

A G E N D A

REGULAR MEETING OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD

TUESDAY, APRIL 21, 2026, 8:30 AM

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

HON. BRIAN PROBOLSKY
Chairman

HON. NICHOLAS DUNLAP
Vice Chairman

CHARLES BARFIELD
Board Member

KRISTEN CAMUGLIA
Board Member

LOUIS MCCLURE
Board Member

DEAN WEST, CPA
Board Member

HON. PHILLIP E. YARBROUGH
Board Member

Staff

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

Counsel

Patrick K. Bobko

Clerk of the Board

Kathy Tavoularis

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

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

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

A G E N D A

REGULAR MEETING OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD

8:30 A.M.

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Minutes from January 27, 2026, Regular Meeting
4. Status Update on All Successor Agencies
5. Contract Renewal for Dynamic Strategies

COMMENTS & ADJOURNMENT:

PUBLIC COMMENTS:

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

STAFF COMMENTS:

- Next Regular Meeting is July 21, 2026

BOARD COMMENTS:

CLOSED SESSION:

CS-1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Pursuant to Government Code Section 54956.9(d)(4):
Number of Cases: One Case

ADJOURNMENT

NEXT MEETING:

Regular Meeting July 21, 2026, 8:30 AM

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

January 27, 2026, 8:30 AM

1. CALL TO ORDER

The regular meeting of the Orange Countywide Oversight Board was called to order at 8:41 AM on January 27, 2026, by Chairman Brian Probolsky, presiding officer.

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

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

2. PLEDGE OF ALLEGIANCE

Vice Chairman Dunlap led the Pledge of Allegiance.

3. APPROVAL OF THE MINUTES FROM JANUARY 20, 2026, REGULAR MEETING

Board Member West moved, and Board Member McClure seconded, to approve the minutes from January 20, 2026, Regular Board meeting, with Board Member Barfield abstaining.

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

4. ADOPT RESOLUTIONS REGARDING REQUESTS BY SUCCESSOR AGENCIES FOR ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) AND ADMINISTRATIVE BUDGET

Vice Chairman Dunlap moved, and Board Member Camuglia seconded, the adoption of Item Numbers 4a (Buena Park), 4b (Fullerton), 4c (La Habra), 4e (City of Orange), and 4f (San Juan Capistrano).

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

Item Number 4d (Mission Viejo)

After discussion with present agency staff agreeing to lower administrative costs to \$50,000, Board Member Barfield moved, and Board Member Camuglia seconded, the adoption of Item Number 4d (Mission Viejo).

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

Item Number 4g (Santa Ana)

After commending and thanking Santa Ana Successor Agency employee Waldo Barela for his work in advancing the agency to future dissolution, Board Member Barfield moved, and Board Member West seconded, the adoption of Item Number 4g (Santa Ana).

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

5. ADAPT RESOLUTION APPROVING THE LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)

Board Member West moved, and Board Member Barfield seconded, the adoption of Item Number 5a, the City of Orange Successor Agency's Last and Final ROPS.

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

PUBLIC COMMENTS:

None

STAFF COMMENTS:

Clerk Tavoularis reminded everyone that the next meeting scheduled is Tuesday, April 21 at 8:30 AM. She noted the Department of Finance deadline to submit Annual ROPS is February 1.

Clerk Tavoularis reminded the Board that all Form 700 filings are due on April 1.

Consultant Nguyen recommended that starting next year, 2027, the Oversight Board should have only one January meeting to review Annual ROPS, rather than two January meetings, due to the reduced number of agencies submitting Annual ROPS to the Oversight Board, as a number of agencies have either dissolved or have obtained approval for their Last and Final ROPS.

BOARD COMMENTS:

None.

CLOSED SESSION:

None.

ADJOURNMENT:

Chairman Probolsky adjourned the meeting at 9:06 AM.

