OVERSIGHT BOARD MEETING
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA

September 26, 2013
2:00 p.m.

Century Conference Room
23920 Valencia Boulevard
Santa Clarita, CA 91355

AGENDA

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Redevelopment Division at (661) 286-4141. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

I. CALL TO ORDER

II. FLAG SALUTE

III. ROLL CALL

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES – Oversight Board Meeting of April 16, 2013

VI. NEW BUSINESS

1. HOUSING FUNDS TRANSFER

AB 1484 provides a process by which the proceeds of housing bonds issued in 2008 may be transferred from the Redevelopment Obligation Retirement Fund (RORF) to the City acting as the Housing Successor. By law, these funds must be used in accordance with California Redevelopment Law to "increase, improve, and preserve" the supply of housing affordable to low- and moderate-income individuals. All steps required by AB 1484 prior to the transfer of funds have been accomplished and approved by the Department of Finance.

Recommended Action:

Oversight Board direct the Successor Agency Executive Director to approve the Transfer Agreement and place the $5,056,509 in housing bond proceeds on the next Recognized Obligation Payment Schedule.

2. RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET (ROPS 13-14B)

ABX1 26 requires the preparation of a Recognized Obligation Payment Schedule (ROPS) for each six-month period. The ROPS lists enforceable obligations of the Successor Agency and must be approved by the Oversight Board. Additionally, the Successor Agency is allowed an administrative allowance of no more than $250,000, subject to the approval of the Oversight Board.

Recommended Action:

Review the ROPS for the period of January 1, 2014 – June 30, 2014; adopt a resolution approving the ROPS for the period of January 1, 2014 – June 30, 2014 and direct Successor Agency staff to transmit the approved ROPS documents to the Los Angeles County Auditor-Controller, the State Controller, and the State Department of Finance.

3. LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP)

Assembly Bill 1484 requires all Successor Agencies acting on behalf of former Redevelopment Agencies that owned non-housing property as of the time of Redevelopment dissolution on February 1, 2011, to prepare a LRPMP. The LRPMP governs the disposition and use of non-housing property held by the former Redevelopment Agency pursuant to legal requirements. There are three properties owned by the former Redevelopment Agency to be covered in the LRPMP: the Newhall Library properties, mixed use affordable housing/retail vacant property (City-owned block) and the potential parking triangle (old Moore's Sandwich Shop.)

The Successor Agency hired Redevelopment consultants, Rosenow Spevacek Group, Inc. (RSG), to assist with the preparation of the LRPMP. Staff anticipates providing the Oversight Board with the final LRPMP by its meeting in November.

Recommended Action: Receive update from Successor Agency Staff. No action is required.

VII. PUBLIC PARTICIPATION

This time has been set aside for the public to address the Board on items that are NOT on the agenda. The Board will not act upon those items at this meeting, other than to review and return without action, or provide direction to staff. ALL speakers must submit a speaker's slip to the Meeting Clerk PRIOR to this portion of the meeting, and prepare a presentation not to exceed three (3) minutes.

VIII. STAFF COMMENTS

IX. ADJOURNMENT

Complete packets are available for public inspection at City Hall. Any writings or documents distributed to a majority of the members of the Oversight Board regarding any open session item on this agenda will be made available for public inspection in City Hall, Suite 120 located at 23920 Valencia Boulevard, during normal business hours. These writings or documents will also be available for review at the meeting. Thank you for attending the Oversight Board meeting. If you have any questions or wish to know more about the Successor Agency or the Oversight Board, please call (661) 286-4141 Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Fridays 8:00 a.m. to 5:00 p.m.

CERTIFICATION

I, Arminé Chaparyan, do hereby certify that I am the duly appointed and qualified Redevelopment Manager for the Successor Agency of the former Redevelopment Agency of the City of Santa Clarita, and that on September 23, 2013, between the hours of 9:00 a.m. and 5:00 p.m., the foregoing agenda was posted at City Hall, Santa Clarita Library, Valencia Branch, and the Santa Clarita Sheriff's Station.

Arminé Chaparyan
Redevelopment Manager
Santa Clarita, California
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MINUTES OF THE MEETING OF THE OVERSIGHT BOARD OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARITA

Tuesday
April 16, 2013
2:00 p.m.

CALL TO ORDER

The regular meeting of the Oversight Board of the Successor Agency for the former Redevelopment Agency of the City of Santa Clarita was called to order by Chair Striplin at 2:03 p.m. in the Century Conference Room, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Board Member Keogle led the flag salute.

ROLL CALL

Chair Striplin and Board Members Dortch, Hernandez, Hoerber, Koegle, Swartz were present. Board Member Coleal was absent.

APPROVAL OF AGENDA

A motion was made by Board Member Dortch and seconded by Board Member Hoerber to approve the agenda. Said motion was approved by a vote of 6-0.

APPROVAL OF THE MINUTES OF THE FEBRUARY 19, 2013, REGULAR MEETING

A motion was made by Board Member Keogle and seconded by Board Member Hernandez to approve the minutes from the February 19, 2013, meeting. Said motion was approved by a vote of 6-0.

NEW BUSINESS

ITEM 1 TRANSMIT $63,835 TO LOS ANGELES COUNTY AUDITOR-CONTROLLER AND AMEND ROPS III

Arminé Chaparyan, Redevelopment Manager, gave a presentation to the Board and asked for the Board to approve transmitting the outstanding payment of $63,835 to the Los Angeles County Auditor Controller and amend ROPS III to ensure funds are available. Board Member Keogle inquired about the ramifications of not making a payment to the DOF. Greg Murphy, Assistant City Attorney, explained what the circumstanced may be in this instance, which may ultimately involve the

"Meet and Confer" process with the State DOF. Making this payment will assist with the Successor Agency obtaining a Finding of Completion from the State. Motion was made by Board Member Keogle and seconded by Board Member Hoerber to approve the payment of $63,835 and amend the ROPS III as described to cover the payment. Motion was approved by a vote of 6-0.

ITEM 2 DUE DILIGENCE REVIEW – NON- HOUSING FUND

Arminé Chaparyan, Redevelopment Manager presented an update regarding next steps of the process. Ms. Chaparyan informed the Board that the Successor Agency has heard from the DOF and accordingly, the DOF has stated that no adjustments need to be made to the Due Diligence Review for Non-Housing. The Successor Agency is now waiting to hear when the State Controllers audit will take place. There are over 450 Redevelopment Agencies in the State that will require audits and staff has learned that the audits have already started. To date, they have completed 30. Staff anticipates that the audits should be done by the end of the year. The Board received the update with no action required.

PUBLIC PARTICIPATION

None

STAFF COMMENTS

There were no comments.

ADJOURNMENT

The meeting was adjourned by Chair Striplin at 2:23 p.m.

