

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

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH
OVERSIGHT OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF SANTA ANA *APPROVING THE RECOGNIZED OBLIGATION
PAYMENT SCHEDULE [ROPS] 2024-25 A-B* FOR THE ANNUAL FISCAL PERIOD OF
JULY 1, 2024 TO JUNE 30, 2025, INCLUDING THE FY 2024-25 ADMINISTRATIVE
BUDGET, SUBJECT TO SUBMITTAL TO, AND REVIEW BY THE STATE DEPARTMENT
OF FINANCE [DOF] PURSUANT TO DISSOLUTION LAW, AND AUTHORIZING
POSTING AND TRANSMITTAL THEREOF

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

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

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

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

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

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

WHEREAS, Section 34177(l) and 34177(o) of the Dissolution Law requires that the annual ROPS for the 2024-25 A-B fiscal period of July 1, 2024 to June 30, 2025 ("ROPS 24-25 A-B") shall be submitted to the DOF by the Successor Agency, after approval by the Orange Countywide Oversight Board, no later than February 1, 2024; and

WHEREAS, the ROPS 24-25, in the form required by DOF, is attached as Exhibit A and the Fiscal Year ("FY") 2024-25 Administrative Budget is attached as Exhibit B, and both attachments are fully incorporated by this reference; and

WHEREAS, the Orange Countywide Oversight Board has reviewed and considered the Successor Agency's ROPS 24-25 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 24-25 A-B to the DOF, with copies to the County Executive Officer ("CEO"), County Auditor-Controller ("CAC"), and the State Controller's Office ("SCO") as required under the Dissolution Law;

NOW, THEREFORE, BE IT RESOLVED BY THE ORANGE COUNTYWIDE OVERSIGHT BOARD:

SECTION 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

SECTION 2. The Orange Countywide Oversight Board hereby approves ROPS 24-25 A-B submitted therewith and incorporated by this reference, including the FY 2024-25 administrative budget included herewith.

SECTION 3. The Orange Countywide Oversight Board authorizes transmittal of the ROPS 24-25 A-B to the DOF, with copies to the CEO, the CAC, and the SCO.

SECTION 4. The City of Santa Ana's City Manager or authorized designee is directed to post this Resolution, including the ROPS 24-25 A-B, on the City/Successor Agency website pursuant to the Dissolution Law.

SECTION 5. Under Section 34179(h), written notice and information about certain actions taken by the Orange Countywide Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing. The Orange Countywide Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review.

SECTION 6. The Clerk of the Board shall certify to the adoption of this Resolution.

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

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

NOES:

EXCUSED: CHARLES BARFIELD, BRIAN PROBOLSKY

ABSTAINED:




NICK DUNLAP
VICE CHAIRMAN

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

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

IN WITNESS WHEREOF, I have hereto set my hand.



KATHY TAVOULARIS
Clerk
Orange Countywide Oversight Board

Resolution No: 24-017

Agenda Date: Tuesday, January 23, 2024

Item No: 4j

EXHIBIT A

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

Successor Agency: Santa Ana
County: Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)

	24-25A Total (July - December)	24-25B Total (January - June)	ROPS 24-25 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 113,236	\$ 113,236	\$ 226,472
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	113,236	113,236	226,472
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 11,176,422	\$ 814,014	\$ 11,990,436
F RPTTF	11,118,292	755,884	11,874,176
G Administrative RPTTF	58,130	58,130	116,260
H Current Period Enforceable Obligations (A+E):	\$ 11,289,658	\$ 927,250	\$ 12,216,908