BRIAN PROBOLSKY
CHAIRMAN OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD

KATHY TAVOULARIS
CLERK OF THE BOARD

DATE

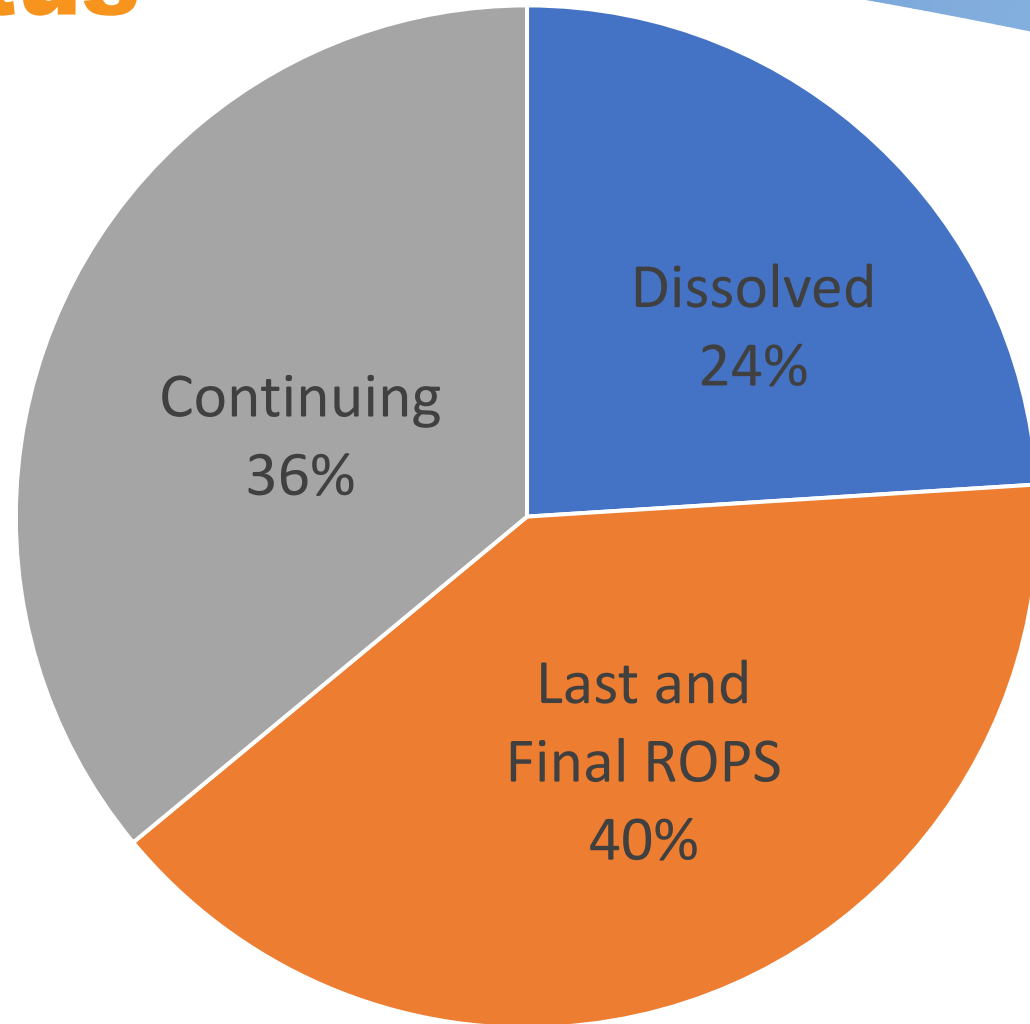
Orange Countywide Oversight Board

Successor Agency Status Update

April 21, 2026

Successor Agency Status

- 6 Dissolved (24%)
- 10 Last and Final ROPS (40%)
 - 4 approved by former local oversight boards
 - 6 approved by Orange Countywide Oversight Board
- 9 Continuing (36%)





Anaheim Successor Agency

- 63 Properties on LRPMP in 2015
- \$149,089,219 in Total Outstanding Obligations (as of July 1, 2026)
- Several Obligations Have Termination Dates Past 2040
 - One Obligation Has a Placeholder Termination Date of December 31, 2075 (Though Likely Terminates in 2027)
 - Regarding this obligation, Anaheim defeated the Department of Finance in the California Court of Appeal in *City of Anaheim v. Cohen*, 227 Cal. Rptr. 3d 210 (2017)
 - Final Obligation Terminates June 30, 2058
 - Another Obligation Terminates February 1, 2058
 - Landfill Remediation Projected to Terminate December 31, 2044



Brea Successor Agency

- 6 Properties on LRPMP in 2015
- Last and Final ROPS
 - Final Obligation Terminates December 31, 2036
 - Approved by Former Brea Oversight Board January 23, 2018



Buena Park Successor Agency

- 30 Properties on LRPMP in 2013
- \$129,246,000 in Total Outstanding Obligations (as of July 1, 2026)
- Final Obligation Terminates September 28, 2044



