation or any of the assumptions made herein, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to be 'G. Acosta', with a stylized 'A' and a long horizontal stroke.

Greg Acosta, P.E.
Vice President, Environmental Services



November 8, 2024

Sergio M. Ramirez, Director of Economic Development
City of Anaheim
200 South Anaheim Boulevard #733
Anaheim, CA 92805

Amended Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1) (E), the City of Anaheim Successor Agency (Agency) submitted an Amended Recognized Obligation Payment Schedule for the period January 1, 2025 through June 30, 2025 (Amended ROPS 24-25B) to the California Department of Finance (Finance) on September 18, 2024. Finance has completed its review of the Amended ROPS 24-25B.

Based on our review and application of the law, Finance makes the following determination:

- Item No. 75 – External Project Costs in the amount of \$200,000. After further review, the Agency determined these costs could be absorbed by the Administrative Cost Allowance. Therefore, the requested adjustment of \$200,000 from Redevelopment Property Tax Trust Fund (RPTTF) funding is not allowed.

Except for the adjustments denied in whole or in part, Finance does not object to the remaining adjustments listed on your Amended ROPS 24-25B.

The Agency's amended maximum approved RPTTF distribution for the Amended ROPS 24-25B period is \$18,654,564, as summarized in the Approved RPTTF Distribution table (See Attachment).

Please refer to the Amended ROPS 24-25B schedule used to calculate the total RPTTF approved for distribution:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This is Finance's determination related to the funding of enforceable obligations reported on your Amended ROPS 24-25B. Please note there is not a Meet and Confer option for the Amended ROPS process; therefore, Finance's determination is final. This determination is effective for this time period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be denied, even if it was not denied on this Amended 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 statutes. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to RedevelopmentAdministration@dof.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl L. McCormick". The signature is fluid and cursive, with the first name "Cheryl" and last name "McCormick" clearly legible.

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Ajay Kolluri, Senior Project Manager, City of Anaheim
Samantha Nguyen, Fiscal Analyst, Property Tax Unit, Orange County
Kathy Tavoularis, Countywide Oversight Board Representative

Attachment

Approved RPTTF Distribution January 2025 through June 2025	
Authorized RPTTF on ROPS 24-25B	\$ 13,842,099
Authorized Administrative RPTTF on ROPS 24-25B	253,000
Total Authorized RPTTF on ROPS 24-25B	14,095,099
Total Requested 24-25B RPTTF Adjustments	4,759,465
Finance RPTTF Adjustments	
Item No. 75	(200,000)
Total Authorized 24-25B RPTTF Adjustments	4,559,465
Total Amended ROPS 24-25B RPTTF approved for distribution	\$ 18,654,564

Orange Countywide Oversight Board

Agenda Item No. 4a

Date: 1/21/2025

From: Successor Agency to the Anaheim 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 2025-2026 ROPS and Administrative Budget for the Anaheim Successor Agency

The Anaheim Successor Agency (ASA) requests approval of the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for Fiscal Year 2025-2026.

The FY 25-26 ROPS is continuing to request RPTTF funds to pay an obligation in the amount of \$3,912,002, which was to provide funding for the Avon/Dakota revitalization project (Lines 114, 115, 116, 117). The Avon/Dakota obligations were determined to be enforceable obligations by the California Court of Appeal pursuant to its Opinion on Rehearing dated December 19, 2017 in Case No. C081918 (Super. Ct. No. 34201380001529CUWMGDS). The FY 25-26 funding request of \$3,912,002 will be used for acquisition and relocation costs for two properties in the Avon/Dakota Neighborhood, and represents the final RPTTF payment for this project. The Avon/Dakota project will cease to be an obligation of the Successor Agency following the FY 25-26 ROPS.

Other items on the FY 25-26 ROPS unrelated to the litigation include an enforceable obligation payable to Savi Ranch Associates. The note is payable from net property tax increment as defined in the Redevelopment Agency note. If there is insufficient RPTTF revenue to pay for principal and interest at the termination of the River Valley project area plan in November 2031, the note ceases to be an obligation of the Successor Agency.

An additional \$13,512,500 (Line 193) is requested for debt service on Refunded 2007 Tax Allocation Bonds Series A & C.

In June 2003, the former Redevelopment Agency acquired property located at 2951 West Lincoln Ave. as part of a redevelopment project named Westgate. Approximately 11 acres of the property were formerly known as the Sparks and Rains Landfills. Line item 151 & 195 in the ROPS are for ongoing environmental insurance requirements and pollution remediation costs prior to the development of a shopping center in order to satisfy the terms of the Settlement Agreement between the Agency and the County of Orange, as well as obligations imposed by various regulatory entities holding jurisdiction over the former landfills.

In April 2001, the Agency entered into an agreement with Katella Operating Properties, LLC to sublicense/sublease an 8.9 acre Southern California Edison easement located between Anaheim Blvd. and Claudina Way. The Agency gained long-term control of the property as part of its overall efforts to redevelop the area for hotel or commercial development. The term of the agreement extends to February 28, 2043 (Line 70). In June 2003, the Agency entered into a Ground Lease agreement with Leedy Ying and Tina Ying Trust for the Shoe City property (Line 71) for the redevelopment of the corner of Anaheim Blvd. and Ball Rd. The lease term is 35 years, with two 10-year extension options.

Finally, the ROPS reflects the Successor Agency's request for approval from DOF to have the ability to spend the reserve amount of \$245,050 for environmental remediation projects granted from an EPA grant (Line 187). No RPTTF funds are requested or used for this line item.

Impact on Taxing Entities

The proposed ROPS 25-26 A-B requests a total of \$26,105,095 in RPTTF.

Staff Contact(s)

Sergio Ramirez
Economic Development Director
SRamirez@anaheim.net
(714)765-4627

Ajay Kolluri
Acting Property Development Manager
AKolluri@anaheim.net
(714)765-4317

Attachments

1. Resolution
2. ROPS FY 25-26
3. Administrative Budget

**RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD
RESOLUTION NO. 25-001**

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH
OVERSIGHT OF THE SUCCESSOR AGENCY TO THE ANAHEIM REDEVELOPMENT
AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE
[ROPS] FY 2025-26 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2025 TO JUNE
30, 2026 INCLUDING THE FY 25-26 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 Anaheim 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 Anaheim (“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 politic the Successor Agency to the Anaheim 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, reviewed 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 FY25-26 A-B fiscal period of July 1, 2025 to June 30, 2026 (“ROPS 25-26 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, 2025; and

WHEREAS, the ROPS 2025-2026, in the form required by DOF, is attached as Exhibit A and the Fiscal Year (“FY”) 2025-2026 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 2025-2026 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 25-26 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 2025-2026 A-B submitted therewith and incorporated by this reference, including the FY 2025-2026 administrative budget included herewith.

SECTION 3. The Orange Countywide Oversight Board authorizes transmittal of the ROPS 25-26 A-B to the DOF, with copies to the CEO, the CAC, and the SCO.

SECTION 4. The City of Anaheim’s Finance Director or authorized designee is directed to post this Resolution, including the ROPS 25-26 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 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Anaheim

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		25-26 A Total (July - December)	25-26 B Total (January - June)	ROPS 25-26 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 1,329,320	\$ 242,525	\$ 1,571,845
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	1,329,320	242,525	1,571,845
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 9,861,822	\$ 16,243,273	\$ 26,105,095
F	RPTTF	9,567,322	15,948,773	25,516,095
G	Administrative RPTTF	294,500	294,500	589,000
H	Current Period Enforceable Obligations (A+E):	\$ 11,191,142	\$ 16,485,798	\$ 27,676,940

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.

David Wert
Chairman

Signature _____

Date _____

Anaheim Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail July 1, 2025 through June 30, 2026																								
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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total		
											Fund Sources						Fund Sources							
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF			
								\$167,828,990		\$27,676,940	\$0	\$0	\$1,329,320	\$9,567,322	\$294,500	\$11,191,142	\$0	\$0	\$242,525	\$15,948,773	\$294,500	\$16,485,798		
50	Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	12/01/2007	02/01/2031	U.S. Bank	DEBT: Debt service on Series B & D	Merged	33,136,577	N	3,851,813			- 1,086,795	2,765,018		3,851,813		-	-	-	-	-	-	
54	Fiscal agent/ arbitrage svcs	Fees	02/25/2010	02/01/2031	Per Bond Docs	DEBT: Fiscal agent/arbitrage services	Merged	471,772	N	20,000		-	-	-	6,000		6,000				14,000		14,000	
56	HUD 108 Loan-Capital Projects	CDBG/HUD Repayment to City/County	02/25/2010	08/01/2030	The Bank of NY Mellon	DEBT: Packing House Restoration	Merged	2,480,006	N	462,188		-	-	-	422,556	-	422,556		-	-	39,632	-	39,632	
58	HUD 108 Loan- Westgate	CDBG/HUD Repayment to City/County	08/07/2003	08/01/2023	The Bank of NY Mellon	DEBT: Anaheim Westgate Project	Merged	-	Y	-		-	-	-	-	-	-		-	-	-	-	-	
63	External Project Costs	Professional Services	08/07/2003	02/01/2031	Consultants/ Other	DEBT: Services/Hard & Soft Costs/ Fees	Merged	409,759	N	23,000		-	-	-	3,000	-	3,000		-	-	20,000	-	20,000	
66	River Valley Redev. Proj. Area	OPA/DDA/ Construction	06/30/1987	11/29/2041	Savi Ranch Valley Irrig. Co.	CONTRACTS: Note Payable	Merged	3,531,930	N	599,952		-	-	-	599,952	-	599,952		-	-	-	-	-	
68	Anaheim Westgate Center Proj.	Miscellaneous	02/01/2003	02/01/2058	Annie (Loan) Pham	CONTRACTS: Ground lease agreement	Merged	5,622,895	N	114,346		-	-	-	-	-	-		-	-	114,346	-	114,346	
70	8.9-acre SoCal Edison	Miscellaneous	04/30/2001	02/28/2043	Katella Operating Property II, LLC	CONTRACTS: Sublease/ sublicense easement agr.	Merged	12,739,382	N	604,810		-	-	120,000	182,405	-	302,405		-	-	120,000	182,405	-	302,405
71	Shoe City lease	Miscellaneous	06/01/2003	06/30/2058	Leedy Ying Trust	CONTRACTS: Lease	Merged	1,565,315	N	40,476		-	-	-	20,238	-	20,238		-	-	-	20,238	-	20,238
75	External Project Costs	Professional Services	07/01/2010	06/30/2058	Consultants/ Other	CONTRACTS: Services/Hard & Soft Costs/ Fees	Merged	488,069	N	11,803		-	-	-	5,902	-	5,902		-	-	-	5,902	-	5,902
103	External Project Costs	Professional Services	03/12/2008	06/30/2017	Consultants/ Other	WESTGATE: Services/Hard & Soft Costs/ Fees	Merged	-	N	-		-	-	-	-	-	-		-	-	-	-	-	
114	Avon Dakota Revitalization	Miscellaneous	06/01/2010	12/31/2075	Related	AVON DAKOTA: Property acquisition & development	Merged	3,194,002	N	3,194,002		-	-	-	1,597,001	-	1,597,001		-	-	-	1,597,001	-	1,597,001
115	Avon Dakota Revitalization	Miscellaneous	06/01/2010	12/31/2075	TBD	AVON DAKOTA:	Merged	718,000	N	718,000		-	-	-	359,000	-	359,000		-	-	-	359,000	-	359,000

Anaheim Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail July 1, 2025 through June 30, 2026																						
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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
116	Project Management	Project Management Costs	06/01/2010	06/30/2020	Staff	AVON DAKOTA: Project Support	Merged	-	N	-	-	-	-	-	-	-	-	-	-	-	-	-
117	External Project Costs	Professional Services	06/01/2010	06/30/2020	Consultants/ Other	AVON DAKOTA: Services/Hard & Soft Costs/ Fees	Merged	-	N	-	-	-	-	-	-	-	-	-	-	-	-	-
135	Administrative Cost Allowance	Admin Costs	01/01/2014	12/31/1941	City of Anaheim	ADMIN: Pursuant to AB26 (3% of RPTTF)	Merged	589,000	N	589,000	-	-	-	-	294,500	294,500	-	-	-	-	294,500	294,500
151	Westgate Remediation (Previous ROPS Line 100)	Remediation	03/12/2008	12/31/2044	Various	Westgate: Settlement Agreement/ Reimbursement	Merged	18,846,510	N	3,640,000	-	-	-	1,820,000	-	1,820,000	-	-	-	1,820,000	-	1,820,000
187	Domain Project Area Remediation	Remediation	06/22/2012	06/30/2020	Various	EPA Revolving Loan Funds to Use for Allowable Fund Remediation Expenses	Merged	245,050	N	245,050	-	-	122,525	-	-	122,525	-	-	122,525	-	-	122,525
191	Insurance for Westgate LandFill (Related to Line 151)	Remediation	07/01/2017	06/30/2028	Beazley ENVIRO CPL Insurance	Westgate: Settlement Agreement/ Reimbursement	Merged	-	N	-	-	-	-	-	-	-	-	-	-	-	-	-
193	2018 Refunding Bonds Series A	Bonds Issued On or Before 12/31/10	01/04/2018	02/01/2031	U.S. Bank	DEBT: Debt service on Refunded 2007 Tax Allocation Bonds Series A & C	Merged	83,424,000	N	13,512,500	-	-	-	1,761,250	-	1,761,250	-	-	-	11,751,250	-	11,751,250
195	Westgate Remediation - Water Control Board	Remediation	07/27/2017	12/31/2044	Santa Ana Regional Water Quality Control Board	Westgate: Settlement Agreement/ Reimbursement	Merged	366,724	N	50,000	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000

Anaheim Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
(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 22-23 Cash Balances (07/01/22 - 06/30/23)	Fund Sources					Comments	
		Bond Proceeds		Reserve Balance	Other Funds			RPTTF
		Bonds issued on or before 12/31/11	Bonds issued on or after 01/01/12	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 07/01/22) RPTTF amount should exclude "A" period distribution amount	2,948,268		9,965,985	6,187,907	3,574,915		
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller	12,265			1,381,845	31,430,468		
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)	140,393			1,466,967	26,152,371		
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	2,820,140		9,965,985	4,770,940			
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC	No entry required				8,853,012		
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ 1,331,846	\$ -		

Anaheim Recognized Obligation Payment Schedule (ROPS 25-26) - Notes July 1, 2025 through June 30, 2026

Item #	Notes/Comments
50	
54	
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195	

ANAHEIM SUCCESSOR AGENCY	
2025/26 ADMINISTRATIVE BUDGET	
	2025-2026
LABOR	400,400
LEGAL	47,250
CITY OVERHEAD CHARGES	107,020
RENTS/OFFICE EQUIPMENT/SUPPLIES	6,720
DOCUMENT OFFSITE STORAGE	4,410
AUDIT FEES	5,445
SHIPPING/MAILING	578
INSURANCE	6,965
ADMINISTRATIVE COSTS - WESTGATE PROJECT	10,000
TOTAL PROJECTED FY 25/26 BUDGET	588,787



Transmitted via e-mail

April 11, 2025

Sergio M. Ramirez, Director of Economic Development
City of Anaheim
200 South Anaheim Boulevard #733
Anaheim, CA 92805

2025-26 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Anaheim Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2025 through June 30, 2026 (ROPS 25-26) to the California Department of Finance (Finance) on January 31, 2025. Finance has completed its review of the ROPS 25-26.

