

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/SERAFF 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)

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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	SERAFF/ERAF	02/01/2012	12/31/2020	Garden Grove Hsng Auth.	Repayment of Housing Fund from SERAFF/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 Issued After 6/27/12	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 (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	
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 Aministrative Allowance

PCN Desc (Budget Position)	FY 26 Salary	FY 26 Fringe Est.	FY26 Total Cost	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;

Garden Grove Successor Agency

Resolution No. _____

Page 2

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.

Garden Grove Successor Agency

Resolution No. _____

Page 3

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)



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 (SERAFF) 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 SERAFF 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



**DEPARTMENT OF
FINANCE**

EDMUND G. BROWN JR. • GOVERNOR

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

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.

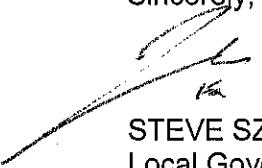
Finance's review of the property tax revenue is limited to the January through June 2012 ROPS, July through December 2012 ROPS, and ROPS III periods. Consequently, this final and conclusive determination does not guarantee a certain level of funding, nor is it approval for an irrevocable assurance of 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 DellaLonga
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 Fertal, 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

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FILED

SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
CIVIL COMPLEX LITIGATION CENTER

JUN 10 2014

ALAN CARLSON, Clerk of the Court

Zuanich Jr.
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.*,

) Case No. 30-2009-00291597

Plaintiffs and Petitioners,

) JUDGMENT

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

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

Defendants and Respondents.

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

Real Parties in Interest.

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

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

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

19 8. The Successors shall develop, rehabilitate, construct or cause the development,
20 rehabilitation or construction (as applicable) of the dwelling units described in Paragraphs 6 and
21 7 ("Replacement Units") within four years from entry of judgment in this case.

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

24 10. In accordance with Health and Safety Code section 33411.3, all residents displaced
25 by the Redevelopment Agency shall have priority in occupancy of the Replacement Units
26 developed pursuant to this Judgment. Successors shall provide for such priority in any agreement
27

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.

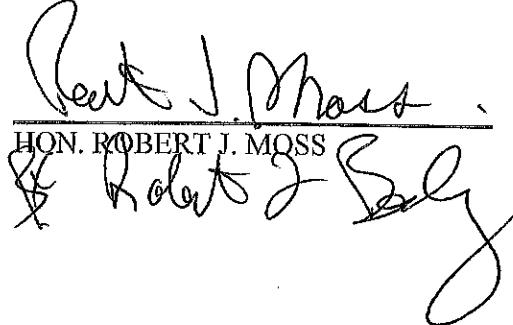
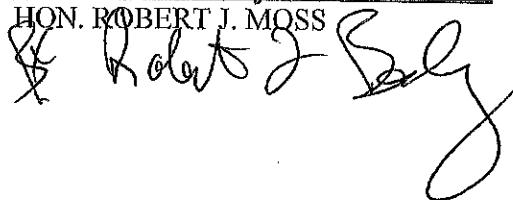
12 15. The Court shall have continuing jurisdiction to enforce the terms of this settlement
13 and Judgment pursuant to California Code of Civil Procedure section 664.6.

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 DATED: 6/10/15

19 HON. ROBERT J. MOSS

20 
21 

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- 5 -

23 JUDGMENT

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	SERAFF/ERAF	02/01/2012	12/31/2020	Garden Grove Hsng Auth.	Repayment of Housing Fund from SERAFF/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 Issued After 6/27/12	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,



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	SERAFF/ERAF	02/01/2012	12/31/2020	Garden Grove Hsng Auth.	Repayment of Housing Fund from SERAFF/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 Issued After 6/27/12	Refunding Bonds	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 (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 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.

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

Sincerely,



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