# **Orange Countywide Oversight Board**

Agenda Item No. 6j

Date: 1/24/2023

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 2023-24 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 2023-24 (Attachment 1, Exhibit A).

The enforceable obligations included in the ROPS 23-24 total \$12,078,261. With other funds available, \$11,851,789 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 agreements (Line Items #28 & 30). The total amount requested is \$305,144 higher than the total from ROPS 22-23 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 23-24 period for these projects at this time, but the Successor Agency will request funds as necessary in a future period. The following line item below will be retired for the reason specified:

Line	Description	Reason
119	Employee Layoff/Termination	This item has been denied by the Department of
	Payment Obligations	Finance in previous years. No existing staff is
		associated with the former Redevelopment
		Agency. No desire at this time to pursue any
		litigation in support of Section 34171 (d)(1)(C).

The authorized distribution from the Redevelopment Property Tax Trust Fund (RPTTF) for the ROPS 22-23 period, less administrative costs is \$11,416,645. Pursuant to Section 34171 (b) (3), the administrative allowance for FY 2023-24 is 3% of the adjusted RPTTF distribution from ROPS 21-22, or the minimum amount of \$250,000. The Santa Ana Successor Agency is requesting \$125,000 for the administrative allowance for FY 2022-23.

The administrative cost allowance for the FY 2023-24 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 increases if negotiated by various employee groups, etc. Staff plans to begin to dispose of the last remaining property on the Long Range Property Management Plan during the upcoming ROPS 23-24 period, any unanticipated delays may extend the process to FY 2024-25. Therefore, certain expenses related to the disposition process may need to be paid from the administrative cost allowance.

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
2017-18	564,672	341,955	222,717	60.60%
2018-19	254,742	195,477	59,265	76.70%
2019-20	289,698	216,232	73,466	74.60%
2020-21	250,000	142,195	107,805	56.90%
2021-22	150,000	78,414	71,586	52.30%
2022-23*	130,200	22,932	107,268	17.60%

<sup>\*</sup> As of December 31, 2022

The Santa Ana Successor Agency adopted a resolution approving the ROPS 23-24 at its meeting on January 17, 2023 (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 23-24 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)

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### Attachments

- 1. Proposed Orange Countywide Oversight Board Resolution
  - A. Exhibit A ROPS 23-24
  - B. Exhibit B Administrative Budget
- Placeholder for Santa Ana Successor Agency Resolution 2023-XX\_\_
- 3. DOF Letter dated April 15, 2022 approval of Administrative Budget for ROPS 22-23
- 4. Orange Countywide Oversight Board Resolution No. 22-019
  - A. ROPS 22-23
- 5. DOF Letter dated April 7, 2021 approval of Administrative Budget for ROPS 21-22
- 6. Orange Countywide Oversight Board Resolution No. 21-018
  - B. ROPS 21-22

# RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD RESOLUTION NO. 23-019

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH OVESIGHT OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SANTA ANA APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE [ROPS] 2023-24 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2023 TO JUNE 30, 2024, INCLUDING THE FY 2023-24 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 of the City of Santa Ana ("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 2023-24 A-B fiscal period of July 1, 2023 to June 30, 2024 ("ROPS 23-24")

- 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, 2023; and
- **WHEREAS**, the ROPS 23-24, in the form required by DOF, is attached as Exhibit A and the Fiscal Year ("FY") 2023-24 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 23-24 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 23-24 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 23-24 A-B submitted therewith and incorporated by this reference, including the FY 2023-24 administrative budget included herewith.
- **SECTION 3.** The Orange Countywide Oversight Board authorizes transmittal of the ROPS 23-24 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 23-24 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 23-24) - Summary Filed for the July 1, 2023 through June 30, 2024 Period

Successor Agency: Santa Ana
County: Orange

	t Period Requested Funding for Enforceable tions (ROPS Detail)	23-24A Total (July - December)	23-24B Total (January - June)	ROPS 23-24 Total
Α	Enforceable Obligations Funded as Follows (B+C+D):	\$ 113,236	\$ 113,236	\$ 226,472
В	Bond Proceeds	-	-	-
С	Reserve Balance	-	-	-
D	Other Funds	113,236	113,236	226,472
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 10,750,547	\$ 1,101,242	\$ 11,851,789
F	RPTTF	10,688,047	1,038,742	11,726,789
G	Administrative RPTTF	62,500	62,500	125,000
Н	Current Period Enforceable Obligations (A+E):	\$ 10,863,783	\$ 1,214,478	\$ 12,078,261

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 23-24) - ROPS Detail

### July 1, 2023 through June 30, 2024

										(I	Report A	mounts i	n Whole I	Dollars)											
A	В	С	D	E	F	G	н	1	J		ĸ	L	м	N	0	P	Q	R	s	т	U	v	w		
	Project		Contract/ Agreement	Contract/ Agreement				Total Outstanding		-					23-	24A (July - Fund So		)			23-	-24B (Janua Fund So			
Item #	Name/Debt Obligation	Obligation Type	Execution Date	Termination Date	Payee	Description/Project Scope	Project Area	Debt or Obligation	Retired	1	S 23-24 Fotal	Bond Proceeds		Other Funds	RPTTF \$ 10.688.047	Admin RPTTF	23-24A Total	Bond Proceeds		Other Funds	RPTTF	Admin RPTTF	23-24B Total		
28	B DDA - Sycamore Parking Concepts	OPA/DDA/Co nstruction	12/16/2002	6/30/2029	Sycamore Parking Concepts	Development of Sycamore Garage (Pkg Structure)	Merged	\$ 74,453,479 1,065,000	N	\$	2,078,261 180,000	\$ 0	\$ 0	\$ 113,236	90,000	\$ 62,500	\$ 90,000	\$ 0	\$ 0	\$ 113,236	\$ 1,038,742 90,000	\$ 62,500	\$ 1,214,478 \$ 90,000		
30	Lease	Business Incentive Agreements	1/19/2006	6/30/2032	Erickson Prop. Corp.	Leasehold Rights on AutoMall Property	Merged	1,019,119	N	\$	226,472			113,236			\$ 113,236			113,236			\$ 113,236		
	ts (Nexus)	Improvement /Infrastructur e	4/4/2005	6/30/2032	Various	Construction of Publicly Owned Improvements - Nexus	Merged	5,000,000	N	\$							\$						\$ -		
34	4 Project Costs for Item #33	Project Management Costs	4/4/2005	6/30/2032	Successor Agency / Various	Project Management / Services	Merged	123,250	N	\$							\$						\$ -		
38		OPA/DDA/Co	5/15/1984	6/30/2032	Various	Permit Fee Obligation for Improvements	Merged	1,600,000	N	\$	-						\$ -						\$ -		
36	6 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	7 DDA - Discovery Science Center	OPA/DDA/Co nstruction	4/21/1997	6/30/2032	City of Santa Ana	Permit Fee Obligation for Expansion	Merged	199,000	N	\$							\$						\$ -		
62	2 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	45,000	N	\$	5,000				5,000		\$ 5,000						\$ -		
	3 Employee Pension Liability	Unfunded Liabilities	2/1/2012	6/30/2032	CalPERS / Successor Agency	Public Employee Defined Benefit Pension Plan	Merged	867,809	N	\$							\$						\$ -		
	4 Other Postemploy ment Benefits (OPEB)	Unfunded Liabilities	2/1/2012	6/30/2032	Successor Agency / Various	OPEB Liability for Successor Agency Staff	Merged	182,872	N	\$	-						\$ -						\$ -		
66	Successor Agency Admin.	Admin Costs	2/1/2012	6/30/2032	Successor Agency / Various	Operating costs	Merged	760,000	N	\$	125,000					62,500	\$ 62,500					62,500	\$ 62,500		