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

- Item No. 63 – External Project Costs for Continuing Disclose Fees in the amount of \$23,000 is partially allowed. Based on a review of the consultant's cost proposal, the proposal only supports an amount not to exceed \$19,500. Therefore, of the \$23,000 requested, \$3,500 is not eligible for Redevelopment Property Tax Trust Fund (RPTTF) funding on the current ROPS.

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, 2022 through June 30, 2023 (ROPS 22-23) period. The ROPS 22-23 prior period adjustment (PPA) will offset the ROPS 25-26 RPTTF distribution. The amount of RPTTF authorized includes the 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 \$17,248,583, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2025 through December 31, 2025 period (ROPS A period), and one distribution for the January 1, 2026 through June 30, 2026 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 25-26 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 adjusted item, Finance approves the remaining items listed on the ROPS 25-26 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 25-26, 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 from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 25-26. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 25-26 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 25-26 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted 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 RedevelopmentAdministration@dof.ca.gov.

Sincerely,



Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Ajay Kolluri, Acting Property Development Manager, City of Anaheim
Samantha Nguyen, Fiscal Analyst, Property Tax Unit, Orange County
Kathy Tavoularis, Countywide Oversight Board Representative

Attachment

Approved RPTTF Distribution July 2025 through June 2026			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 9,567,322	\$ 15,948,773	\$ 25,516,095
Administrative RPTTF Requested	294,500	294,500	589,000
Total RPTTF Requested	9,861,822	16,243,273	26,105,095
RPTTF Requested	9,567,322	15,948,773	25,516,095
<u>Adjustment(s)</u>			
Item No. 63	0	(3,500)	(3,500)
RPTTF Authorized	9,567,322	15,945,273	25,512,595
Administrative RPTTF Authorized	294,500	294,500	589,000
ROPS 22-23 Prior Period Adjustment (PPA)	(8,853,012)	0	(8,853,012)
Total RPTTF Approved for Distribution	\$ 1,008,810	\$ 16,239,773	\$ 17,248,583

Orange Countywide Oversight Board

Agenda Item No. 4b

Date: 1/20/2026

From: Successor Agency to the Garden Grove 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 2026-27 ROPS and Administrative Budget for the Garden Grove Successor Agency

The Garden Grove Successor Agency requests approval of the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for Fiscal Year 2026-27.

The attached Annual Recognized Obligation Payment Schedule (ROPS) is being presented to the Countywide Oversight Board for their approval in regards to the enforceable obligations of the former Garden Grove Redevelopment Agency, pending final approval by the State Department of Finance and State Controller's Office.

The ROPS 2026-27 A-B contains many of the same enforceable obligations listed on the ROPS 2025-26 A-B. There are no new line items on the ROPS 2026-27 A-B.

Enforceable obligations are explained in further details as follows:

- Line Item No. 6 – Anticipated payment due to Katella Cottages Developer when net tax increment exceeds debt service amount pursuant to Promissory Note.
- Line Items No. 7, 39, and 56 – Constitute all bond and/or loan debt service payment obligations per debt service schedules.
- Line Item No. 16 - Required remediation for soil/groundwater monitoring of Sycamore Walk Residential Project per DDA.
- Line Item No. 18 – Eighth repayment of outstanding ERAF/SERAF Housing Deficit Fund Obligations per Final Determination Letter from the DOF Dated June 12, 2018 (*See Attachment No. 3*).
- Line Item No. 19 - Request is for TOT differential per section 408, paragraph two, of the First Amended and Restated Disposition and Development Agreement for the Waterpark Hotel. This has a Final and Conclusive Determination Letter approved on February 6, 2013 by the DOF (*See Attachment No. 4*).
- Line Item No. 27 – Cost associated with maintenance of properties pending development or disposition.
- Line Items No. 52, 53, and 54 account for trustee and dissemination fees associated to bond and/or loan payments.
- Line Item No. 55 – Attorney's fees per Judgment Court Ruling. (*See Attachment No. 5*)

The Successor Agency administrative budget of \$322,316 listed as Line Item No. 31 consists of personnel cost, direct costs, and indirect costs.

- Personnel costs include 12 staff members contributing to the Successor Agency activities in some capacity.
- Direct costs include legal fees and consultants.

The Garden Grove Successor Agency is anticipated to approve the ROPS 2026-27 A-B and attached Resolution at its regularly scheduled meeting on Tuesday, January 13, 2026. Successor Agency approval is subject to submittal to and approval by the Countywide Oversight Board and by the State Department of Finance (DOF). The Successor Agency also requests authorization to post the approved Resolution and ROPS 2026-27 A-B to the City's website and to transmit the ROPS 2026-27 A-B to the DOF. Further, the City of Garden Grove's City Manager and her designees, in consultation with legal counsel, shall be authorized to make augmentations, modifications, additions or revisions as may be necessary or directed by DOF.

Impact on Taxing Entities

No fiscal impact until approved by DOF. If the DOF approves the ROPS as submitted, the Garden Grove Successor Agency will receive \$7,322,693 which includes \$322,316 for the administrative budget, for the period of July 1, 2026 through June 30, 2027 to pay the Successor Agency's enforceable obligations.

Staff Contact(s)

Grace Kim, Project Manager

Economic Development and Housing Department
City of Garden Grove
Phone: 714-741-5130 | gracel@ggcity.org

Ursula Luna-Reynosa, Director

Economic Development and Housing Department
City of Garden Grove
Phone: 714-741-5141 | uruslal@ggcity.org

Attachments

- **Attachment No. 1** - Oversight Board Resolution Approving Annual Recognized Obligation Payment Schedule 2026-27 A-B and Administrative Budget
 - Exhibit A** - Recognized Obligation Payment Schedule 2026-27 A-B
 - Exhibit B** - ROPS 2026-27 A-B Administrative Budget
- **Attachment No. 2** – Placeholder for Approved Garden Grove Successor Agency Resolution No. _____ for Recognized Obligation Payment Schedule 2026-27 A-B
- **Attachment No. 3** - DOF Final Determination Letter Regarding Line Item No. 18, Dated June 12, 2018
- **Attachment No. 4** - DOF Final and Conclusive Determination Enforceable Obligation Regarding Line Item No. 19, Dated February 6, 2013
- **Attachment No. 5** - Court Judgment for Limon Legal for Line Item No. 55
- **Attachment No. 6** - Recognized Obligation Payment Schedule 2025-26 A-B
- **Attachment No. 7** - ROPS 2025-26 DOF Determination Letter
- **Attachment No. 8** - Recognized Obligation Payment Schedule 2024-25 A-B
- **Attachment No. 9** - ROPS 2024-25 DOF Determination Letter

**RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD
RESOLUTION NO. 26-002**

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH
OVERSIGHT OF THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR
COMMUNITY DEVELOPMENT APPROVING THE RECOGNIZED OBLIGATION
PAYMENT SCHEDULE (ROPS) 26-27 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY
1, 2026 TO JUNE 30, 2027, INCLUDING THE FY 26-27 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 Garden Grove Agency for Community Development (“Former Agency”) was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code 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 Garden Grove (“City”); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and wind down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484 and by other subsequent legislation (“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 politic the Successor Agency to Garden Grove Agency for Community Development (“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 subject to 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 26-27 A-B fiscal period of July 1, 2026 to June 30, 2027 (“ROPS 26-27 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, 2026; and

WHEREAS, the ROPS 26-27 A-B, in the form required by DOF, is attached as Exhibit A and the Fiscal Year (“FY”) July 1, 2026 through June 30, 2027 Administrative Budget is attached as Exhibit B, and both attachments are fully incorporated herein by this reference; and

WHEREAS, the Orange Countywide Oversight Board has reviewed and considered the Successor Agency’s ROPS 26-27 A-B and desires to approve it , and to authorize the Successor Agency, to cause posting of ROPS 26-27 A-B on the City of Garden Grove’s website: <http://ggcity.org> and to direct transmittal of such ROPS 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 26-27 A-B submitted therewith and incorporated by this reference, including the FY July 1, 2026 through June 30, 2027 Administrative Budget included herewith.

SECTION 3. The Orange Countywide Oversight Board authorizes transmittal of the ROPS 26-27 A-B to the DOF, with copies to the CEO, the CAC, and the SCO.

SECTION 4. The City of Garden Grove’s City Manager or his/her authorized designee is directed to post this Resolution, including the ROPS 26-27 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 TO
ORANGE COUNTYWIDE OVERSIGHT BOARD RESOLUTION NO. ____**

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE 26-27 A-B
FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2026 TO JUNE 30, 2027**

(attached)

**EXHIBIT B TO
ORANGE COUNTYWIDE OVERSIGHT BOARD RESOLUTION NO. ____
ADMINISTRATIVE BUDGET FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2026
TO JUNE 30, 2027**

(attached)

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary
Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: Garden Grove

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 5,613,039	\$ 1,709,654	\$ 7,322,693
F RPTTF	5,613,039	1,709,654	7,322,693
G Administrative RPTTF	-	-	-
H Current Period Enforceable Obligations (A+E)	\$ 5,613,039	\$ 1,709,654	\$ 7,322,693

Certification of Oversight Board Chairman:

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

Name Title

/s/ _____
Signature Date

Garden Grove
Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July 1, 2026 through June 30, 2027

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 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$36,234,008		\$7,322,693	\$-	\$-	\$-	\$5,613,039	\$-	\$5,613,039	\$-	\$-	\$-	\$1,709,654	\$-	\$1,709,654
6	Katella Cottages OPA	OPA/DDA/ Construction	06/10/2008	10/01/2027	Heritage Village Note Investors (Performance Based)	Land Acquisition and Project Improvements	C.P.A.	79,600	N	\$79,600	-	-	-	79,600	-	\$79,600	-	-	-	-	-	\$-
7	Katella Cottages Note	Bonds Issued On or Before 12/31/10	06/10/2008	10/01/2027	U.S. Bank	Land Acquisition and Project Improvements	C.P.A.	901,870	N	\$175,000	-	-	-	160,000	-	\$160,000	-	-	-	15,000	-	\$15,000
16	Sycamore Walk DDA	Remediation	11/12/1996	06/30/2023	Olson Urban Housing	Quarterly Soil/ Ground Water Monitoring Events	C.P.A.	41,946	N	\$41,946	-	-	-	-	-	\$-	-	-	-	41,946	-	\$41,946
18	Housing Fund Deficit	SERAF/ ERAF	02/01/2012	12/31/2020	Garden Grove Hsng Auth.	Repayment of Housing Fund from SERAF/ ERAF	n/a	1,044,260	N	\$10,000	-	-	-	-	-	\$-	-	-	-	10,000	-	\$10,000
19	Waterpark Hotel DDA	Business Incentive Agreements	05/12/2009	12/31/2031	Garden Grove MXD & Various	Site Assembly/ Project Assistance	C.P.A.	833,878	N	\$833,878	-	-	-	-	-	\$-	-	-	-	833,878	-	\$833,878
20	Site B2 DDA	Business Incentive Agreements	06/26/2001	06/26/2025	Kam Sang Inc.	Project Assistance & Site Assembly & Preparation Costs	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
22	Brookhurst Triangle DDA	OPA/DDA/ Construction	11/23/2010	12/31/2022	New Age Brookhurst, LLC & Various	Site Preparation Costs	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
24	Project Management for Item 20 - Site B2	Project Management Costs	06/26/2001	12/31/2025	City of Garden Grove	Labor associated w/ project coordination / management	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
27	Agency Property Maint/ Management	Property Maintenance	02/01/2012	12/31/2025	Various	Management and Maintenance of Successor Agency Owned	C.P.A.	61,673	N	\$61,673	-	-	-	30,836	-	\$30,836	-	-	-	30,837	-	\$30,837

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 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						Property Awaiting Development or Disposal																
31	Administrative Allowance	Admin Costs	01/01/2014	06/30/2019	City of Garden Grove	Administrative Allowance per AB 1484	n.a.	2,494,458	N	\$322,316	-	-	-	161,158	-	\$161,158	-	-	-	161,158	-	\$161,158
33	Brookhurst Triangle DDA	Property Dispositions	07/29/2002	12/31/2025	Wang	See Notes.	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
34	Brookhurst Triangle DDA	Property Dispositions	07/29/2002	12/31/2025	City of Garden Grove	See Notes.	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
37	Project Management for Item 22 - Brookhurst	Project Management Costs	11/23/2010	12/31/2025	City of Garden Grove	Labor associated w/ project coordination / management	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
39	2014 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	06/26/2014	10/01/2029	U.S. Bank National Association	Refunding of 2003 Tax Allocation Bonds	C.P.A.	5,159,025	N	\$2,244,875	-	-	-	2,124,375	-	\$2,124,375	-	-	-	120,500	-	\$120,500
40	Limón Law Suit Settlement	Litigation	09/20/2013	06/30/2015	Various	Settlement of Former Agency Lawsuit Associated with Item 19	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
47	Appraisals(s)	Admin Costs	07/01/2015	12/31/2018	TBD	Appraisals for Properties on the Long Range Property Management Plan	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
49	Limón Law Suit Settlement/ Judgement	Litigation	06/05/2015	06/05/2020	Public Counsel	Attorneys Fees per Judgement/ Court Ruling	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
50	Limón Law Suit Settlement/ Judgement	Litigation	06/05/2015	06/05/2020	Various	Replacement Housing Obligation per Judgement/ Court Ruling	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
52	Item 39 Trustee Fee (2014 TARB)	Fees	06/26/2014	10/01/2029	U.S. Bank National Association	Fees associated with Bond	C.P.A.	119,050	N	\$4,655	-	-	-	1,300	-	\$1,300	-	-	-	3,355	-	\$3,355

