

Orange Countywide Oversight Board

Agenda Item No. 4g

Date: 1/27/2026

From: Successor Agency to the Santa Ana Redevelopment Agency

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

Recommended Action:

Approve resolution approving FY 2026-27 ROPS and Administrative Budget for the Santa Ana Successor Agency

The Santa Ana Successor Agency requests approval of the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for Fiscal Year 2026-27 (Attachment 1, Exhibit A).

The enforceable obligations included in the ROPS 26-27 total \$13,437,769. With other funds available, \$13,138,843 of that total is requested from the Redevelopment Property Tax Trust Funds (RPTTF). The annual ROPS includes amounts for the 2018 Tax Allocation Bonds Series A & B debt service payments as well as the associated fees for trustee, continuing disclosure, and arbitrage rebate analyses (Line Items #160 – 167). The ROPS also include payments necessary for lease agreement (Line Item #30). The total amount requested is \$904,302 higher than the total from ROPS 25-26 primarily due to the increase in the principal debt service payments for the 2018 Bonds.

Several projects still have outstanding obligations that can be triggered if certain activities are initiated by developers pursuant to various Disposition and Development Agreements (DDA) (Line Items #33–37). No funds are requested in ROPS 26-27 period for these projects at this time, but the Successor Agency will request funds as necessary in a future period.

The authorized distribution from the Redevelopment Property Tax Trust Fund (RPTTF) for the ROPS 26-27 period, less administrative costs is \$13,138,843. Pursuant to Section 34171 (b) (3), the administrative allowance for FY 2026-27 is 3% of the adjusted RPTTF distribution from ROPS 25-26, or the minimum amount of \$250,000. The Santa Ana Successor Agency is requesting \$72,454 for the administrative allowance for FY 2026-27. This is significantly less by \$38,186 compared to last fiscal year's administrative allowance.

The administrative cost allowance for the FY 2026-27 period will be used for salaries and benefits for staff involved in successor agency activities, legal and consulting expenses, information technology support, insurance, facility costs, and supplies. Additional descriptions of the various line items are provided in Attachment 1, Exhibit B. Please note that this budget is only a draft and subject to change, pending increases in unfunded accrued liability, salary and benefit changes if negotiated by various employee groups, etc.

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

ROPS Period	Authorized	Final Expenditures	Difference	Expenditure as % of Budget
2020-21	250,000	142,195	107,805	56.90%
2021-22	150,000	78,414	71,586	52.30%
2022-23	130,200	55,711	74,489	42.80%
2023-24	125,000	60,301	64,699	48.20%
2024-25	123,580	75,393	48,187	61.00%
2025-26*	110,640	24,984	85,656	22.60%

* As of December 31, 2025

The Santa Ana Successor Agency adopted a resolution approving the ROPS 26-27 at its meeting on January 20, 2026 (Attachment 2).

Impact on Taxing Entities

All the taxing entities within Santa Ana's Merged Project Area will continue to receive contractual and/or statutory pass-through payments from Santa Ana's RPTTF as calculated by the County Auditor-Controller. The total obligation amount requested from RPTTF will be higher in ROPS 26-27 compared to the current ROPS period primarily due to the increase in the bond debt service payment. Therefore, the affected taxing entities may receive a smaller share of "residual" property tax remaining in the RPTTF.

Staff Contact(s)

Reichelle De Jesus, Senior Management Analyst

Phone: (714) 647-5403

E-mail: rdejesus@santa-ana.org

Waldo Barela, Administrative Services Manager

Phone: (714) 647-5376

E-mail: wbarela@santa-ana.org

Michael Garcia, Executive Director of Community Development Agency

Phone: (714) 647-5336

E-mail: mgarcia15@santa-ana.org

Attachments

1. Proposed Orange Countywide Oversight Board Resolution
 - A. Exhibit A – ROPS 26-27
 - B. Exhibit B – Administrative Budget
2. Placeholder for Santa Ana Successor Agency Resolution 2026-XX
3. DOF Letter dated March 28, 2025 – approval of Administrative Budget for ROPS 25-26
4. Orange Countywide Oversight Board Resolution No. 25-012
 - A. ROPS 25-26
5. DOF Letter dated March 22, 2024 – approval of Administrative Budget for ROPS 24-25
6. Orange Countywide Oversight Board Resolution No. 24-017
 - A. ROPS 24-25

**RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD
RESOLUTION NO. 26-010**

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH
OVERSIGHT OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF SANTA ANA *APPROVING THE RECOGNIZED OBLIGATION
PAYMENT SCHEDULE [ROPS] 2026-27 A-B FOR THE ANNUAL FISCAL PERIOD OF
JULY 1, 2026 TO JUNE 30, 2027, INCLUDING THE FY 2026-27 ADMINISTRATIVE
BUDGET, SUBJECT TO SUBMITTAL TO, AND REVIEW BY THE STATE DEPARTMENT
OF FINANCE [DOF] PURSUANT TO DISSOLUTION LAW, AND AUTHORIZING
POSTING AND TRANSMITTAL THEREOF*

WHEREAS, the Community Redevelopment Agency of the City of Santa Ana (“Former Agency”) was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, *et seq.*, and previously authorized to transact business and exercise powers of a redevelopment agency pursuant to action of the City Council of the City of Santa Ana (“City”); and

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

WHEREAS, as of February 1, 2012 the Agency was dissolved pursuant to the Dissolution Law, and as a separate public entity, corporate and policy the Successor Agency to the Community Redevelopment Agency (“Successor Agency”) administers the enforcement obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs, all subject to the review and approval by a seven-member oversight board; and

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

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

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

WHEREAS, Section 34177(l) and 34177(o) of the Dissolution Law requires that the annual ROPS for the 2026-27 A-B fiscal period of July 1, 2026 to June 30, 2027 (“ROPS 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, in the form required by DOF, is attached as Exhibit A and the Fiscal Year (“FY”) 2026-27 Administrative Budget is attached as Exhibit B, and both attachments are fully incorporated by this reference; and

WHEREAS, the Orange Countywide Oversight Board has reviewed and considered the Successor Agency’s ROPS 26-27 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 26-27 A-B submitted therewith and incorporated by this reference, including the FY 2026-27 administrative budget included herewith.

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

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

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27A Total	26-27 Total	ROPS 26-27 Total
	(July - December)	(January - June)	
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 113,236	\$ 113,236	\$ 226,472
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	113,236	113,236	226,472
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 12,871,699	\$ 339,598	\$ 13,211,297
F RPTTF	12,835,472	303,371	13,138,843
G Administrative RPTTF	36,227	36,227	72,454
H Current Period Enforceable Obligations (A+E):	\$ 12,984,935	\$ 452,834	\$ 13,437,769

Certification of Oversight Board Chairman:

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

Name _____ Title _____

/s/ _____ Signature _____ Date _____

Santa Ana Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail

July 1, 2026 through June 30, 2027

(Report Amounts in Whole Dollars)