_____

Ken Striplin, Chair
Oversight Board

_____

Arminé Chaparyan, Redevelopment Manager
Successor Agency Staff

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Agenda Item #1

OVERSIGHT BOARD
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA

AGENDA REPORT

Approved By: _____

Presented By: Erin Lay

DATE: September 26, 2013

SUBJECT: APPROVAL OF THE TRANSFER OF $5,056,509 IN HOUSING BOND PROCEEDS FROM THE SUCCESSOR AGENCY TO THE CITY AS THE HOUSING SUCCESSOR

Recommended Action:
Oversight Board approve the Transfer Agreement and place the $5,056,509 in housing bond proceeds on the next Recognized Obligation Payment Schedule.

Background
As part of the dissolution process, the former Redevelopment Agency was required to assign responsibility for various parts of the wind-down process. The City opted to take on the responsibility to wind down all the activities of the Agency by becoming both the Successor Agency and the Housing Successor as shown below.

1. Successor Agency – A separate legal entity with the City Council functioning as its governing board. The actions of the Successor Agency are subject to oversight by the Oversight Board.

2. Housing Successor – A function of the City under the authority of the City Council. The Housing Successor is charged with carrying out housing-related activities and functions, as allowed by California Redevelopment Law (CRL).

In 2008, prior to dissolution the former Redevelopment Agency issued $8.85 million dollars in housing bonds. In 2009 and 2010 a portion of the housing bond proceeds were used to acquire land with the intent to build an affordable family rental housing development. As part of the dissolution process, the remaining $5,056,509 in housing bond proceeds was placed in the Redevelopment Obligation Retirement Fund (RORF) to pay back the related bond debt.

On June 27, 2012, the legislature passed AB 1484 which outlined a new process by which the Housing Successor might recapture the use of the housing bond proceeds in

order to carry out housing-related activities and functions. Upon completion of the steps required by AB 1484, the funds may be transferred from the Successor Agency to the Housing Successor to be used to undertake activities designed to increase, improve, and preserve affordable housing in the City as allowed by CRL.

As part of the housing bond recapture process, the City's bond counsel was consulted. Fulbright & Jaworski LLP has confirmed that the transfer of housing bond proceeds to the Housing Successor is consistent with the purposes for which the original bonds were issued (Attachment 1).

The first five steps required by AB 1484 to recapture the housing bond proceeds have been completed as shown below:

1. Due Diligence Review of the non-housing funds (non-housing DDR) approved by Department of Finance (DOF) on January 11, 2013;
2. Due Diligence Review of the low- and moderate income housing fund (housing DDR) approved by DOF on March 8, 2013;
3. Finding of Completion received from DOF on June 20, 2013;
4. Letter from the Housing Successor to the Successor Agency requesting the transfer of the housing bond proceeds (Attachment 2; and
5. Transfer Agreement approved by the Successor Agency on August 27, 2013 (Attachment 3).

In order to complete the transfer of the housing bond proceeds to the Housing Successor, the Oversight Board must approve the Transfer Agreement and direct that the funds be listed on the Recognized Obligation Payment Schedule (ROPS). Once the ROPS is approved by DOF, the housing bond proceeds would be available to the Housing Successor beginning January 1, 2014. These funds are anticipated to be used toward an affordable housing development in the previous Redevelopment Project Area.

FISCAL IMPACT

There is no immediate fiscal impact. If the Transfer Agreement and ROPS containing the housing bond proceeds are approved by DOF, $5,056,509 in housing bond proceeds will become available to be used by the Housing Successor for activities allowed under California Redevelopment Law. The City as Housing Successor will then undertake the necessary appropriation and budget actions.

ATTACHMENTS

1. Bond Counsel Opinion Letter
2. Housing Successor Letter
3. Transfer Agreement

AC:EL:el

NORTON ROSE FULBRIGHT

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August 9, 2013

Via E-Mail

Arminé Chaparyan, Redevelopment Manager
Successor Agency to the Former
City of Santa Clarita Redevelopment Agency
23920 Valencia Boulevard
Santa Clarita California 91355

Re: $8,850,000 City of Santa Clarita Redevelopment Agency Housing Set-Aside Tax Allocation Bonds, Series 2008

Dear Ms. Chaparyan:

I have acted as bond counsel for the City of Santa Clarita and for the former City of Santa Clarita Redevelopment Agency (the "Agency") for the past 20 years and am familiar with the matter referenced herein. Fulbright & Jaworski LLP ("Bond Counsel") acted as bond counsel for the Agency in connection with the issuance and sale of the its 8,850,000 City of Santa Clarita Redevelopment Agency Housing Set-Aside Tax Allocation Bonds, Series 2008 *the "2008 Bonds")*, pursuant to the Indenture of Trust, dated as of June 1, 2008 (the "Indenture") by and between the Agency and The Bank of New York Mellon Trust Company, N.A. as successor trustee.

Pursuant to the Indenture and as confirmed by the Official Statement dated June 3, 2008, the 2008 Bonds were issued to fund low and moderate income housing projects and programs in accordance with the Community Redevelopment Law of the State of California (being Part 1 of Division 24 of the Health and Safety Code of the State of California, as amended) (the "CRL"). You have notified us that the amount of $5,056,509 is on deposit in the Housing Project Fund (the "Available Housing Bond Proceeds") and are considered unspent proceeds of the 2008 Bonds.

This letter is to provide guidance to the Successor Agency and the City, as the Housing Successor, as to the qualifying eligible uses of the Available Housing Bond Proceeds. You have requested advice as to the following uses of the Available Housing Bond Proceeds:

- agreements with nonprofit and for-profit housing developers for the production of affordable housing consistent with the CRL, supporting the satisfaction of the Redevelopment Agency's replacement housing obligations;

Fulbright & Jaworski LLP is a limited liability partnership registered under the laws of Texas.

Fulbright & Jaworski LLP, Norton Rose Fulbright LLP, Norton Rose Fulbright Australia, Norton Rose Fulbright Canada LLP, Norton Rose Fulbright South Africa (incorporated as Deneys Reitz, Inc.), each of which is a separate legal entity, are members of Norton Rose Fulbright Verein, a Swiss Verein. Details of each entity, with certain regulatory information, are at nortonrosefulbright.com. Norton Rose Fulbright Verein helps coordinate the activities of the members but does not itself provide legal services to clients.

- purchase and rehabilitation/remodeling of existing multi-unit residential developments that are currently leased at market-rates to make units available to low and moderate-income households;

- purchase of real property for construction of affordable housing, and

- other projects as defined, referenced or allowed pursuant to the bond covenants.

The above uses are consistent with the purposes for which the 2008 Bonds were issued and are qualifying eligible uses as long as they are consistent with the bond covenants for the 2008 Bonds which is to essentially refrain from taking any action that would make the 2008 Bonds "private activity bonds".[1] For example, Available Housing Bond Proceeds may be used for publicly-owned housing, land acquisition (to the extent of a write-down in case on nonpublic housing), low and moderate income housing or rehabilitation assistance (in the form of grants or subsidies), relocation assistance, and public capital improvements relating to the low and moderate income housing projects.