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 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						payment																
53	Item 19 Trustee Fee (Waterpark Bond)	Fees	05/12/2009	12/31/2026	U.S. Bank National Association	Fees associated with Bond payment	C.P.A.	214,089	N	\$4,655	-	-	-	1,300	-	\$1,300	-	-	-	3,355	-	\$3,355
54	Item 7 Trustee Fee (Katella Cottages Note)	Fees	06/10/2008	10/01/2027	U.S. Bank National Association	Fees associated with Note	C.P.A.	4,534	N	\$2,345	-	-	-	2,345	-	\$2,345	-	-	-	-	-	\$-
55	Successor Agency Legal Fees for Limon Litigation (Item 49 & 50)	Legal	06/05/2015	06/30/2021	SYCR and WSS Firms	Attorneys Fees per Judgement/ Court Ruling	C.P.A.	50,000	N	\$50,000	-	-	-	25,000	-	\$25,000	-	-	-	25,000	-	\$25,000
56	2016 Tax Allocation Bonds (for Waterpark Hotel, Item 19)	Bonds Issued After 12/31/10	10/01/2016	10/01/2033	U.S. Bank	Refunding Bonds issued associated with project item 19	C.P.A.	25,229,625	N	\$3,491,750	-	-	-	3,027,125	-	\$3,027,125	-	-	-	464,625	-	\$464,625

Garden Grove
Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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 23-24 Cash Balances (07/01/23 - 06/30/24)	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	Beginning Available Cash Balance (Actual 07/01/23) RPTTF amount should exclude "A" period distribution amount.	181,011	3,914,782	1,295,648	3,692,681	8,392,033	E1: \$284,429 21-22 PPA+\$1011319 22-23 PPA= \$1,295,648; F1: \$400,045 (retain for line 39 ROPS 23-24) + \$249,162 (retain for line 39 ROPS 24-25)+371,016 Retain for Line 39 ROPS 25-26+\$2,672,458 to be paid to Wang = \$3,692,681; G1: \$8,392,033 ROPS 20-21 PPA for ROPS 23-24.
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller	15,284	206	-	176,809	352,330	G2: 23-24 RPTTF
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)	14,231	13	-	3,072,503	8,288,448	F1: \$2,672,458 to be paid to Wang+\$400,045 ROPS 23-24= \$3,072,503
4	Retention of Available Cash Balance (Actual 06/30/24) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	182,064	3,914,975	1,295,648	796,987	-	F4: \$249,162 + 371,016 (retain for ROPS 25-26 line 39) + \$176,809 Retain for ROPS 26-27= \$796,987
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC		No entry required			455,915	G5: 23-24 PPA

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 23-24 Cash Balances (07/01/23 - 06/30/24)	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 (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

Garden Grove
Recognized Obligation Payment Schedule (ROPS 26-27) - Notes
July 1, 2026 through June 30, 2027

Item #	Notes/Comments
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ROPS 2026-27 A-B Administrative Allowance

PCN Desc (Budget Position)	FY 26 Salary	FY 26 Fringe Est.	FY26 Total Cost Estimated	Fully Burdened Rate	SA LABOR COST FOR FY 26-27
DEPUTY DIR	203,422.38	149,844.16	353,266.54	169.84	137,279.38
SR PROJECT PLANNER	153,186.21	118,953.73	272,139.94	130.84	11,142.00
PROJECT PLANNER	140,993.73	100,071.56	241,065.29	115.90	54,914.67
PROJECT PLANNER	141,435.99	116,181.27	257,617.26	123.85	1,726.04
CITY MGR	322,263.31	259,095.43	581,358.74	279.50	7,790.21
FINANCE DIR	258,151.38	195,762.39	453,913.77	218.23	9,123.67
REVENUE MGR	136,060.29	95,053.56	231,113.85	111.11	21,678.48
ACCOUNTING MGR	153,086.33	96,707.71	249,794.04	120.09	1,673.62
DEPUTY DIR	169,593.39	108,227.74	277,821.13	133.57	7,445.61
ASSIST CITY MGR	285,188.89	215,466.88	500,655.77	240.70	20,126.36
ACCOUNTING TECH	87,545.97	47,282.67	134,828.64	64.82	903.35
ACCOUNTING SUPV	105,347.63	55,494.27	160,841.90	77.33	1,077.64
				Total	\$ 274,881.02
				Legal	\$ 40,000.00
				Consultants	\$ 7,435.51
					\$ 322,316.53

GARDEN GROVE SUCCESSOR AGENCY

RESOLUTION NO. _____

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 26-27 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2026 TO JUNE 30, 2027, SUBJECT TO SUBMITTAL TO, AND REVIEW BY THE ORANGE COUNTYWIDE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE UNDER CALIFORNIA HEALTH AND SAFETY CODE, DIVISION 24, PART 1.85; AND, AUTHORIZING THE POSTING AND TRANSMITTAL OF THE ROPS

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

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

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

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

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

WHEREAS, Section 34177(o) of the Dissolution Law requires that the annual ROPS for the 2026-27 A-B fiscal period of July 1, 2026, to June 30, 2027 ("ROPS 2026-27 A-B") shall be submitted to the DOF by the Successor Agency, after approval by the Oversight Board, no later than February 1, 2026;

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

WHEREAS, the Successor Agency has reviewed the draft ROPS 2026-27 A-B, and desires to approve the ROPS 2026-27 A-B and to authorize the Successor Agency staff to transmit the ROPS to the Oversight Board; and

WHEREAS, the Successor Agency staff is directed to post the ROPS 2026-27 A-B on the City/Successor Agency website: <http://ggcity.org/econdev>.

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

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

Section 2. Pursuant to the Dissolution Law, the Successor Agency approves the ROPS 2026-27 A-B, which schedule is incorporated herein by this reference; provided however, that the ROPS 2026-27 A-B is approved subject to transmittal of the ROPS to the Oversight Board for review and approval with copies of the ROPS to be sent concurrently to the DOF, the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office. Further, the Community and Economic Development Director, or his/her designee, in consultation with legal counsel, is hereby authorized to request and complete meet and confer session(s) with the DOF and authorized to make augmentations, modifications, additions or revisions as may be necessary or directed by DOF, and changes, if any, will be reported back to the Successor Agency and the Oversight Board.

Section 3. After approval by the Oversight Board, the Successor Agency authorizes transmittal of the approved ROPS 2026-27 A-B to the DOF, the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office.

Section 4. The Economic Development and Housing Director, or his/her designee, is directed to post this Resolution, including the ROPS 2026-27 A-B, on the City/Successor Agency website pursuant to the Dissolution Law.

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

Adopted this 13th day of January 2026.

ATTEST:

/s/ STEPHANIE KLOPFENSTEIN
CHAIR

/s/ LIZ VASQUEZ, CMC
SECRETARY

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

I, LIZ VASQUEZ, Secretary of The City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development, do hereby certify that the foregoing Resolution was duly adopted by the Successor Agency, at a meeting held on the 13th day of January 2026, by the following vote:

AYES: MEMBERS: (_)
NOES: MEMBERS: (_)
ABSENT: MEMBERS: (_)

/s/ LIZ VASQUEZ, CMC
SECRETARY

Garden Grove Successor Agency

Resolution No. _____

Page 4

ATTACHMENT 1
to Successor Agency Resolution No.

RECOGNIZED OBLIGATION PAYMENT SCHEDULE 2026-27 A-B
FOR THE ANNUAL FISCAL PERIOD JULY 1, 2026 TO JUNE 30, 2027

(attached)



**DEPARTMENT OF
FINANCE**

EDMUND G. BROWN JR. • GOVERNOR

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

June 12, 2018

Ms. Monica L. Covarrubias, Project Manager
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

Dear Ms. Covarrubias:

Subject: Approval of Oversight Board Action

The City of Garden Grove Successor Agency (Agency) notified the California Department of Finance (Finance) of its April 25, 2018 Oversight Board (OB) resolution on April 27, 2018. Pursuant to Health and Safety Code (HSC) section 34179 (h), Finance has completed its review of the OB action.

Based on our review and application of the law, OB Resolution No. 58-18, establishing a schedule to repay the Low and Moderate Income Housing Fund (LMIHF) for funds advanced for Educational Revenue Augmentation Fund (ERAF) payments and Supplemental Educational Revenue Augmentation Fund (SERAF) payments pursuant to HSC section 34176 (e) (6) (B), is approved.

This Resolution approves five separate loans from the LMIHF, principal loan amounts totaling \$13,254,260. Of the five loans, three were used to make ERAF payments for fiscal years 2003-04, 2004-05, and 2005-06; principal amounts totaling \$3,721,376. The two remaining loans were used to make the SERAF payments for fiscal years 2009-10 and 2010-11; principal amounts totaling \$9,532,884.

The Agency may now request funding for this item on a subsequent Recognized Obligation Payment Schedule; subject to Finance's review and approval.

This is our determination with respect to the OB action taken.

Please direct inquiries to Nichelle Jackson, Supervisor, or Alexander Watt, Lead Analyst, at (916) 322-2985.

Sincerely,

ERIKA LI
Program Budget Manager

cc: Ms. Lisa Kim, Community and Economic Development Director, City of Garden Grove
Mr. Israel Guevara, Property Tax Manager, Orange County



February 6, 2013

Mr. Jim DellaLonga, Senior Project Manager
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92842

Dear Mr. DellaLonga:

Subject: Approval of Final and Conclusive Enforceable Obligation

On November 20, 2012, the City of Garden Grove Successor Agency (Agency) submitted a petition to the California Department of Finance (Finance) requesting written confirmation that Item No. 19 – Waterpark Hotel Disposition and Development Agreement (DDA) as approved in the Recognized Obligation Payment Schedule for the period of January through June 2013 (ROPS III), is final and conclusive, based on the following criteria set forth in Health and Safety Code (HSC) section 34177.5 (i):

- The enforceable obligation submitted for review provides for an irrevocable commitment of property tax revenue.
- The allocation of the property tax revenue is expected to occur over time.
- The enforceable obligation was approved on a previous ROPS.

Finance has completed its review of your request, which included obtaining clarification and additional supporting documentation. Pursuant to the criteria outlined in HSC section 34177.5 (i), we are pleased to inform you that Item No. 19 – Waterpark Hotel DDA as listed on the approved ROPS III, is final and conclusive. Finance's review of the Waterpark Hotel DDA in future ROPS will be limited to confirming the scheduled payments as required by the obligation.

Finance's review of the property tax revenue is limited to the January through June 2012 ROPS, July through December 2012 ROPS, and ROPS III periods. Consequently, this final and conclusive determination does not guarantee a certain level of funding, nor is it approval for an irrevocable assurance of Redevelopment Property Tax Trust Fund (RPTTF) necessary to satisfy the obligation. The amount available from the RPTTF is not and never was an unlimited funding source. Therefore, the ability to fund any item approved as final and conclusive, as well as other items approved on a ROPS with property tax, is limited to the amount of funding available to the Agency in the RPTTF.

Please be further advised that there may be activities included in the enforceable obligation described in this letter that are permissive that the Agency may no longer have the statutory authority to carry out. This final and conclusive determination neither grants additional authority to the Agency nor does it authorize acts contrary to law. Additionally, any amendments to the above item are not subject to this final and conclusive determination; this final and conclusive determination is only valid for the Waterpark Hotel DDA.

Mr. Jim DellaLunga
February 6, 2013
Page 2

Please direct inquiries to Nichelle Thomas, Supervisor or Alex Watt, Lead Analyst at (916) 445-1546.

Sincerely,



STEVE SZALAY
Local Government Consultant

cc: Mr. Matthew Fertil, City Manager, City of Garden Grove
Mr. Kingsley Okereke, Director of Finance, City of Garden Grove
Mr. Frank Davies, Property Tax Manager, County of Orange
California State Controller's Office

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
CIVIL COMPLEX LITIGATION CENTER

JUN 10 2014

ALAN CARLSON, Clerk of the Court

B. Zuanich
BY B. ZUANICH

ELECTRONICALLY RECEIVED
Superior Court of California,
County of Orange
06/09/2014 at 10:06:50 AM
Clerk of the Superior Court
By Olga Lopez, Deputy Clerk

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF ORANGE

MARINA LIMON, *et al.*,

Plaintiffs and Petitioners,

v.

GARDEN GROVE AGENCY FOR
COMMUNITY DEVELOPMENT, a municipal
entity, *et al.*,

Defendants and Respondents.

GARDEN GROVE MXD, LLC, and
MCWHINNEY REAL ESTATE SERVICES,
and DOES 21 through 40,

Real Parties in Interest.

) Case No. 30-2009-00291597

) **JUDGMENT**

) Complaint Filed: August 10, 2009
) Dept.: CX-102
) Judge: Robert J. Moss

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:

2 Judgment is entered in favor of Plaintiff Maria Malta and against Defendants pursuant to
3 the terms stated below.

4 1. As used herein, the term "Low Income Households" shall have the meaning set
5 forth in Health and Safety Code section 50079.5.

6 2. As used herein, the term "Very Low Income Households" shall have the meaning
7 set forth in Health and Safety Code section 50105.

8 3. As used herein, the term "Low Income Rent" shall be rent affordable to lower
9 income households as set forth in Health and Safety Code section 50053(b)(3).

10 4. As used herein, the term "Very Low Income Rent" shall be rent affordable to very
11 low income households as set forth in Health and Safety Code section 50053(b)(2).

12 5. Within the timeframe described in Paragraph 9, below, the Successor Agency or,
13 at its discretion, the Housing Successor (hereinafter "Successors"), shall develop replacement
14 housing. Pursuant to this paragraph funds held in the Low and Moderate Income Housing Asset
15 Fund, as defined in Health and Safety Code section 34176, shall be available for development of
16 the replacement housing pursuant to this Judgment. The Successors shall develop or cause to be
17 developed twenty five (25) additional new construction dwelling units as replacement housing for
18 the Travel Country Recreational Vehicle Park ("Park") to address Plaintiff Malta's claims for
19 development of replacement housing pursuant to Health and Safety Code section 33413. No less
20 than twelve (12) of the units developed pursuant to this paragraph shall be covenanted to be
21 leased at Very Low Income Rent and restricted to occupancy by Very Low Income Households;
22 the balance of thirteen (13) units shall be covenanted to be leased at Low Income Rent and
23 restricted to occupancy by Low Income Households.

24 6. In addition to the dwelling units described in Paragraph 6, within the timeframe
25 described in Paragraph 9, below Successors shall develop or cause to be developed thirteen (13)
26 additional dwelling units, either as new construction or Substantial Rehabilitation (as defined
27 below), as replacement housing for the Park to address Plaintiff Malta's claims for development
28

of replacement housing pursuant to Health and Safety Code section 33413. No less than seven (7) of the units developed pursuant to this paragraph shall be covenanted to be leased at Very Low Income Rent and restricted to occupancy by Very Low Income Households; the balance of six (6) units shall be covenanted to be leased at Low Income Rent and restricted to occupancy by Low Income Households.