Costa Mesa Successor Agency

- No Properties Held at Dissolution
- Last and Final ROPS Not Requested
- Final Dissolution Approved by Orange Countywide Oversight Board September 17, 2024
 - Fourth Agency to Dissolve in Orange County (Tied with Irvine)



County Successor Agency

- 3 Properties on LRPMP in 2013
- Last and Final ROPS Not Requested
- Final Dissolution Approved by Orange Countywide Oversight Board
July 23, 2024
 - Third Agency to Dissolve in Orange County



Cypress Successor Agency

- No Properties Held at Dissolution
- Last and Final ROPS Not Requested
- Final Dissolution Approved by Orange Countywide Oversight Board
January 24, 2023
 - Second Agency to Dissolve in Orange County



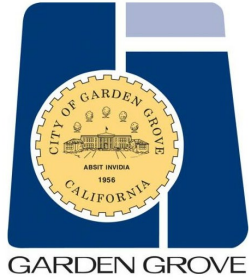
Fountain Valley Successor Agency

- 1 Property on LRPMP in 2014
- Last and Final ROPS
 - Final Obligation Terminates November 16, 2026
 - Approved by Orange Countywide Oversight Board January 17, 2023



Fullerton Successor Agency

- 15 Properties on LRPMP in 2015
- \$11,603,925 in Total Outstanding Obligations (as of July 1, 2026)
- Final Obligation Terminates June 30, 2028



Garden Grove Successor Agency

- 55 Properties on LRPMP in 2014
- \$36,234,008 in Total Outstanding Obligations (as of July 1, 2026)
- Final Obligation Terminates October 1, 2033



Huntington Beach Successor Agency

- 7 Properties on LRPMP in 2015
- \$33,032,278 in Total Outstanding Obligations (as of July 1, 2026)
- Final Obligation Terminates June 30, 2040



Irvine Successor Agency

- No Properties Held at Dissolution
- Last and Final ROPS Not Requested
- Final Dissolution Approved by Orange Countywide Oversight Board September 17, 2024
 - Fourth Agency to Dissolve in Orange County (Tied with Costa Mesa)



La Habra Successor Agency

- 7 Properties on LRPMP in 2015
- \$2,341,479 in Total Outstanding Obligations (as of July 1, 2026)
- Final Obligation Terminates October 1, 2032



La Palma Successor Agency

- 1 Property on LRPMP in 2013
- Last and Final ROPS
 - Final Obligation Terminates October 28, 2029
 - Approved by Orange Countywide Oversight Board September 22, 2020



Lake Forest Successor Agency

- No Properties Held at Dissolution
- Last and Final ROPS
 - Final Obligation Terminates December 1, 2033
 - Approved by Former Lake Forest Oversight Board November 9, 2016



Mission Viejo Successor Agency

- No Properties Held at Dissolution
- \$4,497,920 in Total Outstanding Obligations (as of July 1, 2026)
- Final Obligation Terminates June 30, 2033



Orange Successor Agency

- 14 Properties on LRPMP in 2014
- Last and Final ROPS
 - Final Obligation Terminates September 1, 2037
 - Approved by Orange Countywide Oversight Board January 27, 2026



Placentia Successor Agency

- 2 Properties on LRPMP in 2014
- Last and Final ROPS
 - Final Obligation Terminates June 30, 2033
 - Approved by Orange Countywide Oversight Board January 23, 2024



San Clemente Successor Agency

- 2 Properties on LRPMP in 2014
- Last and Final ROPS Approved by Former San Clemente Oversight Board September 2, 2016
- Final Dissolution Approved by Orange Countywide Oversight Board July 29, 2025
 - Sixth Agency to Dissolve in Orange County
 - First Agency with Last and Final ROPS to Dissolve in Orange County



San Juan Capistrano Successor Agency

- 11 Properties on LRPMP in 2015
- \$17,648,006 in Total Outstanding Obligations (as of July 1, 2026)
- Final Obligation Terminates March 1, 2035



Santa Ana Successor Agency

- 5 Properties on LRPMP in 2015
- \$36,279,983 in Total Outstanding Obligations (as of July 1, 2026)
- Final Obligation Terminates June 30, 2032



