

Board Members:

Steve Berry  
*City of Buena Park  
Representative*

Melissa Dhauw  
*Former Buena Park  
Redevelopment Agency  
Employee Representative*

Colleen Patterson  
*County Superintendent of  
Education Representative*

David Mansdoerfer  
*Orange County Board of  
Supervisors Representative*

Fred Smith  
*Orange County Sanitation District  
Representative*

Fred Williams  
*Chancellor of the California  
Community Colleges  
Representative*

Vacant  
*Orange County Board of  
Supervisors Representative*

Successor Agency Staff:

Jim Vanderpool  
*City Manager*

Ruben Lopez  
*Economic Development Administrator*

D. Scott Riordan  
*Economic Development Manager*

May Hui  
*Consultant*

Lana Ardaiz  
*Senior Administrative Assistant*

Sung Hyun  
*Finance Director*

Shalice Tilton  
*City Clerk*

**OVERSIGHT BOARD  
OF THE  
SUCCESSOR AGENCY  
TO THE  
COMMUNITY REDEVELOPMENT AGENCY  
OF THE  
CITY OF BUENA PARK  
  
REGULAR MEETING**

**MONDAY, SEPTEMBER 30, 2013**

~ 9:00 A.M. ~  
Main Conference Room

Buena Park City Hall  
6650 Beach Boulevard  
Buena Park, CA 90621

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Please contact the Successor Agency Clerk either in person at 6650 Beach Blvd., Buena Park, California or by calling (714) 562-3586 no later than 9:00 A.M. on the City business day preceding the scheduled meeting.

# OVERSIGHT BOARD MEETING AGENDA

**MONDAY, SEPTEMBER 30, 2013**

~ 9:00 A.M. ~

**1. OPENING**

**1.1. CALL TO ORDER**

**1.2. PLEDGE OF ALLEGIANCE TO THE FLAG**

**1.3. ROLL CALL**

PRESENT –

ABSENT –

**2. PUBLIC COMMENTS**

At this time, members of the public may address the Oversight Board on any **off-agenda** items within the subject matter jurisdiction of the Oversight Board provided that NO action may be taken on off-agenda items unless authorized by law. Comments are limited to **three minutes per person**.

**3. CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine by the Oversight Board and will be enacted by one motion. There will be no separate discussion of said items unless members of the Oversight Board, staff or the public request specific items removed from the Consent Calendar for separate action.

**3.1 Approval of Minutes – Meetings of June 27, 2013 and July 25, 2013**

**Recommended Action: Approve**

**4. ADMINISTRATIVE REPORTS/ACTIONS**

**4.1 Resolutions approving 1) A Recognized Obligation Payment Schedule for the six-month fiscal period from January 1, 2014 through June 30, 2014 (ROPS 13-14B), and 2) A proposed administrative budget for the six-month fiscal period from January 1, 2014 through June 30, 2014 and taking certain other related actions.**

# OVERSIGHT BOARD MEETING AGENDA

**MONDAY, SEPTEMBER 30, 2013**

~ 9:00 A.M. ~

**Recommended Action:**

**Adopt the attached resolutions: 1) Approving a Recognized Obligation Payment Schedule for the six-month fiscal period from January 1, 2014 through June 30, 2014 (ROPS 13-14B), and 2) Approving a proposed Administrative Budget for the six-month fiscal period from January 1, 2014 through June 30, 2014, and 3) Transmitting the Oversight Board approved ROPS 13-14B to the State Department of Finance, State Controller and the County Auditor-Controller.**

**4.3 Update on dissolution process and timeline.**

**Recommended Action: Receive and File.**

**5. FUTURE AGENDA ITEMS**

**5.1 Upcoming agenda items by Successor Agency staff**

**Recommended Action: Receive report.**

**5.2 Other items as requested by the Oversight Board**

**5.3 Designation of future meeting dates**

**6. CLOSED SESSION**

**7. ADJOURNMENT**

Adjourn to next scheduled Oversight Board meeting to be determined.

Declaration of Successor Agency Clerk, Lana Ardaiz, declaring posting of the Oversight Board of the Successor Agency to the Community Redevelopment Agency agenda of The City of Buena Park a regular meeting of September 30, 2013 at Buena Park City Hall at 6650 Beach Blvd., Buena Park, CA 90622 being in the City of Buena Park and freely accessible to members of the public at least 72 hours before commencement of said regular meeting; and available at the City Hall Clerk's Office.