7. The Successors may reduce the number of dwelling units required to be developed pursuant to Paragraph 7 (but not Paragraph 6) by one dwelling unit for each dwelling unit offered to a household listed on Exhibit A hereto that is rejected by such household provided that a household's rejection of a unit under this section will not disqualify that household from eligibility under Paragraph 11. In order to reduce the unit count, (1) a displaced household must receive an offer of affordable replacement housing after a determination (provided to the displaced household in writing) by the operator of that housing that the displaced household is eligible for occupancy of the replacement housing with respect to all of its qualifications and restrictions, including but not limited to income, family size, rental history and credit score, (2) the offer of affordable housing must be either hand delivered to the displaced household as evidenced by a proof of personal service, or through regular and certified U.S. mail, and (3) the displaced household must be allowed ten (10) business days after receipt of the offer to accept or reject the offer.

8. The Successors shall develop, rehabilitate, construct or cause the development, rehabilitation or construction (as applicable) of the dwelling units described in Paragraphs 6 and 7 ("Replacement Units") within four years from entry of judgment in this case.

9. "Substantial Rehabilitation" shall have the same meaning as contained in Health and Safety Code section 33413.

10. In accordance with Health and Safety Code section 33411.3, all residents displaced by the Redevelopment Agency shall have priority in occupancy of the Replacement Units developed pursuant to this Judgment. Successors shall provide for such priority in any agreement

1 for development or administration of the Replacement Units, and shall maintain a list of eligible
2 persons and families displaced by the Redevelopment Agency.

3 11. Pursuant to action of the California Legislature in Stats. 2012, Ch. 5 (Assembly
4 Bill No. 26, 2011-2012 1st Ex. Sess.) (the "Dissolution Act"), effective June 29, 2011,
5 redevelopment agencies throughout California began a dissolution process. The Dissolution Act
6 provides that the city "that authorized the creation of each redevelopment agency" became the
7 "successor agency" to that redevelopment agency, by operation of law, unless the designated
8 successor entity elected not to serve as the successor agency. California Health and Safety Code
9 sections 34173(a), (d). The Garden Grove City Council adopted resolutions electing to serve as
10 the Successor Agency to the dissolved Redevelopment Agency pursuant to Health and Safety
11 Code section 34173, and designating the Garden Grove Housing Authority as the Housing
12 Successor pursuant to Health and Safety Code section 34176. City of Garden Grove Resolution
13 Nos. 9072-11 (July 12, 2011) and 9089-12 (Jan 17, 2012). As prescribed by the Dissolution Act,
14 the amounts the Successor Agency is obligated to pay pursuant to the terms of this Judgment shall
15 be included as an enforceable obligation of the Successor Agency on each applicable Recognized
16 Obligation Payment Schedule ("ROPS"), as defined in California Health and Safety Code section
17 34171(h) and in accordance with Health and Safety Code section 34177(l), (m), and as set forth
18 below.

19 12. The Successor Agency shall include in the ROPS due to be completed and
20 approved by the oversight board of the Successor Agency no later than October 3, 2015 (ROPS
21 2015-16B), amounts for Replacement Units that will be expended during the January 1, 2016
22 through June 30, 2016 period. The amounts to be expended during this ROPS 2015-16B period
23 shall be appropriate to complete development of the Replacement Units for occupancy within
24 four years from entry of the Judgment.

25 13. The Successor Agency shall pay \$9,000 in attorneys' fees to counsel for Plaintiff
26 Malta. The entire amount of attorneys' fees shall be placed on the ROPS due to be completed by
27 the oversight board of the Successor Agency no later than October 3, 2014 (ROPS 2014-15B).

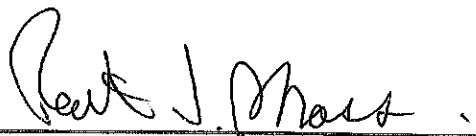
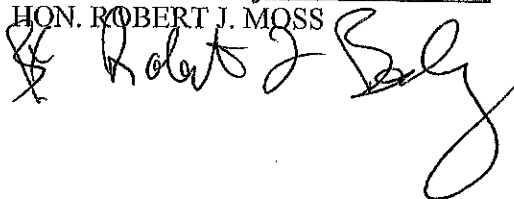
1 14. The obligations contained herein are obligations of the Garden Grove Agency for
2 Community Development ("Redevelopment Agency"), now dissolved, prior to enactment of the
3 Dissolution Act. The obligations set forth herein are not and under no circumstances shall they be
4 construed as obligations of the City or Garden Grove Housing Authority other than in their roles
5 as Successor Agency and Housing Successor, respectively. Consistent with Health and Safety
6 Code § 34173(e), Successor Agency's liability for amounts owing pursuant to this Judgment shall
7 be limited to the extent of the total sum of property tax revenues the Successor Agency and the
8 Housing Successor receive pursuant to the ROPS process and the value of the assets received by
9 the Successor Agency and the Housing Successor. The Successor Agency shall continue to list
10 the obligations of this Judgment on each ROPS until all obligations required by the Judgment are
11 satisfied.

12 15. The Court shall have continuing jurisdiction to enforce the terms of this settlement
13 and Judgment pursuant to California Code of Civil Procedure section 664.6.

14 16. This Judgment represents the sole obligation among the parties hereto and all other
15 causes of action and/or claims arising out of this action are dismissed with prejudice and forever
16 waived.

17 IT IS SO ORDERED.

18
19 DATED: 6/10/15


HON. ROBERT J. MOSS


Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Garden Grove

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 5,565,939	\$ 2,250,331	\$ 7,816,270
F RPTTF	5,440,939	2,125,331	7,566,270
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 5,565,939	\$ 2,250,331	\$ 7,816,270

Certification of Oversight Board Chairman:

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

Name Title

/s/ _____
Signature Date

Garden Grove
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$46,066,575		\$7,816,270	\$-	\$-	\$-	\$5,440,939	\$125,000	\$5,565,939	\$-	\$-	\$-	\$2,125,331	\$125,000	\$2,250,331
6	Katella Cottages OPA	OPA/DDA/ Construction	06/10/ 2008	10/01/2027	Heritage Village Note Investors (Performance Based)	Land Acquisition and Project Improvements	C.P.A.	60,029	N	\$56,000	-	-	-	56,000	-	\$56,000	-	-	-	-	-	\$-
7	Katella Cottages Note	Bonds Issued On or Before 12/ 31/10	06/10/ 2008	10/01/2027	U.S. Bank	Land Acquisition and Project Improvements	C.P.A.	175,000	N	\$174,300	-	-	-	164,400	-	\$164,400	-	-	-	9,900	-	\$9,900
16	Sycamore Walk DDA	Remediation	11/12/ 1996	06/30/2023	Olson Urban Housing	Quarterly Soil/ Ground Water Monitoring Events	C.P.A.	21,244	N	\$21,244	-	-	-	-	-	\$-	-	-	-	21,244	-	\$21,244
18	Housing Fund Deficit	SERAF/ ERAF	02/01/ 2012	12/31/2020	Garden Grove Hsng Auth.	Repayment of Housing Fund from SERAF/ ERAF	n/a	1,544,260	N	\$500,000	-	-	-	-	-	\$-	-	-	-	500,000	-	\$500,000
19	Waterpark Hotel DDA	Business Incentive Agreements	05/12/ 2009	12/31/2031	Garden Grove MXD & Various	Site Assembly/ Project Assistance	C.P.A.	4,895,108	N	\$814,936	-	-	-	-	-	\$-	-	-	-	814,936	-	\$814,936
20	Site B2 DDA	Business Incentive Agreements	06/26/ 2001	06/26/2025	Kam Sang Inc.	Project Assistance & Site Assembly & Preparation Costs	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
22	Brookhurst Triangle DDA	OPA/DDA/ Construction	11/23/ 2010	12/31/2022	New Age Brookhurst, LLC & Various	Site Preparation Costs	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
24	Project Management for Item 20 - Site B2	Project Management Costs	06/26/ 2001	12/31/2025	City of Garden Grove	Labor associated w/ project coordination / management	C.P.A.	72,274	N	\$72,274	-	-	-	36,137	-	\$36,137	-	-	-	36,137	-	\$36,137
27	Agency Property Maint/ Management	Property Maintenance	02/01/ 2012	12/31/2025	Various	Management and Maintenance of Successor Agency Owned Property	C.P.A.	30,000	N	\$29,888	-	-	-	14,944	-	\$14,944	-	-	-	14,944	-	\$14,944

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						Awaiting Development or Disposal																
31	Administrative Allowance	Admin Costs	01/01/2014	06/30/2019	City of Garden Grove	Administrative Allowance per AB 1484	n.a.	2,744,458	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
33	Brookhurst Triangle DDA	Property Dispositions	07/29/2002	12/31/2025	Wang	See Notes.	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
34	Brookhurst Triangle DDA	Property Dispositions	07/29/2002	12/31/2025	City of Garden Grove	See Notes.	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
37	Project Management for Item 22 - Brookhurst	Project Management Costs	11/23/2010	12/31/2025	City of Garden Grove	Labor associated w/ project coordination / management	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
39	2014 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	06/26/2014	10/01/2029	U.S. Bank National Association	Refunding of 2003 Tax Allocation Bonds	C.P.A.	7,403,900	N	\$2,342,625	-	-	-	2,173,250	-	\$2,173,250	-	-	-	169,375	-	\$169,375
40	Limón Law Suit Settlement	Litigation	09/20/2013	06/30/2015	Various	Settlement of Former Agency Lawsuit Associated with Item 19	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
47	Appraisals(s)	Admin Costs	07/01/2015	12/31/2018	TBD	Appraisals for Properties on the Long Range Property Management Plan	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
49	Limón Law Suit Settlement/ Judgement	Litigation	06/05/2015	06/05/2020	Public Counsel	Attorneys Fees per Judgement/ Court Ruling	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
50	Limón Law Suit Settlement/ Judgement	Litigation	06/05/2015	06/05/2020	Various	Replacement Housing Obligation per Judgement/ Court Ruling	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
52	Item 39 Trustee Fee (2014 TARB)	Fees	06/26/2014	10/01/2029	U.S. Bank National Association	Fees associated with Bond payment	C.P.A.	123,985	N	\$4,935	-	-	-	1,315	-	\$1,315	-	-	-	3,620	-	\$3,620
53	Item 19	Fees	05/12/	12/31/2026	U.S. Bank	Fees	C.P.A.	218,455	N	\$4,365	-	-	-	1,315	-	\$1,315	-	-	-	3,050	-	\$3,050

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Trustee Fee (Waterpark Bond)		2009		National Association	associated with Bond payment																
54	Item 7 Trustee Fee (Katella Cottages Note)	Fees	06/10/2008	10/01/2027	U.S. Bank National Association	Fees associated with Note	C.P.A.	6,487	N	\$1,953	-	-	-	1,953	-	\$1,953	-	-	-	-	-	\$-
55	Successor Agency Legal Fees for Limon Litigation (Item 49 & 50)	Legal	06/05/2015	06/30/2021	SYCR and WSS Firms	Attorneys Fees per Judgement/ Court Ruling	C.P.A.	50,000	N	\$50,000	-	-	-	25,000	-	\$25,000	-	-	-	25,000	-	\$25,000
56	2016 Tax Allocation Bonds (for Waterpark Hotel, Item 19)	Bonds Issued After 12/31/10	10/01/2016	10/01/2033	U.S. Bank	Refunding Bonds issued associated with project item 19	C.P.A.	28,721,375	N	\$3,493,750	-	-	-	2,966,625	-	\$2,966,625	-	-	-	527,125	-	\$527,125

Garden Grove
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
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Transmitted via e-mail

April 11, 2025

Grace E. Kim, Project Manager
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

2025-26 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Garden Grove Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2025 through June 30, 2026 (ROPS 25-26) to the California Department of Finance (Finance) on January 31, 2025. Finance has completed its review of the ROPS 25-26.

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

- Item No. 16 – Sycamore Walk Disposition and Development Agreement (DDA) in the total outstanding amount of \$21,244 is not allowed. The Agency provided copies of the DDA entered into on November 12, 1996 and amended on April 14, 1998, which requires remediation work. However, no other agreements or work estimates were submitted demonstrating a current obligation for continued remediation work. Therefore, the requested amount of \$21,244 from the Redevelopment Property Tax Trust Fund (RPTTF) is not allowed. To the extent the Agency can provide adequate documentation to demonstrate remediation costs still exist, funding may be allowed on a subsequent ROPS.
- Item No. 24 – Payments for this type of service requested in the amount of \$72,274 is considered a general administrative cost and with the Agency's concurrence, have been reclassified to Administrative Redevelopment Property Tax Trust Fund.
- On the ROPS 25-26 form, the Agency reported cash balances and activity for the period July 1, 2022 through June 30, 2023 (ROPS 22-23). According to our review, the Agency has approximately \$371,016 from Other Funds, available to fund enforceable obligations on the ROPS 25-26. HSC section 34177 (l) (1) (E) requires these balances to be used prior to requesting RPTTF funding. This item does not require payment from property tax revenues; therefore, with the Agency's concurrence, the funding source for the following item has been reclassified in the amount specified on the following page:

- Item No. 39 – 2014 Tax Allocation Refunding Bonds in the amount of \$2,342,625 is partially reclassified. Finance approves RPTTF in the amount of \$1,971,609 and the use of Other Funds in the amount of \$371,016, totaling \$2,342,625.

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, 2022 through June 30, 2023 (ROPS 22-23) period. The ROPS 22-23 prior period adjustment (PPA) will offset the ROPS 25-26 RPTTF distribution. The amount of RPTTF authorized includes the 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 \$6,412,691, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2025 through December 31, 2025 period (ROPS A period), and one distribution for the January 1, 2026 through June 30, 2026 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 25-26 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 adjusted items, Finance approves the remaining items listed on the ROPS 25-26 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 25-26, 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 from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 25-26. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 25-26 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 25-26 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted 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 RedevelopmentAdministration@dof.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl L. McCormick". The signature is fluid and cursive, with the first name "Cheryl" and last name "McCormick" clearly legible.