The Available Housing Bond Proceeds will always be deemed to be part of the "Housing Project Fund" created by the Indenture until expended in the manner provided by the CRL for the purpose of funding low and moderate income housing projects and programs in accordance with the provisions of section 1.148-6 and 1.150-2 of the Treasury Regulations of the Internal Revenue Service. The $5,056,509 is deemed "unexpended" for purposes of the Internal Revenue Code and is required to be traced as "unspent bond proceeds." Bond proceeds are considered "Proceeds" of an issue and amounts cease to be allocated to an issue as Proceeds only when those amounts (i) are allocated to a qualifying cost, (ii) are allocated to transferred proceeds of another issue of obligations (refunding bonds); (iii) are used to redeem bonds, or (iv) cease to be allocated to that issue at retirement of the issue. Appropriate tracing and replenishment, if necessary, of deemed "unexpended" bond proceeds is vital in order to maintain the tax-exempt status of the interest on the 2008 Bonds under section 103(a) of the Internal Revenue Code, and to maintain the covenant to take all actions necessary to not cause any of the bonds to become a "private activity bond" within the meaning of section 141 of the Internal Revenue Code.

The transfer of the Available Housing Bond Proceeds to the City is appropriate and consistent with the Indenture and the bond covenants therein since the City, as Housing Successor, is assuming the obligations and responsibilities of the issuer under Indenture and related documents. For example, all qualifying projects financed or to be financed with proceeds of the 2008 Bonds are subject to the bond covenants, and the City, as Housing Successor, has inherited the responsibility for maintaining such covenants and protecting bond owner

[1] A tax-exempt bond issue will comprise private activity bonds if one or more of the following tests is satisfied: (i) both (a) more than 10% of the proceeds of that issue are to be subject to private business use, and (b) more than 10% of the debt service payments on the issue are to be made out of private payments or are secured by any interest in property subject to private business use; or (ii) both (a) more than 5% of the proceeds of that issue are to be subject to private business use, and (b) more than 5% of the debt service payments on the issue are to be made out of private payments or are secured by any interest in property subject to private business use, where only private business use that is unrelated to or disproportionate to the principal governmental use of the property is considered; or (iii) more than 5% of the proceeds of the issue are to be provided to nongovernmental persons under arrangements that, for federal income tax purposes, are treated as loans ("private loans").

expectations and rights, including the duty to monitor the use or transfer of such bond-financed projects or programs.

If you have any questions regarding the matters relating to the use of unspent proceeds of the 2008 Bonds, please do not hesitate to contact the undersigned.

Very truly yours,

Maryann Goodkind

55979755.2

City of
SANTA CLARITA

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196
Phone: (661) 259-2489 • FAX: (661) 259-8125
www.santa-clarita.com

August 16, 2013

Arminé Chaparyan
Redevelopment Manager
Successor Agency to the City of Santa Clarita Redevelopment Agency
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Dear Ms. Chaparyan:

Subject: Transfer of Housing Bond Proceeds

The City of Santa Clarita Redevelopment Agency (Agency) was created in 1997. On June 29, 2011, the Governor signed into law ABX1 26 (Dissolution Act) and ABX1 27 (Voluntary Alternative Redevelopment Program or VARP). In December 2011, the California Supreme Court struck down ABX1 27, and upheld ABX1 26, thereby dissolving Redevelopment Agencies in California, and implementing a variety of processes and timelines by which the affairs of the Agency would wind down. The City of Santa Clarita opted to become the Housing Successor for the former Agency, and take on the responsibility of carrying out housing-related activities and functions as allowed by California Redevelopment Law (CRL).

The Dissolution Act required the unspent balance of the proceeds of any housing bonds issued by the Agency to be deposited into the Redevelopment Obligation Retirement Fund (RORF), under the control of the Successor Agency. The total current amount of housing bond proceeds in the RORF is $5,056,509. It is the understanding of the City that all actions required by AB 1484 to release the unspent balance of the housing bond proceeds have been taken. The City has plans to undertake housing-related activities designed to increase, improve, and preserve affordable housing in the City, as authorized and required by those provisions of the California Redevelopment Law that are still in effect.

As required by Health & Safety Code section 34176(g)(1)(B), the City, acting in its capacity as Housing Successor, is requesting that the Successor Agency transfer the unspent balance of the housing bond proceeds to the City for use in compliance with the California Redevelopment Law housing provisions. We request that you agendize the approval of a Transfer Agreement (draft enclosed), and direct Successor Agency staff to include the housing bond proceeds on the Recognized Obligation Payment Schedule (ROPS) to be brought before the Oversight Board at the earliest time possible.

In addition, we request that your bond counsel issue an opinion stating that the use of the housing bond proceeds by the City, as outlined above, is consistent with the bond covenants due to the restrictions placed on the City by the California Redevelopment Law and our role as housing successor. In this way, the transfer of the proceeds will not be deemed by any party to be contrary to the purpose for which the bonds were sold.

Sincerely,

Kenneth W. Striplin
City Manager

EL:cf
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Enclosure

cc: Frank Oviedo, Assistant City Manager
Darren Hernandez, Deputy City Manager
Tom Cole, Community Development Manager
Tina Haddad, Assistant to the City Manager
Carmen Magana, Finance Manager
Erin Lay, Housing Program Administrator

AGREEMENT REGARDING EXPENDITURE OF HOUSING BOND PROCEEDS

This Agreement Regarding Expenditure of Housing Bond Proceeds (this **"Agreement"**) is entered into effective as of August 27, 2013 ("**Effective Date**") by and between the Successor Agency to the City of Santa Clarita Redevelopment Agency (**"Successor Agency"**) and the City of Santa Clarita, a general law city and municipal corporation (**"City").** The Successor Agency and the City are hereinafter collectively referred to as the "**Parties**."

RECITALS

A. Pursuant to authority granted under Community Redevelopment Law (California Health and Safety Code Section 33000 *et seq.*) ("**CRL**"), the former City of Santa Clarita Redevelopment Agency ("**Redevelopment Agency**") had responsibility to implement the Redevelopment Plan for the Newhall Redevelopment Project (the "**Project Area**"), originally approved by Ordinance No. 89.27 enacted by the City Council of the City of Santa Clarita (the "**City Council"**) on November 28, 1989 and subsequently amended.

B. Pursuant to an Indenture of Trust dated as of June 1, 2008, and executed by and between the Redevelopment Agency and The Bank of New York Mellon Trust Company, N.A., as successor Trustee (the **"Indenture"**), the Agency issued Housing Set-Aside Tax Allocation Bonds, Series 2008, in the original principal amount of $8,850,000 (the **"Bonds").**

C. Section 3.02(a)(3) of the Indenture required the Trustee to transfer the sum of $8,143,744.51 for deposit into the Series 2008 Account of the Housing Project Fund (the "Housing Bond Fund"), a bond account within the Redevelopment Agency's Low and Moderate Income Housing Fund established by the Redevelopment Agency pursuant to Health and Safety Code Section 33334.3 (the "**Low and Moderate Income Housing Fund"**).

D. Pursuant to Section 5.04of the Indenture, the Housing Bond Fund is deemed to constitute a part of the Low and Moderate Income Housing Fund, and the funds deposited into the Housing Bond Fund of the Low and Moderate Income Housing Fund are required to be used solely in the manner provided by the CRL to provide financing for low and moderate income housing purposes within or benefiting the Project Area, as well as comply with certain covenants in the Indenture relating to the maintenance of the tax-exemption of the interest on the 2008 Bonds (the "Bond Covenants").