Α	В	С	D	E	F	G	Н	I	J		K	L	М	N	0	Р	Q	R	S	Т	U	V	w
			Contract/	Contract/				Total					23-	24A (July -		)			23-	24B (Janua			
	Project Name/Debt	Obligation	Agreement Execution	Agreement Termination		Description/Project	Project	Outstanding Debt or		ROP	S 23-24	Bond	Reserve	Fund So	urces		23-24A	Bond	Reserve	Fund So	urces		23-24B
Item#	Obligation	Туре	Date 2/1/2012	Date 6/30/2032	Payee	Scope Section 34171	Area	Obligation	Retired	Т	otal	Proceeds	Balance	Other Funds	RPTTF	Admin RPTTF	Total	Proceeds	Balance	Other Funds	RPTTF	Admin RPTTF	Total
	Employee Layoff/Termination Payment Obligations	Unfunded i Liabilities			Successor Agency / Employees	(d)(1)(C) - Collective Bargaining Agreements for Layoffs / Terminations	Merged		Y	\$	-						\$ -						\$ -
	Housing Entity Administrati ve Cost Allowance		7/1/2014	7/1/2018	Successor Housing Agency / various	Housing Entity Administrative Cost Allowance	Merged		Y	\$	-						\$ -						\$ -
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	11,415,375	N	\$ 1	,269,000				1,059,875		\$ 1,059,875				209,125		\$ 209,125
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	18,600	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	19,500	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	16,200	N	\$	1,800				1,800		\$ 1,800						\$ -
	2018 Tax Allocation Bonds Series B	Bonds Issued After 12/31/10		9/1/2028	Bank of New York Mellon	bonds to refund 2003 Bonds and 2011 Bonds	Merged	51,992,954	N		,264,139				9,526,572		\$ 9,526,572				737,567		\$ 737,567
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	4,500	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		11/8/2018	6/30/2029	Bank of NY Mellon	Trustee fees	Merged	10,800	N	\$	1,800				1,800		\$ 1,800						\$ -

# Santa Ana Recognized Obligation Payment Schedule (ROPS 23-24) - Report of Cash Balances July 1, 2020 through June 30, 2021 (Report Amounts in Whole Dollars)

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

pay	ment from property tax revenues is required by an enforceable obliga	ce Tips Sheet.					
Α	В	С	D	E	F	G	н
				Fund Sources			
		Bond P	roceeds	Reserve Balance	Other Funds	RPTTF	
	ROPS 20-21 Cash Balances (07/01/20 - 06/30/21)	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 07/01/20)	I	I				
'	RPTTF amount should exclude "A" period distribution amount						
		0	1,398		804,047	1,941,356	
2	Revenue/Income (Actual 06/30/21) RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller						
		0	6		238,495	2,814,465	
3	Expenditures for ROPS 20-21 Enforceable Obligations (Actual 06/30/21)						
					226.471	3.360.843	
4	Retention of Available Cash Balance (Actual 06/30/21) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				==5,	-,,-	
-	ROPS 20-21 RPTTF Prior Period Adjustment		1,404				
3	RPTTF amount should tie to the Agency's ROPS 20-21 PPA form submitted to the CAC		No enti	ry required		121,817	
	Ending Actual Available Cash Balance (06/30/20) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)					121,511	
		\$ 0	\$ 0	\$ 0	\$ 816,071	\$ 1,273,161	

# Santa Ana

# Recognized Obligation Payment Schedule (ROPS 23-24) - Notes

Item #	Notes/Comments
28	
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# City of Santa Ana **Successor Agency to the former Community Redevelopment Agency** FY 2023-2024

# **Administrative Allowance Budget**

<u>Direct Personnel Costs</u>	Department *	_	iscal Year 2023/2024 Costs	<u>(\$</u>	<u>61000</u> Salaries)	Hourly Rate	Successor Agency Hours	SA Administration	% of Time Spent on SA Issues
Executive Director	CDA	\$	256,980	\$	2,106	\$ 123.54	18	2,224	0.87%
Administrative Services Manager	CDA	Ψ	207,139	Ψ	14,898	99.58	216	21,509	10.38%
Management Analyst	CDA		124,670		6,368	59.94	144	8,631	6.92%
Accounting Assistant	CDA		91,254		3,764	43.88	96	4,212	4.62%
Community Development Commission Secretary	CDA		96,964		1,672	46.62	48	2,238	2.31%
Accounting Manager	FMSA		152,870		-	73.50	-	-	0.00%
Senior Accountant	FMSA		145,600		2,501	70.00	48	3,360	2.31%
Assistant City Attorney	CAO		227,523		3,192	109.38	36	3,938	1.73%
Total Direct Personnel Costs	5				34,501		606	46,112	
Other Direct Costs  Benefits Overhead - Shared cost allocation Building Rental/Maintenance - Shared cost allocation Communications - Shared cost allocation Consultants - Outside legal counsel / Financial / etc								510 6,580 1,200 1,949	
Copier Lease - Shared cost allocation  Debt Service - Shared allocation of 2021 Pension 0	Obligation Rand d	lobt	convice no	w m	nto			500 4,970	
Delivery Charges - Shared cost allocation	Doligation Bond o	lebi	service pa	iyiiie	1115			4,970	
Insurance Charges - Shared cost allocation								3,420	
IT Maintenance Charge - Shared cost allocation								2,340	
Laserfiche - Shared cost allocation for document m	anagement softw	ıare						1,000	
LRPMP - Property maintenance, updated appraisal	J			ı				35,000	
Supplies, printing, misc. items	o, coolow 1000, a	IIG	aavortionig	,				4,380	
Training / Mileage								100	
Unfunded Accrued Liability - Shared cost allocation	ı							8.590	
Worker Compensation Insurance - Shared cost allo								2,860	
Total Other Direct Cos								73,399	•
Indirect Costs (based on direct salary charges) Indirect Costs - 14.92% for FY 22/23; rate for FY 23 Includes City Manager's Office, Human Resource Treasury, Management & Support services.	es, Accounting, I		•	ate ·	- January)	)		5,489	
Total Indirect Cos	ι							5,489	
	Total Succ	ess	sor Agenc	y Ac	lmin Allo	wance Cost		\$ 125,000	ı

<sup>\*</sup> CDA = Community Development Agency FMSA = Finance & Management Services Agency CAO = City Attorney's Office

# SUCCESSOR AGENCY RESOLUTION NO. 2023-001

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SANTA ANA APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 23-24 FOR THE PERIOD OF JULY 1, 2023 TO JUNE 30, 2024 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:

<u>Section 1.</u> The City Council 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 oneyear 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, 2023 through June 30, 2024 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, 2023.

<u>Section 2.</u> The Successor Agency approves the Recognized Obligation Payment Schedule 23-24, 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.

<u>Section 3.</u> Pursuant to the Dissolution Act, the Successor Agency further authorizes the transmittal of the ROPS 23-24, 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.

<u>Section 4.</u> The City Manager, or his/her designee ("City Manager"), is directed to post on the City's website the ROPS 23-24 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.

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

ADOPTED this 17th day of January, 2023.

Valerie Amezcua Mayor

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

By: <u>Kawa A. Kossini</u> Jose Montoya

Assistant City Attorney

for

AYES:

Councilmembers

Amezcua, Bacerra, Hernandez, Lopez,

Penaloza, Phan, Vazquez (7)

NOES:

Councilmembers

None (0)

ABSTAIN:

Councilmembers

None (0)

NOT PRESENT:

Councilmembers

None (0)

# CERTIFICATION OF ATTESTATION AND ORIGINALITY

I, Clerk of the Council do hereby attest to and certify the attached Resolution No. <u>2023-001</u> to be
the original resolution adopted by the City Council acting as the Successor Agency to the former
Community Redevelopment Agency on <u>January 17, 2023</u> .

Date: 1 23 23

Clerk of the Council City of Santa Ana

# **EXHIBIT A**

# Recognized Obligation Payment Schedule (ROPS 23-24) - Summary Filed for the July 1, 2023 through June 30, 2024 Period

Successor Agency: Santa Ana County: Orange

Current Period R	equested Funding for Enforceable Obligations (ROPS Detail)	23-24A Tot (July - December	(January		ROPS 23-24 Total
Α	Enforceable Obligations Funded as Follows (B+C+D):	\$ 113,23	6 \$ 113,23	36 \$	226,472
В	Bond Proceeds		-	-	-
C	Reserve Balance		-	-	
D	Other Funds	113,23	36 113,23	36	226,472
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 10,750,54	7 \$ 1,101,24	12 \$	11,851,789
F	RPTTF	10,688,04	1,038,74	12	11,726,789
G	Administrative RPTTF	62,50	00 62,50	00	125,000
Н	Current Period Enforceable Obligations (A+E):	\$ 10,863,78	33 \$ 1,214,4	78 \$	12,078,261

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 23-24) - ROPS Detail July 1, 2023 through June 30, 2024 (Report Amounts in Whole Dollars)