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/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 26-27 Total	26-27A (July - December)					26-27A Total	26-27B (January - June)					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			
30	Erickson Lease Agreement - Honda	Business Incentive Agreements	1/19/2006	6/30/2032	Erickson Prop. Corp.	Leasehold Rights on AutoMall Property	Merged	339,707	N	\$ 226,472			113,236	\$ 12,835,472	\$ 36,227	\$ 12,984,935	\$ 0	\$ 0	\$ 113,236	\$ 303,371	\$ 36,227	\$ 452,834		
33	Off Site Improvements (Nexus)	Improvement/Infrastructure	4/4/2005	6/30/2032	Various	Construction of Publicly Owned Improvements - Nexus	Merged	5,000,000	N	\$ -						\$ -						\$ -		
34	Project Costs for Item #33	Project Management Costs	4/4/2005	6/30/2032	Successor Agency / Various	Project Management / Services	Merged	123,250	N	\$ -						\$ -						\$ -		
35	SA Venture Partnership & Other MainPlace Agreements	OPA/DDA/Construction	5/15/1984	6/30/2032	Various	Permit Fee Obligation for Improvements	Merged	1,600,000	N	\$ -						\$ -						\$ -		
36	Project Costs for Item #35	Project Management Costs	5/15/1984	6/30/2032	Successor Agency / Various	Project Management / Services	Merged	100,000	N	\$ -						\$ -						\$ -		
37	DDA - Discovery Science Center	OPA/DDA/Construction	4/21/1997	6/30/2032	City of Santa Ana	Permit Fee Obligation for Expansion	Merged	199,000	N	\$ -						\$ -						\$ -		
62	Audited Financial Statements / Due Diligence Reviews	Professional Services	5/14/2003	6/30/2032	MGO / City of Santa Ana / Various	Required Per Bond Documents / AB 1484	Merged	30,000	N	\$ 5,000				5,000		\$ 5,000						\$ -		
63	Employee Pension Liability	Unfunded Liabilities	2/1/2012	6/30/2032	CalPERS / Successor Agency	Public Employee Defined Benefit Pension Plan	Merged	120,448	N	\$ -						\$ -						\$ -		
66	Successor Agency Admin.	Admin Costs	2/1/2012	6/30/2032	Successor Agency / Various	Operating costs	Merged	687,546	N	\$ 72,454					36,227	\$ 36,227					36,227	\$ 36,227		

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/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 26-27 Total	26-27A (July - December)					26-27A Total	26-27B (January - June)					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			
160	2018 Tax Allocation Bonds Series A	Bonds Issued After 12/31/10	11/8/2018	9/1/2031	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Merged	7,608,375	N	\$ 1,269,625				1,129,375		\$ 1,129,375				140,250		\$ 140,250		
161	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	13,800	N	\$ 1,725						\$ -				1,725		\$ 1,725		
162	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	BLX	Arbitrage rebate analysis	Merged	12,000	N	\$ 1,500				1,500		\$ 1,500						\$ -		
163	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	Bank of NY Mellon	Trustee fees	Merged	14,400	N	\$ 1,800				1,800		\$ 1,800						\$ -		
164	2018 Tax Allocation Bonds Series B	Bonds Issued After 12/31/10	11/8/2018	9/1/2028	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Merged	20,223,585	N	\$ 11,855,218				11,694,497		\$ 11,694,497				160,721		\$ 160,721		
165	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2029	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	4,000	N	\$ 675						\$ -				675		\$ 675		
166	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2029	BLX	Arbitrage rebate analysis	Merged	12,000	N	\$ 1,500				1,500		\$ 1,500						\$ -		
167	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2029	Bank of NY Mellon	Trustee fees	Merged	9,000	N	\$ 1,800				1,800		\$ 1,800						\$ -		

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

Item #	Notes/Comments
30	
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Santa Ana 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. For tips on how to complete the Report of Cash Balances Form, see Cash Balance Tips Sheet .							
A	B	C	D	E	F	G	H
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		16,024	0	566,671	291,812	City received guidance from DOF and have updated Beginning Cash Balances.
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller		7,317		250,771	11,729,972	
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)		0		227,102	11,599,088	
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)		23,341		0	0	
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				187,369	
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 0	\$ 0	\$ 590,340	\$ 235,327	

City of Santa Ana
Successor Agency to the former Community Redevelopment Agency
FY 2026-2027
Administrative Allowance Budget

<u>Direct Personnel Costs</u>	<u>Department *</u>	<u>Fiscal Year</u>					
		<u>2025/2026</u>	<u>61000</u>	<u>Successor</u>	<u>Agency Hours</u>	<u>SA Administration</u>	
		<u>Costs</u>	<u>(Salaries)</u>	<u>Hourly Rate</u>			
Executive Director	CDA	\$ 211,020	\$ 1,217	\$ 101.46	12	1,218	
Administrative Services Manager	CDA	\$ 208,400	\$ 1,202	\$ 100.20	12	1,203	
Senior Management Analyst	CDA	\$ 118,100	\$ 10,220	\$ 56.78	180	10,221	
Senior Accounting Assistant	CDA	\$ 75,440	\$ 2,176	\$ 36.26	60	2,180	
Executive Secretary	CDA	\$ 84,210	\$ 2,429	\$ 40.48	60	2,431	
Accounting Manager	FMSA	\$ 220,770	\$ 425	\$ 106.14	4	425	
Senior Accountant	FMSA	\$ 133,830	\$ 2,316	\$ 64.34	36	2,317	
Assistant City Attorney	CAO	\$ 207,120	\$ 2,390	\$ 99.58	24	2,389	
Total Direct Personnel Costs			22,376		388	<u>22,384</u>	

Other Direct Costs

Benefits Overhead - Shared cost allocation	420
Building Rental/Maintenance - Shared cost allocation	10,340
Communications - Landlines	330
Consultants - Outside legal counsel / Financial / etc.	2,340
Debt Service - Shared allocation of 2021 Pension Obligation Bond debt service payments	5,930
Insurance Charges - Shared cost allocation	4,610
IT Maintenance Charge - Shared cost allocation	2,330
Laserfiche - Shared cost allocation for document management software	1,850
Supplies, printing, misc. items	5,260
Training / Mileage	120
Unfunded Accrued Liability - Shared cost allocation	4,250
Worker Compensation Insurance - Shared cost allocation	2,040
Total Other Direct Cost	<u>39,820</u>

Indirect Costs (based on direct salary charges)

Indirect Costs	10,250
Includes City Manager's Office, Human Resources, Accounting, Purchasing, Treasury, Management & Support services.	
Total Indirect Cost	<u>10,250</u>

Total Successor Agency Admin Allowance Cost **\$ 72,454**

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

City of Santa Ana Successor Agency
FY 2026-27
Administrative Allowance
Description of Personnel Positions and Functions

<u>Position</u>	<u>Department</u>	<u>Summary of Job Duties Pertaining to Successor Agency</u>	<u>Hours</u>	<u>Frequency (Months)</u>	<u>Total</u>
Executive Director	CDA	Oversees the entire dissolution process as City Manager's designee. Attends Successor Agency, Oversight Board and Meet and Confer meetings and updates City management on RDA dissolution. Meets weekly with staff to review wind down activities.	1	12	12
Administrative Services Manager	CDA	Prepares all staff reports and attachments for, and attends all Successor Agency and Oversight Board meetings. Administers all enforceable obligations on a daily basis. Approves all invoices. Prepares journal entries as needed. Reconciles projects expenses. Prepares ROPS & PPA and works with other departments.	1	12	12
Senior Management Analyst	CDA	Backup to the Administrative Services Manager. Provides assistance in reconciliation, analysis, and oversight of enforceable obligations. Sets up projects and activities in financial system. Prepares and processes any travel related requests. Assists with document management of former RDA records.	15	12	180
Senior Accounting Assistant	CDA	Posts attendance for payroll charges to Successor Agency accounts for 26 pay periods. Assists in preparation of journal entries. Processes direct payment vouchers for Successor Agency invoices.	5	12	60
Executive Secretary	CDA	Assists in the preparation, submission, and tracking of Successor Agency staff reports to Clerk of the Council. Assists with filing, scanning, and other records retention related tasks for former RDA and current Successor Agency files on an on-going basis.	5	12	60
Total Community Development Agency					324
Accounting Manager	FMSA	Review final ROPS cash balance worksheet. Reconciles monthly bank statements related to Successor Agency transactions. Reviews and makes final approval of all journal entries for monthly closing. Additional hours during July - December for financial statements, addressing audit questions, and ACFR preparation.	4	1	4
Senior Accountant	FMSA	Prepares ROPS Cash Balance Worksheet. Approves direct payment vouchers for payment of invoices. Reviews monthly fund balance and analyzes for month end closing. Reviews and processes journal entries as needed. Approves set up of projects and activities in financial system. Prepares all fiscal year end transactions. Additional hours during July - December for financial statements, addressing audit questions, and ACFR preparation.	3	12	36
Total Finance & Management Services Agency					40
Assistant City Attorney	CAO	Provides legal guidance on Dissolution Act and former RDA agreements/issues. Drafts and reviews Successor Agency resolutions. Attends Successor Agency meetings as necessary.	2	12	24
Total City Attorney's Office					24