**MINUTES**  
**OVERSIGHT BOARD**  
**OF THE**  
**SUCCESSOR AGENCY**  
**TO THE**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**OF THE**  
**CITY OF BUENA PARK**

**REGULAR MEETING**  
**THURSDAY, JUNE 27, 2013, 8:30 A.M.**

Main Conference Room  
Buena Park City Hall  
6650 Beach Boulevard  
Buena Park, CA 90621

**1. OPENING**

**1.1 CALL TO ORDER 8:30 A.M.**

**1.2 PLEDGE OF ALLEGIANCE TO THE FLAG**

**1.3 ROLL CALL**

PRESENT – Berry, Dhauw, Patterson, Mansdoerfer, Smith,  
Williams (arrived at 8:40 a.m.)

ABSENT – None

VACANT - Zenger (vacated office on June 18, 2013)

**2. PUBLIC COMMENTS - None**

**3. CONSENT CALENDAR**

**3.1 Approval of Minutes – Meeting of March 6, 2013**

MOTION to approve the minutes of March 6, 2013.

MOTION: Mansdoerfer

SECOND: Patterson

AYES: Mansdoerfer, Patterson, Berry, Dhauw, Smith

NOES: None

ABSENT: Williams (did not arrive until 8:40 a.m.)

MOTION CARRIED.

**4. ADMINISTRATIVE REPORTS**

**4.1 Resolution to approve and transmit the Long-Range Property Management Plan in accordance with Health and Safety Code Section 34191.5.**

**Recommended Action: Adopt a resolution (i) Approving the Long-Range Property Management Plan (the “LRPMP”) attached as Exhibit A to the resolution; (ii) Finding that approval of the LRPMP is not a project pursuant to the California Environmental Quality Act; and (iii) Directing the transmittal of the resolution to the Department of Finance.**

MOTION: Smith  
SECOND: Mansdoerfer  
AYES: Smith, Mansdoerfer, Berry, Dhauw, Patterson, Williams  
NOES: None

MOTION CARRIED to adopt the following titled resolution:

RESOLUTION NO. OB-13:

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

**4.2 Resolution to approve a Purchase and Sale Agreement with Argonaut Holdings, LLC (General Motors) and directing the disposition of property consistent with the approved Long-Range Property Management Plan.**

**Recommended Action: Adopt a resolution (i) Approving a Purchase and Sale Agreement with Argonaut Holdings, LLC, and directing the disposition of property consistent with the approved Long-Range Property Management Plan; and (ii) Directing the transmittal of the Agreement to the Department of Finance for approval.**

MOTION: Mansdoerfer  
SECOND: Dhauw  
AYES: Mansdoerfer, Dhauw, Berry, Patterson, Smith. Williams  
NOES: None

MOTION CARRIED to adopt the following titled resolution:

RESOLUTION NO. OB-14:

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BUENA PARK APPROVING A PURCHASE AND SALE AGREEMENT WITH ARGONAUT HOLDINGS, LLC DIRECTING THE DISPOSITION OF PROPERTY CONSISTENT WITH THE APPROVED LONG-RANGE PROPERTY MANAGEMENT PLAN

**5. FUTURE AGENDA ITEMS**

- 5.1 Upcoming agenda items by Successor Agency staff**
- 5.2 Other items as requested by the Oversight Board**
- 5.3 Designation of future meeting dates**

**6. ADJOURNMENT – 8:52 a.m.**

ATTEST

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Chair

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Board Secretary

**MINUTES**  
**OVERSIGHT BOARD**  
**OF THE**  
**SUCCESSOR AGENCY**  
**TO THE**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**OF THE**  
**CITY OF BUENA PARK**

**REGULAR MEETING**  
**THURSDAY, JULY 25, 2013, 8:30 A.M.**

Main Conference Room  
Buena Park City Hall  
6650 Beach Boulevard  
Buena Park, CA 90621

**1. OPENING**

**1.1 CALL TO ORDER 8:30 A.M.**

**1.2 PLEDGE OF ALLEGIANCE TO THE FLAG**

**1.3 ROLL CALL**

PRESENT – Berry, Dhauw, Patterson, Mansdoerfer, Smith  
ABSENT – Williams

**2. PUBLIC COMMENTS - None**

**3. ADMINISTRATIVE REPORTS**

**3.1 Amended resolution to approve and transmit the Long-Range Property Management Plan in accordance with Health and Safety Code Section 34191.5.**

**Recommended Action: Adopt an amended resolution (i) Approving the amended Long-Range Property Management Plan (the “LRPMP”) attached as Exhibit A to the resolution; (ii) Finding that approval of the LRPMP is not a project pursuant to the California Environmental Quality Act; and (iii) Directing the transmittal of the resolution to the Department of Finance.**

MOTION: Smith  
SECOND: Mansdoerfer  
AYES: Smith, Mansdoerfer, Berry, Dhauw, Patterson  
NOES: None  
ABSENT: Williams

MOTION CARRIED to adopt the following titled resolution:

RESOLUTION NO. OB-15:

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

**4. FUTURE AGENDA ITEMS**

- 4.1 Other items as requested by the Oversight Board**
- 4.2 Designation of future meeting dates**

**5. ADJOURNMENT – 8:37 a.m.**

ATTEST

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Chair

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Board Secretary



## AGENDA REPORT

### OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BUENA PARK

MEETING DATE: September 30, 2013

TO: The Chairman and Members of the Oversight Board

TITLE: RESOLUTIONS APPROVING: 1) A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2014 THROUGH JUNE 30, 2014 (ROPS 13-14B), AND 2) A PROPOSED ADMINISTRATIVE BUDGET FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2014 THROUGH JUNE 30, 2014, AND TAKING CERTAIN OTHER RELATED ACTIONS

RECOMMENDED ACTION: Adopt the attached resolutions: 1) Approving a Recognized Obligation Payment Schedule for the six-month fiscal period from January 1, 2014 through June 30, 2014, and 2) Approving a proposed Administrative Budget for the six-month fiscal period from January 1, 2014 through June 30, 2014, and 3) transmitting the Oversight Board approved ROPS 13-14B to the State Department of Finance, State Controller and the County Auditor-Controller.

DISCUSSION: Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the "Redevelopment Dissolution Law"), the Successor Agency must prepare a proposed administrative budget and a Recognized Obligation Payment schedule ("ROPS") for each six-month fiscal period, both of which must be submitted to the Oversight Board for approval. Each proposed administrative budget must include all of the following: (1) estimated amounts for Successor Agency administrative costs for the applicable six-month fiscal period; (2) proposed sources of payment for the administrative costs; and (3) proposals for arrangements for administrative and operations services provided by the City or other entity.

The Redevelopment Dissolution Law is unclear regarding the required timing for the submission of the proposed administrative budget for the period from January 1, 2014 through June 30, 2014 (*i.e.*, the first half of fiscal year 2013-14) ("Administrative Budget 13-14B") to the Oversight Board. However, because the Successor's Agency's administrative expenditures also have to be reflected on the ROPS, Administrative Budget 13-14B and the ROPS for the same period ("ROPS 13-14B") should be consistent.

The Successor Agency is required to submit ROPS 13-14B to the Oversight Board for approval and then submit the Oversight Board-approved ROPS 13-14B to the State Department of Finance, State Controller and the County Auditor-Controller no later than October 1, 2013. Staff has prepared a ROPS 13-14B for the Oversight Board's approval at this meeting as a separate agenda item. Staff recommends that the Board approve Administrative Budget 13-14B on the same date as the Board's approval of ROPS 13-14B.

The Oversight Board must take action by resolution and must provide DOF, by electronic means, written notice and information about the Oversight Board's action.

**FISCAL IMPACT:** Under the Redevelopment Dissolution Law, an "Administrative Cost Allowance" is paid to the Successor Agency from property tax revenues allocated by the County Auditor-Controller. The Administrative Cost Allowance is defined as an amount, subject to the approval of the Oversight Board, which is up to 3% of the property tax allocated for enforceable obligations from the Redevelopment Property Tax Trust Fund by the County Auditor-Controller. The amount shall not be less than \$250,000 for any fiscal year unless the Oversight Board reduces this amount. The Administrative Cost Allowance is subject to reduction if there are insufficient funds to pay the enforceable obligations as listed on the ROPS.

Prepared by: Scott Riordan, Economic Development Manager

Approved by: Jim Vanderpool, Official Designee to the Oversight Board

Attachments: 1) Resolution approving ROPS 13-14B  
2) Resolution approving a proposed administrative budget for January 1, 2014 through June 30, 2014

## RESOLUTION NO.

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE CITY OF BUENA PARK COMMUNITY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14B) FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2014 THROUGH JUNE 30, 2014, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 AND TAKING CERTAIN RELATED ACTIONS

A. Pursuant to Health and Safety Code Section 34177(l), the Successor Agency to the City of Buena Park Redevelopment Agency (the "Successor Agency") must prepare a proposed Recognized Obligation Payment Schedule ("ROPS") before each six-month fiscal period (commencing each January 1 and July 1) and submit each proposed ROPS to the Oversight Board for the Successor Agency (the "Oversight Board") for approval.

B. Pursuant to Health and Safety Code Section 34177(l)(2)(C) and (m), the Successor Agency must (1) submit the Oversight Board-approved ROPS for the six-month fiscal period from January 1, 2014 through June 30, 2014 ("ROPS 13-14B"), to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than October 1, 2013; and (2) post a copy of the Oversight Board-approved ROPS 13-14B on the Successor Agency's website.