	*			23-24B Totai	\$ 1,214,478	000'06 \$	\$ 113,236	5	5	49	4	5	un un	69	(A)	\$ 62,500
	>			Admin	\$ 62,500											62,500
	n	- June)	Se	RPTTF	2	000'06										
-	-	23-24B (January - June)	Fund Sources	Other	2		113,236									
	s	23-24B (	Fur	Reserve	1506											
	œ			Bond	100.0											
	σ			23-24A Total	\$ 10,863,783	000'06 \$	\$ 113,236	·	69	w	ω.	· ·	\$ 5,000	•	\$	\$ 62,500
	۵			Admin	391				10000			6968	<i>y</i>			62,500
	0	cember)	ses	RPTTF	\$ 10,688,047	000'06							5,000			
	z	23-24A (July - December)	Fund Sources	Other	160		113,236									
	Σ	23-24A (	Fu	Reserve	100											
	ı			Bond	-	0										
	¥			ROPS 23-24 Total	12,078,261	180,000	226,472						5,000			125,000
_	-			Retired	-	<del>ω</del> Z	<del>o</del> Z	es Z	es Z	v) Z	e z	z	e <del>s</del>	va Z	υ Z	υ Z
	-			Total Outstanding Debt or Obligation R	74,453,479	1,065,000	1,019,119	5,000,000	123,250	1,600,000	100,000	199,000	45,000	867,809	182,872	760,000
	I			Project Area	187	Merged	Verged	Merged	Merged	Merged	Merged	Merged	Merged	Merged	herged	Merged
	9			Description/Project Scope		Development of Sycamore Garage (Pkg Structure)	Erickson Leasehold Rights on AutoMall Merged Prop. Corp. Property	Construction of Publicity Owned Improvements - Nexus	Project Management / Newices	Permit Fee Obligation for Improvements	Project Management / N	Permit Fee Obligation for N Expansion	er Bond // AB 1484	Public Employee Defined Benefit Pension Plan	OPEB Liability for Successor Merged Agency Staff	Operating costs N
	ш			Pavee	SALES SERVICE	Sycamore Parking Concepts	Erickson Prop. Corp.	Various	Successor Agency / Various		Successor Agency / Various	City of Santa Ana	MGO / City of Santa Ana / Various	CalPERS / Successor Agency	JOS /	Successor Agency / Various
	ш		Contract/	Termination	214220220000000000000000000000000000000		6/30/2032	6/30/2032	6/30/2032	6/30/2032	6/30/2032	6/30/2032	6/30/2032	6/30/2032	6/30/2032	6/30/2032
	٥		Contract/		HORDING WOLL	12/16/2002	1/19/2006				5/15/1984		5/14/2003	2/1/2012	2/1/2012	2/1/2012
	υ			Obligation Type		OPA/DDA/Constr 12/16/2002 6/30/2029 uction	Business Incentive Agreements	Improvement/Infr astructure	Project Management Costs	OPA/DDA/Constr 5/15/1984 uction	ment	OPA/DDA/Constr 4/21/1997 uction	sional	Unfunded Liabilities		Admin Costs
	В			Project Name/Debt Obligation	Delta occupation de la constantina del constantina del constantina de la constantina	28 DDA - Sycamore Parking Concepts	30 Erickson Lease Agreement - Honda	33 Off Site Improvements Improvement/Infr 4/4/2005 (Nexus) astructure	34 Project Costs for Item Project #33 Manage Costs	35 SA Venture Partnership & Other MainPlace Agreements	llem		Audited Financial Statements / Due Diligence Reviews	63 Employee Pension	64 Other Postemployment Unfunded Benefits (OPEB)	66 Successor Agency Admin.
	4			ltem #	101	28	30	33	34	35	36	37	62	63	49	99

			48			209,125	1,550			737,567	200		
>			23-24B Total	us.	(A)	\$ 20	s	(A)	(A)	\$ 73	us.	s,	vs
>			Admin							C-1			
ם	23-24B (January - June)	ces	RPTTF			209,125	1,550			737,567	200		
ь	Januar	<b>Fund Sources</b>	Other										
w	23-24B	Fu	Reserve										
œ			Bond										
a			23-24A Total	Aures de	65	\$ 1,059,875	· <del>ω</del>	\$ 1,500	\$ 1,800	\$ 9,526,572	· ·	\$ 1,500	\$ 1,800
۵			Admin										
0	23-24A (July - December)	ses	RPTTF	Announce to the		1,059,875		1,500	1,800	9,526,572		1,500	1,800
z	July - De	Fund Sources	Other										
Σ	23-24A (	Fu	Reserve										
_			Bond										
~	200		ROPS 23-24 Total	1		1,269,000	1,550	1,500	1,800	10,264,139	200	1,500	1,800
				€9	<del>()</del>	69	e <del>s</del>	69	ω	69	w	φ	€9
		- 110	ng Retired	>	>	N 875	000	N 000	N 00	254 N	4,500 N	Z 00	Z 00
.=			Total Outstanding Debt or Obligation			11,415,375	18,600	19,500	16,200	51,992,954	4,5	13,500	10,800
I			Project Area		Merged	Merged	Merged	Merged	Merged	Merged	Merged	Merged	Merged
ø			Description/Project Scope	NOAF	Section 34171 (p) - Housing Entity Administrative Cost Allowance	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Continuing disclosure	Arbitrage rebate analysis	Trustee fees	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Continuing disclosure	Arbitrage rebate analysis	Bank of NY Trustee fees Mellon
ш			Payee	Successor Agency / Employees	Successor Housing Agency / various	Bank of New York Mellon	Keyser Marston Associates / Urban Futures	BLX	Bank of NY Mellon	Bank of New York Mellon	Keyser Marston Associates / Urban Futures	BLX	Bank of NY Mellon
ш		Contract/	Termination		7/1/2018	9/1/2031		6/30/2032		9/1/2028		6/30/2029	
٥		Contract/			7/1/2014 7	11/8/2018 9	11/8/2018 6/30/2032	11/8/2018 6	11/8/2018 6/30/2032	11/8/2018 9	11/8/2018 6/30/2029	11/8/2018 6	11/8/2018 6/30/2029
U			Obligation Type		Housing Entity 7	Bonds Issued After 12/31/10	Fees	Fees	Fees	Bonds Issued 1 After 12/31/10	Fees 1	Fees 1	Fees
۵			Project Name/Debt Obligation	Employee Layoff/Termination Layoff/Termination	129 Housing Entity Administrative Cost Allowance	160 2018 Tax Allocation Bonds Series A	161 2018 Tax Allocation F Bonds Series A- Indenture of Trust	162 2018 Tax Allocation F Bonds Series A- Indenture of Trust	_	164 2018 Tax Allocation Bonds Series B	165 2018 Tax Allocation F Bonds Series B- Indenture of Trust	166 2018 Tax Allocation F Bonds Series B- Indenture of Trust	167 2018 Tax Allocation F Bonds Series B- Indenture of Trust
4			ltem #	118	129	160	16.7	162	163	164	165	166	167