E. By operation of law, the City assumed the role of Successor Agency to the Redevelopment Agency commencing upon dissolution of the Redevelopment Agency on February 1, 2012 pursuant to Assembly Bill x1 26 ("**AB 26**").

F. Pursuant to Resolution No. 12-3, adopted by the City Council on January 24, 2012, in accordance with Health and Safety Code Section 34176, the City elected to retain the housing assets and housing functions of the former Redevelopment Agency commencing upon dissolution of the Redevelopment Agency.

G. Health and Safety Code Section 34176(g) provides that the entity assuming the housing functions of a former redevelopment agency (the "**Housing Successor**") may designate the use of and commit indebtedness obligation proceeds that were derived from indebtedness issued for the purpose of affordable housing prior to January 1, 2011 and that remain available after the satisfaction of enforceable obligations that have been approved on a Recognized Obligation Payment Schedule (**"ROPS"**) and that are consistent with the indebtedness obligation covenants (hereafter, "**Available Housing Bond Proceeds"**).

H. Health and Safety Code Section 34176(g) further provides that the Housing Successor shall provide notice to the successor agency of any designations of use or commitments of Available Housing Bond Proceeds that the Housing Successor wishes to make at least 20 days before the deadline for submission of the ROPS to the oversight board.

I. Health and Safety Code Section 34176(g) further provides that the review of such designations and commitments by the successor agency, the oversight board, and the Department of Finance (**"Department"**) shall be limited to a determination that the designations and commitments are consistent with bond covenants and that there are sufficient funds available.

J. Health and Safety Code Section 34176 (g) further provides that the expenditure of Available Housing Bond Proceeds must be listed separately on the ROPS.

K. Health and Safety Code Section 34176 (d) provides that funds transferred to the Housing Successor shall be held in a separate Low and Moderate Income Housing Asset Fund and used in accordance with applicable housing-related provision of the CRL.

L. By letter dated August 12, 2013 (the **"Bond Proceeds Transfer, 2013 Letter"**), the City acting as the Housing Successor, notified the Successor Agency that the City wished to designate Available Housing Bond Proceeds for the purpose of funding any or all of the following: (i) agreements with nonprofit and for-profit housing developers for the production of affordable housing consistent with the CRL, supporting the satisfaction of the Redevelopment Agency's replacement housing obligations, (ii) purchase and rehabilitation/remodeling of existing multi-unit residential developments that are currently leased at market-rates to make units available to low and moderate-income households, (iii) purchase of real property for construction of affordable housing, and (iv) other projects as defined, referenced or allowed pursuant to the Bond Covenants.

M. The Successor Agency has obtained an opinion of bond counsel that the proposed use of Available Housing Bond Proceeds is consistent with the Bond Covenants and the Successor Agency's financial records indicate that there are sufficient funds available for such purposes.

N. The Parties desire to enter into this Agreement to reaffirm the agreement of the City, as the Housing Successor, to use the Available Housing Bond Proceeds for the purposes identified in the Bond Proceeds Transfer, 2013 letter consistent with the Bond Covenants and the requirements of the CRL, and to provide for the Successor Agency to transfer the Available Housing Bond Proceeds to the City for deposit into the City's Low and Moderate Income Housing Asset Fund to be used for such purposes.

O. The execution of this Agreement was approved by the City Council acting in its capacity as the legislative body of the City and in its capacity as the governing board of the Successor Agency by motion as reflected in the minutes of the meeting on _____, 2013.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and promises herein contained, the Parties hereby agree as follows.

1. Incorporation of Recitals. The Parties acknowledge the truth of the foregoing Recitals which by this reference are incorporated into this Agreement.

2. Term. The term of this Agreement shall commence on the Effective Date, and shall continue in effect until the date that all Available Housing Bond Proceeds are expended in accordance with the requirements of this Agreement.

3. Use of Available Housing Bond Proceeds. The City agrees that it shall use the Available Housing Bond Proceeds solely for the purposes identified in Recital L above or for other low and moderate-income housing purposes consistent with the Bond Covenants and the provisions of the CRL that apply to the expenditure of Low and Moderate Income Housing Funds. The City further agrees that it shall report to the Successor Agency and the Successor Agency's Oversight Board on an annual basis the expenditure of any Available Housing Bond Proceeds until the term of this Agreement has expired pursuant to Section 2.

4. Transfer of Available Housing Bond Proceeds. The Successor Agency shall transfer the remaining balance of Available Housing Bond Proceeds to the City, and the City shall deposit such funds into the County's Low and Moderate Income Housing Asset Fund for City's use in accordance with the terms, conditions, and purposes set forth in this Agreement, and shall be segregated from other funds of the City in such Fund so as to allow the City to account for and trace use of and investment earnings of the Available Housing Bond Proceeds. As of the Effective Date, the amount of Available Housing Bond Proceeds equals the sum of Five Million, Fifty Six Thousand, Five Hundred and Nine Dollars ($5,056,509).

5. Project Approvals; Environmental Review. This Agreement is not intended to limit in any manner the discretion of City in connection with the issuance of approvals and entitlements for the projects described in this Agreement, including without limitation, the undertaking and completion of any required environmental review pursuant to CEQA and NEPA, as applicable, and the review and approval of plans and specifications.

6. Severability. If any term, provision, covenant, or condition set forth in this Agreement is held by the final judgment of a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions, covenants, and conditions shall continue in full force and effect to the extent that the basic intent of the Parties as expressed herein can be accomplished. In addition, the Parties shall cooperate in good faith in an effort to amend or modify this Agreement in a manner such that the purpose of any invalidated or voided provision, covenant, or condition can be accomplished to the maximum extent legally permissible.

7. No Third-Party Beneficiaries; Assignments. Nothing in this Agreement is intended to create any third-party beneficiaries to this Agreement, and no person or entity other than the Successor Agency and the County, and the permitted successors and assigns of either of them, shall be authorized to enforce the provisions of this Agreement.

8. Further Assurances. Each Party agrees to execute, acknowledge and deliver all additional documents and instruments, and to take such other actions as may be reasonably necessary to carry out the intent of the transactions contemplated by this Agreement.

9. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

10. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

11. Amendments. This Agreement may be modified or amended, in whole or in part, only by an instrument in writing, executed by the Parties.

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IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date first written above.

CITY:
City of Santa Clarita

By:_____
_____, Mayor

Dated:_____

SUCCESSOR AGENCY:
Successor Agency to the Redevelopment Agency of the City of Santa Clarita

By:_____
_____, Executive Director

Dated:_____

APPROVED AS TO LEGAL FORM

By:_____
Joseph M. Montes
City Attorney
Successor Agency Counsel

Agenda Item #2

OVERSIGHT BOARD
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA

AGENDA REPORT

Approved By: _____

Presented By: Carmen Magana

DATE: September 26, 2013

SUBJECT: RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Recommended Action:
Review the ROPS for the period of January 1, 2014 – June 30, 2014 and adopt a resolution approving the ROPS for the period of January 1, 2014 – June 30, 2014; and direct Successor Agency staff to transmit the approved ROPS documents to the Los Angeles County Auditor-Controller (County A-C), the State Controller, and the State Department of Finance (DOF).