NOW, THEREFORE, the Oversight Board for the Successor Agency to the Buena Park Redevelopment Agency hereby finds, determines, resolves, and orders as follows:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves proposed ROPS 13-14B, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to submit a copy of Oversight Board-approved ROPS 13-14B to the DOF, the Office of the State Controller, and the County Auditor-Controller and to post a copy of the Oversight Board-approved ROPS 13-14B on the Successor Agency's Internet website.

Section 3. The officers of the Oversight Board and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

Resolution No.  
Page 2

PASSED AND ADOPTED this 30th day of September 2013 by the following called  
vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Chairperson

ATTEST:

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Secretary, Oversight Board for the  
Successor Agency to the Community  
Redevelopment Agency of the  
City of Buena Park

I, Shalice Tilton, Secretary of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the Oversight Board for the Successor Agency to the Community Redevelopment Agency of the City of Buena Park, held this 30<sup>th</sup> day of September 2013.

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Secretary

EXHIBIT A

SUCCESSOR AGENCY TO THE CITY OF BUENA PARK  
COMMUNITY REDEVELOPMENT AGENCY  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
(January 1, 2014 through June 30, 2014)

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

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

Name of Successor Agency: Buena Park  
 Name of County: Orange

Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding</b>	
<b>A Sources (B+C+D):</b>	<b>\$ 2,027,645</b>
B Bond Proceeds Funding (ROPS Detail)	2,000,000
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	27,645
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>	<b>\$ 13,573,476</b>
F Non-Administrative Costs (ROPS Detail)	13,178,132
G Administrative Costs (ROPS Detail)	395,344
<b>H Current Period Enforceable Obligations (A+E):</b>	<b>\$ 15,601,121</b>
<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
I Enforceable Obligations funded with RPTTF (E):	13,573,476
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	(272,706)
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 13,300,770</b>
<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>	
L Enforceable Obligations funded with RPTTF (E):	13,573,476
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>13,573,476</b>

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 Balance Information by ROPS Period		Fund Sources								Total	Comments
		Bond Proceeds		Reserve Balance		Other	RPTTF				
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin			
<b>ROPS III Actuals (01/01/13 - 6/30/13)</b>											
1	<b>Beginning Available Fund Balance (Actual 01/01/13)</b> Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)	5,288,463	-	-	-	18,084,542	3,519,251	-	\$ 26,892,256		
2	<b>Revenue/Income (Actual 06/30/13)</b> Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller	26,803	-	-	-	10,143,029	5,158,615	138,650	\$ 15,467,097		
3	<b>Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13)</b> Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs	-	-	-	-	28,227,571	9,257,334	134,192	\$ 37,619,097	Note: Other and RPTTF Funding Sources include expenditure of \$29,068,731 for DDR required payment to the County of Orange.  RPTTF Funding expenditures include \$2,620,000 encumbered to pay debt service bond payments due in September 2013.	
4	<b>Retention of Available Fund Balance (Actual 06/30/13)</b> Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III	-	-	-	-	-	-	-	\$ -		
5	<b>ROPS III RPTTF Prior Period Adjustment</b> 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					268,248	4,458	\$ 272,706		
6	<b>Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)</b>	\$ 5,315,266	\$ -	\$ -	\$ -	\$ -	\$ (847,716)	\$ (0)	\$ 4,740,256		
<b>ROPS 13-14A Estimate (07/01/13 - 12/31/13)</b>											
7	<b>Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)</b>	\$ 5,315,266	\$ -	\$ -	\$ -	\$ -	\$ (579,468)	\$ 4,458	\$ 5,012,963		
8	<b>Revenue/Income (Estimate 12/31/13)</b> Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller	-	-	-	-	-	9,059,035	315,569	\$ 9,374,604		
9	<b>Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)</b>	-	-	-	-	-	8,747,815	315,569	\$ 9,063,384		
10	<b>Retention of Available Fund Balance (Estimate 12/31/13)</b> Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A	-	-	-	-	-	-	-	\$ -		
11	<b>Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)</b>	\$ 5,315,266	\$ -	\$ -	\$ -	\$ -	\$ (268,248)	\$ 4,458	\$ 5,324,183		