Seal Beach Successor Agency

- 3 Properties on LRPMP in 2014
- Last and Final ROPS Not Requested
- Final Dissolution Approved by Orange Countywide Oversight Board
January 18, 2022
 - First Agency to Dissolve in Orange County



Stanton Successor Agency

- 5 Properties on LRPMP in 2014
- Last and Final ROPS
 - Final Obligation Terminates December 1, 2040
 - Approved by Orange Countywide Oversight Board September 26, 2019
 - Amendment Approved by Orange Countywide Oversight Board September 22, 2020



Tustin Successor Agency

- 3 Properties on LRPMP in 2015
- Last and Final ROPS
 - Final Obligation Terminates September 1, 2040
 - Approved by Former Tustin Oversight Board May 22, 2018



Westminster Successor Agency

- 9 Properties on LRPMP in 2015
- Last and Final ROPS
 - Final Obligation Terminates November 1, 2045
 - Approved by Orange Countywide Oversight Board January 25, 2022



Yorba Linda Successor Agency

- 32 Properties on LRPMP in 2013
- Last and Final ROPS
 - Final Obligation Terminates September 1, 2032
 - Approved by Former Yorba Linda Oversight Board June 11, 2018

Timeline of Dissolved Agencies

- January 18, 2022 – Seal Beach
- January 24, 2023 – Cypress
- July 23, 2024 – County
- September 17, 2024 – Costa Mesa and Irvine
- July 29, 2025 – San Clemente
 - First Agency to Dissolve After Last and Final ROPS
 - All Prior Dissolutions Were of Agencies that Did Not File Last and Final ROPS

Timeline of Last and Final ROPS

- Approved September 2, 2016 by former San Clemente Oversight Board (Now Dissolved)
- Approved November 9, 2016 by former Lake Forest Oversight Board (Final Obligation December 1, 2033)
- Approved January 23, 2018 by former Brea Oversight Board (Final Obligation December 31, 2036)
- Approved May 22, 2018 by former Tustin Oversight Board (Final Obligation September 1, 2040)
- Approved June 11, 2018 by former Yorba Linda Oversight Board (Final Obligation September 1, 2032)
- Approved by Orange Countywide Oversight Board
 - September 26, 2019 – Stanton (Final Obligation December 1, 2040)
 - September 22, 2020 – La Palma (Final Obligation October 28, 2029)
 - January 25, 2022 – Westminster (Final Obligation November 1, 2045)
 - January 17, 2023 – Fountain Valley (Final Obligation November 16, 2026)
 - January 23, 2024 – Placentia (Final Obligation June 30, 2033)
 - January 27, 2026 – Orange (Final Obligation September 1, 2037)

Timeline of Final Obligations for Remaining Agencies with Approved Last and Final ROPS

- November 16, 2026 – Fountain Valley (Approved January 17, 2023)
- October 28, 2029 – La Palma (Approved September 22, 2020)
- September 1, 2032 – Yorba Linda (Approved June 11, 2018 by former board)
- June 30, 2033 – Placentia (Approved January 23, 2024)
- December 1, 2033 – Lake Forest (Approved November 9, 2016 by former board)
- December 31, 2036 – Brea (Approved January 23, 2018 by former board)
- September 1, 2037 – Orange (Approved January 27, 2026)
- September 1, 2040 – Tustin (Approved May 22, 2018 by former board)
- December 1, 2040 – Stanton (Approved September 26, 2019)
- November 1, 2045 – Westminster (Approved January 25, 2022)

Timeline of Final Obligations for Continuing Successor Agencies

- June 30, 2028 – Fullerton
- June 30, 2032 – Santa Ana
- October 1, 2032 – La Habra
- June 30, 2033 – Mission Viejo
- October 1, 2033 – Garden Grove
- March 1, 2035 – San Juan Capistrano
- June 30, 2040 – Huntington Beach
- September 28, 2044 – Buena Park
- June 30, 2058 – Anaheim