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Ursula Luna-Reynosa, Economic Development and Housing Director, City
of Garden Grove
Samantha Nguyen, Fiscal Analyst, Property Tax Unit, Orange County
Kathy Tavoularis, Countywide Oversight Board Representative

Attachment

Approved RPTTF Distribution July 2025 through June 2026			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 5,440,939	\$ 2,125,331	\$ 7,566,270
Administrative RPTTF Requested	125,000	125,000	250,000
Total RPTTF Requested	5,565,939	2,250,331	7,816,270
RPTTF Requested	5,440,939	2,125,331	7,566,270
<u>Adjustment(s)</u>			
Item No. 16	0	(21,244)	(21,244)
Item No. 24	(36,137)	(36,137)	(72,274)
Item No. 39	(371,016)	0	(371,016)
	(407,153)	(57,381)	(464,534)
RPTTF Authorized	5,033,786	2,067,950	7,101,736
Administrative RPTTF Requested	125,000	125,000	250,000
<u>Adjustment(s)</u>			
Item No. 24	36,137	36,137	72,274
Administrative RPTTF Authorized	161,137	161,137	322,274
ROPS 22-23 Prior Period Adjustment (PPA)	(1,011,319)	0	(1,011,319)
Total RPTTF Approved for Distribution	\$ 4,183,604	\$ 2,229,087	\$ 6,412,691

Recognized Obligation Payment Schedule (ROPS 24-25) - Summary
Filed for the July 1, 2024 through June 30, 2025 Period

Successor Agency: Garden Grove

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	24-25A Total (July - December)	24-25B Total (January - June)	ROPS 24-25 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 249,162	\$ -	\$ 249,162
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	249,162	-	249,162
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 8,226,257	\$ 3,546,805	\$ 11,773,062
F RPTTF	8,101,257	3,421,805	11,523,062
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 8,475,419	\$ 3,546,805	\$ 12,022,224

Certification of Oversight Board Chairman:

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

Name Title

/s/ _____
Signature Date

Garden Grove Recognized Obligation Payment Schedule (ROPS 24-25) - ROPS Detail July 1, 2024 through June 30, 2025																						
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 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$54,615,766		\$12,022,224	\$-	\$-	\$249,162	\$8,101,257	\$125,000	\$8,475,419	\$-	\$-	\$-	\$3,421,805	\$125,000	\$3,546,805
6	Katella Cottages OPA	OPA/DDA/ Construction	06/10/ 2008	10/01/2027	Heritage Village Note Investors (Performance Based)	Land Acquisition and Project Improvements	C.P.A.	116,029	N	\$50,000	-	-	-	50,000	-	\$50,000	-	-	-	-	-	\$-
7	Katella Cottages Note	Bonds Issued On or Before 12/ 31/10	06/10/ 2008	10/01/2027	U.S. Bank	Land Acquisition and Project Improvements	C.P.A.	237,250	N	\$178,150	-	-	-	163,750	-	\$163,750	-	-	-	14,400	-	\$14,400
16	Sycamore Walk DDA	Remediation	11/12/ 1996	06/30/2023	Olson Urban Housing	Quarterly Soil/ Ground Water Monitoring Events	C.P.A.	21,244	N	\$21,244	-	-	-	21,244	-	\$21,244	-	-	-	-	-	\$-
18	Housing Fund Deficit	SERAF/ ERAF	02/01/ 2012	12/31/2020	Garden Grove Hsng Auth.	Repayment of Housing Fund from SERAF/ ERAF	n/a	3,044,260	N	\$3,000,000	-	-	-	1,500,000	-	\$1,500,000	-	-	-	1,500,000	-	\$1,500,000
19	Waterpark Hotel DDA	Business Incentive Agreements	05/12/ 2009	12/31/2031	Garden Grove MXD & Various	Site Assembly/ Project Assistance	C.P.A.	5,710,045	N	\$1,026,854	-	-	-	-	-	\$-	-	-	-	1,026,854	-	\$1,026,854
20	Site B2 DDA	Business Incentive Agreements	06/26/ 2001	06/26/2025	Kam Sang Inc.	Project Assistance & Site Assembly & Preparation Costs	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
22	Brookhurst Triangle DDA	OPA/DDA/ Construction	11/23/ 2010	12/31/2022	New Age Brookhurst, LLC & Various	Site Preparation Costs	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
24	Project Management for Item 20 - Site B2	Project Management Costs	06/26/ 2001	12/31/2025	City of Garden Grove	Labor associated w/ project coordination / management	C.P.A.	61,068	N	\$61,068	-	-	-	30,534	-	\$30,534	-	-	-	30,534	-	\$30,534
27	Agency Property Maint/ Management	Property Maintenance	02/01/ 2012	12/31/2025	Various	Management and Maintenance of Successor Agency Owned Property Awaiting	C.P.A.	59,582	N	\$24,783	-	-	-	12,391	-	\$12,391	-	-	-	12,392	-	\$12,392

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 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						Development or Disposal																
31	Administrative Allowance	Admin Costs	01/01/2014	06/30/2019	City of Garden Grove	Administrative Allowance per AB 1484	n.a.	2,994,458	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
33	Brookhurst Triangle DDA	Property Dispositions	07/29/2002	12/31/2025	Wang	See Notes.	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
34	Brookhurst Triangle DDA	Property Dispositions	07/29/2002	12/31/2025	City of Garden Grove	See Notes.	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
37	Project Management for Item 22 - Brookhurst	Project Management Costs	11/23/2010	12/31/2025	City of Garden Grove	Labor associated w/ project coordination / management	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
39	2014 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	06/26/2014	10/01/2029	U.S. Bank National Association	Refunding of 2003 Tax Allocation Bonds	C.P.A.	9,746,525	N	\$3,849,750	-	-	249,162	3,382,338	-	\$3,631,500	-	-	-	218,250	-	\$218,250
40	Limón Law Suit Settlement	Litigation	09/20/2013	06/30/2015	Various	Settlement of Former Agency Lawsuit Associated with Item 19	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
47	Appraisals(s)	Admin Costs	07/01/2015	12/31/2018	TBD	Appraisals for Properties on the Long Range Property Management Plan	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
49	Limón Law Suit Settlement/ Judgement	Litigation	06/05/2015	06/05/2020	Public Counsel	Attorneys Fees per Judgement/ Court Ruling	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
50	Limón Law Suit Settlement/ Judgement	Litigation	06/05/2015	06/05/2020	Various	Replacement Housing Obligation per Judgement/ Court Ruling	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
52	Item 39 Trustee Fee (2014 TARB)	Fees	06/26/2014	10/01/2029	U.S. Bank National Association	Fees associated with Bond payment	C.P.A.	128,920	N	\$6,600	-	-	-	3,300	-	\$3,300	-	-	-	3,300	-	\$3,300
53	Item 19 Trustee Fee (Waterpark	Fees	05/12/2009	12/31/2026	U.S. Bank National Association	Fees associated with Bond	C.P.A.	222,820	N	\$6,600	-	-	-	3,300	-	\$3,300	-	-	-	3,300	-	\$3,300

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 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Bond)					payment																
54	Item 7 Trustee Fee (Katella Cottages Note)	Fees	06/10/2008	10/01/2027	U.S. Bank National Association	Fees associated with Note	C.P.A.	8,440	N	\$2,300	-	-	-	1,150	-	\$1,150	-	-	-	1,150	-	\$1,150
55	Successor Agency Legal Fees for Limon Litigation (Item 49 & 50)	Legal	06/05/2015	06/30/2021	SYCR and WSS Firms	Attorneys Fees per Judgement/ Court Ruling	C.P.A.	50,000	N	\$50,000	-	-	-	25,000	-	\$25,000	-	-	-	25,000	-	\$25,000
56	2016 Tax Allocation Bonds (for Waterpark Hotel, Item 19)	Bonds Issued After 12/31/10	10/01/2016	10/01/2033	U.S. Bank	Refunding Bonds issued associated with project item 19	C.P.A.	32,215,125	N	\$3,494,875	-	-	-	2,908,250	-	\$2,908,250	-	-	-	586,625	-	\$586,625

Garden Grove
Recognized Obligation Payment Schedule (ROPS 24-25) - Report of Cash Balances
July 1, 2021 through June 30, 2022
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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 21-22 Cash Balances (07/01/21 - 06/30/22)	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	Beginning Available Cash Balance (Actual 07/01/21) RPTTF amount should exclude "A" period distribution amount.	175,569	3,914,387	18,014,507	745,650	1,933,740	E1:\$9,622,474 19-20 PPA + 8,392,033 20-21 PPA = \$18,014,507; G1:\$301,992 ROPS 21-22 line 39 + 43,613 ROPS 22-23 line 39 + 400,045 ROPS 23-24 line 39 = \$745,650; G1:\$1,933,740 ROPS 18-19 PPA
2	Revenue/Income (Actual 06/30/22) RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller	46	208		259,354	7,697,961	G2: ROPS 21-22 RPTTF
3	Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)	22	11		312,184	9,347,272	
4	Retention of Available Cash Balance (Actual 06/30/22) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	175,593	3,914,584	18,014,507	692,820	-	F4:\$43,613 ROPS 22-23 line 39 + 400,045 ROPS 23-24 line 39 + 249,162 ROPS 24-25 line 39=\$692,820;
5	ROPS 21-22 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC		No entry required			284,429	ROPS 21-22 PPA for ROPS 24-25
6	Ending Actual Available Cash Balance (06/30/22) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

Garden Grove
Recognized Obligation Payment Schedule (ROPS 24-25) - Notes
July 1, 2024 through June 30, 2025

Item #	Notes/Comments
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Transmitted via e-mail

March 15, 2024

Grace E. Kim, Project Manager
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

2024-25 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Garden Grove Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2024 through June 30, 2025 (ROPS 24-25) to the California Department of Finance (Finance) on January 25, 2024. Finance has completed its review of the ROPS 24-25.

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

- The claimed administrative costs exceed the allowance by \$73,835. HSC section 34171 (b) (3) limits the fiscal year Administrative Cost Allowance (ACA) to three percent of actual Redevelopment Property Tax Trust Fund (RPTTF) distributed in the preceding fiscal year or \$250,000, whichever is greater; not to exceed 50 percent of the RPTTF distributed in the preceding fiscal year. As a result, the Agency's maximum ACA is \$176,165 for fiscal year 2024-25.

Although \$250,000 is claimed for ACA, only \$176,165 is available pursuant to the cap. Therefore, as noted in the table below, \$73,835 in excess ACA is not allowed:

Administrative Cost Allowance (ACA) Calculation	
Actual RPTTF distributed for fiscal year 2023-24	\$352,330
ACA Cap for 2024-25 per HSC section 34171 (b)	\$176,165
ACA requested for 2024-25	250,000
ACA in Excess of the Cap	(\$73,835)

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, 2021 through June 30, 2022 (ROPS 21-22) period. The ROPS 21-22 prior period adjustment (PPA) will offset the ROPS 24-25 RPTTF distribution. The amount of RPTTF authorized includes the 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 \$11,414,798, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2024 through December 31, 2024 period (ROPS A period), and one distribution for the January 1, 2025 through June 30, 2025 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 24-25 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 adjusted items, Finance approves the remaining items listed on the ROPS 24-25 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 24-25, 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 from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 24-25. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 24-25 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 24-25 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted 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.

Grace E. Kim
March 15, 2024
Page 3

Please direct inquiries to RedevelopmentAdministration@dof.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl L. McCormick". The signature is fluid and cursive, with the first name "Cheryl" and last name "McCormick" clearly legible.

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Ursula Luna-Reynosa, Economic Development and Housing Director, City
of Garden Grove
Christopher Ranftl, Administrative Manager I, Property Tax Unit, Orange
County
Kathy Tavoularis, Countywide Oversight Board Representative

Attachment

Approved RPTTF Distribution July 2024 through June 2025			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 8,101,257	\$ 3,421,805	\$ 11,523,062
Administrative RPTTF Requested	125,000	125,000	250,000
Total RPTTF Requested	8,226,257	3,546,805	11,773,062
RPTTF Authorized	8,101,257	3,421,805	11,523,062
Administrative RPTTF Requested	125,000	125,000	250,000
Excess Administrative Costs	(0)	(73,835)	(73,835)
Administrative RPTTF Authorized	125,000	51,165	176,165
ROPS 21-22 prior period adjustment (PPA)	(284,429)	0	(284,429)
Total RPTTF Approved for Distribution	\$ 7,941,828	\$ 3,472,970	\$ 11,414,798

Orange Countywide Oversight Board

Agenda Item No. 4c

Date: 1/20/2026

From: Successor Agency to the Huntington Beach 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 2026-27 ROPS and Administrative Budget for the Huntington Beach Successor Agency

The Huntington Beach Successor Agency (“Successor Agency”) requests approval of the Recognized Obligation Payment Schedule (“ROPS”) and Administrative Budget for Fiscal Year 2026-27. The Successor Agency is performing its functions under the Dissolution Law, Division 24, Parts 1.8 and 1.85 of the Health and Safety Code, as amended by Assembly Bill 1484 and other subsequent legislation (together, as amended, the “Dissolution Law”), to administer the enforceable obligations and otherwise unwind the former Agency's affairs, all subject to the review and approval by the seven-member Oversight Board. Under the mandatory dates in the Dissolution Law, the Successor Agency must submit a copy of ROPS 2026-27 to the Orange Countywide Oversight Board (“Oversight Board”) for approval and transmit the ROPS 2026-27 to the County Executive Officer (“CEO”), County Auditor-Controller (“CAC”), State Controller’s Office (“SCO”), and Department of Finance (“DOF”) on or before February 1, 2026. The ROPS 2026-27 includes the following enforceable obligations:

- Lines 14 & 15: Strand Hotel and Mixed-Use Project Property Tax Sharing Agreement
- Line 30: Bella Terra Phase II Property Tax Sharing Agreement
- Line 64: Successor Agency Financial Audit Fees
- Line 119: Waterfront Loan: The requested \$10,823,050 loan repayment is an estimate calculated using the Department of Finance’s Sponsoring Entity Loan Repayment Calculator based on the provisions outlined in Health and Safety Code Section 34191.4(b)(3)(A), which calculate the maximum repayment amount authorized per fiscal year. This amount will be recalculated each fiscal year based on the estimated tax revenue available for repayment of the loan.

Also included as part of the ROPS is the FY 2026-27 administrative budget of \$150,000 on line item no. 50. Attachment 2 includes a line item budget justifying administrative costs. While the estimated total cost associated with administering Successor Agency activities exceeds the requested \$150,000, this amount is consistent with the amount approved by the Oversight Board in FY 2025-26. If approved by the Oversight Board, the Successor Agency will ensure actual cost remains within the requested \$150,000 limit. The current Successor Agency administrative budget includes both direct and indirect personnel costs related to the management of the Successor Agency. Since the dissolution of the former Redevelopment Agency, staff have dedicated a significant number of hours managing and providing information for the ROPS, administering obligations, and other projects associated with the wind down of the Successor Agency.