**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					P	
										Funding Source						
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		Six-Month Total
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							
								\$ 401,116,345			\$ 2,000,000	\$ -	\$ 27,645	\$ 13,178,132	\$ 395,344	\$ 15,601,121
1	2000 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	1/19/2000	9/1/2014	Union Bank	Bonds-Housing & Non-Housing Projects	Consolidated	790,500	N					39,048		\$ 39,048
2	2003 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	6/17/2003	9/1/2024	Union Bank	Bonds-Housing & Non-Housing Projects	Consolidated	18,361,042	N					299,212		\$ 299,212
3	2008 Tax Allocation Bonds, Series A	Bonds Issued On or Before 12/31/10	2/26/2008	9/1/2035	Union Bank	Bonds-Housing & Non-Housing Projects	Consolidated	89,986,245	N					1,332,075		\$ 1,332,075
4	2008 Tax Allocation Bonds, Series B	Bonds Issued On or Before 12/31/10	6/4/2008	9/1/2023	Union Bank	Bonds-Housing & Non-Housing Projects	Consolidated	31,558,258	N					721,105		\$ 721,105
5	Property Taxes	Property Maintenance	8/20/1990	5/7/2033	O.C. Tax Treasurer	Property Taxes for Former Agency Properties	Consolidated	260,000	N							\$ -
6	Judgment-Jonathan Lehrer-Graiwer	Litigation	4/21/1993	7/3/2031	Housing Set-Aside Fund	Affordable Housing Requirements	Consolidated	103,824,908	N					5,502,557		\$ 5,502,557
7	Pending Lawsuit	Litigation	8/15/2011	6/30/2013	Gregorian vs. Agency	Potential Settlement	Consolidated	-	Y							\$ -
8	Personnel and Operating Costs	Admin Costs	11/19/1979	5/7/2033	City of Buena Park	Admin., Personnel, Fac., & Operating Costs	Consolidated	10,162,960	N						362,844	\$ 362,844
9	Beach/Orangethorpe Project	Project Management Costs	10/26/2010	6/30/2044	Employee Costs	Project Management	Consolidated	467,300	N					46,730		\$ 46,730
10	Jamboree Housing Project	Project Management Costs	3/8/2011	6/30/2013	Employee Costs	Project Management	Consolidated	-	Y							\$ -
11	Property Management/Maintenance	Property Dispositions	8/20/1990	5/7/2033	Employee Costs	Property/Maintenance Management	Consolidated	394,050	N					39,405		\$ 39,405
12	Affordable Housing Management	Project Management Costs	7/1/2011	6/30/2013	Project Management	Affordable Housing Monitoring	Consolidated	-	Y							\$ -
13	Employee Retirement Costs	Unfunded Liabilities	7/1/2011	12/31/2013	CalPERS	CalPERS Unfunded Liability	Consolidated	-	Y							\$ -
14	Pledge-Developer Disposition Agmt	OPA/DDA/Construction	8/26/2003	9/30/2033	Sunrise Buena Park (BP Mall)	Tax Increment Reimbursement	Consolidated	8,695,783	N							\$ -
15	Developer Disposition Agreement	OPA/DDA/Construction	8/18/2006	12/31/2026	CDW	Tax Increment Reimbursement	Consolidated	66,394,888	N					4,000,000		\$ 4,000,000
16	Developer Disposition Agreement	OPA/DDA/Construction	11/3/1997	5/1/2014	CarMax	Tax Increment Reimbursement	Consolidated	600,000	N					300,000		\$ 300,000
17	Developer Disposition Agreement	OPA/DDA/Construction	10/26/2010	9/28/2044	The Source	Tax Increment Reimbursement	Consolidated	59,170,000	N							\$ -
18	Property Tax Administration	Professional Services	2/17/1999	9/27/2044	HdL	Property & Sales Tax Admin. Costs	Consolidated	155,000	N						2,500	\$ 2,500
19	Entertain.Corridor (Ezone) Action Plan	Miscellaneous	6/4/2008	9/1/2035	TBD	Bond Proceeds for Design & Streetscape	Consolidated	5,315,266	N	2,000,000						\$ 2,000,000
20	The Source Project Legal Services	Legal	10/26/2010	6/30/2044	Richards,Watson,Gershon	Project Legal Services	Consolidated	-	Y							\$ -
21	ABX1 26 Administration	Miscellaneous	7/1/2011	6/30/2013	Co. Auditor-Controller & SCO	ABX1 26 Administration	Consolidated	-	Y							\$ -
22	Bond Consulting Services	Fees	10/17/2008	9/1/2035	Willdan Financial Services	Arbitrage Calculation for Bonds	Consolidated	440,000	N					20,000		\$ 20,000
23	General Legal Services	Admin Costs	7/1/2005	5/7/2033	Richards,Watson,Gershon	Legal Services - General	Consolidated	1,000,000	N					25,000		\$ 25,000
24	Legal Services - Lawsuit	Legal	8/15/2011	6/30/2013	Richards,Watson,Gershon	Legal Services-Gregorian vs. Agency	Consolidated	-	Y							\$ -
25	Legal Services - Special Counsel	Legal	8/23/2007	6/30/2016	Bewley, Lassleben, Miller	Legal Services - CDW	Consolidated	300,000	N					50,000		\$ 50,000
26	Buena Park CFD	Fees	5/23/2006	9/30/2033	David Taussig & Associates	Bond Servicing	Consolidated	-	Y							\$ -
27	Bond Servicing	Fees	3/6/2008	9/1/2035	Suzanne Harrell & Assoc.	Bonds Servicing - Annual Reports	Consolidated	55,000	N							\$ -
28	Office Equipment Maintenance	Admin Costs	5/5/2008	5/7/2033	Konica Minolta	Copier Lease	Consolidated	200,000	N						5,000	\$ 5,000
29	Office Equipment Maintenance	Admin Costs	11/15/2011	6/30/2013	Southwest Service	Typewriter Repair Contract	Consolidated	-	Y							\$ -
30	Auditing Services	Miscellaneous	6/28/2011	3/31/2014	Teaman, Ramirez & Smith	Auditing Services	Consolidated	-	N							\$ -