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTIF) may be listed as a source of payment on the RDPs, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable and the RDPs, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable and the RDPs 20-21 Cash Balances and an and Reserve Balance (Actual Or) or		Santa Ana Recognized Obligation Payment Schedule (ROPS 23-24) - Report of Cash Balances July 1, 2020 through June 30, 2021 (Report Amounts in Whole Dollars)	ation Pa July 1, (Repor	ayment S 2020 th t Amoun	tion Payment Schedule (ROPS 23-7) July 1, 2020 through June 30, 2021 (Report Amounts in Whole Dollars)	23-24) - Repoi 321 irs)	t of Cash Bal	ances
Beginning Available Cash Balances (07/01/20 - 06/30/21)  Beginning Available Cash Balance (Actus 07/01/20)  RPTTF amount should exclude "A" period distribution amount  RPTTF amount should tie to the ROPS 20-2 distribution from the County Auditor-Controll Obligations  (Actual 06/30/21)  RPTTF amount retained should only include amounts distributed as reserve for future pe amounts distributed as reserve for future pe ROPS 20-21 RPTTF Prior Period Adjustm  RPTTF amount should tie to the Agency's R 21 PPA form submitted to the CAC  Ending Actual Available Cash Balance (0 C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	] 교 수	ursuant to Health and Safety Code section 34177 (	l), Redeve	elopment	Property Tax Trust	-und (RPTTF) m	ay be listed as a	source of payment on
Bond Proceeds   Reserve Balance   Chicago   Characteristic   Characteris	5	e NOPS, but offine exterit no other rundings	onice is a	Valiable	r wileli payılıelir ild	iii piopeity tax		dired by all ellorceable
ROPS 20-21 Cash Balance   Bonds   Bends   Bonds   Bo	4	В	ပ	Δ	ш	ш	O	<b>=</b>
Bonds   Bolds   Bold					Fund Source	Si		
ROPS 20-21 Cash Balances   Saved   Saved   Prior ROPS RPTTF			Bond P	roceeds	Reserve Balance	Other Funds	RPTTF	
ROPS 20-21 Cash Balances   Orion120 - 06/30/21)   Administration of Available Cash Balance (Actual Available Cash Balance (06/30/21)   Actual Available Cash Balance (06/30/20)   Actual Octoor (06/30/20)   Actual Available Cash Balance (06			Bonds	Bonds	attaa saca reira			
ROPS 20-21 Cash Balances   Defore   after   Balances retained   Grants, and			on or	ou or	and Reserve	Rent,	Non-Admin	
Beginning Available Cash Balance (Actual 0701/20)  REVETTE amount should exclude "A" period distribution amount the County Auditor-Controller obligations (Actual 06/30/21)  Expenditures for ROPS 20-21 Enforceable obligations (Actual 06/30/21)  Revenuel/Income (Actual 06/30/21)  Expenditures for ROPS 20-21 Enforceable obligations (Actual 06/30/21)  Retention of Available Cash Balance (Actual 06/30/21)  Referrition of Available Cash Balance (Actual 06/30/21)  ROPS 20-21 RPTTF Prior Period Adjustment amount should the to the Agency's ROPS 20-21 RPTTF amount should the to the Agency's ROPS 20-21 RPTTF amount should the to the CAC  Ending Actual Available Cash Balance (06/30/20)  C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)  C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)		ROPS 20-21 Cash Balances (07/01/20 - 06/30/21)	before 12/31/10		Balances retained for future period(s)	Grants, Interest, etc.	and Admin	Comments
Beginning Available Cash Balance (Actual Orion/120)         Revenued actual Orion/120)         804,047           Revenued amount should exclude "A" period distribution amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller obligations         0         6         238,495           Expenditures for ROPS 20-21 Enforceable obligations (Actual 06/30/21)         0         6         238,495           Expenditures for ROPS 20-21 Enforceable obligations (Actual 06/30/21)         1,404         226,471           Retention of Available Cash Balance (Actual only include the amounts distributed as reserve for future period(s) amounts distributed as reserve for future period(s)         1,404           ROPS 20-21 RPTITE Prior Period Adjustment RPTTE amount should tie to the Agency's ROPS 20-21 RPTTE Prior Period Adjustment RPTTE amount should tie to the Agency's ROPS 20-21 RPTTE Prior Period Adjustment Cash Balance (06/30/20)         No entry required           Ending Actual Available Cash Balance (1+2-3-4-5)         \$ 0 \$ 0 \$ \$ 0 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$								
Revenue/Income (Actual 06/30/21)   Revenue/Income (Actual 06/30/21)   Revenue/Income (Actual 06/30/21)   Revenue/Income (Actual 06/30/21)   Setention of Available Cash Balance (Actual 06/30/21)   C to F = (1+2-3-4), G = (1+2-3-4-5)   C   C   C   C   C   C   C   C   C	~	Beginning Available Cash Balance (Actual						
Second   Control   Contr		07/01/20) BDTTE amount should evolude "A" period						
Revenue/Income (Actual 06/30/21) RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller  Catherina of 30/21)  Retention of Available Cash Balance (Actual 06/30/21) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)  ROPS 20-21 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 20-21 RPTTF amount should tie to the Agency's ROPS 20-21 RPTTF amount should tie to the CAC  Expenditures for ROPS 20-21 Enforceable Obligations  (Actual 06/30/21)  RPTTF amount retained should only include the amounts distributed as reserve for future period(s)  ROPS 20-21 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 20-21 RPTTF amount should tie to the Agency's ROPS 20-21 RPTTF amount should tie to the CAC  Ending Actual Available Cash Balance (06/30/20)  C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)  C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)		distribution amount	C	1 398		804 047	1 941 356	
Expenditures for ROPS 20-21 total distribution from the County Auditor-Controller  Chigations  (Actual 06/30/21)  Retention of Available Cash Balance (Actual 06/30/21)  RPTTF amount retained should only include the amounts distributed as reserve for future period(s)  RPTTF amount should it to the Agency's ROPS 20-21 RPTTF Prior Period Adjustment  RPTTF amount should it to the Agency's ROPS 20-21 RPTF Prior Period Adjustment  RPTTF amount should it to the Agency's ROPS 20-21 RPTF amount should should should should should s	7							
Expenditures for ROPS 20-21 Enforceable		RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller						
Expenditures for ROPS 20-21 Enforceable Obligations (Actual 06/30/21)  Retention of Available Cash Balance (Actual 06/30/21)  RPTTF amount retained should only include the amounts distributed as reserve for future period(s)  ROPS 20-21 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 20-21 RPTTF amount should tie to the Agency's ROPS 20-21 RPTTF amount should tie to the CAC  Ending Actual Available Cash Balance (06/30/20)  C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)  C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)  S 816,071 \$			0	9		238,495	2,814,465	
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Retention of Available Cash Balance (Actual 06/30/21)  RPTTF amount retained should only include the amounts distributed as reserve for future period(s)  ROPS 20-21 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 20-21 RPTTF amount should tie to the Agency's ROPS 20-21 RPTTF amount should tie to the Agency's ROPS 20-21 RPTTF amount should tie to the CAC  21 PPA form submitted to the CAC  Ending Actual Available Cash Balance (06/30/20)  C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)  C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)  S 816,077  \$1,						226,471	3,360,843	
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ENTIF amount should tie to the Agency's KOPS 20-  21 PPA form submitted to the CAC  Ending Actual Available Cash Balance (06/30/20)  C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)  \$ 0 \$ 0 \$ 816,071 \$1,	2	ROPS 20-21 RPTTF Prior Period Adjustment						
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0 \$ 0 \$ 0 8 816,071								
				0	0		\$1,273,161	



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

Transmitted via e-mail

April 15, 2022

Marc Morley, Economic Development Manager City of Santa Ana 60 Civic Center Plaza, M-25 Santa Ana, CA 92701

# 2022-23 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, 2022 through June 30, 2023 (ROPS 22-23) to the California Department of Finance (Finance) on February 1, 2022. Finance has completed its review of the ROPS 22-23.

Based on a sample of line items reviewed and application of the law, Finance approves all of the items listed on the ROPS 22-23 at this time.

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, 2019 through June 30, 2020 (ROPS 19-20) period. The ROPS 19-20 prior period adjustment (PPA) will offset the ROPS 22-23 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 \$11,468,589, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2022 through December 31, 2022 period (ROPS A period), and one distribution for the January 1, 2023 through June 30, 2023 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 22-23 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 22-23. 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.

Marc Morley April 15, 2022 Page 2

The ROPS 22-23 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 22-23 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 Todd Vermillion, Supervisor, or Mark-Anthony Lacy, Staff, at (916) 322-2985.