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

Nick Dunlap, Vice Chairman
Name Title
/s/ [Signature] 1/23/27
Signature Date

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

July 1, 2024 through June 30, 2025

(Report Amounts In Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name/Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July - December)					24-25A Total	24-25B (January - June)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
28	DDA - Sycamore Parking Concepts	OPA/DDA/Construction	12/16/2002	6/30/2029	Sycamore Parking Concepts	Development of Sycamore Garage (Pkg Structure)	Merged	\$ 60,860,039	Y	\$ 12,216,908	\$ 0	\$ 0	\$ 113,236	\$ 11,118,292	\$ 58,130	\$ 11,289,658	\$ 0	\$ 0	\$ 113,236	\$ 755,884	\$ 58,130	\$ 927,250
30	Erickson Lease Agreement - Honda	Business Incentive Agreements	1/19/2006	6/30/2032	Erickson Prop. Corp.	Leasehold Rights on Auto/Mall Property	Merged	792,648	N	\$ 228,472			113,236			\$ 113,236			113,236			\$ 113,236
33	Off Site Improvements (Nexus)	Improvement/Infrastructure	4/4/2005	6/30/2032	Various	Construction of Publicly Owned Improvements - Nexus	Merged	5,000,000	N	\$ -						\$ -						\$ -
34	Project Costs for Item #33	Project Management Costs	4/4/2005	6/30/2032	Successor Agency / Various	Project Management / Services	Merged	123,250	N	\$ -						\$ -						\$ -
35	SA Venture Partnership & Other MainPlace Agreements	OPA/DDA/Construction	5/15/1984	6/30/2032	Various	Permit Fee Obligation for Improvements	Merged	1,600,000	N	\$ -						\$ -						\$ -
36	Project Costs for Item #35	Project Management Costs	5/15/1984	6/30/2032	Successor Agency / Various	Project Management / Services	Merged	100,000	N	\$ -						\$ -						\$ -
37	DDA - Discovery Science Center	OPA/DDA/Construction	4/21/1997	6/30/2032	City of Santa Ana	Permit Fee Obligation for Expansion	Merged	199,000	N	\$ -						\$ -						\$ -
62	Audited Financial Statements / Due Diligence Reviews	Professional Services	5/14/2003	6/30/2032	MGO / City of Santa Ana / Various	Required Per Bond Documents / AB 1484	Merged	40,000	N	\$ 5,000				5,000		\$ 5,000						\$ -
63	Employee Pension Liability	Unfunded Liabilities	2/1/2012	6/30/2032	CalPERS / Successor Agency	Public Employee Defined Benefit Pension Plan	Merged	118,729	N	\$ -						\$ -						\$ -
64	Other Postemployment 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	\$ 116,260					58,130	\$ 58,130					58,130	\$ 58,130

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name/Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 24-25 Total	24-25A (July - December)					24-25A Total	24-25B (January - June)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
160	2018 Tax Allocation Bonds Series A	Bonds Issued After 12/31/10	11/8/2018	9/1/2031	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Merged	10,146,375	N	\$ 1,271,375				1,084,125		\$ 1,084,125				187,250		\$ 187,250
161	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	13,950	N	\$ 1,550						\$ -				1,550		\$ 1,550
162	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	BLX	Arbitrage rebate analysis	Merged	13,500	N	\$ 1,500				1,500		\$ 1,500						\$ -
163	2018 Tax Allocation Bonds Series A-Indenture of Trust	Fees	11/8/2018	6/30/2032	Bank of NY Mellon	Trustee fees	Merged	14,400	N	\$ 1,800				1,800		\$ 1,800						\$ -
164	2018 Tax Allocation Bonds Series B	Bonds Issued After 12/31/10	11/8/2018	9/1/2028	Bank of New York Mellon	Debt service on bonds to refund 2003 Bonds and 2011 Bonds	Merged	41,728,815	N	\$ 10,588,151				10,022,567		\$ 10,022,567				566,584		\$ 566,584
165	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2029	Keyser Marston Associates / Urban Futures	Continuing disclosure	Merged	4,000	N	\$ 500						\$ -				500		\$ 500
166	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2029	BLX	Arbitrage rebate analysis	Merged	13,500	N	\$ 1,500				1,500		\$ 1,500						\$ -
167	2018 Tax Allocation Bonds Series B-Indenture of Trust	Fees	11/8/2018	6/30/2029	Bank of NY Mellon	Trustee fees	Merged	9,000	N	\$ 1,800				1,800		\$ 1,800						\$ -