The attached ROPS for 2026-27 and administrative budget and related resolutions (Attachments 3 and 4) were presented for approval by the Huntington Beach Successor Agency on December 16, 2025. The

Huntington Beach Successor Agency requests that the Orange Countywide Oversight Board adopt the attached Resolution approving the FY 2026-27 ROPS and Administrative Budget for the Huntington Beach Successor Agency.

Impact on Taxing Entities

Amounts requested for distribution from Huntington Beach's Redevelopment Property Tax Trust Fund (RPTTF) for the 2026-27 period will reduce the RPTTF distribution to all other taxing entities by approximately \$6,188,664 in the 2026-27A period and by \$6,898,050 in the 2026-27B period.

Staff Contact(s)

Zack Zithisakthanakul, Assistant Chief Financial Officer, Zack.Zith@surfcity-hb.org

Attachments

1. Orange Countywide Oversight Board Resolution
2. Administrative Budget
3. Huntington Beach Resolution 2025-03
4. Huntington Beach Resolution 2025-04
5. 24-25 ROPS and Determination Letter
6. 25-26 ROPS and Determination Letter

**RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD
RESOLUTION NO. 26-003**

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH
OVERSIGHT OF THE SUCCESSOR AGENCY TO THE HUNTINGTON BEACH
REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION
PAYMENT SCHEDULE [ROPS] 2026-27 A-B FOR THE ANNUAL FISCAL PERIOD OF
JULY 1, 2026 TO JUNE 30, 2027, INCLUDING THE FY 2026-27 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 former Redevelopment Agency of the City of Huntington Beach (“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 Huntington Beach (“City”); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 25 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 former Redevelopment Agency of the City of Huntington Beach (“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 2026-27 A-B fiscal period of July 1, 2026 to June 30, 2027 (“ROPS 2026-

27 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, 2026; and

WHEREAS, the ROPS 2026-27, in the form required by DOF, is attached as Exhibit A and the Fiscal Year (“FY”) 2026-27 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 2026-27 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 2026-27 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 2026-27 A-B submitted therewith and incorporated by this reference, including the FY 2026-27 administrative budget included herewith.

SECTION 3. The Orange Countywide Oversight Board authorizes transmittal of the ROPS 2026-27 A-B to the DOF, with copies to the CEO, the CAC, and the SCO.

SECTION 4. The City of Huntington Beach’s Chief Financial Officer, or authorized designee is directed to post this Resolution, including the ROPS 2026-27 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

ROPS 26-27

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary
Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: Huntington Beach

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 6,188,664	\$ 6,898,050	\$ 13,086,714
F RPTTF	6,113,664	6,823,050	12,936,714
G Administrative RPTTF	75,000	75,000	150,000
H Current Period Enforceable Obligations (A+E)	\$ 6,188,664	\$ 6,898,050	\$ 13,086,714

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

Huntington Beach
Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July 1, 2026 through June 30, 2027

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 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$33,032,278		\$13,086,714	\$-	\$-	\$-	\$6,113,664	\$75,000	\$6,188,664	\$-	\$-	\$-	\$6,823,050	\$75,000	\$6,898,050
14	Strand Hotel and Mixed-Use Project, Parking & Infrastructure	OPA/DDA/Construction	06/01/1999	09/30/2033	CIM Group, LLC and Kane Ballmer and Berkman	Property Tax Sharing Agreement under the Disposition and Development Agreement (DDA) for development of hotel, retail, restaurant, and public parking structure. The Implementation of the DDA and the Sixth Implementation Agreement were entered into from June 1999 to November 2008.	Merged	4,506,982	N	\$677,904	-	-	-	677,904	-	\$677,904	-	-	-	-	-	\$-
15	Strand Project Additional Parking	OPA/DDA/Construction	01/20/2009	09/30/2033	CIM Group, LLC	Property Tax Sharing Agreement under the Disposition and Development Agreement (DDA) and Sixth Implementation Agreement for the Strand projects parking structure authorized on January 20, 2009.	Merged	394,802	N	\$49,576	-	-	-	49,576	-	\$49,576	-	-	-	-	-	\$-
30	Bella Terra	OPA/DDA/	10/04/	07/01/2036	Bella Terra	Agreement	Merged	9,591,735	N	\$1,376,184	-	-	-	1,376,184	-	\$1,376,184	-	-	-	-	-	\$-

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 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Phase II Property Tax Sharing Agreement	Construction	2010		Villas, LLC and Kane Ballmer Berkman	approved on October 4, 2010 for construction of a 467 mixed-use unit project. Construction is complete and financed by property tax allocations. Includes legal requirements to implement obligation.																
50	Enforcement of Successor Agency dissolution compliance and monitoring per AB 1X26 and AB1484	Admin Costs	02/01/2012	11/26/2040	Successor Agency, Kane Ballmer, Keyser Marston, and Davis Farr P et al	Successor Agency administrative obligations relating to maintaining payments on enforceable obligations and other activities as required by AB 1X26	Merged and Southeast Coastal	3,600,000	N	\$150,000	-	-	-	-	75,000	\$75,000	-	-	-	-	75,000	\$75,000
64	Successor Agency Financial Statement Audit	Dissolution Audits	11/04/2013	08/01/2024	Davis Farr LLP	Statutorily required annual financial statement audit of Successor Agency.	Merged	10,000	N	\$10,000	-	-	-	10,000	-	\$10,000	-	-	-	-	-	\$-
119	Waterfront Commercial Master Site Plan	City/County Loan (Prior 06/28/11), Property transaction	09/19/1988	06/30/2040	City of Huntington Beach	Acquisition of the Waterfront property related to the Waterfront Commercial Master Site Plan	Merged	14,928,759	N	\$10,823,050	-	-	-	4,000,000	-	\$4,000,000	-	-	-	6,823,050	-	\$6,823,050

Huntington Beach
Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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 23-24 Cash Balances (07/01/23 - 06/30/24)	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	Beginning Available Cash Balance (Actual 07/01/23) RPTTF amount should exclude "A" period distribution amount.			1,662,924	76,969	325,947	E: \$132,058 requested from reserve 23-24 line 3+ \$89,445 reclassified for 25-26+ \$959,974 21-22PPA reserved for 24-25+ \$481,447 22-23 PPA reserved for 25-26 F: \$76,969 other funds to be used for line 30 in 24-25 G: \$325,947 20-21 PPA reserved for ROPS 23-24
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller				276,881	12,164,145	
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)			132,058		12,352,539	E: \$89,445 reclassified for 25-26+ \$959,974 21-22PPA reserved for 24-25+ \$481,447 22-23 PPA reserved for 25-26 F: \$76,969 other funds to be used for line 30 in 24-25
4	Retention of Available Cash Balance (Actual 06/30/24) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			1,530,866	76,969		
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA		No entry required			137,553	

Pursuant to Health and Safety Code section 34177 (I), 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 23-24 Cash Balances (07/01/23 - 06/30/24)	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	
	form submitted to the CAC						
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$276,881	\$-	

Huntington Beach
Recognized Obligation Payment Schedule (ROPS 26-27) - Notes
July 1, 2026 through June 30, 2027

Item #	Notes/Comments
14	
15	
30	
50	
64	
119	

Exhibit B

26-27 Administrative Budget

Attachment 2

26-27 Administrative Budget

**City of Huntington Beach
FY 2026/27
Administrative Allowance Budget**

		Fiscal Year		Successor	Successor	SA
		2026/2027 Costs	Hourly Rate	Agency Hours 26-27A	Agency Hours 26-27B	Administration
Direct Personnel Costs	Department					
City Manager/Executive Director	City Manager	\$ 465,114	\$ 223.61	8	8	\$ 3,578
Assistant City Manager	City Manager	428,777	206.14	5	5	\$ 2,061
City Council/Successor Agency Board Members	City Council	94,760	45.56	1	1	\$ 91
City Clerk/Board Clerk	City Clerk	228,099	109.66	1	1	\$ 219
Assistant City Clerk	City Clerk	147,828	71.07	1	1	\$ 142
City Attorney	City Attorney	453,999	218.27	20	20	\$ 8,731
Chief Assistant City Attorney	City Attorney	326,838	157.13	10	10	\$ 3,143
City Treasurer	Finance	184,874	88.88	1	1	\$ 178
Chief Financial Officer	Finance	322,921	155.25	30	30	\$ 9,315
Assistant Chief Financial Officer	Finance	269,565	129.60	35	35	\$ 9,072
Finance Manager Treasury	Finance	189,009	90.87	25	25	\$ 4,543
Finance Manager Accounting	Finance	213,823	102.80	50	50	\$ 10,280
Principal Finance Analyst	Finance	184,609	88.75	50	50	\$ 8,875
Senior Accountant	Finance	143,882	69.17	45	45	\$ 6,226
Accounting Technician	Finance	91,382	43.93	30	30	\$ 2,636
Payroll Specialist	Finance	125,774	60.47	25	25	\$ 3,023
Community Development Director	Community Development	189,152	90.94	5	5	\$ 909
Deputy Director of Community Development	Community Development	274,559	132.00	5	5	\$ 1,320
Economic Development Project Manager	Economic Development	174,184	83.74	5	5	\$ 837
Total Direct Personnel Costs						75,181
Indirect Costs (applied at 0.2% of total cost or contract amount)						
Successor Agency Consultant		25,000				25,000
General Liability Insurance		14,558,195				29,116
Workers Compensation Insurance		11,868,717				23,737
Facilities Maintenance and Utilities		10,052,709				20,105
Computer Maintenance		4,230,465				8,461
General and Office Supplies		3,315,760				6,632
Human Resources		2,864,232				5,728
Information Services		8,450,864				1,770
Total Indirect Cost						120,550
Actual Total Estimated Successor Agency Admin Cost						\$ 195,731
Total Successor Agency FY 2026/27 Proposed Admin Budget						\$ 150,000

Attachment 3

Huntington Beach Resolution 2025-03

RESOLUTION NO. 2025-03

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF HUNTINGTON BEACH APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027

WHEREAS, California Health and Safety Code section 34177(j) requires that the Successor Agency to the Redevelopment Agency of the City of Huntington Beach ("Successor Agency") prepare an administrative budget for each annual fiscal period; and

A draft administrative budget for the fiscal period of July 1, 2026 through June 30, 2027 ("Administrative Budget") is attached hereto as Exhibit A; and

California Health and Safety Code section 34177(k) requires the Successor Agency to provide to the County Auditor-Controller administrative cost estimates for expenses from the administrative budget that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund for each annual fiscal period; and

All of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, the Successor Agency to the Redevelopment Agency of the City of Huntington Beach does hereby resolve as follows:

1. The Successor Agency hereby finds and determines that the foregoing recitals are true and correct.
2. The Administrative Budget attached hereto as Exhibit A is hereby approved.
3. The Successor Agency staff is directed to: (i) provide the required cost estimates for expenses to the County Auditor-Controller; and (ii) to do any and all things and to execute and deliver any and all documents which may be necessary or advisable in order to effectuate the purposes of this Resolution.
4. The Successor Agency does not intend, by adoption of this Resolution, to waive any constitutional, legal and/or equitable rights of the Successor Agency or the City of Huntington Beach under law and/or in equity by virtue of the adoption of this Resolution and actions approved and taken pursuant to this Resolution and, therefore, reserves all such rights of the Successor Agency and the City of Huntington Beach under law and/or in equity.

PASSED AND ADOPTED by the Successor Agency to the Redevelopment Agency of the City of Huntington Beach at a regular meeting thereof held on the 16th day of December, 2025.


Chairperson

REVIEWED AND APPROVED:


Executive Director

APPROVED AS TO FORM:


General Legal Counsel

EXHIBIT A

ADMINISTRATIVE BUDGET FOR THE PERIOD
JULY 1, 2026 THROUGH JUNE 30, 2027

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Huntington Beach
ROPS 2026-27 Annual

<u>Summary</u>		<u>Detail</u>	<u>Cash Balances</u>		<u>Submission</u>
Requested Funding for Obligations			26-27A Total	26-27B Total	ROPS Total
A	Obligations Funded as Follows (B+C+D)		0	0	0
B	Bond Proceeds		0	0	0
C	Reserve Balance		0	0	0
D	Other Funds		0	0	0
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G)		6,188,664	6,898,050	13,086,714
F	RPTTF		6,113,664	6,823,050	12,936,714
G	Administrative RPTTF		75,000	75,000	150,000
H	Current Period Obligations (A+E)		6,188,664	6,898,050	13,086,714

**Successor Agency
Res. No. 2025-03**

**STATE OF CALIFORNIA
COUNTY OF ORANGE) ss:
CITY OF HUNTINGTON BEACH)**

I, LISA LANE BARNES the Clerk of the Successor Agency to the former City of Huntington Beach Redevelopment Agency, Huntington Beach, California, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by The Successor Agency to the Redevelopment Agency of the City of Huntington Beach at a **regular** meeting held on **December 16, 2025** and that is was so adopted by the following vote:

AYES: **Board Members:** Gruel, Kennedy, McKeon, Burns, Van Der Mark, Williams
NOES: **Board Members:** None
ABSENT: **Board Members:** Twining
ABSTAIN: **Board Members:** None



Clerk of The Successor Agency to
the Redevelopment Agency of the
City of Huntington Beach, California

Attachment 4

Huntington Beach Resolution 2025-04

RESOLUTION NO. 2025-04

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF HUNTINGTON BEACH APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2026 – JUNE 30, 2027 (“ROPS 26-27”)

WHEREAS, pursuant to AB x1 26 (as amended by AB 1484, the “Dissolution Act”), the separate legal entity known as Successor Agency to the Redevelopment Agency of the City of Huntington Beach (“Successor Agency”) must prepare “Recognized Obligation Payment Schedules” (“ROPS”) that enumerate the enforceable obligations and expenses of the Successor Agency for each successive annual fiscal period until the wind down and disposition of assets of the former Redevelopment Agency of the City of Huntington Beach; and

The Successor Agency staff has prepared a ROPS for the annual fiscal period commencing on July 1, 2026 and continuing through June 30, 2027 (“ROPS 26-27”) which is attached hereto as Exhibit A; and

After reviewing ROPS 26-27, presented to and recommended for approval by Successor Agency staff, and after reviewing any written and oral comments from the public relating thereto, the Successor Agency Board desires to approve the ROPS 26-27; and

All of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, the Successor Agency to the Redevelopment Agency of the City of Huntington Beach does hereby resolve as follows:

1. The Successor Agency hereby finds and determines that the foregoing recitals are true and correct.
2. The Successor Agency hereby approves ROPS 26-27 in the form presented to the Successor Agency and attached hereto as Exhibit A, and hereby determines that such agreements and obligations constitute “enforceable obligations” and “recognized obligations” for all purposes under the Dissolution Act.
3. The Successor Agency authorizes and directs the Successor Agency staff to: (i) take all actions necessary under the Dissolution Act to post ROPS 26-27 on the Successor Agency website once approved by the Oversight Board to the Successor Agency; (ii) transmit ROPS 26-27 to the Auditor-Controller and the County Administrator of the County of Orange and to the State Controller and the State Department of Finance (“DOF”); and (iii) to do any and all things and to execute and deliver any and all documents which may be necessary or advisable in order to effectuate the purposes of this Resolution. In addition, the Successor Agency authorizes and directs the Successor Agency staff to make such non-substantive revisions to ROPS 26-27 as may be necessary to submit ROPS 26-27 in any modified form required by DOF, and ROPS 26-27 as so modified shall thereupon constitute ROPS 26-27 as approved by the Successor Agency pursuant to this Resolution.