Sincerely,

Original signed by Cheryl L. McCormick for:

JENNIFER WHITAKER
Program Budget Manager

cc: Steven A. Mendoza, Assistant City Manager, City of Santa Ana Christopher Ranftl, Administrative Manager I, Property Tax Unit, Orange County

# **Attachment**

Approved RPTTF July 2022 throug			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 10,203,148	1,213,497	\$ 11,416,645
Administrative RPTTF Requested	65,000	65,000	130,000
Total RPTTF Requested	10,268,148	1,278,497	11,546,645
RPTTF Authorized	10,203,148	1,213,497	11,416,645
Administrative RPTTF Authorized	65,000	65,000	130,000
ROPS 19-20 prior period adjustment (PPA)	(78,056)	0	(78,056)
Total RPTTF Approved for Distribution	\$ 10,190,092	\$ 1,278,497	\$ 11,468,589

# **ATTACHMENT 4**

	regoing was passed and a d on TUESDAY, JANU	adopted by the following vote of the Orange Countywide JARY 25, 2022
YES: NOES: EXCUSED: ABSTAINED:		STEVE FRANKS, STEVE JONES, ANIL KUKREJA, BRIAN PROBOLSKY, DEAN WEST, PHILLIP E. YARBROUGH  CHARLES BARFIELD  BRIAN PROBOLSKY CHAIRMAN
STATE OF CA	)	
County, Califo of the Board and	rnia, hereby certify th	Clerk of the Orange Countywide Oversight Board, Orange at a copy of this document has been delivered to the Chairman foregoing Resolution was duly and regularly adopted by the d.
IN WI	TNESS WHEREOF, I	have hereto set my hand.
		KATHY TAVOULARIS Clerk Orange Countywide Oversight Board
Resolution No:	22-019	
Agenda Date:	Tuesday, January 25, 2	022
Item No:	6ј	

# RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD RESOLUTION NO. 22-019

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH OVESIGHT OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SANTA ANA APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE [ROPS] 2022-23 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2022 TO JUNE 30, 2023, INCLUDING THE FY 2022-23 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 of the City of Santa Ana ("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(1) and 34177(o) of the Dissolution Law requires that the annual ROPS for the 2022-23 A-B fiscal period of July 1, 2022 to June 30, 2023 ("ROPS 22-23")

- 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, 2022; and
- **WHEREAS**, the ROPS 22-23, in the form required by DOF, is attached as Exhibit A and the Fiscal Year ("FY") 2022-23 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 22-23 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 22-23 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 22-23 A-B submitted therewith and incorporated by this reference, including the FY 2022-23 administrative budget included herewith.
- **SECTION 3.** The Orange Countywide Oversight Board authorizes transmittal of the ROPS 22-23 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 22-23 A-B, on the City/Successor Agency website pursuant to the Dissolution Law.
- **SECTION 5.** Under Section 34179(h), written notice and information about certain actions taken by the Orange Countywide Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing. The Orange Countywide Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review.
  - **SECTION 6.** The Clerk of the Board shall certify to the adoption of this Resolution.

# **EXHIBIT A**

# Recognized Obligation Payment Schedule (ROPS 22-23) - Summary Filed for the July 1, 2022 through June 30, 2023 Period

Successor Agency: Santa Ana

County: Orange

	rrent Period Requested Funding for Enforceable ligations (ROPS Detail)	22-23A Total (July - December)	 -23B Total lanuary - June)	RO	PS 22-23 Total
A	Enforceable Obligations Funded as Follows (B+C+D)	<b>\$ 113,236</b>	\$ 113,236	\$	226,472
В	Bond Proceeds				
С	Reserve Balance		_		
D	Other Funds	113,236	113,236		226,472
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 10,268,148	\$ 1,278,497	\$	11,546,645
F	RPTTF	10,203,148	1,213,497		11,416,645
G	Administrative RPTTF	65,000	65,000		130,000
н	Current Period Enforceable Obligations (A+E)	\$ 10,381,384	\$ 1,391,733	\$	11,773,117

# **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.

Brian Probolsky, Chairman Name Title

Signature

Date

# Santa Ana Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail July 1, 2022 through June 30, 2023

>		22-23B	Total	51,391,733	\$90,000	\$113,236	<b>⇔</b>	\$	₽	\$	φ.	<b>⇔</b>	\$	\$	\$65,000
>			Admin RPTTF	\$65,000	1	1	1	•	1	1	'	•	1	1	65,000
_	ın - Jun)	ses	RPTTF	\$1,213,497 \$65,000 \$1,391,733	000'06	1	1	•	1	-	'	•	•	1	
-	ROPS 22-23B (Jan - Jun)	Fund Sources	Other Funds	\$113,236	ı	113,236	1	I	1	I	1	-	1	-	-
S	ROPS 2	F	Reserve Balance	\$	1	1	1	-	1	-	1	1	1	-	-
~			Bond Proceeds	\$	ı	ı	1	I	ı	I	1	1	ı	-	-
a		22-23A	Total	\$65,000 \$10,381,384	\$90,000	\$113,236	↔	\$	\$	-\$	\$	\$5,000	\$	\$	\$65,000
۵			Admin RPTTF	\$65,000	1	1	1	-	1	-	1	•	1	-	65,000
0	ul - Dec)	ses	RPTTF	\$113,236 \$10,203,148	90,000	1	•	ı	1	ı	1	5,000	•	-	-
z	ROPS 22-23A (Jul - Dec)	Fund Sources	Other Funds	\$113,236	ı	113,236	1	1	1	1	1	-	ı	-	-
Σ	ROPS	Ē	Reserve Balance	\$	1	1	1	ı	1	ı	1	1	1	-	1
_			Bond Proceeds	\$	1	1	-	-	1	-	1	-	ı	-	-
×			22-23 Total	\$11,773,117	\$180,000	\$226,472	₽	-\$	\$	-\$	\$	\$5,000	-\$	\$	\$130,000
٦		Retired		8	z	z	z	z	z	z	z	z	z	Z	Z
_		lotal Outstanding	Obligation	\$86,195,453	1,245,000	1,245,590	5,000,000	123,250	1,600,000	100,000	199,000	50,000	867,809	182,872	760,000
I		Project	Area		Merged	Merged	Merged	Merged	Merged	Merged	Merged	Merged	Merged	Merged	Merged
ဗ		Description	<u>-</u>		Development of Sycamore Garage (Pkg Structure)	Leasehold Rights on AutoMall Property	Construction of Publicly Owned Improvements - Nexus	Project Management / Services	Permit Fee Obligation for Improvements	Project Management / Services	Permit Fee Obligation for Expansion	Required Per Bond Documents / AB 1484	Public Employee Defined Benefit Pension Plan	OPEB Liability for Successor Agency Staff	Operating
L		Pavee			Sycamore Parking Concepts	Erickson Prop. Corp.	Various	Successor Agency / Various	Various	Successor Agency / Various	City of Santa Ana	MGO / City of Santa Ana / Various	CalPERS / Successor Agency	Successor Agency / Various	Successor
ш		- Agreement Termination	Date		06/30/2029	06/30/2032	06/30/2032 Various	06/30/2032 Successor Agency / Various	06/30/2032 Various	06/30/2032	06/30/2032	06/30/2032 MGO / City of Santa Ana / Various	06/30/2032	06/30/2032 Successor Agency / Various	06/30/2032 Successor Operating
٥		Agreement	Date		12/16/ 2002	01/19/ 2006	04/04/ 2005	04/04/ 2005	05/15/ 1984	05/15/ 1984	04/21/ 1997	05/14/ 2003	02/01/ 2012	02/01/ 2012	02/01/
O		Obligation			OPA/DDA/ Construction	Business Incentive Agreements	Improvement/ 04/04/ Infrastructure 2005	ement	OPA/DDA/ Construction	Project Management Costs	OPA/DDA/ Construction	Professional Services	Unfunded Liabilities	Jnfunded Liabilities	Admin Costs 02/01/
æ		Project Name			DDA - Sycamore Parking Concepts	Erickson Lease Agreement - Honda	Off Site Improvements (Nexus)	Project Costs for Project Item #33 Manage Costs	SA Venture Partnership & Other MainPlace Agreements	Project Costs for Item #35	DDA - Discovery Science Center	Audited Financial Statements / Due Diligence Reviews	Employee Pension Liability	Other Postemployment I Benefits (OPEB)	66 Successor
4		ltem:	#		28	30	33	34 F	35 8	36	37 [	62 /	63	64 F	99

