

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)

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

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

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																						
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						
		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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187	
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193	
195	

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)

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

Stephen Stoewer
Property Development Manager
sstoewer@anaheim.net
(714)765-4338

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.tetrattech.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', written in a cursive style.

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

	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						
		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
Comments								
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
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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