Background:
ABX1 26 requires the Successor Agency to prepare a Recognized Obligation Payment Schedule (ROPS) for each six month period. The ROPS essentially serves as an invoice between the Successor Agency and Los Angeles County Auditor-Controller (County A-C) and dictates how much former property tax increment will be released by the County for the six-month period to the Successor Agency to pay for enforceable obligations. Only payments listed on the ROPS may be made by the Successor Agency.

The Department of Finance (DOF) provided the Successor Agency with a revised template that looks similar to the previous ROPS template with a few exceptions listed below.

- The Department of Finance (DOF) added a Fund Balance worksheet. The Agency is required to report actual expenditures and revenues from January 1, 2014 – June 30, 2014 and provide an estimate for the period July 1, 2013 – December 31, 2013.
- The DOF introduced a new web-based application known as Redevelopment Agency Dissolution (RAD) web application. DOF will no longer e-mail the ROPS template to agencies and agencies will no longer email the completed template back to Finance. The Agency must access the RAD Application to obtain the template. Beginning with ROPS 13-14B, agencies must use the RAD application for ROPS submission. In accordance with HSC section 34177

(l)(2)(C), agencies should separately email a copy of the ROPS and OB resolution to the County-Auditor Controller (CAC) and the State Controller's Office (SCO). A copy of the ROPS should also be posted on agency websites.

Currently, the Successor Agency has two sources of revenue available to pay for costs listed on the approved ROPS.

- Former Tax Increment, now held by the Los Angeles County Auditor-Controller (County A-C) in the Redevelopment Property Tax Trust Fund (RPTTF); and
- Fund balance currently held by the Successor Agency in the Redevelopment Retirement Obligation Fund.

ROPS January 1, 2014 – June 30, 2014
The attached January 1, 2014 – June 30, 2014 (ROPS 13-14 B) reflects the next six-month estimated payment obligations for the Successor Agency in the new format provided by the Department of Finance (DOF). ROPS 13-14B will be submitted to the DOF and emailed separately to the County A-C in accordance with the requirements of Health and Safety Code Section 34177(l)(B).

Deadlines and Approval Process
ROPS 13-14 B must be submitted to the DOF, County A-C and State Controller by October 1, 2013. If this deadline is not met, the City is subject to a civil penalty of $10,000 per day for the Successor Agency's failure to timely submit the ROPS.

All ROPS documents are required to be approved by the Oversight Board. After approval by the Oversight Board (OB), the resolution approving the ROPS documents will then be transmitted to the Department of Finance, the State Controller's Office and the County A-C.

Actions taken by the Oversight Board, including the approval of a ROPS, are not effective for five business days, pending a request for review by the Department of Finance. Once a request for review is made, the Department of Finance has 40 days from the date of the request to approve the Oversight Board action or return it to the Oversight Board for reconsideration. The reconsidered action is not valid until it is approved by the Department of Finance.

Fiscal Impact:

The total obligations for the ROPS for the period of January 1, 2014 – June 30, 2014 are $6,955,148. This amount includes the $5,056,509 for the transfer of Housing Bond proceeds as detailed in Agenda Item #1. The enforceable obligation to be funded by RPTTF is $1,568,691.

The $1,568,691 amount includes $250,000 for administrative cost allowance. The annual administrative cost allowance (ACA) of $250,000 is being requested as the Successor Agency did not receive an ACA with the RPTTF payment for ROPS 13-14A. The $125,000 administrative cost allowance requested was deducted as a prior period

adjustment to ROPS II. However, there may not be funds available to cover administrative costs unless a greater amount of RPTTF is received than currently estimated.

As of June 30, 2013 there is a fund balance of $329,948. This includes the outstanding ERAF obligation of $101,510 originally listed on ROPS III from the reserve balance to be paid by the Successor Agency. Los Angeles County A-C ultimately made the statutory payments to taxing entities (reducing RPTTF to Successor Agency), but did not make payment for 2010-11 ERAF. The County has not yet requested payment. The available balance of $228,438 is shown on the ROPS 13-14B paying bond debt service.

Attachments:
ROPS 13-14 B
Resolution

AC:BH:hd

Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: Santa Clarita

Name of County: Los Angeles

	Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
A	**Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):**	**$ 5,386,457**
B	Bond Proceeds Funding (ROPS Detail)	5,056,509
C	Reserve Balance Funding (ROPS Detail)	329,948
D	Other Funding (ROPS Detail)	-
E	**Enforceable Obligations Funded with RPTTF Funding (F+G):**	**$ 1,568,691**
F	Non-Administrative Costs (ROPS Detail)	1,318,691
G	Administrative Costs (ROPS Detail)	250,000
H	**Current Period Enforceable Obligations (A+E):**	**$ 6,955,148**

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding

I	Enforceable Obligations funded with RPTTF (E):	1,568,691
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	-
K	**Adjusted Current Period RPTTF Requested Funding (I-J)**	**$ 1,568,691**

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding

L	Enforceable Obligations funded with RPTTF (E):	1,568,691
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
N	**Adjusted Current Period RPTTF Requested Funding (L-M)**	**1,568,691**

Certification of Oversight Board Chairman:
Pursuant to Section 34177(m) 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 agency.

Name Title

/s/

Signature Date

Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund Balances

(Report Amounts in Whole Dollars)

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

A	B	C	D	E	F	G	H	I	J	K
		Fund Sources								
		Bond Proceeds		Reserve Balance		Other	RPTTF			
	Fund Balance Information by ROPS Period	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Due Diligence Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin	Total	Comments
ROPS III Actuals (01/01/13 - 6/30/13)										
1	**Beginning Available Fund Balance (Actual 01/01/13)** Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)	5,056,509		973,044	-	695	-		**$ 6,030,248**	The available fund balance as of 1/1/13 has been reduced to reflect payments due to the L.A. County Auditor-Controller of $387,907 (paid 1/16/13) and $63,835 (paid 4/19/13). Balances retained for enforceable obligations approved in the LMIHF DDR for the period 01/01/13 to 06/30/13 included $138,398 for administrative costs and $569,923 for pass-through payments. As the CAC ultimately made the pass-through payments and reduced the Agency's RPTTF distribution, the ROPS III was amended to include $549,870 from reserve balance as a reserve for the September 2013 debt service payment. It is shown in Column 'G' on the Report of Prior Period Adjustments.
2	**Revenue/Income (Actual 06/30/13)** Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller	-			-	5,538	1,061,286	125,000	**$ 1,191,824**	RPTTF received 01/02/13 of $1,186,286 (H+I)
3	**Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13)** Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs			99,459	-	-	875,504	125,000	**$ 1,099,963**	Non-Admin RPTTF includes $858,652 for bond debt service and $16,852 for Due Diligence Report preparation.
4	**Retention of Available Fund Balance (Actual 06/30/13)** Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III			651,380	-	-	185,782		**$ 837,162**	Reserve balance includes $101,510 for 10-11 ERAF and $549,870 for reserve for September 2013 bond debt service payment.
5	**ROPS III RPTTF Prior Period Adjustment** Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.	No entry required					-	-	**$ -**	
6	**Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)**	**$ 5,056,509**	**$ -**	**$ 222,205**	**$ -**	**$ 6,233**	**$ -**	**$ -**	**$ 5,284,947**	
ROPS 13-14A Estimate (07/01/13 - 12/31/13)										
7	**Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)**	**$ 5,056,509**	**$ -**	**$ 873,585**	**$ 185,782**	**$ 6,233**	**$ -**	**$ -**	**$ 6,122,109**	
8	**Revenue/Income (Estimate 12/31/13)** Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller						733,000	-	**$ 733,000**	
9	**Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)**			549,870	185,782	-	733,000	-	**$ 1,468,652**	September 2013 Bond Debt Service Payment
10	**Retention of Available Fund Balance (Estimate 12/31/13)** Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A				-				$ -	
11	**Ending Estimated Available Fund Balance (7 + 8 - 9 -10)**	**$ 5,056,509**	**$ -**	**$ 323,715**	**$ -**	**$ 6,233**	**$ -**	**$ -**	**$ 5,386,457**	