**City of Santa Ana Successor Agency
FY 2026-27
Administrative Allowance
Description of Other Direct and Indirect Costs**

<u>Line Item</u>	<u>Description</u>
Benefits Overhead	Shared cost allocation of health care, dental, life insurance, LTD, etc. services provided by HR / Benefits
Building Rental / Maintenance	Shared cost allocation of City Hall building maintenance, janitorial services, utilities, and security guard services
Communications	Monthly telephone charges for direct lines, and allocation for shared telecommunication lines and system maintenance
Consultants	Outside legal counsel, financial consultants, appraisers, etc. on an as-needed basis
Copier Lease	Shared cost allocation of Sharp copier leases
Debt Service	Shared cost allocation of debt service for the 2021 Pension Obligation Bonds
Indirect Costs	Charges for City general overhead expense (City Manager's Office, Human Resources, Accounting, Purchasing, Treasury, Management and Support)
Insurance Charges	Shared cost allocation of premiums for Liability and Property Insurance, employee Group Insurance and Workers Compensation Insurance
IT Maintenance Charges	Shared cost allocation of computer services, maintenance of software, and a reserve for equipment replacement
Laserfiche	Shared cost allocation for document management software license and maintenance
LRPMP	Property maintenance, updated appraisal, escrow fees to dispose of remaining real property (if not completed during ROPS 21-22 period)
Supplies, Printing, Misc.	Direct office supplies, materials, non-consumable items, computer-related hardware/peripherals less than \$5,000, duplication costs, postage, etc. for Successor Agency staff
Training / Mileage	Registration fees and travel related expenses for Successor Agency staff
Unfunded Accrued Liability	Shared cost allocation of liability payment to CalPERS (employer's contribution) for former employees and current employees assigned to the former RDA
Worker Compensation Insurance	Shared cost allocation of worker compensation insurance

SUCCESSOR AGENCY
RESOLUTION NO. 2026-001

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SANTA ANA APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 26-27 FOR THE PERIOD OF JULY 1, 2026 TO JUNE 30, 2027 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(o), AND PART 1.85 OF DIVISION 24 OF THE CALIFORNIA HEALTH AND SAFETY CODE ("DISSOLUTION ACT")

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

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

- A. On January 9, 2012, pursuant to section 34173 of the California Health & Safety Code, the City of Santa Ana ("City") elected to serve as the Successor Agency for the dissolved Community Redevelopment Agency ("Agency") of the City of Santa Ana and selected the Housing Authority of the City of Santa Ana to act as "Successor Housing Agency."
- B. The City Council serves as the governing body of the Successor Agency under the Dissolution Act, as amended by AB 1484, AB 471, and SB 107, to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs.
- C. SB 107 revised the timeline for the preparation of the required Recognized Obligation Payment Schedule ("ROPS") from each six-month period to a one-year period beginning July 1, 2016.
- D. The annual ROPS includes the administrative cost allowance as required under Health and Safety Code Section 34177 (j) through (k).
- E. The annual ROPS for the July 1, 2026 through June 30, 2027 period must be approved by the Countywide Oversight Board and submitted to the County Auditor – Controller, State Controller's Office, and to the State Department of Finance ("DOF") no later than February 1, 2026.

Section 2. The Successor Agency approves the Recognized Obligation Payment Schedule 26-27, attached hereto as Exhibit A and incorporated herein by this reference, and authorizes the submission to the County of Orange and Countywide Oversight Board for review and approval.

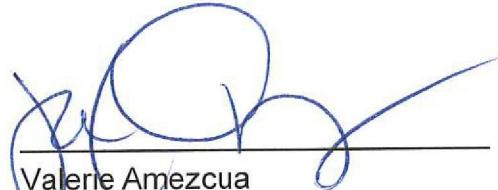
Section 3. Pursuant to the Dissolution Act, the Successor Agency further authorizes the transmittal of the ROPS 26-27, upon subsequent Countywide Oversight Board approval, to DOF with copies to the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office.

Section 4. The City Manager, or his/her designee ("City Manager"), is directed to post on the City's website the ROPS 26-27 in the manner required by law.

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

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

ADOPTED this 20th day of January, 2026.



Valerie Amezcuia
Mayor

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

By: Laura A. Rossini
for Andrea Garcia-Miller
Assistant City Attorney

AYES:	Agency Members	<u>Amezcuia, Bacerra, Hernandez, Lopez</u> <u>Penaloza, Phan, Vazquez (7)</u>
NOES:	Agency Members	<u>None (0)</u>
ABSTAIN:	Agency Members	<u>None (0)</u>
ABSENT:	Agency Members	<u>None (0)</u>

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, JENNIFER L. HALL, City Clerk, do hereby attest to and certify the attached Resolution No. 2026-001 to be the original resolution adopted by the City Council acting as the Successor Agency to the former Community Redevelopment Agency on January 20, 2026.

Date: 1/21/2026

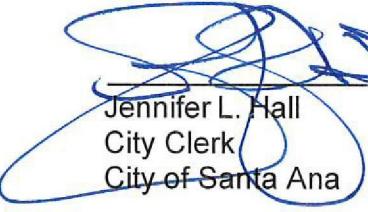

Jennifer L. Hall
City Clerk
City of Santa Ana



EXHIBIT A

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

Successor Agency:	Santa Ana			
County:	Orange			
Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		26-27A Total (July - December)	26-27 Total (January - June)	ROPS 26-27 Total
A Enforceable Obligations Funded as Follows (B+C+D):		\$ 113,236	\$ 113,236	\$ 226,472
B Bond Proceeds		-	-	-
C Reserve Balance		-	-	-
D Other Funds		113,236	113,236	226,472
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):		\$ 12,871,699	\$ 339,598	\$ 13,211,297
F RPTTF		12,835,472	303,371	13,138,843
G Administrative RPTTF		36,227	36,227	72,454
H Current Period Enforceable Obligations (A+E):		\$ 12,984,935	\$ 452,834	\$ 13,437,769

Certification of Oversight Board Chairman:

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

Name _____ Title _____

/s/ _____ Signature _____ Date _____

Santa Ana Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
 July 1, 2026 through June 30, 2027
 (Report Amounts in Whole Dollars)