4. The Successor Agency authorizes the Executive Director, or designee, to make such non-substantive changes and amendments to ROPS 26-27 be approved by the Executive Director of the Successor Agency and its legal counsel, ROPS 26-27 as so modified shall thereupon constitute ROPS 26-27 as approved by the Successor Agency pursuant to this Resolution.

5. The Successor Agency does not intend, by adoption of this Resolution, to waive any constitutional, legal and/or equitable rights of the Successor Agency or the City of Huntington Beach under law and/or in equity by virtue of the adoption of this Resolution and actions approved and taken pursuant to this Resolution and, therefore, reserves all such rights of the Successor Agency and the City of Huntington Beach under law and/or in equity.

PASSED AND ADOPTED by the Successor Agency to the Redevelopment Agency of the City of Huntington Beach at a regular meeting thereof held on the 16th day of December, 2025.


Chairperson

REVIEWED AND APPROVED:


Executive Director

APPROVED AS TO FORM:


General Legal Counsel

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
FOR THE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027
("ROPS 26-27")

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Huntington Beach
ROPS 2026-27 Annual

<u>Summary</u>		<u>Detail</u>	<u>Cash Balances</u>		<u>Submission</u>
Requested Funding for Obligations			26-27A Total	26-27B Total	ROPS Total
A	Obligations Funded as Follows (B+C+D)		0	0	0
B	Bond Proceeds		0	0	0
C	Reserve Balance		0	0	0
D	Other Funds		0	0	0
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G)		6,188,664	6,898,050	13,086,714
F	RPTTF		6,113,664	6,823,050	12,936,714
G	Administrative RPTTF		75,000	75,000	150,000
H	Current Period Obligations (A+E)		6,188,664	6,898,050	13,086,714



Huntington Beach





ROPS 2026-27 Annual

[Summary](#)[Detail](#)[Cash Balances](#)[Submission](#)

Filter

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+										
	Item #	Obligation Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Total Outstanding Obligation	Total Requested Funding	Notes
	14	Strand Hotel and Mixed-Use Project, Parking & Infrastructure	OPA/DDA/Construction	06/01/1999	09/30/2033	CIM Group, LLC and Kane Ballmer and Berkman	Property Tax Sharing Agreement under the Disposition and Development Agreement (DDA) for development of hotel, retail, restaurant, and public parking structure. The Implementation of the DDA and the Sixth Implementation Agreement were entered into from June 1999 to November 2008.	4,506,982	677,904	
	15	Strand Project Additional Parking	OPA/DDA/Construction	01/20/2009	09/30/2033	CIM Group, LLC	Property Tax Sharing Agreement under the Disposition and Development Agreement (DDA) and Sixth Implementation Agreement for the Strand projects parking structure authorized on January 20, 2009.	394,802	49,576	

Item #	Obligation Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Total Outstanding Obligation	Total Requested Funding	Notes
 30	Bella Terra Phase II Property Tax Sharing Agreement	OPA/DDA/Construction	10/04/2010	07/01/2036	Bella Terra Villas, LLC and Kane Ballmer Berkman	Agreement approved on October 4, 2010 for construction of a 467 mixed-use unit project. Construction is complete and financed by property tax allocations. Includes legal requirements to implement obligation.	9,591,735	1,376,184	
 50	Enforcement of Successor Agency dissolution compliance and monitoring per AB 1X26 and AB1484	Admin Costs	02/01/2012	11/26/2040	Successor Agency, Kane Ballmer, Keyser Marston, and Davis Farr P et al	Successor Agency administrative obligations relating to maintaining payments on enforceable obligations and other activities as required by AB 1X26	3,600,000	150,000	
 64	Successor Agency Financial Statement Audit	Dissolution Audits	11/04/2013	08/01/2024	Davis Farr LLP	Statutorily required annual financial statement audit of Successor Agency.	10,000	10,000	
 119	Waterfront Commercial Master Site Plan	City/County Loan (Prior 06/28/11), Property transaction	09/19/1988	06/30/2040	City of Huntington Beach	Acquisition of the Waterfront property related to the Waterfront Commercial Master Site Plan	14,928,759	10,823,050	

Huntington Beach

ROPS 2026-27 Annual

[Summary](#)[Detail](#)[Cash Balances](#)[Submission](#)

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. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips](#).

Export to Excel

Note: Cash Balances data is auto-saved.

July 1, 2023 through June 30, 2024
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Bond Proceeds		Fund Sources			Comments
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Reserve Balance	Other Funds	RPTTF	
				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 07/01/23) RPTTF amount should exclude "A" period distribution amount			1,662,924	76,969	325,947	E: \$132,058 requested from
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor- Controller				276,881	12,164,145	
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)			132,058		12,352,539	E: \$89,445 reclassified for 25-
4	Retention of Available Cash Balance (Actual 06/30/24) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			1,530,866	76,969		
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC		No entry required			137,553	
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 0	\$ 0	\$ 276,881	\$ 0	

**Successor Agency
Res. No. 2025-04**

**STATE OF CALIFORNIA
COUNTY OF ORANGE) ss:
CITY OF HUNTINGTON BEACH)**

I, LISA LANE BARNES the Clerk of the Successor Agency to the former City of Huntington Beach Redevelopment Agency, Huntington Beach, California, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by The Successor Agency to the Redevelopment Agency of the City of Huntington Beach at a **regular** meeting held on **December 16, 2025** and that is was so adopted by the following vote:

AYES: **Board Members:** Gruel, Kennedy, McKeon, Burns, Van Der Mark, Williams
NOES: **Board Members:** None
ABSENT: **Board Members:** Twining
ABSTAIN: **Board Members:** None



Clerk of The Successor Agency to
the Redevelopment Agency of the
City of Huntington Beach, California

Attachment 5

24-25ROPS and Determination Letter

Recognized Obligation Payment Schedule (ROPS 24-25) - Summary
Filed for the July 1, 2024 through June 30, 2025 Period

Successor Agency: Huntington Beach

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	24-25A Total (July - December)	24-25B Total (January - June)	ROPS 24-25 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ 76,969	\$ 76,969
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	76,969	76,969
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 8,035,180	\$ 7,163,948	\$ 15,199,128
F RPTTF	7,910,180	7,038,948	14,949,128
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 8,035,180	\$ 7,240,917	\$ 15,276,097

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

Huntington Beach Recognized Obligation Payment Schedule (ROPS 24-25) - ROPS Detail July 1, 2024 through June 30, 2025																						
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 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$52,179,031		\$15,276,097	\$-	\$-	\$-	\$7,910,180	\$125,000	\$8,035,180	\$-	\$-	\$76,969	\$7,038,948	\$125,000	\$7,240,917
3	2002 Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	06/19/2002	08/01/2024	Bank of New York Trust Co.	Tax Allocation Bonds Debt Service Payments	Merged	799,500	N	\$799,500	-	-	-	799,500	-	\$799,500	-	-	-	-	-	\$-
4	1999 Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	01/12/1999	08/01/2024	Bank of New York Trust Co.	Tax Allocation Bonds Debt Service Payments	Merged	369,000	N	\$369,000	-	-	-	369,000	-	\$369,000	-	-	-	-	-	\$-
5	2002 Tax Allocation Refunding Bonds	Fees	11/17/2010	06/30/2024	Arbitrage Compliance Specialist	Tax Allocation Bonds arbitrage rebate calculation - Federal IRS Compliance	Merged	500	N	\$500	-	-	-	500	-	\$500	-	-	-	-	-	\$-
6	1999 Tax Allocation Refunding Bonds	Fees	11/17/2010	06/30/2024	Arbitrage Compliance Specialist	Tax Allocation Bonds arbitrage rebate calculation - Federal IRS Compliance	Merged	500	N	\$500	-	-	-	500	-	\$500	-	-	-	-	-	\$-
8	2002 Tax Allocation Refunding Bonds	Fees	06/19/2002	08/01/2024	Bank of New York Mellon	Tax Allocation Bonds - Payment to Fiscal Agent	Merged	1,600	N	\$1,600	-	-	-	1,600	-	\$1,600	-	-	-	-	-	\$-
9	1999 Tax Allocation Refunding Bonds	Fees	01/12/1999	08/01/2024	Bank of New York Mellon	Tax Allocation Bonds - Payment to Fiscal Agent	Merged	1,600	N	\$1,600	-	-	-	1,600	-	\$1,600	-	-	-	-	-	\$-
12	Emerald Cove 2010 Series A Lease Revenue Refunding Bonds	Bonds Issued On or Before 12/31/10	05/13/2010	09/01/2021	US Bank	Emerald Cove 2010 Series A Lease Revenue Refunding Bonds Debt Service Payments	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
14	Strand Hotel and Mixed-Use Project, Parking & Infrastructure	OPA/DDA/ Construction	06/01/1999	09/30/2033	CIM Group, LLC and Kane Ballmer and Berkman	Property Tax Sharing Agreement under the Disposition and	Merged	5,862,789	N	\$677,904	-	-	-	677,904	-	\$677,904	-	-	-	-	-	\$-

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 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
						Development Agreement (DDA) for development of hotel, retail, restaurant, and public parking structure. The Implementation of the DDA and the Sixth Implementation Agreement were entered into from June 1999 to November 2008.																	
15	Strand Project Additional Parking	OPA/DDA/ Construction	01/20/ 2009	09/30/2033	CIM Group, LLC	Property Tax Sharing Agreement under the Disposition and Development Agreement (DDA) and Sixth Implementation Agreement for the Strand projects parking structure authorized on January 20, 2009.	Merged	543,529	N	\$49,576	-	-	-	49,576	-	\$49,576	-	-	-	-	-	-	\$-
17	Pacific City - Very Low Income Units	OPA/DDA/ Construction	10/16/ 2006	11/26/2024	Makar Properties	15% affordable housing requirement pursuant to Attachment 5 of the Owner Participation Agreement approved on October 16, 2006. Of the 15% required housing obligation, 5% very-low	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-

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 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						income housing is to be developed by the Housing Authority. The Developer is required to provide the remaining 10% on site.																
21	Abdelmudi Owner Participation Agreement/ Rent Differential Agreement	OPA/DDA/ Construction	05/28/ 1991	12/31/2017	Abdelmudi Development Company	Owner Participation Agreement/ Rent Differential Agreement approved on May 28, 1991 for the development of the three story building at the Oceanview Promenade. The Third Implementation Amendment took effect on November 21, 1994.	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
29	Bella Terra Parking Infrastructure Property Tax Sharing Agreement	OPA/DDA/ Construction	10/02/ 2000	09/30/2025	Bella Terra Associates LLC	Property Tax Sharing Agreement required under the terms of the Owner Participation Agreement (dated 10/2/ 2000) and Second Implementation Agreement (dated 9/17/ 2007) for the development of the Huntington Center (Bella Terra). Includes legal	Merged	1,874,824	N	\$1,874,824	-	-	-	-	-	\$-	-	-	-	1,874,824	-	\$1,874,824

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 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						requirements to enforce obligation.																
30	Bella Terra Phase II Property Tax Sharing Agreement	OPA/DDA/ Construction	10/04/ 2010	07/01/2036	Bella Terra Villas, LLC and Kane Ballmer Berkman	Agreement approved on October 4, 2010 for construction of a 467 mixed-use unit project. Construction is complete and financed by property tax allocations. Includes legal requirements to implement obligation.	Merged	11,329,189	N	\$1,412,552	-	-	-	-	-	\$-	-	-	76,969	1,335,583	-	\$1,412,552
50	Enforcement of Successor Agency dissolution compliance and monitoring per AB 1X26 and AB1484	Admin Costs	02/01/ 2012	11/26/2040	Successor Agency, Kane Ballmer, Keyser Marston, and Davis Farr P et al	Successor Agency administrative obligations relating to maintaining payments on enforceable obligations and other activities as required by AB 1X26	Merged and Southeast Coastal	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
64	Successor Agency Financial Statement Audit	Dissolution Audits	11/04/ 2013	08/01/2024	Davis Farr LLP	Statutorily required annual financial statement audit of Successor Agency.	Merged	10,000	N	\$10,000	-	-	-	10,000	-	\$10,000	-	-	-	-	-	\$-
79	Land Sale Emerald Cove	City/County Loan (Prior 06/28/11), Property transaction	05/18/ 2009	10/01/2030	City of Huntington Beach	Legally Binding Operative Agreement Principal Amount - \$1,740,834, Interest Rates 3%, Debt Incurred on May 18, 2009	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
119	Waterfront	City/County	09/19/	06/30/2040	City of	Acquisition of	Merged	31,136,000	N	\$9,828,541	-	-	-	6,000,000	-	\$6,000,000	-	-	-	3,828,541	-	\$3,828,541

[illegible]

Huntington Beach
Recognized Obligation Payment Schedule (ROPS 24-25) - Report of Cash Balances
July 1, 2021 through June 30, 2022
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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 21-22 Cash Balances (07/01/21 - 06/30/22)	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	Beginning Available Cash Balance (Actual 07/01/21) RPTTF amount should exclude "A" period distribution amount.			169,574			
2	Revenue/Income (Actual 06/30/22) RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller				76,969	7,022,930	
3	Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)			169,574		6,062,956	
4	Retention of Available Cash Balance (Actual 06/30/22) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 21-22 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC		No entry required			959,974	
6	Ending Actual Available Cash Balance (06/30/22) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$76,969	\$-	

Huntington Beach
Recognized Obligation Payment Schedule (ROPS 24-25) - Notes
July 1, 2024 through June 30, 2025

Item #	Notes/Comments
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Transmitted via e-mail

April 5, 2024

Sunny Han, Chief Financial Officer
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

2024-25 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Huntington Beach Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2024 through June 30, 2025 (ROPS 24-25) to the California Department of Finance (Finance) on January 26, 2024. Finance has completed its review of the ROPS 24-25.