8		22-23B	otal		ь́э	₽	\$229,875	\$1,550	₽	₩	\$891,572	\$500
		75	Admin T RPTTF		'	1	- \$	1	1	1	-	1
^					1	1	875	1,550	1	1	572	200
n	an - Jun	ses	RPTTF				229,875				891,572	
_	ROPS 22-23B (Jan	Fund Sources	Other Funds			'	'	•	1	'	-	'
s	ROPS 2	Fu	Reserve Balance		1	1	1	1	1	1	1	1
æ			Bond Proceeds		1	1	1	1	1	1	1	1
ø		22-23A			₩	\$	\$1,040,775	\$	\$1,500	\$1,800	\$9,060,773	\$
		7			1	'	- \$1,	1	1	1	6\$	1
_			Admin RPTTF		1	1	22	1	00	00	73	1
0	ıl - Dec)	es	RPTTF				1,040,775		1,500	1,800	9,060,773	
z	ROPS 22-23A (Jul - Dec)	Fund Sources	Other Funds		1	•	1	1	1	1	1	1
Σ	ROPS 2	Fui	Reserve Balance		1	1	1	1	1	1	1	1
			Bond Re		1	'	1	1	1	1	1	'
_		ROPS			₩	₩	\$1,270,650	\$1,550	\$1,500	\$1,800	\$9,952,345	\$500
			22-23 Total				\$1,27	₩	₩	₩	\$6,6\$	
7		Retire			Z	>	Z	z	z	z	Z ®	z
-	F	lotal Outstanding Retired	Obligation		107,509		12,686,025	18,600	19,500	16,200	61,945,298	4,500
Ŧ			Area		Merged	Merged						
9		Description		costs	ts / ns	Section 34171 (p) - Housing Entity Administrative Cost Allowance	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Continuing	Arbitrage rebate analysis	Trustee fees	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Continuing
F		Pavee	25 fz .	Agency / Various	Successor Section Agency / 34171 Employees (d)(1)(C) - Collective Bargaining Agreemenn for Layoffs Termination	Successor Housing Agency / various	Bank of New York Mellon	Keyser Marston Associates / Urban Futures	BLX	Bank of NY Mellon	Bank of New York Mellon	Keyser Marston Associates / Urban Futures
ш	,	Agreement Agreement Execution Termination	Date		06/30/2032	07/01/2018 Successor Housing Agency / various	09/01/2031	06/30/2032	06/30/2032	06/30/2032 Bank of NY Mellon	09/01/2028	06/30/2029
٥	4	Agreement	Date	2012	2012	2014	11/08/ 2018	11/08/ 2018	11/08/ 2018	11/08/ 2018		11/08/ 2018
ပ		Obligation _	Type		Unfunded	Housing Entity Admin Cost	Bonds Issued 11/08/ After 12/31/ 2018 10	Fees	Fees	Fees	Bonds Issued 11/08/ After 12/31/ 2018 10	Fees
В		Project Name		Agency Admin.	Employee Layoff/ Termination Payment Obligations	129 Housing Entity I Administrative I Cost Allowance	2018 Tax Allocation Bonds Series A	2018 Tax Allocation Bonds Series A- Indenture of Trust	2018 Tax Allocation Bonds Series A- Indenture of Trust	2018 Tax Allocation Bonds Series A- Indenture of Trust	2018 Tax Allocation Bonds Series B	2018 Tax Allocation Bonds Series B- Indenture of Trust
4		Item	#		119	129	160	161	162	163	164	165

_	_												
>		22-23B	Total	\$					&				
>			Admin RPTTF	•					•				
ח	ın - Jun)	ses	RPTTF	-					•				
-	ROPS 22-23B (Jan - Jun)	Fund Sources	Other Funds	1					•				
တ	ROPS 2	Ē	Bond Reserve Other roceeds Balance Funds	1					•				
ď			Bond Reserve Other Proceeds Balance Funds	1					'				
a		22-23A		\$1,500					\$1,800				
<u> </u>			Admin RPTTF	1					•				
0	I - Dec)	es	RPTTF	1,500					1,800				
z	ROPS 22-23A (Jul - Dec)	Fund Sources	Other Funds	,					•				
Σ	ROPS 2	J.	Reserve Other Balance Funds	'					'				
_			Bond Reserve Proceeds Balance	'					'				
¥		ROPS	22-23 Total	\$1,500					\$1,800				
7		fired	5	z					z				
_		Total Outstanding	Area Obligation	13,500					10,800				
Ξ		Project	Area										
ဗ		Description		Arbitrage	rebate	analysis			Trustee fees				
ш		Рауре	26	X					sank of	NY Mellon			
ш		Agreement	Date Date	06/30/2029 BLX					06/30/2029 Bank of Trustee fees	_			
٥		Agreement	Date		2018				11/08/	2018			
ပ		Obligation	Туре	Fees					Fees				
<b>a</b>		Project Name			Allocation	Bonds Series B-	Indenture of	Trust		Allocation	Bonds Series B-	Indenture of	Trust
⋖		Item	#	166 2	_		_	,-	167 2	_			

# Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances July 1, 2019 through June 30, 2020 (Report Amounts in Whole Dollars) Santa Ana

Health and Srce is availab	Pursuant to Health and Safety Code section 34177 (l), Redevelopment Prop funding source is available or when payment from property tax revenues is r	perty Tax Trust Fur required by an enf C D B D B D D D D D D D D D D D D D D D	an enforceab  D  Coeds	Property Tax Trust Fund (RPTTF) may be listed as a source of payment on is required by an enforceable obligation.  C	as a source of p	gyment on the G	Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other is required by an enforceable obligation.  C D F G H H H H H H H H H H H H H H H H H H
----------------------------	--	--	------------------------	--	------------------	-----------------	--

	ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)	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
-	Beginning Available Cash Balance (Actual 07/01/19) RPTTF amount should exclude "A" period distribution amount.		172		208,542	49,285	
7	Revenue/Income (Actual 06/30/20) RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller		1,226		306,863	5,836,773	
က	Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)				416,971	5,808,002	
4	Retention of Available Cash Balance (Actual 06/30/20) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		1,398				
2	ROPS 19-20 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC			No entry required		78,056	
9	Ending Actual Available Cash Balance (06/30/20) C to $F = (1 + 2 - 3 - 4)$ , $G = (1 + 2 - 3 - 4 - 5)$	<del>\$</del> -	-\$	-\$	\$98,434	<b>\$</b> -	

# Santa Ana Recognized Obligation Payment Schedule (ROPS 22-23) - Notes July 1, 2022 through June 30, 2023

Item #	Notes/Comments
28	
30	
33	
34	
35	
36	
37	
62	
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66	
119	
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167	

# **EXHIBIT B**

# City of Santa Ana **Successor Agency to the former Community Redevelopment Agency** FY 2022-23

# **Administrative Allowance Budget**

			Successor Agency	SA	% of Time Spent on
<u>Direct Personnel Costs</u>	<u>Department *</u>	Hourly Rate	<u>Hours</u>	<u>Administration</u>	SA Issues
Assistant City Manager / Executive Director	CDA	\$ 141.66	60	8,500	2.88%
Principal Management Analyst	CDA	84.40	312	26,333	15.00%
Management Analyst	CDA	51.52	96	4,946	4.62%
Senior Accounting Assistant	CDA	51.84	96	4,977	4.62%
Community Development Commission Secretary	CDA	46.54	48	2,234	2.31%
Accounting Manager	FMSA	73.50	-	-	0.00%
Senior Accountant	FMSA	70.00	48	3,360	2.31%
Assistant City Attorney	CAO	109.38	36	3,938	1.73%
Total Direct Personnel Costs			696	54,287	<b>!</b>
Other Direct Costs  Benefits Overhead - Shared cost allocation Building Rental/Maintenance - Shared cost allocatio Communications - Shared cost allocation Consultants - Outside legal counsel / Financial / etc Copier Lease - Shared cost allocation				720 5,410 1,200 1,500 500	
Debt Service - Shared allcoation of 2021 Pension O	bligation Bond d	ebt service pa	avments	3,000	
Delivery Charges - Shared cost allocation	3	•	,	280	
Insurance Charges - Shared cost allocation				7,640	
IT Maintenance Charge - Shared cost allocation				5,300	
Laserfiche - Shared cost allocation for document ma	anagement softw	/are		1,000	
LRPMP - Property maintenance, updated appraisals	-			20,000	
Supplies, printing, misc. items	,			1,799	
Training / Mileage				100	
Unfunded Accrued Liability - Shared cost allocation				15,000	
Worker Compensation Insurance - Shared cost alloc	cation			6,960	
Total Other Direct Cost				70,409	
Indirect Costs (based on direct salary charges) Indirect Costs - 12.08% for FY 21/22; rate for FY 21 Includes City Manager's Office, Human Resource Treasury, Management & Support services.		Purchasing,		5,305	
Total Indirect Cost		wance Cost		\$ 130,000	

<sup>\*</sup> CDA = Community Development Agency FMSA = Finance & Management Services Agency CAO = City Attorney's Office

### City of Santa Ana Successor Agency FY 2022-23 Administrative Allowance Description of Personnel Positions and Functions

<u>Position</u>	<u>Department</u>	Summary of Job Duties Pertaining to Successor Agency	<u>Hours</u>	Frequency (Months)	<u>Total</u>
Assistant City Manager / 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.	5	12	60
		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			
Principal Management Analyst	CDA	other departments.  Backup to the Principal Management Analyst. Provides	26	12	312
Management Analyst	CDA	assistance in reconciliation, analysis, and oversight of enforceable obligations. Assists with document management of former RDA records.	8	12	96
Senior Accounting Assistant	CDA	Posts attendance for payroll charges to Successor Agency accounts for 24 pay periods. Sets up projects and activities in financial system. Prepares and processes any travel related requests. 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 ongoing basis.	4	12	48
		Total Community Development	Agency		612
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 CAFR preparation.	0	12	0
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 CAFR preparation.	4	12	48
		Total Finance & Management Services	Agency		48
		Provides legal guidance on Dissolution Act and former RDA agreements/issues. Drafts and reviews Successor Agency			
Assistant City Attorney	CAO	resolutions. Attends Successor Agency meetings as necessary.	3	12	36

# City of Santa Ana Successor Agency FY 2022-23 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
Delivery Charges	Shared cost allocation of mail delivery services by Central Services Division
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, maintenane 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 Succesor 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



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

Transmitted via e-mail

April 7, 2021

Susan Gorospe, Principal Management Analyst City of Santa Ana 60 Civic Center Plaza, M-25 Santa Ana, CA 92701

# 2021-22 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, 2021 through June 30, 2022 (ROPS 21-22) to the California Department of Finance (Finance) on February 3, 2021. Finance has completed its review of the ROPS 21-22.