Item #	Project/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Outstanding Debt or Obligation	26-27A (July - December)				26-27B (January - June)			
									ROPS 26-27 Total	Bond Proceeds	Reserve Balance	Other Funds	ROPS 26-27 Total	Bond Proceeds	Reserve Balance	Other Funds
30	Ericsson Lease Agreement - Honda	Business Incentive Agreements	1/19/2006	6/30/2032	Ericsson Prop. Corp.	Leasedhold Rights on Automall Property	Merged	\$ 338,707	N	\$ 236,472	\$ 113,236	\$ 12,86,935	\$ 0	\$ 113,236	\$ 303,371	\$ 36,227
33	Off Site Improvement Infrastructure (Nexus)	Improvement/Infra	4/4/2005	6/30/2032	Various	Construction of Publicly Owned Improvements - Nexus	Merged	5,000,000	N	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34	Project Costs for Management	Project Costs for Management	4/4/2005	6/30/2032	Successor	Project Management / Various	Merged	123,250	N	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35	SA Venture Partnership & Other Agreements	OPA/DDA/Conc'l Item #33	5/15/1984	6/30/2032	Various	Permit Fee Obligation for Improvements	Merged	1,800,000	N	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36	Project Costs for Management	Project Costs for Management	5/15/1984	6/30/2032	Successor	Project Management / Various	Merged	100,000	N	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37	DDA - Discovery Science Center	OPA/DDA/Conc'l Item #35	4/21/1987	6/30/2032	City of Santa Ana	Permit Fee Obligation for Expansion	Merged	193,000	N	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
52	Audited Financial Statements / Due Diligence Reviews	Professional Services	5/14/2003	6/30/2032	NGO / City of Santa Ana / Various	Required Per Bond Documents / AB 1484	Merged	30,000	N	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
63	Employee Pension Liability	Unfunded Liabilities	2/1/2012	6/30/2032	CalPERS / Successor Agency	Public Employee Defined Benefit Pension Plan	Merged	120,448	N	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
66	Successor Agency Admin	Admin Costs	2/1/2012	6/30/2032	Successor Agency / Admin	Operating costs	Merged	687,546	N	\$ 72,454	\$ 36,227	\$ 36,227	\$ 36,227	\$ 36,227	\$ 36,227	\$ 36,227

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	26-27B (January - June)																											
																							Fund Sources																											
26-27A (July - December)												26-27B (January - June)												Fund Sources																										
Fund Sources												Fund Sources												Fund Sources																										
Item #	Project Name/Debt Obligation	Bonds/Series	Obligation Type	Contract Agreement Execution Date	Contract/Agreement Termination Date	Description/Project Scope	Payee	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 26-27 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	26-27A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	26-27B Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF																						
160	2018 Tax Allocation Bonds Series A	Bonds issued After 12/31/10		11/8/2018	9/1/2031	Debt service on bonds to refund 2003 Bonds and 2011	Bank of New York Mellon	Merged	7,608,375	N	\$ 1,269,625						\$ 1,129,375						\$ 1,129,375						\$ 140,250																					
161	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees		11/8/2018	6/30/2032	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	13,800	N	\$ 1,725																			\$ 1,725																				
162	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees		11/8/2018	6/30/2032	BLX	Arbitrage rebate analysis	Merged	12,000	N	\$ 1,500																			\$ -																				
163	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees		11/8/2018	6/30/2032	Bank of NY Mellon	Trustee fees	Merged	14,400	N	\$ 1,800																			\$ -																				
164	2018 Tax Allocation Bonds Series B	Bonds issued After 12/31/10		11/8/2018	9/1/2028	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011	Merged	20,223,585	N	\$ 11,855,218																			\$ 11,854,497																				
165	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees		11/8/2018	6/30/2029	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	4,000	N	\$ 675																			\$ 675																				
166	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees		11/8/2018	6/30/2029	BLX	Arbitrage rebate analysis	Merged	12,000	N	\$ 1,500																			\$ 1,500																				
167	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees		11/8/2018	6/30/2029	Bank of NY Mellon	Trustee fees	Merged	9,000	N	\$ 1,800																			\$ 1,800																				

Santa Ana	
Recognized Obligation Payment Schedule (ROPS 26-27) - Notes	
July 1, 2026 through June 30, 2027	
Item #	Notes/Comments
30	
33	
34	
36	
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62	
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160	
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Santa Ana 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. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#).

A	B	C	D	E	F	G	H	
		Fund Sources						
		Bond Proceeds	Reserve Balance	Other Funds	RPTTF			
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	Comments	
1	Beginning Available Cash Balance (Actual 07/01/23) RPTTF amount should exclude "A" period distribution amount		16,024	0	566,671	291,812	City received guidance from DOF and have updated Beginning Cash Balances.	
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller		7,317		250,771	11,729,972		
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)		0		227,102	11,599,088		
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)		23,341		0	0		
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				187,369		
6	Ending Actual Available Cash Balance (06/30/24) C to F = $(1 + 2 - 3 - 4)$, G = $(1 + 2 - 3 - 4 - 5)$	\$ 0	\$ 0	\$ 0	\$ 590,340	\$ 235,327		



DEPARTMENT OF
FINANCE

Attachment 3

Gavin Newsom ■ Governor

915 L Street ■ Sacramento CA ■ 95814-3706 ■ www.dof.ca.gov

Transmitted via e-mail

March 28, 2025

Waldo Barela, Administrative Services Manager
City of Santa Ana
P.O. Box 1988
Community Development Agency, M-25
Santa Ana, CA 92702-1988

2025-26 Annual Recognized Obligation Payment Schedule

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

Based on a sample of line items reviewed and application of the law, Finance approves all the items listed on the ROPS 25-26 at this time. However, Finance notes the following:

- The administrative costs claimed are within the fiscal year administrative cap pursuant to HSC section 34171 (b) (3). However, Finance notes the Oversight Board (OB) approved an amount that appears excessive, given the number and nature of the obligations listed on the ROPS. HSC section 34179 (i) requires the OB to exercise a fiduciary duty to the taxing entities. Therefore, Finance encourages the OB to apply adequate oversight when evaluating the administrative resources necessary to successfully wind down the Agency.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2022 through June 30, 2023 (ROPS 22-23) period. The ROPS 22-23 prior period adjustment (PPA) will offset the ROPS 25-26 Redevelopment Property Tax Trust Fund (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 \$12,223,722, 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.

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: Reichelle De Jesus, Management Analyst, City of Santa Ana
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	\$ 11,650,434	\$ 545,921	\$ 12,196,355
Administrative RPTTF Requested	55,320	55,320	110,640
Total RPTTF Requested	11,705,754	601,241	12,306,995
RPTTF Authorized	11,650,434	545,921	12,196,355
Administrative RPTTF Authorized	55,320	55,320	110,640
ROPS 22-23 Prior Period Adjustment (PPA)	(83,273)	0	(83,273)
Total RPTTF Approved for Distribution	\$ 11,622,481	\$ 601,241	\$ 12,223,722

The foregoing was passed and adopted by the following vote of the Orange Countywide Oversight Board on TUESDAY, JANUARY 28, 2025

YES:

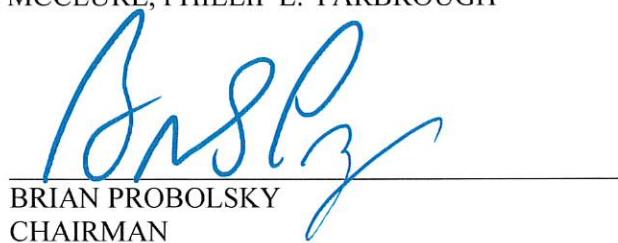
CHARLES BARFIELD, KRISTEN CAMUGLIA, NICK DUNLAP, BRIAN PROBOLSKY, DEAN WEST

NOES:

EXCUSED:

LOUIS MCCLURE, PHILLIP E. YARBROUGH

ABSTAINED:

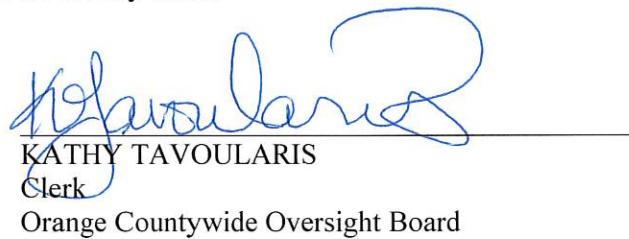


BRIAN PROBOLSKY
CHAIRMAN

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

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

IN WITNESS WHEREOF, I have hereto set my hand.