Timeline of Final Obligations of All Successor Agencies

- November 16, 2026 – Fountain Valley (Last & Final ROPS)
- June 30, 2028 – Fullerton
- October 28, 2029 – La Palma (Last & Final ROPS)
- June 30, 2032 – Santa Ana
- September 1, 2032 – Yorba Linda (Last & Final ROPS)
- October 1, 2032 – La Habra
- June 30, 2033 – Mission Viejo
- June 30, 2033 – Placentia (Last & Final ROPS)
- October 1, 2033 – Garden Grove
- December 1, 2033 – Lake Forest (Last & Final ROPS)
- March 1, 2035 – San Juan Capistrano
- December 31, 2036 – Brea (Last & Final ROPS)
- September 1, 2037 – Orange (Last & Final ROPS)
- June 30, 2040 – Huntington Beach
- September 1, 2040 – Tustin (Last & Final ROPS)
- December 1, 2040 – Stanton (Last & Final ROPS)
- September 28, 2044 – Buena Park
- November 1, 2045 – Westminster (Last & Final ROPS)
- June 30, 2058 – Anaheim

Orange Countywide Oversight Board

Date: 4/21/2026

Agenda Item No. 5

From: Staff to the Orange Countywide Oversight Board

Subject: Contract for Dynamic Strategies LLC

Recommended Action:

Authorize and direct staff to sign renewal with Dynamic Strategies LLC.

Health and Safety Code §34179(j) specifies that the Auditor-Controller's office is to provide staff support to the Oversight Board, and as such, when the Board was being formed in 2018, then-Auditor-Controller Eric Woolery designated Chris Nguyen as one of the staff for the Oversight Board. He served in this role until March 2020 when he departed the Auditor-Controller's office.

Health and Safety Code §34179(o) specifies that the Oversight Board may contract with any public or private entity for additional support of its functions.

At the April 2021 Oversight Board meeting, Chairman Brian Probolsky expressed interest in bringing Mr. Nguyen back as a consultant to the Oversight Board as it exited the startup phase and entered a new phase where it would deal with more complex matters with greater nuance. Other Board members also expressed support for the idea. In June 2021, with the consent of the Chairman, the staff to the Oversight Board administratively executed a nine-month contract with Dynamic Strategies LLC, where Mr. Nguyen is one of the principals. The contract was renewed at the February 2022 Oversight Board meeting through March 2023.

At the April 2023 Oversight Board meeting, the Oversight Board approved a new contract with Dynamic Strategies LLC for a term expiring May 14, 2026, with two one-year renewal options. This agenda item would direct staff to exercise the first renewal option for the existing contract through May 14, 2027.

Under the current contract, services for the Oversight Board from Dynamic Strategies include analyses and recommendations regarding Successor Agency assets and other enforceable obligations of Successor Agencies; working with the Oversight Board, Successor Agencies, California Department of Finance, and other entities to bring resolution to Successor Agency assets and other enforceable obligations; assisting the Oversight Board and its counsel negotiate actions regarding Successor Agency assets; supporting, analyzing, and making recommendations for the Oversight Board, its staff, and its counsel in efforts to work with the California Department of Housing and Community Development, California Department of Finance, Successor Agencies, and other entities with regard to the Surplus Land Act's jurisdiction over Successor Agency assets; facilitating the Oversight Board's efforts to bring Successor Agencies to Last and Final ROPS and eventually dissolution; assisting the Oversight Board and its counsel on pending litigation; assisting Oversight Board subcommittees, as needed; and analyzing Annual ROPS, Amended ROPS, and Successor Agency administrative budgets to assist the Oversight Board and its staff, as needed.

During the 2021-2023 contract, Dynamic Strategies worked closely with staff and counsel of the Oversight Board regarding the dissolution of the Seal Beach and Cypress Successor Agencies; Successor Agency compliance with Long-Range Property Management Plans (LRPMPs); recommendations regarding the disposition of assets from various agencies; the myriad challenges of disposition of assets in light of the Surplus Land Act being amended by the Legislature to apply to Successor Agency assets; the Board's ad hoc committee on asset disposition; various Successor Agency development agreements, bonds, promissory notes, and other enforceable obligations; communications with Successor Agencies; fulfilling information requests from various Successor Agencies, including the County of Orange Successor Agency, as well as

other outside agencies, such as the Metropolitan Water District of Southern California; and all of the Board's Closed Session items. In addition to Mr. Nguyen, another principal from Dynamic Strategies, Cameron Wessel, has also provided services for the Oversight Board for this contract.

At the commencement of the 2021-2023 contract, the Board was also contracting with another company for various services. The other company's contract has since concluded, and consequently, Board staff at the Auditor-Controller's office and Dynamic Strategies each expanded their responsibilities to absorb the duties previously conducted by the other company.

At any time, if the Oversight Board wishes to terminate the contract, it may do without cause upon 30 days' notice.