31	ENA Deposit	Miscellaneous	5/24/2011	6/30/2013	City Ventures	Reimbursement of Good Faith Deposit	Consolidated	-	Y							\$ -
32	ENA Deposit	Miscellaneous	5/10/2011	6/30/2014	General Motors	Reimbursement of Good Faith Deposit	Consolidated	25,000	N			25,000				\$ 25,000
33	Property Demolitions	Property Maintenance	8/20/1990	12/31/2012	Winzler & Kelly	Engineering Services - Demo Specs	Consolidated	-	Y							\$ -
34	Property Demolitions	Property Maintenance	8/20/1990	12/31/2012	Demolition Contractor	Demolition Contractor Services	Consolidated	-	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					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
35	Property Demolitions	Property Maintenance	8/20/1990	12/31/2012	SCS Engineering	Demo-Asbestos Abatement Oversight	Consolidated	-	Y						\$ -
36	Tenant Relocations	Property Dispositions	8/20/1990	5/7/2033	Various Tenants	Relocation of Tenants	Consolidated	-	Y						\$ -
37	Relocation Services	Property Dispositions	8/20/1990	5/7/2033	California Property Spec.	Relocation Consultant Services	Consolidated	-	Y						\$ -
38	Environmental Remediation	Remediation	8/20/1990	5/7/2033	SCS Env./Various Cont.	Environ. Remediation-CityYard/GRL	Consolidated	570,000	N				570,000		\$ 570,000
39	Security Deposit Refund	Miscellaneous	6/12/2008	6/15/2013	Tabitha Snapp	Tenant - 7102 Stanton	Consolidated	-	Y						\$ -
40	Security Deposit Refund	Miscellaneous	7/30/2010	12/31/2012	Moises & Maria Lopez	Tenant - 7052 Stanton	Consolidated	-	Y						\$ -
41	Security Deposit Refund	Miscellaneous	1/1/2011	5/7/2033	Sonic Automotive	Tenant - 6192 Auto Center	Consolidated	2,645	N			2,645			\$ 2,645
42	Security Deposit Refund	Miscellaneous	8/15/2008	3/25/2016	B&J Liquor/M. Salahuddin	Tenant - 8004-8010 Orangethorpe	Consolidated	-	Y						\$ -
43	Security Deposit Refund	Miscellaneous	2/1/2008	12/31/2012	CA Mexican Food/Nguyen	Tenant - 8012-8014 Orangethorpe	Consolidated	-	Y						\$ -
44	Security Deposit Refund	Miscellaneous	1/1/2008	12/31/2012	At'sa My Barber/K. Dagsher	Tenant - 8022-8024 Orangethorpe	Consolidated	-	Y						\$ -
45	Security Deposit Refund	Miscellaneous	6/1/2008	12/31/2012	Maria's Flowers/M. Torres	Tenant - 8026 Orangethorpe	Consolidated	-	Y						\$ -
46	Property Maintenance	Property Maintenance	8/20/1990	5/7/2033	TruGreen	Landscape Services Agy Prop/MWM	Consolidated	-	Y						\$ -
47	Property Maintenance	Property Maintenance	8/20/1990	6/30/2013	A&S Sweeping	Parking Lot Sweeping Services-MWM	Consolidated	-	Y						\$ -
48	Property Maintenance	Property Maintenance	8/20/1990	6/30/2013	Protection One	Alarm Services-MWM	Consolidated	-	Y						\$ -
49	Property Maintenance	Property Maintenance	8/20/1990	5/7/2033	D&M Landscape	Landscape Services - Various	Consolidated	800,000	N				20,000		\$ 20,000
50	Property Maintenance	Property Maintenance	8/20/1990	5/7/2033	Reliable Sweep	Parking Lot Sweeping Services	Consolidated	-	Y						\$ -
51	Property Maintenance/Repairs	Property Maintenance	8/20/1990	5/7/2033	Various Vendors	Emergency Repairs	Consolidated	300,000	N				30,000		\$ 30,000
52	Property Utilities	Property Maintenance	8/20/1990	5/7/2033	City of Buena Park	Water Services	Consolidated	230,000	N				23,000		\$ 23,000
53	Property Utilities	Property Maintenance	8/20/1990	6/30/2013	AT&T	Telephone Services	Consolidated	-	Y						\$ -
54	Property Utilities	Property Maintenance	8/20/1990	5/7/2033	Edison Co.	Electric Services	Consolidated	200,000	N				20,000		\$ 20,000
55	Property Utilities	Property Maintenance	8/20/1990	5/7/2033	The Gas Co.	Gas Services	Consolidated	-	Y						\$ -
56	Property Insurance	Property Maintenance	8/20/1990	5/7/2033	CA Ins. Pool Authority (CIPA)	Property Insurance	Consolidated	47,500	N						\$ -
57	Tice House Acquisition/Improvements	OPA/DDA/Construction	4/26/2011	12/31/2013	HP Termite/Various	Acquisition/Construction	Consolidated	-	Y						\$ -
58	Due Diligence Review	Dissolution Audits	7/1/2013	6/30/2014	Teaman, Ramirez & Smith	Review Low/Mod. Housing Fund	Consolidated	-	Y						\$ -
59	Due Diligence Review	Dissolution Audits	7/1/2013	6/30/2014	Teaman, Ramirez & Smith	Review Other Assets and Unencumbered Funds	Consolidated	-	Y						\$ -
60	Bond Administration Fee	Fees	1/19/2000	9/1/2035	Union Bank	Bond Administration Fees	Consolidated	330,000	N				15,000		\$ 15,000
61	Commercial Marketing Services	Property Dispositions	1/1/2014	12/31/2016	TBD	Property marketing services to dispose properties	Consolidated	60,000	N				30,000		\$ 30,000
62	Property Re-use Valuation Services	Property Dispositions	1/1/2014	12/31/2016	TBD	Property re-use valuation services to dispose properties	Consolidated	60,000	N				60,000		\$ 60,000
63	Legal Services - Property Disposition	Property Dispositions	1/1/2014	12/31/2016	Richards,Watson,Gershon	Property disposition per DOF approved LRPMP.	Consolidated	120,000	N				20,000		\$ 20,000
64	Property Disposition Coordination	Property Dispositions	1/1/2014	12/31/2016	TBD	Coordination of property disposition (contracts, escrow) per LRPMP.	Consolidated	240,000	N				40,000		\$ 40,000