KATHY TAVOULARIS
Clerk
Orange Countywide Oversight Board

Resolution No: 25-012

Agenda Date: Tuesday, January 28, 2025

Item No: 4f

**RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD
RESOLUTION NO. 25-012**

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH
OVERSIGHT OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF SANTA ANA *APPROVING THE RECOGNIZED OBLIGATION*
PAYMENT SCHEDULE [ROPS] 2025-26 A-B FOR THE ANNUAL FISCAL PERIOD OF
JULY 1, 2025 TO JUNE 30, 2026, INCLUDING THE FY 2025-26 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 Community Redevelopment Agency of the City of Santa Ana (“Former Agency”) was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, *et seq.*, and previously authorized to transact business and exercise powers of a redevelopment agency pursuant to action of the City Council of the City of Santa Ana (“City”); and

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

WHEREAS, as of February 1, 2012 the Agency was dissolved pursuant to the Dissolution Law, and as a separate public entity, corporate and policy the Successor Agency to the Community Redevelopment Agency (“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 2025-26 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 25-26, in the form required by DOF, is attached as Exhibit A and the Fiscal Year (“FY”) 2025-26 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 25-26 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 24-25 A-B submitted therewith and incorporated by this reference, including the FY 2024-25 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 Santa Ana’s City Manager 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: Santa Ana
County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)

		25-26A Total (July - December)	25-26 Total (January - June)	ROPS 25-26 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 113,236	\$ 113,236	\$ 226,472
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	113,236	113,236	226,472
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 11,705,754	\$ 601,241	\$ 12,306,995
F	RPTTF	11,650,434	545,921	12,196,355
G	Administrative RPTTF	55,320	55,320	110,640
H	Current Period Enforceable Obligations (A+E):	\$ 11,818,990	\$ 714,477	\$ 12,533,467

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.

Brigh Probolsky, chairman
Name _____ Title _____
BBP _____ Date 1/28/25
/s/ _____ Signature

Santa Ana Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail

July 1, 2025 through June 30, 2026

(Report Amounts in Whole Dollars)

Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	25-26A (July - December)				25-26B (January - June)				25-26B Total				
										Fund Sources				Fund Sources								
										ROPS 25-26 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	ROPS 25-26 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
30	Erickson Lease Agreement - Honda	Business Incentive Agreements	1/19/2006	6/30/2032	Erickson Prop. Corp.	Leasehold Rights on AutoMall Property	Merged	\$ 56,177	N	\$ 226,472	\$ 0	\$ 0	\$ 113,236	\$ 11,650,434	\$ 55,320	\$ 11,818,990	\$ 0	\$ 0	\$ 113,236	\$ 545,921	\$ 55,320	\$ 714,477
33	SA Site Improvements (Nexus)	Improvement/Infrastructure	4/4/2005	6/30/2032	Various	Construction of Publicly Owned Improvements - Nexus	Merged	5,000,000	N	\$ -						\$ -						\$ -
34	Project Costs for Item #33	Project Management Costs	4/4/2005	6/30/2032	Successor Agency / Various	Project Management Services	Merged	123,250	N	\$ -						\$ -						\$ -
35	SA Venture Partnership w/ Other MainPlace Agreements	OPA/DDA/Constn	5/15/1984	6/30/2032	Various	Permit Fee Obligation for Improvements	Merged	1,600,000	N	\$ -						\$ -						\$ -
36	Project Costs for Item #35	Project Management Costs	5/15/1984	6/30/2032	Successor Agency / Various	Project Management Services	Merged	100,000	N	\$ -						\$ -						\$ -
37	ODA - Discovery Science Center	OPA/DDA/Constn	4/21/1997	6/30/2032	City of Santa Ana	Permit Fee Obligation for Expansion	Merged	199,000	N	\$ -						\$ -						\$ -
62	Audited Financial Statements / Due Diligence Reviews	Professional Services	5/14/2003	6/30/2032	MGO / City of Santa Ana / Various	Required Per Bond Documents / AB 1484	Merged	35,000	N	\$ 5,000				5,000		\$ 5,000						\$ -
63	Employee Pension Liability	Unfunded Liabilities	2/1/2012	6/30/2032	CalPERS / Successor Agency	Public Employee Defined Benefit Pension Plan	Merged	118,729	N	\$ -						\$ -						\$ -
66	Successor Agency Admin.	Admin Costs	2/1/2012	6/30/2032	Successor Agency / Various	Operating costs	Merged	649,360	N	\$ 110,640						55,320	\$ 55,320					55,320

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/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 25-25 Total	25-26A (July - December) Fund Sources					25-26A Total	25-26B (January - June) Fund Sources					25-26B Total
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
											8,875,000	N	\$ 1,266,625	1,102,250		\$ 1,102,250	164,375		164,375			\$ 164,375
160	2018 Tax Allocation Bonds Series A	Bonds Issued After 12/31/10	11/8/2018	9/1/2031	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Merged	8,875,000	N	\$ 1,266,625												
161	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	13,950	N	\$ 1,550							\$			1,550		\$ 1,550
162	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	BLX	Arbitrage rebate analysis	Merged	13,500	N	\$ 1,500						1,500	\$ 1,500					\$
163	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	Bank of NY Mellon	Trustee fees	Merged	14,400	N	\$ 1,800						1,800	\$ 1,800					\$
164	2018 Tax Allocation Bonds Series B	Bonds Issued After 12/31/10	11/8/2018	9/1/2028	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Merged	37,139,665	N	\$ 10,916,060						10,536,584	\$ 10,536,584				379,496	\$ 379,496
165	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2029	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	4,000	N	\$ 500							\$			500		\$ 500
166	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2029	BLX	Arbitrage rebate analysis	Merged	13,500	N	\$ 1,500						1,500	\$ 1,500					\$
167	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2029	Bank of NY Mellon	Trustee fees	Merged	9,000	N	\$ 1,800						1,800	\$ 1,800					\$

Santa Ana	
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes	
July 1, 2025 through June 30, 2026	
Item #	Notes/Comments
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Santa Ana 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. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#).