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail
January 1, 2014 through June 30, 2014
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
								$ 83,508,171		$ 5,056,509	$ 329,948	$ -	$ 1,318,691	$ 250,000	$ 6,955,148
1	Tax Allocation Bonds Series 2008	Bonds Issued On or Before 12/31/10	6/3/2008	10/1/2042	Bank of New York	Bonds issued to fund redevelopment projects	Newhall	52,253,611	N		228,438		422,136		$ 650,574
2	Housing Set-Aside Tax Alloc. Bonds Series 2008	Bonds Issued On or Before 12/31/10	6/3/2008	10/1/2042	Bank of New York	Bonds issued to fund low and moderate income housing projects and programs	Newhall	15,623,230	N				195,878		$ 195,878
3	Successor Agency Administrative Costs	Admin Costs	7/1/2013	6/30/2014	Various	Administrative agency costs	Newhall		N					250,000	$ 250,000
4	Successor Agency Administrative Costs	Admin Costs			Various	Administrative agency costs	Newhall								$ -
5	Due Diligence Review	Dissolution Audits			Marcum LLP	Due Diligence Review - estimated cost pending	Newhall		Y						$ -
6	Newhall Roundabout	Improvement/Infrastructure			Southern Calif Edison	Streetlight design and pole relocation sole source	Newhall		Y						$ -
7	Tax Allocation Bonds Series 2008	Bonds Issued On or Before 12/31/10	6/3/2008	10/1/2042	Bank of New York	Reserve for September 2013 debt service payment	Newhall		Y						$ -
8	Payments per CRL 33607.5	Miscellaneous			LA County Library	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
9	Payments per CRL 33607.5	Miscellaneous			Consolidated Fire Protection District OF	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
10	Payments per CRL 33607.5	Miscellaneous			Los Angeles County Fire - FFW	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
11	Payments per CRL 33607.5	Miscellaneous			LA County Flood Control Imp. District Maint.	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
12	Payments per CRL 33607.5	Miscellaneous			LA County Flood Control Maint.	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
13	Payments per CRL 33607.5	Miscellaneous			Greater LA County Vector Control	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
14	Payments per CRL 33607.5	Miscellaneous			County Sanitation District No. 32 Operating	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
15	Payments per CRL 33607.5	Miscellaneous			City-Santa Clarita TD #1	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
16	Payments per CRL 33607.5	Miscellaneous			Santa Clarita Street Light Maintenance	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
17	Payments per CRL 33607.5	Miscellaneous			Castaic Lake Water Agency	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
18	Payments per CRL 33607.5	Miscellaneous			Newhall County Water District	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
19	Payments per CRL 33607.5	Miscellaneous			County School Services	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
20	Payments per CRL 33607.5	Miscellaneous			Children's Institutional Tuition Fund	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
21	Payments per CRL 33607.5	Miscellaneous			Newhall School District	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
22	Payments per CRL 33607.5	Miscellaneous			County School Services Fund - Newhall	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
23	Payments per CRL 33607.5	Miscellaneous			Dev. Center Handicapped Minor - Newhall	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
24	Payments per CRL 33607.5	Miscellaneous			Saugus Union School District	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
25	Payments per CRL 33607.5	Miscellaneous			County School Services Fund - Saugus U	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
26	Payments per CRL 33607.5	Miscellaneous			Dev. Center Handicapped - Saugus Univ	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
27	Payments per CRL 33607.5	Miscellaneous			Hart William S Union High	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
28	Payments per CRL 33607.5	Miscellaneous			County School Services Fund - Hart William	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail
January 1, 2014 through June 30, 2014
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
29	Payments per CRL 33607.5	Miscellaneous			Hart William S - Elementary School	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
30	Payments per CRL 33607.5	Miscellaneous			Santa Clarita Community College	Statutory Payment (Nov 2011 - Jan 2012)	Newhall		Y						$ -
31	Payments per CRL 33607.8 Debt Service	Miscellaneous			Castaic Lake Water Agency	Sec 33607.8 Payment (Nov 2011 - Jan 2012)	Newhall		N						$ -
32	Payments per CRL 33607.5	Miscellaneous			Los Angeles County Auditor Controller	Statutory Payment (subordinated 6/1/12)	Newhall		Y						$ -
33	ERAF 10-11	Miscellaneous			Los Angeles County Auditor Controller	Sec 33607.8 Payment (Nov 2011 - Jan 2012)	Newhall		N		37,919				$ 37,919
34	ERAF Impound 10-11	Miscellaneous			Los Angeles County Auditor Controller	Sec 33607.8 Payment (Nov 2011 - Jan 2012)	Newhall		N		63,591				$ 63,591
35	ERAF 11-12	Miscellaneous			Los Angeles County Auditor Controller	Statutory Payment 2010-11	Newhall		Y		-				$ -
36	ERAF Impound 11-12	Miscellaneous			Los Angeles County Auditor Controller	Statutory Payment 2010-11	Newhall		Y		-				$ -
37	Tax Allocation Bonds Series 2008	Bonds Issued On or Before 12/31/10	6/3/2008	10/1/2042	Bank of New York	Reserve for September 2014 debt service payment	Newhall		Y				692,577		$ 692,577
38	Transfer of Housing Bond Proceeds to Housing Successor Agency	Bonds Issued On or Before 12/31/10	6/3/2008	10/1/2042	Bank of New York	Bonds issued to fund low and moderate income housing projects and programs	Newhall	15,623,230	N	5,056,509					$ 5,056,509
39	Long Range Property Management Plan for Housing	Professional Services	4/1/2013	4/1/2014	RSG, Inc.	Prepartion of Long Range Property Management Plan	Newhall	5,000	N				5,000		$ 5,000
40	Real Property Appraisals	Professional Services	8/26/2013	11/1/2013	Lea & Associates, Inc.	Real Property Appraisals	Newhall	3,100	N				3,100		$ 3,100

Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Prior Period Adjustments
Reported for the ROPS III (January 1, 2013 through June 30, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
(Report Amounts in Whole Dollars)

ROPS III Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS III (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 13-14B (January through June 2014) period will be offset by the SA's self-reported ROPS III prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

ROPS III CAC PPA: To be completed by the CAC upon submittal of the ROPS 13-14B by the SA to Finance and the CAC

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
		Non-RPTTF Expenditures								RPTTF Expenditures																		
		LMIHF (Includes LMIHF Due Diligence Review (DDR) retained balances)		Bond Proceeds		Reserve Balance (Includes Other Funds and Assets DDR retained balances)		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA	Non-Admin CAC			Admin CAC			Net CAC Non-Admin and Admin PPA
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized/ Available	Actual	Difference (If M is less than N, the difference is zero)	Authorized	Available RPTTF (ROPS III distributed + all other available as of 1/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If R is less than S, the difference is zero)	Net Difference (Amount Used to Offset ROPS 13-14B Requested RPTTF (O + T))	Net Lesser of Authorized / Available	Actual	Difference (If V is less than W, the difference is zero)	Net Lesser of Authorized / Available	Actual	Difference (If Y is less than Z, the difference is zero)	Net Difference (Amount Used to Offset ROPS 13-14B Requested RPTTF (X + AA)
		$ 239,908	$ 99,459	$ -	$ -	$ 549,870	$ 549,870	$ -	$ -	$ 1,061,286	$ 1,061,286	$ 1,061,286	$ 1,061,286	$ -	$ 125,000	$ 125,000	$ 125,000	$ 125,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Tax Allocation Bonds Series 2008									659,974	659,974	$ 659,974	659,974	$ -			$ -		$ -	$ -			$ -			$ -	$ -
2	Housing Set-Aside Tax Alloc. Bonds Series 2008									198,678	198,678	$ 198,678	198,678	$ -			$ -		$ -	$ -			$ -			$ -	$ -
3	Successor Agency Administrative Costs	138,398	99,459									$ -		$ -	125,000	125,000	$ 125,000	125,000	$ -	$ -			$ -			$ -	$ -
4	Successor Agency Administrative Costs											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
5	Due Diligence Review									16,852	16,852	$ 16,852	16,852	$ -			$ -		$ -	$ -			$ -			$ -	$ -
6	Newhall Roundabout											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
7	Tax Allocation Bonds Series 2008					549,870	549,870			185,782	185,782	$ 185,782	185,782	$ -			$ -		$ -	$ -			$ -			$ -	$ -
8	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
9	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
10	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
11	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
12	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
13	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
14	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
15	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
16	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
17	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
18	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
19	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
20	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
21	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
22	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
23	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
24	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
25	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
26	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
27	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
28	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
29	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
30	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
31	Payments per CRL 33607.8 Debt Service											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
32	Payments per CRL 33607.5											$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
33	ERAF 2010-11	37,919	-									$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
34	ERAF Impound 2010-11	63,591	-									$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -
												$ -		$ -			$ -		$ -	$ -			$ -			$ -	$ -

Recognized Obligation Payment Schedule 13-14B - Notes

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
1	Reserve balance to be used for payment of bond debt service due in September 2014 ($228,438).
3	The annual administrative cost allowance (ACA) of $250,000 is being requested as the Successor Agency did not receive an ACA with the RPTTF payment for ROPS 13-14A.
33 & 34	Amounts are outstanding ERAF obligations originally listed on ROPS III being paid from reserve balance by Successor Agency. L.A. County A-C ultimately made the statutory payments to taxing entities (reducing RPTTF to Successor Agency), but did not make payment for 2010-11 ERAF. County has not yet requested payment.
37	Reserve required to make bond debt service payment due in September 2014.
39 & 40	Expenditures for the Long Range Property Management Plan and property appraisals will be incurred between 07/01/13 and 12/31/13. Reimbursement is being requested on the 13-14B ROPS.

RESOLUTION 13-05

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY 1, 2014 – JUNE, 30, 2014

WHEREAS, Health and Safety Code Section 34177(l) requires Successor Agencies to adopt a forward-looking Recognized Obligation Payment Schedule (ROPS) for each six month period.

WHEREAS, Only payments listed on the ROPS may be made by the Successor Agency.

WHEREAS, The Oversight Board desires to approve the ROPS for the period of January 1, 2014 – June 30, 2014 in the form of the ROPS attached hereto and incorporated by reference herein, as prepared by the Successor Agency.

WHEREAS, Section 34171(b) allows the Successor Agency an administrative cost allowance of up to 5 percent of the property tax allocated to the Successor Agency for Fiscal Year 11-12 and up to 3 percent each year thereafter provided that the amount shall not be more than two hundred and fifty thousand dollars ($250,000) for any Fiscal Year.

WHEREAS, Should there be insufficient funds available in the RPTTF to pay enforceable obligations, the Successor Agency will provide notice to the Los Angeles County Auditor-Controller as required by Health and Safety Code Section 34183 (b).

WHEREAS, Pursuant to Health and Safety Code Section 34177(l)(2)(B), Successor Agency staff provided a copy of the ROPS to the Los Angeles County Auditor-Controller, the Los Angeles County Administrative Officer, and the Department of Finance at the same time the ROPS was provide to the Oversight Board.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The Oversight Board hereby finds and determines that the foregoing recitals are true and correct.

SECTION 2. The ROPS for the period of January 1, 2014 – June 30, 2014 attached hereto and incorporated by reference herein is hereby approved.

SECTION 3. Successor Agency staff is directed to transmit notice of this action to the Department of Finance.

SECTION 4. This resolution shall take effect immediately upon its adoption.

SECTION 5. The Oversight Board Meeting Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 26th day of September 2013.

Ken Striplin
Chairman

ATTEST:

Helga Deyo
Oversight Board Meeting Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Helga Deyo, Oversight Board Meeting Clerk, do hereby certify that the foregoing Resolution was duly adopted by the Oversight Board of the Successor Agency to the Former Redevelopment Agency of the City of Santa Clarita at a regular meeting thereof, held on the 26th day of September 2013, by the following vote:

AYES:

NOES:

ABSENT:

Oversight Board Meeting Clerk

Agenda Item #3

OVERSIGHT BOARD
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA

AGENDA REPORT

Approved By: _____

Presented By: Brendie Heter

DATE: September 26, 2013

SUBJECT: UPDATE ON THE FINDING OF COMPLETION, AND THE LONG RANGE PROPERTY MANAGEMENT PLAN

Recommended Action:

Receive staff update on the Finding of Completion (FOC) and the Long Range Property Management Plan (LRPMP).

Background

The original Redevelopment Agency dissolution bill (AB1X 26) was replaced by Assembly Bill 1484 (AB 1484) in June 2012. AB 1484 placed new requirements on the Successor Agency (SA), including the need to have two "Due Diligence Reviews" for house and non-housing funds. These were completed by a licensed accountant, approved by the Oversight Board (OB), and ultimately approved by the Department of Finance (DOF). The Successor Agency's Due Diligence Reviews were approved by the DOF on January 11, 2013, for non-housing funds, and on March 8, 2013, for housing funds.