Santa Ana

Recognized Obligation Payment Schedule (ROPS 24-25) - Notes

July 1, 2024 through June 30, 2025

Item #	Notes/Comments
28	<i>Item has been completed.</i>
30	
33	
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167	

Santa Ana Recognized Obligation Payment Schedule (ROPS 24-25) - Report of Cash Balances
July 1, 2021 through June 30, 2022
(Report Amounts in Whole Dollars)

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

is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see Cash balance tips sheet.

A	B	C	D	E	F	G	H
	ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)	Fund Sources				Comments	
		Bond Proceeds		Reserve Balance	Other Funds		RPTTF
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.		Non-Admin and Admin
1	Beginning Available Cash Balance (Actual 07/01/21) RPTTF amount should exclude "A" period distribution amount		1,404	0	44,884	1,354,973	The prior report did not include an adjustment for Other Funds. The beginning balance was adjusted to reconcile to the cash balance as of June 30, 2021.
2	Revenue/Income (Actual 06/30/22) RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller		-		250,826	5,224,307	
3	Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)				226,471	6,743,444	
4	Retention of Available Cash Balance (Actual 06/30/22) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		1,404				
5	ROPS 21-22 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC	No entry required				85,472	
6	Ending Actual Available Cash Balance (06/30/22) G to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)						
		\$ 0	\$ 0	\$ 0	\$ 68,239	\$ (209,531)	Notified DOF of negative balance and will analyze balance.

EXHIBIT B

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

		<u>Fiscal Year</u>				
		<u>2024/2025</u>	<u>61000</u>	<u>Successor</u>		
<u>Direct Personnel Costs</u>	<u>Department *</u>	<u>Costs</u>	<u>(Salaries)</u>	<u>Hourly Rate</u>	<u>Agency Hours</u>	<u>SA Administration</u>
Executive Director	CDA	\$ 202,902	\$ 2,341	\$ 97.54	24	2,341
Administrative Services Manager	CDA	182,743	\$ 19,329	87.86	220	19,329
Management Analyst	CDA	99,238	\$ 6,202	47.72	130	6,204
Accounting Assistant	CDA	65,582	\$ 3,027	31.52	96	3,026
Community Development Commission Secretary	CDA	74,803	\$ 1,726	35.96	48	1,726
Accounting Manager	FMSA	187,316	\$ 360	90.06	4	360
Senior Accountant	FMSA	95,926	\$ 2,214	46.12	48	2,214
Assistant City Attorney	CAO	178,268	\$ 3,085	85.70	36	3,085
Total Direct Personnel Costs			38,285		606	38,285

Other Direct Costs

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

Indirect Costs (based on direct salary charges)

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

Total Successor Agency Admin Allowance Cost \$ 116,260

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

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

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

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

<u>Line Item</u>	<u>Description</u>
Benefits Overhead	Shared cost allocation of health care, dental, life insurance, LTD, etc. services provided by HR / Benefits
Building Rental / Maintenance	Shared cost allocation of City Hall building maintenance, janitorial services, utilities, and security guard services
Communications	Monthly telephone charges for direct lines, and allocation for shared telecommunication lines and system maintenance
Consultants	Outside legal counsel, financial consultants, appraisers, etc. on an as-needed basis
Copier Lease	Shared cost allocation of Sharp copier leases
Debt Service	Shared cost allocation of debt service for the 2021 Pension Obligation Bonds
Indirect Costs	Charges for City general overhead expense (City Manager's Office, Human Resources, Accounting, Purchasing, Treasury, Management and Support)
Insurance Charges	Shared cost allocation of premiums for Liability and Property Insurance, employee Group Insurance and Workers Compensation Insurance
IT Maintenance Charges	Shared cost allocation of computer services, 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