A	B	C	D	E	F	G	H	
		Fund Sources						
		Bond Proceeds	Reserve Balance	Other Funds	RPTTF			
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	Comments	
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount		0		569,555	286,595	City received guidance from DOF and have updated Beginning Cash Balances	
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller		4,243		240,707	11,468,589		
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)				406,823	11,282,143		
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)		4,243		0	208,539		
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				79,188		
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 0	\$ 0	\$ 403,439	\$ 185,314		

City of Santa Ana
Successor Agency to the former Community Redevelopment Agency
FY 2025-2026
Administrative Allowance Budget

<u>Direct Personnel Costs</u>	<u>Department *</u>	<u>Fiscal Year</u>					
		<u>2025/2026</u>	<u>Costs</u>	<u>61000</u> <u>(Salaries)</u>	<u>Hourly Rate</u>	<u>Successor</u> <u>Agency Hours</u>	<u>SA Administration</u>
Executive Director	CDA	\$ 207,480	\$ 1,197	\$ 99.76	12	1,198	
Administrative Services Manager	CDA	186,170	\$ 19,691	89.50	220	19,690	
Management Analyst	CDA	102,980	\$ 6,436	49.50	130	6,435	
Senior Accounting Assistant	CDA	71,550	\$ 3,302	34.40	96	3,303	
Executive Secretary	CDA	103,270	\$ 2,383	49.64	48	2,383	
Accounting Manager	FMSA	197,230	\$ 379	94.82	4	380	
Senior Accountant	FMSA	122,550	\$ 2,828	58.92	48	2,829	
Assistant City Attorney	CAO	189,650	\$ 3,282	91.18	36	3,282	
Total Direct Personnel Costs			39,500		594	39,500	

Other Direct Costs

Benefits Overhead - Shared cost allocation	400
Building Rental/Maintenance - Shared cost allocation	7,400
Communications - Landlines	350
Consultants - Outside legal counsel / Financial / etc.	1,950
Copier Lease - Shared cost allocation	500
Debt Service - Shared allocation of 2021 Pension Obligation Bond debt service payments	4,180
Insurance Charges - Shared cost allocation	2,730
IT Maintenance Charge - Shared cost allocation	2,490
Laserfiche - Shared cost allocation for document management software	1,540
LRPMP - Property maintenance, updated appraisals, escrow fees, and advertising	35,000
Supplies, printing, misc. items	4,380
Training / Mileage	100
Unfunded Accrued Liability - Shared cost allocation	1,650
Worker Compensation Insurance - Shared cost allocation	2,180
Total Other Direct Cost	64,850

Indirect Costs (based on direct salary charges)

Indirect Costs - 15.92% for FY 24/25	6,290
Includes City Manager's Office, Human Resources, Accounting, Purchasing, Treasury, Management & Support services.	
Total Indirect Cost	6,290

Total Successor Agency Admin Allowance Cost **\$ 110,640**

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

**City of Santa Ana Successor Agency
FY 2025-26
Administrative Allowance
Description of Personnel Positions and Functions**

<u>Position</u>	<u>Department</u>	<u>Summary of Job Duties Pertaining to Successor Agency</u>	<u>Hours</u>	<u>Frequency (Months)</u>	<u>Total</u>
Executive Director	CDA	Oversees the entire dissolution process as City Manager's designee. Attends Successor Agency, Oversight Board and Meet and Confer meetings and updates City management on RDA dissolution. Meets weekly with staff to review wind down activities.	1	12	12
Administrative Services Manager	CDA	Prepares all staff reports and attachments for, and attends all Successor Agency and Oversight Board meetings. Administers all enforceable obligations on a daily basis. Approves all invoices. Prepares journal entries as needed. Reconciles projects expenses. Prepares ROPS & PPA and works with other departments.	18	12	220
Management Analyst	CDA	Backup to the Administrative Services Manager. Provides assistance in reconciliation, analysis, and oversight of enforceable obligations. Sets up projects and activities in financial system. Prepares and processes any travel related requests. Assists with document management of former RDA records.	10	12	130
Senior Accounting Assistant	CDA	Posts attendance for payroll charges to Successor Agency accounts for 26 pay periods. Assists in preparation of journal entries. Processes direct payment vouchers for Successor Agency invoices.	8	12	96
Executive Secretary	CDA	Assists in the preparation, submission, and tracking of Successor Agency staff reports to Clerk of the Council. Assists with filing, scanning, and other records retention related tasks for former RDA and current Successor Agency files on an on-going basis.	4	12	48
Total Community Development Agency					506
Accounting Manager	FMSA	Review final ROPS cash balance worksheet. Reconciles monthly bank statements related to Successor Agency transactions. Reviews and makes final approval of all journal entries for monthly closing. Additional hours during July - December for financial statements, addressing audit questions, and ACFR preparation.	4	1	4
Senior Accountant	FMSA	Prepares ROPS Cash Balance worksheet. Approves direct payment vouchers for payment of invoices. Reviews monthly fund balance and analyzes for month end closing. Reviews and processes journal entries as needed. Approves set up of projects and activities in financial system. Prepares all fiscal year end transactions. Additional hours during July - December for financial statements, addressing audit questions, and ACFR preparation.	4	12	48
Total Finance & Management Services Agency					52
Assistant City Attorney	CAO	Provides legal guidance on Dissolution Act and former RDA agreements/issues. Drafts and reviews Successor Agency resolutions. Attends Successor Agency meetings as necessary.	3	12	36
Total City Attorney's Office					36

City of Santa Ana Successor Agency
FY 2025-26
Administrative Allowance
Description of Other Direct and Indirect Costs

<u>Line Item</u>	<u>Description</u>
Benefits Overhead	Shared cost allocation of health care, dental, life insurance, LTD, etc. services provided by HR / Benefits
Building Rental / Maintenance	Shared cost allocation of City Hall building maintenance, janitorial services, utilities, and security guard services
Communications	Monthly telephone charges for direct lines, and allocation for shared telecommunication lines and system maintenance
Consultants	Outside legal counsel, financial consultants, appraisers, etc. on an as-needed basis
Copier Lease	Shared cost allocation of Sharp copier leases
Debt Service	Shared cost allocation of debt service for the 2021 Pension Obligation Bonds
Indirect Costs	Charges for City general overhead expense (City Manager's Office, Human Resources, Accounting, Purchasing, Treasury, Management and Support)
Insurance Charges	Shared cost allocation of premiums for Liability and Property Insurance, employee Group Insurance and Workers Compensation Insurance
IT Maintenance Charges	Shared cost allocation of computer services, maintenance of software, and a reserve for equipment replacement
Laserfiche	Shared cost allocation for document management software license and maintenance
LRPMP	Property maintenance, updated appraisal, escrow fees to dispose of remaining real property (if not completed during ROPS 21-22 period)
Supplies, Printing, Misc.	Direct office supplies, materials, non-consumable items, computer-related hardware/peripherals less than \$5,000, duplication costs, postage, etc. for Successor Agency staff
Training / Mileage	Registration fees and travel related expenses for Successor Agency staff
Unfunded Accrued Liability	Shared cost allocation of liability payment to CalPERS (employer's contribution) for former employees and current employees assigned to the former RDA
Worker Compensation Insurance	Shared cost allocation of worker compensation insurance



DEPARTMENT OF
FINANCE

Attachment 5

Gavin Newsom ■ Governor

915 L Street ■ Sacramento CA ■ 95814-3706 ■ www.dof.ca.gov

Transmitted via e-mail

March 22, 2024

Waldo Barela, Administrative Services Manager
City of Santa Ana
PO Box 1988
Community Development Agency, M-25
Santa Ana, CA 92702-1988

2024-25 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Santa Ana Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2024 through June 30, 2025 (ROPS 24-25) to the California Department of Finance (Finance) on January 29, 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 approves all the items listed on the ROPS 24-25 at this time. However, Finance notes the following:

- The administrative costs claimed are within the fiscal year administrative cap pursuant to HSC section 34171 (b) (3). However, Finance notes the Oversight Board (OB) approved an amount that appears excessive, given the number and nature of the obligations listed on the ROPS. HSC section 34179 (i) requires the OB to exercise a fiduciary duty to the taxing entities. Therefore, Finance encourages the OB to apply adequate oversight when evaluating the administrative resources necessary to successfully wind-down the Agency.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2021 through June 30, 2022 (ROPS 21-22) period. The ROPS 21-22 prior period adjustment (PPA) will offset the ROPS 24-25 Redevelopment Property Tax Trust Fund (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 \$11,903,714, 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.