**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								
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures								RPTTF Expenditures																Net SA Non-Admin and Admin PPA	Non-Admin CAC			Admin CAC			Net CAC Non-Admin and Admin PPA		
		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 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))
		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)																
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,000	\$ 28,227,571	\$ 8,677,866	\$ -	\$ 8,677,866	\$ 9,257,334	\$ 268,248	\$ 138,650	\$ -	\$ 138,650	\$ 134,192	\$ 4,458	\$ 272,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -								

<b>Recognized Obligation Payment Schedule 13-14B - Notes</b>
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January 1, 2014 through June 30, 2014
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Item #	Notes/Comments
1	Total outstanding debt/obligation and total due are estimated.
2	Total outstanding debt/obligation and total due are estimated.
3	Total outstanding debt/obligation and total due are estimated.
4	Total outstanding debt/obligation and total due are estimated.
5	Total outstanding debt/obligation is esimated.
6	Motion to Enforce Judgement filed by Plaintiff - Settlement Agreement requires former Agency to place obligation on ROPS 13-14B
7	Obligation retired - case dismissed against former Redevelopment Agency.
8	Total outstanding debt/obligation and total due are estimated.
9	Total outstanding debt/obligation and total due are estimated.
10	Obligation retired - project completed.
11	Total outstanding debt/obligation and total due are estimated.
12	Obligation retired.
13	Obligation retired.
14	Total outstanding debt/obligation is estimated.
15	Total outstanding debt/obligation and total due are estimated.
16	Total outstanding debt/obligation and total due are estimated.
17	Total outstanding debt/obligation is estimated.
18	Total outstanding debt/obligation and total due are estimated.
19	Total outstanding debt/obligation and total due are estimated.
20	Obligation retired.
21	Obligation retired.
22	Total outstanding debt/obligation and total due are estimated.
23	Total outstanding debt/obligation and total due are estimated.
24	Obligation retired - case dismissed against former Redevelopment Agency.
25	Total outstanding debt/obligation and total due are estimated.
26	Obligation retired.
27	Total outstanding debt/obligation and total due are estimated.
28	Total outstanding debt/obligation and total due are estimated.
29	Obligation retired.
30	Total outstanding debt/obligation and total due are estimated.
31	Obligation retired.
32	Total due is estimated.
33	Obligation retired.
34	Obligation retired.
35	Obligation retired.
36	Obligation retired.
37	Obligation retired.
38	Total outstanding debt/obligation and total due are estimated.
39	Obligation retired.
40	Obligation retired.
41	Total due is estimated.
42	Obligation retired.
43	Obligation retired.
44	Obligation retired.
45	Obligation retired.
46	Obligation retired.
47	Obligation retired.
48	Obligation retired.
49	Total outstanding debt/obligation and total due are estimated.