On June 20, 2013, the DOF issued the Successor Agency its Finding of Completion (FOC). This started the six-month window for the SA to complete the Long Range Property Management Plan (LRPMP). The next step in the dissolution process is submitting the LRPMP. The LRPMP governs the disposition and use of non-housing property held by the former Redevelopment Agency pursuant to legal requirements.

Pursuant to Health and Safety Code Section 34191.5, the LRPMP needs to address the disposition and use of the real properties of the former Redevelopment Agency. With the City receiving its Finding of Completion on June 20, 2013, the due date for the LRPMP is December 20, 2013.

The LRPMP must do the following:

- Include an inventory of all properties in the Community Redevelopment Property Trust Fund (Trust), which was established to serve as the repository of the former Redevelopment Agency's real properties;
- Separately identify and list properties in the Trust dedicated to governmental use purposes, and properties retained for purposes of fulfilling an enforceable obligation; and
- Address the use or disposition of all the properties in the Trust.

The Successor Agency hired Redevelopment consultants, Rosenow Spevacek Group, Inc. (RSG), to assist with the preparation of the LRPMP. In working with RSG, the Successor Agency will develop objectives for each group of properties that fall into the four categories outlined by the DOF:

(1) Government use;
(2) Retain for future development;
(3) Sell; and
(4) Use the property to fulfill an enforceable obligation.

Once staff has developed a plan for each group of properties, the LRPMP can be assembled for internal team review prior to Oversight Board approval and ultimately DOF approval. There are three properties owned by the former Redevelopment Agency to be covered in the LRPMP:

1. Newhall Library Properties;
2. Mixed Use Affordable Housing/Retail Vacant Property (City-owned block); and
3. Potential Parking Triangle (old Moore's Sandwich Shop).

Staff anticipates providing the OB with the final LRPMP by the Oversight Board meeting in November. It should be noted that independent of the LRPMP process and submittal to the DOF, the State Controller's Office is conducting audits of former Agency properties. The results of such an audit could require further revisions to the Long Range Property Management Plan, even after Oversight Board and Department of Finance approval.

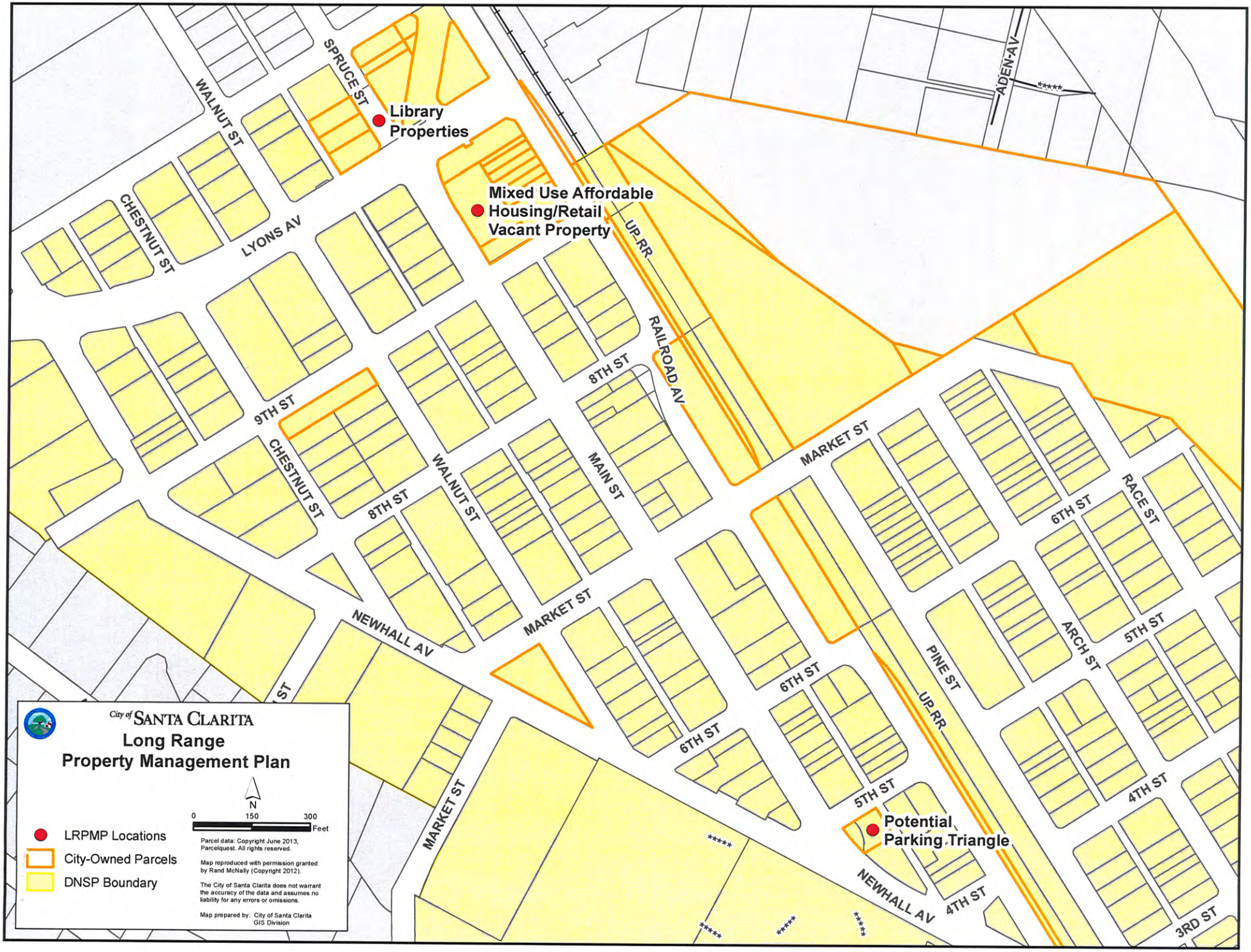
FISCAL IMPACT

Consulting services from Rosenow Spevacek Group, Inc. (RSG) for $5,000 for the Long Range Property Management Plan will be incurred between 07/01/13 and 12/31/13. Property appraisal services for the City-owned block in the amount of $3,100 will be incurred between 08/26/13 and 11/01/13. Reimbursement for both services is being requested on the 13-14B ROPS.

ATTACHMENTS

1. Map of LRPMP Properties

AC:BH:bh


Library Properties
Mixed Use Affordable Housing/Retail Vacant Property
Potential Parking Triangle
SPRUCE ST
WALNUT ST
CHESTNUT ST
LYONS AV
ADEN AV
UP-RR
RAILROAD AV
9TH ST
8TH ST
MAIN ST
MARKET ST
NEWHALL AV
6TH ST
5TH ST
4TH ST
3RD ST
ARCH ST
RACE ST
PINE ST
City of SANTA CLARITA
Long Range Property Management Plan
N
0 150 300 Feet
LRPMP Locations
City-Owned Parcels
DNSP Boundary
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The City of Santa Clarita does not warrant the accuracy of the data and assumes no liability for any errors or omissions.
Map prepared by: City of Santa Clarita GIS Division