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: Reichelle De Jesus, Management Analyst, City of Santa Ana
Christopher Ranftl, Administrative Manager I, Property Tax Unit, Orange
County
Kathy Tavoularis, Countywide Oversight Board Representative

Attachment 3

Approved RPTTF Distribution July 2024 through June 2025			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 11,118,292	\$ 755,884	\$ 11,874,176
Administrative RPTTF Requested	58,130	58,130	116,260
Total RPTTF Requested	11,176,422	814,014	11,990,436
RPTTF Authorized	11,118,292	755,884	11,874,176
Administrative RPTTF Authorized	58,130	58,130	116,260
ROPS 21-22 prior period adjustment (PPA)	(86,722)	0	(86,722)
Total RPTTF Approved for Distribution	\$ 11,089,700	\$ 814,014	\$ 11,903,714

**RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD
RESOLUTION NO. 24-017**

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH
OVERSIGHT OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF SANTA ANA *APPROVING THE RECOGNIZED OBLIGATION
PAYMENT SCHEDULE [ROPS] 2024-25 A-B FOR THE ANNUAL FISCAL PERIOD OF
JULY 1, 2024 TO JUNE 30, 2025, INCLUDING THE FY 2024-25 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 Community Redevelopment Agency of the City of Santa Ana (“Former Agency”) was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, *et seq.*, and previously authorized to transact business and exercise powers of a redevelopment agency pursuant to action of the City Council of the City of Santa Ana (“City”); and

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

WHEREAS, as of February 1, 2012 the Agency was dissolved pursuant to the Dissolution Law, and as a separate public entity, corporate and policy the Successor Agency to the Community Redevelopment Agency (“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 2024-25 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 24-25, in the form required by DOF, is attached as Exhibit A and the Fiscal Year (“FY”) 2024-25 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 24-25 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 24-25 A-B submitted therewith and incorporated by this reference, including the FY 2024-25 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 Santa Ana’s City Manager 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.

The foregoing was passed and adopted by the following vote of the Orange Countywide Oversight Board on TUESDAY, JANUARY 23, 2024

YES: NICK DUNLAP, LOUIS MCCLURE, DEAN WEST, PHILLIP E. YARBROUGH

NOES:

EXCUSED:

ABSTAINED:

CHARLES BARFIELD, BRIAN PROBOLSKY

NICK DUNLAP
VICE CHAIRMAN

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

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

IN WITNESS WHEREOF, I have hereto set my hand.



KATHY TAVOULARIS
Clerk
Orange Countywide Oversight Board

Resolution No: 24-017

Agenda Date: Tuesday, January 23, 2024

Item No: 4j

EXHIBIT A

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

Successor Agency: Santa Ana
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):	\$ 113,236	\$ 113,236	\$ 226,472
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	113,236	113,236	226,472
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 11,176,422	\$ 814,014	\$ 11,990,436
F	RPTTF	11,118,292	755,884	11,874,176
G	Administrative RPTTF	58,130	58,130	116,260
H	Current Period Enforceable Obligations (A+E):	\$ 11,289,658	\$ 927,250	\$ 12,216,908

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.

Nick Dunlap, Vice Chairman
 Name _____
 /s/ *Nick Dunlap* Signature _____
 1/23/24 Date

Santa Ana Recognized Obligation Payment Schedule (ROPS 24-25) - ROPS Detail

July 1, 2024 through June 30, 2025

(Report Amounts In Whole Dollars)

Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July - December)				24-25B (January - June)							
											Fund Sources				Fund Sources							
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
28	DDA - Sycamore Parking Concepts	OPA/DDA/Construction	12/16/2002	6/30/2029	Sycamore Parking Concepts	Development of Sycamore Garage (Pkg Structure)	Merged	\$ 60,860,039		\$ 12,216,908	\$ 0	\$ 0	\$ 113,236	\$ 11,118,292	\$ 58,130	\$ 11,289,558	\$ 0	\$ 0	\$ 113,236	\$ 755,884	\$ 58,130	\$ 927,250
30	Erickson Lease Agreement - Honda	Business Incentive Agreements	1/19/2006	6/30/2032	Erickson Prop. Corp.	Leasehold Rights on AutoMall Property	Merged	792,648	N	\$ 226,472						\$ 113,236						\$ 113,236
33	Off Site Improvements (Nexus)	Improvement/Infrastucture	4/4/2005	6/30/2032	Various	Construction of Publicly Owned Improvements - Nexus	Merged	5,000,000	N	\$ -						\$ -						\$ -
34	Project Costs for Item #33	Project Management Costs	4/4/2005	6/30/2032	Successor Agency / Various	Project Management Services	Merged	123,250	N	\$ -						\$ -						\$ -
35	Sa Venture Partnership & Other MainPlace Agreements	OPA/DDA/Construction	5/15/1984	6/30/2032	Various	Permit Fee Obligation for Improvements	Merged	1,600,000	N	\$ -						\$ -						\$ -
36	Project Costs for Item #35	Project Management Costs	5/15/1984	6/30/2032	Successor Agency / Various	Project Management Services	Merged	100,000	N	\$ -						\$ -						\$ -
37	Discovery Science Center	OPA/DDA/Construction	4/21/1997	6/30/2032	City of Santa Ana	Permit Fee Obligation for Expansion	Merged	199,000	N	\$ -						\$ -						\$ -
62	Audited Financial Statements / Due Diligence Reviews	Professional Services	5/14/2003	6/30/2032	MGO / City of Santa Ana / Various	Required Per Bond Documents / AB 1484	Merged	40,000	N	\$ 5,000						\$ 5,000						\$ -
63	Employee Pension Liability	Unfunded Liabilities	2/1/2012	6/30/2032	CalPERS / Successor Agency / Various	Public Employee Defined Benefit Plan	Merged	118,729	N	\$ -						\$ -						\$ -
64	Other Postemployment Benefits (CBO)	Unfunded Liabilities	2/1/2012	6/30/2032	Successor Agency / Various	OPEB Liability for Successor Agency Staff	Merged	152,872	N	\$ -						\$ -						\$ -
66	Successor Agency Admin.	Admin Costs	2/1/2012	6/30/2032	Successor Agency / Various	Operating costs	Merged	760,000	N	\$ 116,260						\$ 58,130						\$ 58,130

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/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July - December)				24-25A Total	24-25B (January - June)				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		
160	2018 Tax Allocation Bonds Series A	Bonds Issued After 12/31/10	11/8/2018	9/1/2031	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Merged	10,148,375	N	\$ 1,271,375				1,064,125		\$ 1,064,125			187,250		\$ 187,250	
161	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	13,950	N	\$ 1,550						\$ -				1,550		\$ 1,550
162	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	BLX	Arbitrage rebate analysis	Merged	13,500	N	\$ 1,500				1,500		\$ 1,500						\$ -
163	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	Bank of NY Mellon	Trustee fees	Merged	14,400	N	\$ 1,800				1,800		\$ 1,800						\$ -
164	2018 Tax Allocation Bonds Series B	Bonds Issued After 12/31/10	11/8/2018	9/1/2028	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Merged	41,728,815	N	\$ 10,589,151				10,022,567		\$ 10,022,567			566,554		\$ 566,554	
165	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2032	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	4,000	N	\$ 500						\$ -				500		\$ 500
166	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2029	BLX	Arbitrage rebate analysis	Merged	13,500	N	\$ 1,500				1,500		\$ 1,500						\$ -
167	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2029	Bank of NY Mellon	Trustee fees	Merged	9,000	N	\$ 1,800				1,800		\$ 1,800						\$ -

Santa Ana	
Recognized Obligation Payment Schedule (ROPS 24-25) - Notes	
July 1, 2024 through June 30, 2025	
Item #	Notes/Comments
28	<i>Item has been completed.</i>
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Santa Ana Recognized Obligation Payment Schedule (ROPS 24-26) - Report of Cash Balances
July 1, 2021 through June 30, 2022
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (j), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see Cash Balance Tips Sheet.