<b>Recognized Obligation Payment Schedule 13-14B - Notes</b>
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January 1, 2014 through June 30, 2014
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Item #	Notes/Comments
50	Obligation retired.
51	Total outstanding debt/obligation and total due are estimated.
52	Total outstanding debt/obligation and total due are estimated.
53	Obligation retired.
54	Total outstanding debt/obligation and total due are estimated.
55	Obligation retired.
56	Total outstanding debt/obligation and total due are estimated.
57	Obligation retired.
58	Obligation retired.
59	Obligation retired.
60	Total outstanding debt/obligation and total due are estimated.
61	Commercial property marketing services in preparation for property disposition per Long Range Property Management Plan (LRPMP) approved by DOF.
62	Commercial property re-use valuation services in preparation for property disposition per Long Range Property Management Plan (LRPMP) approved by DOF.
63	Legal services for property disposition per Long Range Property Management Plan (LRPMP) approved by DOF.
64	Coordination of purchase and sale agreements, escrow, title, etc. for property disposition per Long Range Property Management Plan (LRPMP) approved by DOF.

## RESOLUTION NO.

## A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE CITY OF BUENA PARK COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROPOSED ADMINISTRATIVE BUDGET FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2014 THROUGH JUNE 30, 2014, AND TAKING CERTAIN RELATED ACTIONS

A. Pursuant to Health and Safety Code Section 34177(l), the Successor Agency to the City of Buena Park Redevelopment Agency (the "Successor Agency") must prepare a proposed administrative budget for each six-month fiscal period (commencing each January 1 and July 1) and submit each proposed administrative budget to the Oversight Board for the Successor Agency (the "Oversight Board") for approval.

B. There has been presented to this Board for approval a proposed administrative budget for the Successor Agency for the six-month fiscal period from January 1, 2014 through June 30, 2014 ("Administrative Budget 13-14B").

NOW, THEREFORE, the Oversight Board for the Successor Agency to the Buena Park Redevelopment Agency hereby finds, determines, resolves, and orders as follows:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves the proposed Administrative Budget 13-14A substantially in the form attached hereto as Exhibit A.

Section 3. The staff of the Successor Agency is hereby directed to provide the State Department of Finance ("DOF") written notice and information regarding the action taken by the Oversight Board in Section 2 of this Resolution. Such notice and information shall be provided by electronic means and in a manner of DOF's choosing.

Section 4. The officers of the Oversight Board and staff of the Successor Agency are hereby authorized and directly, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

Resolution No.  
Page 2

PASSED AND ADOPTED this 30<sup>th</sup> day of September 2013 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary, Oversight Board for the  
Successor Agency to the Community  
Redevelopment Agency of the  
City of Buena Park

I, Shalice Tilton, Secretary of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the Oversight Board for the Successor Agency to the Community Redevelopment Agency of the City of Buena Park, held this 27<sup>th</sup> day of February 2013.

\_\_\_\_\_  
Secretary

EXHIBIT A

SUCCESSOR AGENCY TO THE CITY OF BUENA PARK  
COMMUNITY REDEVELOPMENT AGENCY  
ADMINISTRATIVE BUDGET  
(January 1, 2014 through June 30, 2014)



**CITY OF BUENA PARK  
SUCCESSOR AGENCY ADMINISTRATIVE BUDGET  
(JANUARY 1, 2014 - JUNE 30, 2014)**

<b>CATEGORY</b>	<b>January-June 2014</b>	<b>Funding Source</b>	<b>Description of Service</b>
Salaries/Benefits	244,170	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
City Administrative Services (Finance, HR, City Mgr., City Clerk)	84,959	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
Office Rent/Utilities	16,245	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
Management Information Systems	5,980	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
Auto Expense Reimbursement	150	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
Stationery/Office Supplies	1,000	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
Postage - Outside	300	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
Building Maintenance	3,540	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
Conference/Meeting/Training	1,500	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
Repro Supplies/Services	5,000	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
General Legal Services	25,000	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
HdL - Property & Sales Tax Administration	2,500	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget
Professional/Contractual Services - misc. as required	5,000	RPTTF*	Based on FY 13/14 Draft Successor Agency Budget

**TOTAL ADMINISTRATIVE BUDGET**

**\$395,344**

\*RPTTF - Redevelopment Property Tax Trust Fund