Based on a sample of line items reviewed and application of the law, Finance approves all of the items listed on the ROPS 21-22 at this time.

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, 2018 through June 30, 2019 (ROPS 18-19) period. The ROPS 18-19 prior period adjustment (PPA) will offset the ROPS 21-22 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 \$5,224,307, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2021 through December 31, 2021 period (ROPS A period), and one distribution for the January 1, 2022 through June 30, 2022 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 21-22 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 21-22. 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 21-22 form submitted by the Agency and this determination letter will be posted on our website:

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

Susan Gorospe April 7, 2021 Page 2

This determination is effective for the ROPS 21-22 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 Anna Kyumba, Supervisor, or Daisy Rose, Staff, at (916) 322-2985.

Sincerely,

Original signed by Cheryl L. McCormick for:

JENNIFER WHITAKER Program Budget Manager

cc: Steven A. Mendoza, Assistant City Manager, City of Santa Ana Wendy Tsui, Administrative Manager I, Property Tax Unit, Orange County

# **Attachment**

Approved RPTTF Distribution July 2021 through June 2022												
	ROPS A ROPS B Total											
RPTTF Requested	\$	5,310,380 \$	1,387,478	\$	6,697,858							
Administrative RPTTF Requested		75,000	75,000		150,000							
Total RPTTF Requested		5,385,380	1,462,478		6,847,858							
RPTTF Authorized		5,310,380	1,387,478		6,697,858							
Administrative RPTTF Authorized		75,000	75,000		150,000							
ROPS 18-19 prior period adjustment (PPA)		(1,623,551)	0		(1,623,551)							
Total RPTTF Approved for Distribution	\$	3,761,829 \$	1,462,478	\$	5,224,307							

# **ATTACHMENT 6**

	egoing was passed and adopted by the following vote of the Orange Countywide d on TUESDAY, JANUARY 26, 2021
YES:	CHARLES BARFIELD, STEVE FRANKS, CHRIS GAARDER, STEVE JONES, BRIAN PROBOLSKY, DEAN WEST, PHILLIP E. YARBROUGH
NOES:	,
EXCUSED:	
ABSTAINED:	Bala
	BRIAN PROBOLSKY CHAIRMAN
STATE OF CA	LIFORNIA )
COUNTY OF C	ORANGE )
I, KAT	HY TAVOULARIS, Clerk of the Orange Countywide Oversight Board, Orange
of the Board an	rnia, hereby certify that a copy of this document has been delivered to the Chairman nd that the above and foregoing Resolution was duly and regularly adopted by the ywide Oversight Board.
of the Board at Orange Count	rnia, hereby certify that a copy of this document has been delivered to the Chairman nd that the above and foregoing Resolution was duly and regularly adopted by the
of the Board at Orange Count	rnia, hereby certify that a copy of this document has been delivered to the Chairman and that the above and foregoing Resolution was duly and regularly adopted by the ywide Oversight Board.  INESS WHEREOF, I have hereto set my hand.  KATHY TAVOULARIS
of the Board at Orange Count	ernia, hereby certify that a copy of this document has been delivered to the Chairman and that the above and foregoing Resolution was duly and regularly adopted by the sywide Oversight Board.  INESS WHEREOF, I have hereto set my hand.
of the Board at Orange Count	rnia, hereby certify that a copy of this document has been delivered to the Chairman and that the above and foregoing Resolution was duly and regularly adopted by the swide Oversight Board.  TNESS WHEREOF, I have hereto set my hand.  KATHY TAVOULARIS Clerk Orange Countywide Oversight Board
of the Board and Orange County IN WITH	rnia, hereby certify that a copy of this document has been delivered to the Chairman and that the above and foregoing Resolution was duly and regularly adopted by the swide Oversight Board.  TNESS WHEREOF, I have hereto set my hand.  KATHY TAVOULARIS Clerk Orange Countywide Oversight Board

# RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD RESOLUTION NO. 21-018

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH OVESIGHT OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SANTA ANA APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE [ROPS] 2021-22 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2021 TO JUNE 30, 2022, INCLUDING THE FY 2021-22 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 of the City of Santa Ana ("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(1) and 34177(0) of the Dissolution Law requires that the annual ROPS for the 2021-22 A-B fiscal period of July 1, 2021 to June 30, 2022 ("ROPS 21-22")

- 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, 2021; and
- WHEREAS, the ROPS 21-22, in the form required by DOF, is attached as Exhibit A and the Fiscal Year ("FY") 2021-22 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 21-22 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 21-22 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 21-22 A-B submitted therewith and incorporated by this reference, including the FY 2021-22 administrative budget included herewith.
- **SECTION 3.** The Orange Countywide Oversight Board authorizes transmittal of the ROPS 21-22 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 21-22 A-B, on the City/Successor Agency website pursuant to the Dissolution Law.
- **SECTION 5.** Under Section 34179(h), written notice and information about certain actions taken by the Orange Countywide Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing. The Orange Countywide Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review.
  - **SECTION 6.** The Clerk of the Board shall certify to the adoption of this Resolution.

# **EXHIBIT A**

# Recognized Obligation Payment Schedule (ROPS 21-22) - Summary Filed for the July 1, 2021 through June 30, 2022 Period

Successor Agency: Santa Ana

County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A Enforceable Obligations Funded as Follows (B+C+D)	<b>\$</b> 113,236	\$ 95,306	\$ 208,542
B Bond Proceeds			
C Reserve Balance			
D Other Funds	113,236	95,306	208,542
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 5,385,380	\$ 1,462,478	\$ 6,847,858
F RPTTF	5,310,380	1,387,478	6,697,858
G Administrative RPTTF	75,000	75,000	150,000
H Current Period Enforceable Obligations (A+E)	\$ 5,498,616	\$ 1,557,784	\$ 7,056,400