A	B	C	D	E	F	G	H	
		Fund Sources						
		Bond Proceeds	Reserve Balance	Other Funds	RPTTF			
	ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	Comments	
1	Beginning Available Cash Balance (Actual 07/01/21) RPTTF amount should exclude "A" period distribution amount			1,404	0	44,884	1,354,973	
2	Revenue/Income (Actual 06/30/22) RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller			-		250,826	5,224,307	
3	Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)					226,471	6,743,444	
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)			1,404				
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			85,472	
6	Ending Actual Available Cash Balance (06/30/22) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 69,239	\$ (209,631)	

EXHIBIT B

City of Santa Ana
Successor Agency to the former Community Redevelopment Agency
FY 2024-2025
Administrative Allowance Budget

<u>Direct Personnel Costs</u>	<u>Department *</u>	<u>Fiscal Year</u>		<u>Successor Agency Hours</u>	<u>SA Administration</u>
		<u>2024/2025</u>	<u>61000</u>		
Executive Director	CDA	\$ 202,902	\$ 2,341	\$ 97.54	24
Administrative Services Manager	CDA	182,743	\$ 19,329	87.86	220
Management Analyst	CDA	89,238	\$ 6,202	47.72	130
Accounting Assistant	CDA	65,582	\$ 3,027	31.52	96
Community Development Commission Secretary	CDA	74,803	\$ 1,726	35.96	48
Accounting Manager	FMSA	187,316	\$ 360	90.06	4
Senior Accountant	FMSA	95,926	\$ 2,214	46.12	48
Assistant City Attorney	CAO	178,268	\$ 3,085	85.70	36
Total Direct Personnel Costs			38,285		606
					<u>38,285</u>

Other Direct Costs

Benefits Overhead - Shared cost allocation	390
Building Rental/Maintenance - Shared cost allocation	6,580
Communications - Landlines	240
Consultants - Outside legal counsel / Financial / etc.	1,950
Copier Lease - Shared cost allocation	500
Debt Service - Shared allocation of 2021 Pension Obligation Bond debt service payments	4,970
Insurance Charges - Shared cost allocation	2,610
IT Maintenance Charge - Shared cost allocation	2,340
Laserfiche - Shared cost allocation for document management software	1,540
LRPMP - Property maintenance, updated appraisals, escrow fees, and advertising	35,000
Supplies, printing, misc. items	4,380
Training / Mileage	100
Unfunded Accrued Liability - Shared cost allocation	8,590
Worker Compensation Insurance - Shared cost allocation	2,300
Total Other Direct Cost	<u>71,490</u>

Indirect Costs (based on direct salary charges)

Indirect Costs - 16.94% for FY 23/24	6,485
Includes City Manager's Office, Human Resources, Accounting, Purchasing, Treasury, Management & Support services.	
Total Indirect Cost	<u>6,485</u>

Total Successor Agency Admin Allowance Cost **\$ 116,260**

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

City of Santa Ana Successor Agency
FY 2024-25
Administrative Allowance
Description of Personnel Positions and Functions

<u>Position</u>	<u>Department</u>	<u>Summary of Job Duties Pertaining to Successor Agency</u>	<u>Frequency</u> (Months)	<u>Hours</u>	<u>Total</u>
Executive Director	CDA	Oversees the entire dissolution process as City Manager's designee. Attends Successor Agency, Oversight Board and Meet and Confer meetings and updates City management on RDA dissolution. Meets weekly with staff to review wind down activities.		2	12 24
Administrative Services Manager	CDA	Prepares all staff reports and attachments for, and attends all Successor Agency and Oversight Board meetings. Administers all enforceable obligations on a daily basis. Approves all invoices. Prepares journal entries as needed. Reconciles projects expenses. Prepares ROPS & PPA and works with other departments.		18	12 220
Management Analyst	CDA	Backup to the Administrative Services Manager. Provides assistance in reconciliation, analysis, and oversight of enforceable obligations. Sets up projects and activities in financial system. Prepares and processes any travel related requests. Assists with document management of former RDA records.		10	12 130
Accounting Assistant	CDA	Posts attendance for payroll charges to Successor Agency accounts for 24 pay periods. Assists in preparation of journal entries. Processes direct payment vouchers for Successor Agency invoices.		8	12 96
Community Development Commission Secretary	CDA	Assists in the preparation, submission, and tracking of Successor Agency staff reports to Clerk of the Council. Assists with filing, scanning, and other records retention related tasks for former RDA and current Successor Agency files on an on-going basis.		4	12 48
Total Community Development Agency					518
Accounting Manager	FMSA	Review final ROPS cash balance worksheet. Reconciles monthly bank statements related to Successor Agency transactions. Reviews and makes final approval of all journal entries for monthly closing. Additional hours during July - December for financial statements, addressing audit questions, and ACFR preparation.		4	1 4
Senior Accountant	FMSA	Prepares ROPS Cash Balance worksheet. Approves direct payment vouchers for payment of invoices. Reviews monthly fund balance and analyzes for month end closing. Reviews and processes journal entries as needed. Approves set up of projects and activities in financial system. Prepares all fiscal year end transactions. Additional hours during July - December for financial statements, addressing audit questions, and ACFR preparation.		4	12 48
Total Finance & Management Services Agency					52
Assistant City Attorney	CAO	Provides legal guidance on Dissolution Act and former RDA agreements/issues. Drafts and reviews Successor Agency resolutions. Attends Successor Agency meetings as necessary.		3	12 36
Total City Attorney's Office					36

City of Santa Ana Successor Agency
FY 2024-25
Administrative Allowance
Description of Other Direct and Indirect Costs

<u>Line Item</u>	<u>Description</u>
Benefits Overhead	Shared cost allocation of health care, dental, life insurance, LTD, etc. services provided by HR / Benefits
Building Rental / Maintenance	Shared cost allocation of City Hall building maintenance, janitorial services, utilities, and security guard services
Communications	Monthly telephone charges for direct lines, and allocation for shared telecommunication lines and system maintenance
Consultants	Outside legal counsel, financial consultants, appraisers, etc. on an as-needed basis
Copier Lease	Shared cost allocation of Sharp copier leases
Debt Service	Shared cost allocation of debt service for the 2021 Pension Obligation Bonds
Indirect Costs	Charges for City general overhead expense (City Manager's Office, Human Resources, Accounting, Purchasing, Treasury, Management and Support)
Insurance Charges	Shared cost allocation of premiums for Liability and Property Insurance, employee Group Insurance and Workers Compensation Insurance
IT Maintenance Charges	Shared cost allocation of computer services, maintenance of software, and a reserve for equipment replacement
Laserfiche	Shared cost allocation for document management software license and maintenance
LRPMP	Property maintenance, updated appraisal, escrow fees to dispose of remaining real property (if not completed during ROPS 21-22 period)
Supplies, Printing, Misc.	Direct office supplies, materials, non-consumable items, computer-related hardware/peripherals less than \$5,000, duplication costs, postage, etc. for Successor Agency staff
Training / Mileage	Registration fees and travel related expenses for Successor Agency staff
Unfunded Accrued Liability	Shared cost allocation of liability payment to CalPERS (employer's contribution) for former employees and current employees assigned to the former RDA
Worker Compensation Insurance	Shared cost allocation of worker compensation insurance