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

- Item No. 3 – 2002 Tax Allocation Refunding Bonds in the amount of \$799,500 has been reclassified from Redevelopment Property Tax Trust Fund (RPTTF) to Bond Proceeds. The Agency has cash in its bond reserve account in the amount of \$1,884,779 which must be used to satisfy the final debt service payment. Therefore, with the Agency's concurrence, \$799,500 has been reclassified from RPTTF to Bond Proceeds.
- Item No. 4 – 1999 Tax Allocation Refunding Bonds in the amount of \$369,000 has been reclassified from RPTTF to Bond Proceeds. The Agency has cash in its bond reserve account in the amount of \$840,859 which must be used to satisfy the final debt service payment. Therefore, with the Agency's concurrence, \$369,000 has been reclassified from RPTTF to Bond Proceeds.
- Item No. 14 - Strand Hotel and Mixed-Use Project and Item No. 30 - Bella Terra Property Tax Sharing Agreement, have been partially reclassified from RPTTF to Bond Proceeds. The Agency has cash in its bond reserve accounts in excess of the amounts needed to satisfy the final debt service payments for Item Nos. 3 and 4, as noted above. Specifically, after the reclassifications above, \$1,085,279 (\$1,884,779 - \$799,500) and \$471,859 (\$840,859 - \$369,000) are available in the bond reserve accounts, respectively.

The total amount available after the reclassifications for Item Nos. 3 and 4 is \$1,557,138 (\$1,085,279 + \$471,859). Therefore, with the Agency's concurrence, the funding sources for the following items have been reclassified in the amounts specified below:

Item No.	Item Name	Total Funding Approved	RPTTF Approved	Bond Proceeds Approved	Other Funds Approved
14	Strand Hotel and Mixed-Use Project	\$677,904	\$0.00	\$677,904	\$0
30	Bella Terra Property Tax Sharing Agreement	1,412,552	456,349	879,234	76,969
	Total	\$2,090,456	\$456,349	\$1,557,138	\$76,969

- Item No. 29 – Bella Terra Parking Infrastructure Property Tax Sharing Agreement. The Agency requested \$1,874,824 from RPTTF in error. According to the debt service schedule provided, the last payment was due on June 30, 2023. Therefore, with the Agency's concurrence, Finance reduced the requested amount \$1,874,824 to \$0.
- Item No. 119 – Waterfront loan repayment in the requested amount of \$9,828,541 is 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 report, the ROPS residual pass-through amount distributed to the taxing entities for fiscal year 2012-13 and 2023-24 are \$1,593,590 and \$18,785,006, respectively. Pursuant to the repayment formula, the maximum repayment amount authorized for the ROPS 24-25 period is \$8,595,708. Therefore, of the \$9,828,541 requested, \$1,232,833 (\$9,828,541 – 8,595,708) is not eligible for RPTTF funding.

- 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) 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, 2021 through June 30, 2022 (ROPS 21-22) period. The ROPS 21-22 prior period adjustment (PPA) will offset the ROPS 24-25 RPTTF distribution. The amount of RPTTF authorized includes the 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 \$8,405,859, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2024 through December 31, 2024 period (ROPS A period), and one distribution for the January 1, 2025 through June 30, 2025 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 24-25 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 adjusted items, Finance approves the remaining items listed on the ROPS 24-25 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 24-25, 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 from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 24-25. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 24-25 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 24-25 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted 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.

Sunny Han
April 5, 2024
Page 4

Please direct inquiries to RedevelopmentAdministration@dof.ca.gov.

Sincerely,

Original signed by:

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Steve Holtz, Deputy Director of Community Development, City of Huntington Beach
Christopher Ranftl, Administrative Manager I, Property Tax Unit, Orange County
Kathy Tavoularis, Countywide Oversight Board Representative

Attachment

Approved RPTTF Distribution July 2024 through June 2025			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 7,910,180	\$ 7,038,948	\$ 14,949,128
Administrative RPTTF Requested	125,000	125,000	250,000
Total RPTTF Requested	8,035,180	7,163,948	15,199,128
RPTTF Requested	7,910,180	7,038,948	14,949,128
<u>Adjustment(s)</u>			
Item No. 3	(799,500)	0	(799,500)
Item No. 4	(369,000)	0	(369,000)
Item No. 14	(677,904)	0	(677,904)
Item No. 29	0	(1,874,824)	(1,874,824)
Item No. 30	0	(879,234)	(879,234)
Item No. 119	(1,232,833)	0	(1,232,833)
	(3,079,237)	(2,754,058)	(5,833,295)
RPTTF Authorized	4,830,943	4,284,890	9,115,833
Administrative RPTTF Authorized	125,000	125,000	250,000
ROPS 21-22 prior period adjustment (PPA)	(959,974)	0	(959,974)
Total RPTTF Approved for Distribution	\$ 3,995,969	\$ 4,409,890	\$ 8,405,859

Attachment 6

25-26 ROPS and Determination Letter

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Huntington Beach

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 4,812,480	\$ 5,856,018	\$ 10,668,498
F RPTTF	4,737,480	5,781,018	10,518,498
G Administrative RPTTF	75,000	75,000	150,000
H Current Period Enforceable Obligations (A+E)	\$ 4,812,480	\$ 5,856,018	\$ 10,668,498

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

Huntington Beach
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$42,959,945		\$10,668,498	\$-	\$-	\$-	\$4,737,480	\$75,000	\$4,812,480	\$-	\$-	\$-	\$5,781,018	\$75,000	\$5,856,018
3	2002 Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	06/19/2002	08/01/2024	Bank of New York Trust Co.	Tax Allocation Bonds Debt Service Payments	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
4	1999 Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	01/12/1999	08/01/2024	Bank of New York Trust Co.	Tax Allocation Bonds Debt Service Payments	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
5	2002 Tax Allocation Refunding Bonds	Fees	11/17/2010	06/30/2024	Arbitrage Compliance Specialist	Tax Allocation Bonds arbitrage rebate calculation - Federal IRS Compliance	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
6	1999 Tax Allocation Refunding Bonds	Fees	11/17/2010	06/30/2024	Arbitrage Compliance Specialist	Tax Allocation Bonds arbitrage rebate calculation - Federal IRS Compliance	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
8	2002 Tax Allocation Refunding Bonds	Fees	06/19/2002	08/01/2024	Bank of New York Mellon	Tax Allocation Bonds - Payment to Fiscal Agent	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
9	1999 Tax Allocation Refunding Bonds	Fees	01/12/1999	08/01/2024	Bank of New York Mellon	Tax Allocation Bonds - Payment to Fiscal Agent	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
14	Strand Hotel and Mixed-Use Project, Parking & Infrastructure	OPA/DDA/ Construction	06/01/1999	09/30/2033	CIM Group, LLC and Kane Ballmer and Berkman	Property Tax Sharing Agreement under the Disposition and Development Agreement (DDA) for development of hotel, retail, restaurant, and public parking	Merged	5,184,886	N	\$677,904	-	-	-	677,904	-	\$677,904	-	-	-	-	-	\$-

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						structure. The Implementation of the DDA and the Sixth Implementation Agreement were entered into from June 1999 to November 2008.																
15	Strand Project Additional Parking	OPA/DDA/ Construction	01/20/ 2009	09/30/2033	CIM Group, LLC	Property Tax Sharing Agreement under the Disposition and Development Agreement (DDA) and Sixth Implementation Agreement for the Strand projects parking structure authorized on January 20, 2009.	Merged	444,377	N	\$49,576	-	-	-	49,576	-	\$49,576	-	-	-	-	-	\$-
29	Bella Terra Parking Infrastructure Property Tax Sharing Agreement	OPA/DDA/ Construction	10/02/ 2000	09/30/2025	Bella Terra Associates LLC	Property Tax Sharing Agreement required under the terms of the Owner Participation Agreement (dated 10/2/ 2000) and Second Implementation Agreement (dated 9/17/ 2007) for the development of the Huntington Center (Bella Terra).	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
						Includes legal requirements to enforce obligation.																	
30	Bella Terra Phase II Property Tax Sharing Agreement	OPA/DDA/ Construction	10/04/ 2010	07/01/2036	Bella Terra Villas, LLC and Kane Ballmer Berkman	Agreement approved on October 4, 2010 for construction of a 467 mixed-use unit project. Construction is complete and financed by property tax allocations. Includes legal requirements to implement obligation.	Merged	10,494,364	N	\$1,342,620	-	-	-	-	-	\$-	-	-	-	-	1,342,620	-	\$1,342,620
50	Enforcement of Successor Agency dissolution compliance and monitoring per AB 1X26 and AB1484	Admin Costs	02/01/ 2012	11/26/2040	Successor Agency, Kane Ballmer, Keyser Marston, and Davis Farr P et al	Successor Agency administrative obligations relating to maintaining payments on enforceable obligations and other activities as required by AB 1X26	Merged and Southeast Coastal	3,750,000	N	\$150,000	-	-	-	-	75,000	\$75,000	-	-	-	-	75,000	\$75,000	
64	Successor Agency Financial Statement Audit	Dissolution Audits	11/04/ 2013	08/01/2024	Davis Farr LLP	Statutorily required annual financial statement audit of Successor Agency.	Merged	10,000	N	\$10,000	-	-	-	10,000	-	\$10,000	-	-	-	-	-	\$-	
119	Waterfront Commercial Master Site Plan	City/County Loan (Prior 06/28/11), Property transaction	09/19/ 1988	06/30/2040	City of Huntington Beach	Acquisition of the Waterfront property related to the Waterfront Commercial Master Site Plan	Merged	23,076,318	N	\$8,438,398	-	-	-	4,000,000	-	\$4,000,000	-	-	-	-	4,438,398	-	\$4,438,398

Huntington Beach
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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 22-23 Cash Balances (07/01/22 - 06/30/23)	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	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.			1,671,841	98,793	1,556,078	E: \$1,671,841 requested from available reserve in 22-23 for lines 2 and 29 F: \$21,824 of other funds requested and spent on 22-23 ROPS and \$76,969 shown as available on 21-22 cash balance and requested on ROPS 24-25 G: \$959,974 21-22 PPA reserved for ROPS 24-25, \$325,947 20-21 PPA reserved for ROPS 23-24, and \$270,157 19-20 PPA retained for ROPS 22-23
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				139,902	4,760,509	Per RPTTF reports
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)			1,651,723	21,824	4,631,569	Matches PPA
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				76,969	1,285,921	G: 959,974 21-22 PPA reserved for ROPS 24-25, \$325,947 20-21 PPA reserved for ROPS 23-24 F: \$76.969 to be used for line 30 in 24-25

Pursuant to Health and Safety Code section 34177 (I), 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 22-23 Cash Balances (07/01/22 - 06/30/23)	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	
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required			399,096	
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$20,118	\$139,902	\$1	

Huntington Beach
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
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Transmitted via e-mail

April 11, 2025

Travis Hopkins, City Manager
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

2025-26 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Huntington Beach Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2025 through June 30, 2026 (ROPS 25-26) to the California Department of Finance (Finance) on January 30, 2025. Finance has completed its review of the ROPS 25-26.

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

- The claimed administrative costs exceed the allowance by \$150,000. HSC section 34171 (b) (3) limits the fiscal year Administrative Cost Allowance (ACA) to three percent of actual Redevelopment Property Tax Trust Fund (RPTTF) distributed in the preceding fiscal year or \$250,000, whichever is greater; not to exceed 50 percent of RPTTF distributed in the preceding fiscal year. As a result, the Agency's maximum ACA is \$0 for fiscal year 2025-26.

Although \$150,000 is claimed for ACA, no ACA is available pursuant to the cap. Therefore, as noted in the table below, \$150,000 in excess ACA is not allowed:

Administrative Cost Allowance (ACA) Calculation	
Actual RPTTF distributed for fiscal year 2024-25	\$8,405,859
Less distributed Administrative RPTTF	(125,000)
Less sponsoring entity loan repayment*	(8,280,859)
RPTTF distributed for 2024-25 after adjustments	0
ACA Cap for 2025-26 per HSC section 34171 (b)	0
ACA requested for 2025-26	150,000
ACA in Excess of the Cap	(\$150,000)

*The total approved sponsoring entity loan repayment amount was \$8,595,708, which includes the \$314,849 ROPS 21-22 prior period adjustment that offset ROPS 24-25 RPTTF distribution for the loan repayment. The amounts noted in the table adjust the RPTTF distributed amount to zero.

- On the ROPS 25-26 form, the Agency reported cash balances and activity for the period July 1, 2022 through June 30, 2023 (ROPS 22-23). According to our review, the Agency has approximately \$89,445 from Other Funds available to fund enforceable obligations on the ROPS 25-26. HSC section 34177 (l) (1) (E) requires these balances to be used prior to requesting RPTTF funding. The item below does not require payment from property tax revenues; therefore, with the Agency's concurrence, the funding source for the following item has been reclassified in the amount specified below:
 - Item No. 30 – Bella Terra Phase II Property Tax Sharing Agreement in the amount of \$1,342,620 is partially reclassified. Finance approves RPTTF in the amount of \$1,253,175 and the use of Other Funds in the amount of \$89,445, totaling \$1,342,620.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the ROPS 22-23 period. The ROPS 22-23 prior period adjustment (PPA) will offset the ROPS 25-26 RPTTF distribution. The amount of RPTTF authorized includes the 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 \$9,947,606, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2025 through December 31, 2025 period (ROPS A period), and one distribution for the January 1, 2026 through June 30, 2026 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 25-26 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 adjusted items, Finance approves the remaining items listed on the ROPS 25-26 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 25-26, 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 from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 25-26. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 25-26 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 25-26 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted 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 RedevelopmentAdministration@dof.ca.gov.

Sincerely,

Original signed by:

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Steve Holtz, Deputy Director of Community Development, City of Huntington Beach
Samantha Nguyen, Fiscal Analyst, Property Tax Unit, Orange County
Kathy Tavoularis, Countywide Oversight Board Representative

Attachment

Approved RPTTF Distribution July 2025 through June 2026			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 4,737,480	\$ 5,781,018	\$ 10,518,498
Administrative RPTTF Requested	75,000	75,000	150,000
Total RPTTF Requested	4,812,480	5,856,018	10,668,498
RPTTF Requested	4,737,480	5,781,018	10,518,498
<u>Adjustment(s)</u>			
Item No. 30	0	(89,445)	(89,445)
RPTTF Authorized	4,737,480	5,691,573	10,429,053
Administrative RPTTF Requested	75,000	75,000	150,000
Excess Administrative Costs	(75,000)	(75,000)	(150,000)
Administrative RPTTF Authorized	0	0	0
ROPS 22-23 Prior Period Adjustment (PPA)	(481,447)	0	(481,447)
Total RPTTF Approved for Distribution	\$ 4,256,033	\$ 5,691,573	\$ 9,947,606