# 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.

Briant Probolsky Chairman Name Title

Signature

Date

### Santa Ana Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail July 1, 2021 through June 30, 2022

Α	В	С	D	Е	F	G	н	I	J	К	L	м	N	0	Р	Q	R	s	Т	U	v	w
												ROPS	21-22A (J	ul - Dec)				ROPS 2	21-22B (J	an - Jun)		
Item	Project Name	Obligation	Agreement Execution	Agreement Termination	Payee	Description	Project	Total Outstanding	Potirod	ROPS 21-22		F	und Sourc	ces		21-22A	Fund So		und Sour	urces		21-22B
#	Frojectivalne	Type	Date	Date	rayee	Description	Area	Obligation	Retiled	Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Total		Reserve Balance		RPTTF	Admin RPTTF	Total
								\$94,610,336		\$7,056,400	\$-	\$-	\$113,236	\$5,310,380	\$75,000	\$5,498,616	\$-	\$-	\$95,306	\$1,387,478	\$75,000	\$1,557,784
28	DDA - Sycamore Parking Concepts	OPA/DDA/ Construction	12/16/ 2002	06/30/2029	Sycamore Parking Concepts	Development of Sycamore Garage (Pkg Structure)	Merged	1,425,000	N	\$180,000	-	-	-	90,000	-	\$90,000	-	-	-	90,000	-	\$90,000
30	Erickson Lease Agreement - Honda	Business Incentive Agreements	01/19/ 2006	06/30/2032	Erickson Prop. Corp.	Leasehold Rights on AutoMall Property	Merged	1,472,060	N	\$226,472	-	-	113,236	-	-	\$113,236	-	-	95,306	17,930	-	\$113,236
33	Off Site Improvements (Nexus)	Improvement/ Infrastructure		06/30/2032	Various	Construction of Publicly Owned Improvements - Nexus	Merged	5,000,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
34	Project Costs for Item #33	Project Management Costs	04/04/ 2005	06/30/2032	Successor Agency / Various	Project Management / Services	Merged	123,250	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
35		OPA/DDA/ Construction	05/15/ 1984	06/30/2032	Various	Permit Fee Obligation for Improvements	Merged	1,600,000	N	\$-	-	-	-	-	-	\$-	1	-	-	-	-	\$-
36	Project Costs for Item #35	Project Management Costs	05/15/ 1984	06/30/2032	Successor Agency / Various	Project Management / Services	Merged	100,000	N	\$-	-	-	-	-	-	\$-		-	-	-	-	\$-
37	DDA - Discovery Science Center	OPA/DDA/ Construction	04/21/ 1997	06/30/2032		Permit Fee Obligation for Expansion	Merged	199,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
50		Professional Services	03/15/ 2004	06/30/2032	Marston	Financial Planning / Mgmt / Fiscal Consulting	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
62		Professional Services	05/14/ 2003	06/30/2032	MGO / City of Santa Ana / Various	Required Per Bond Documents / AB 1484	Merged	110,000	N	\$10,000	-	-	-	10,000	-	\$10,000	-	-	-	-	-	\$-
63	Employee Pension Liability	Unfunded Liabilities	02/01/ 2012	06/30/2032		Public Employee Defined Benefit Pension Plan	Merged	828,204	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

Α	В	С	D	Е	F	G	Н	I	J	K	L	М	N	0	Р	Q	R	S	Т	U	V	w
			A ====================================	Agusamant				Total		ROPS		ROPS	21-22A (J	ul - Dec)				ROPS	21-22B (J	lan - Jun)		
Item #	Project Name	Obligation	Agreement Execution		Payee	Description	Project	Outstanding	Retired				und Sour	ces		21-22A			und Sour	rces		21-22B
		Туре	Date	Date			Area	Obligation		Total	Bond Proceeds	Reserve Balance		RPTTF	Admin RPTTF	Total	Bond Proceeds	Reserve Balance		RPTTF	Admin RPTTF	Total
64	Other Postemployment Benefits (OPEB)	Unfunded Liabilities	02/01/ 2012	06/30/2032	Successor Agency / Various	OPEB Liability for Successor Agency Staff	Merged		N	\$-	-	-	-	-	-	\$-		-	-	-	-	\$-
65	Actuarial Study	Unfunded Liabilities	02/01/ 2012	06/30/2032	Successor Agency / Various	Actuarial Study for Pension Liability & OPEB	Merged	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
66	Successor Agency Admin.	Admin Costs	02/01/ 2012	06/30/2032	Successor Agency / Various	Operating costs	Merged	1,650,000	N	\$150,000	-	-	-	-	75,000	\$75,000	-	-	-	-	75,000	\$75,000
119	Employee Layoff/ Termination Payment Obligations	Unfunded Liabilities	02/01/ 2012	06/30/2032	Successor Agency / Employees	34171	Merged	101,469	N	\$-	-	-	-	-	-	\$-	-	-	-	-		\$-
129	Housing Entity Administrative Cost Allowance	Housing Entity Admin Cost	07/01/ 2014	07/01/2018	Successor Housing Agency / various	Section 34171 (p) - Housing Entity Administrative Cost Allowance	Merged	600,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-		\$-
160	2018 Tax Allocation Bonds Series A	Bonds Issued After 12/31/ 10	11/08/ 2018	09/01/2031	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds		13,631,475	N	\$945,450	-	-	-	699,675	-	\$699,675	-	-	-	245,775	-	\$245,775
161	2018 Tax Allocation Bonds Series A- Indenture of Trust	Fees	11/08/ 2018	06/30/2032	Keyser Marston Associates / Urban Futures	Continuing disclosure		18,000	N	\$1,500	-	-	-	-	-	\$-	-	-		1,500	-	\$1,500
162	2018 Tax Allocation Bonds Series A- Indenture of Trust	Fees	11/08/ 2018	06/30/2032	BLX	Arbitrage rebate analysis		21,000	N	\$1,500	-	-	-	1,500	-	\$1,500	-	-	-	-	-	\$-
163	2018 Tax Allocation Bonds Series A- Indenture of Trust	Fees	11/08/ 2018	06/30/2032	Bank of NY Mellon	Trustee fees		23,100	N	\$2,100	-	-	-	2,100	-	\$2,100	-	-	-	-	-	\$-

Α	В	С	D	E	F	G	Н	1	J	K	L	М	N	0	Р	Q	R	S	Т	U	V	w
Item	Project Name	Obligation		Agreement Termination		Description	Project	Total Outstanding	Potirod	ROPS			S 21-22A (Jul - Dec) Fund Sources			21-22A			21-22B (Jand Sour	an - Jun) ces		21-22B
#	Project Name	Туре	Date	Date	rayee	Description	Area	Obligation	Retired	Total	Bond Proceeds	Reserve Balance		RPTTF	Admin RPTTF	Total	Bond Proceeds	Reserve Balance		RPTTF	Admin RPTTF	Total
164		Bonds Issued After 12/31/ 10	11/08/ 2018	09/01/2028	New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds		67,478,975	N	\$5,533,678	-	1	•	4,502,905	-	\$4,502,905	-	•		1,030,773	-	\$1,030,773
165	2018 Tax Allocation Bonds Series B- Indenture of Trust	Fees	11/08/ 2018	06/30/2029		Continuing disclosure		15,000	N	\$1,500	-	1	-	-	-	\$-	-	-	-	1,500	-	\$1,500
166	2018 Tax Allocation Bonds Series B- Indenture of Trust	Fees	11/08/ 2018	06/30/2029		Arbitrage rebate analysis		15,000	N	\$2,100	-	-	-	2,100	-	\$2,100	-	-	-	-	-	\$-
167	2018 Tax Allocation Bonds Series B- Indenture of Trust	Fees	11/08/ 2018	06/30/2029	Bank of NY Mellon	Trustee fees		16,800	N	\$2,100	-	-	-	2,100	-	\$2,100	-	-	-	-	-	\$-

# Santa Ana Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances July 1, 2018 through June 30, 2019

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

Α	В	С	D	E	F	G	Н		
				Fund Sources					
		Bond P	roceeds	Reserve Balance	Other Funds	RPTTF			
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	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 07/01/18) RPTTF amount should exclude "A" period distribution amount.	4,552	12,578,398	782,601	131,208	-			
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller	310	45,883		303,805	9,911,347			
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)	4,862	12,624,109	782,601	226,471	8,320,748	C3 & D3 amounts reflect bond proceeds and funds used to refund both the 2003 Series A & B and 2011 Bonds and issue the new 2018 Bonds. Refunding of bonds approved by DOF on 09/28/18.		
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		172				D4 reflects funds held by the 2018 Bonds trustee.		
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC			No entry required		1,590,599			

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

1	В	С	D	E	F	G	Н			
				Fund Sources						
		Bond P	roceeds	Reserve Balance	Other Funds	RPTTF				
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	Bonds issued on or before 12/31/10	Prior ROPS RPTTF and Reserve Rent, grants, Non-Admin Relances retained interest etc.		Comments					
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$208,542	\$-				

# Santa Ana Recognized Obligation Payment Schedule (ROPS 21-22) - Notes July 1, 2021 through June 30, 2022

Item #	Notes/Comments
28	
30	This agreement subject to CPI increase. May need to amend B period ROPS if needed.
33	
34	
35	
36	
37	
50	This item has been retired. Any future need for this service to be covered under specific project cost or the administrative allowance.
62	
63	
64	
65	This item has been retired.
66	
119	
129	Although DOF has denied this item on prior ROPS, the Successor Agency continues to disagree with DOF's position and believes that an administrative cost allowance shall be remitted to the housing successor entity that assumed the former RDA's housing obligations pursuant to AB 471. The total amount of \$600,000 is for FY 14/15 - 17/18; \$150,000 per year.
160	
161	
162	
163	
164	
165	
166	
167	