

RESOLUTION NO. OB-30

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 15-16A) FOR THE SIX-MONTH FISCAL PERIOD FROM JULY 1, 2015 THROUGH DECEMBER 31, 2015, 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 July 1, 2015 through December 31, 2015 ("ROPS 15-16A"), to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than March 3, 2015; and (2) post a copy of the Oversight Board-approved ROPS 15-16A 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 15-16A, 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 15-16A 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 15-16A 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.

PASSED AND ADOPTED this 25th day of February 2015 by the following called vote:

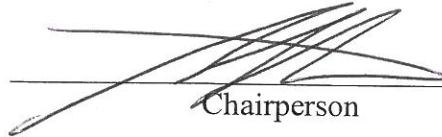
AYES: Dhauw, Smith, Berry, Patterson

NOES: None

ABSENT: Brennan

ABSTAIN: None

ATTEST:

  
Chairperson



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 25<sup>th</sup> day of February 2015.



Secretary

EXHIBIT A

SUCCESSOR AGENCY TO THE CITY OF BUENA PARK  
COMMUNITY REDEVELOPMENT AGENCY  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
(July 1, 2015 through December 31, 2015)

**Recognized Obligation Payment Schedule (ROPS 15-16A) - Summary**

Filed for the July 1, 2015 through December 31, 2015 Period

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

<b>Current Period Requested Funding for Outstanding Debt or Obligation</b>		<b>Six-Month Total</b>
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):</b>		<b>\$ 4,107,806</b>
B	Bond Proceeds Funding (ROPS Detail)	4,000,000
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	107,806
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>		<b>\$ 12,428,233</b>
F	Non-Administrative Costs (ROPS Detail)	12,170,912
G	Administrative Costs (ROPS Detail)	257,321
<b>H Current Period Enforceable Obligations (A+E):</b>		<b>\$ 16,536,039</b>

<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
I	Enforceable Obligations funded with RPTTF (E):	12,428,233
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(4,138,992)
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>		<b>\$ 8,289,241</b>

<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
L	Enforceable Obligations funded with RPTTF (E):	12,428,233
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>		<b>12,428,233</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.

<u>Steve Berry</u>	Chairman
Name	Title
/s/ <u>Steve Berry</u>	02/25/2015
Signature	Date

**Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail**  
**July 1, 2015 through December 31, 2015**  
 (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							
								\$ 319,795,997			\$ 4,000,000	\$ -	\$ 107,806	\$ 12,170,912	\$ 257,321	\$ 16,536,039
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	16,425,903	N				1,404,743		\$ 1,404,743	
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	85,753,406	N				1,822,546		\$ 1,822,546	
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	28,819,478.00	N				2,598,102		\$ 2,598,102	
5	Property Taxes/Sewer Assessment	Property Maintenance	8/20/1990	5/7/2033	O.C. Tax Treasurer/ Sanitation District	Property Taxes for Former Agency Properties	Consolidated	245,000	N				15,000		\$ 15,000	
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	
8	Personnel and Operating Costs	Admin Costs	11/19/1979	5/7/2033	City of Buena Park	Admin., Personnel, Fac., & Operating Costs	Consolidated	9,132,793	N			107,806		222,321	\$ 330,127	
9	Beach/Orangethorpe Project	Project Management Costs	10/26/2010	6/30/2044	Employee Costs	Project Management	Consolidated	327,110	N				46,730		\$ 46,730	
11	Property Management/Maintenance	Property Dispositions	8/20/1990	5/7/2033	Employee Costs	Property/Maintenance Management	Consolidated	275,460	N				39,405		\$ 39,405	
14	Pledge-Developer Disposition Agmt	OPA/DDA/Construction	8/26/2003	9/30/2033	Sunrise Buena Park (BP Mall)	Tax Increment Reimbursement	Consolidated	8,095,783	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	Admin Costs	2/17/1999	9/27/2044	HdL	Property & Sales Tax Admin. Costs	Consolidated	147,500	N					2,500	\$ 2,500	
19	Entertain.Corridor (Ezone) Action Plan	Professional Services	6/4/2008	9/1/2035	TBD	Bond Proceeds for Design & Streetscape	Consolidated	4,625,816	N	4,000,000					\$ 4,000,000	
22	Bond Consulting Services	Fees	10/17/2008	9/1/2035	Willdan Financial Services	Arbitrage Calculation for Bonds	Consolidated	400,000	N						\$ -	
23	General Legal Services	Admin Costs	7/1/2005	5/7/2033	Richards,Watson,Gershon	Legal Services - General	Consolidated	930,000	N					25,000	\$ 25,000	
25	Legal Services - Special Counsel	Legal	8/23/2007	6/30/2016	Bewley, Lassleben, Miller	Legal Services - CDW	Consolidated	200,000	N				50,000		\$ 50,000	
27	Bond Servicing	Fees	3/6/2008	9/1/2035	Suzanne Harrell & Assoc.	Bonds Servicing - Annual Reports	Consolidated	45,000	N					2,500	\$ 2,500	
28	Office Equipment Maintenance	Admin Costs	5/5/2008	5/7/2033	Konica Minolta	Copier Lease	Consolidated	47,500	N					5,000	\$ 5,000	
30	Auditing Services	Professional Services	6/28/2011	3/31/2014	Teaman, Ramirez & Smith	Auditing Services	Consolidated	-	Y						\$ -	
38	Environmental Remediation	Remediation	8/20/1990	5/7/2033	SCS Env./Various Cont.	Environ. Remediation-CityYard/GRL	Consolidated	281,587	N				200,000		\$ 200,000	
49	Property Maintenance	Property Maintenance	8/20/1990	5/7/2033	D&M Landscape	Landscape Services - Various	Consolidated	140,000	N				10,000		\$ 10,000	
51	Property Maintenance/Repairs	Property Maintenance	8/20/1990	5/7/2033	Various Vendors	Emergency Repairs	Consolidated	210,000	N				20,000		\$ 20,000	
52	Property Utilities	Property Maintenance	8/20/1990	5/7/2033	City of Buena Park	Water Services	Consolidated	105,000	N				10,000		\$ 10,000	
54	Property Utilities	Property Maintenance	8/20/1990	5/7/2033	Edison Co.	Electric Services	Consolidated	70,000	N				5,000		\$ 5,000	
56	Property Insurance	Property Maintenance	8/20/1990	5/7/2033	CA Ins. Pool Authority (CIPA)	Property Insurance	Consolidated	24,121	N				12,197		\$ 12,197	
60	Bond Administration Fee	Fees	1/19/2000	9/1/2035	Union Bank	Bond Administration Fees	Consolidated	285,000	N				20,000		\$ 20,000	
61	Commercial Marketing Services	Property Dispositions	1/1/2014	12/31/2016	TBD	Property marketing services to dispose properties	Consolidated	30,000	N				15,000		\$ 15,000	
62	Property Re-use Valuation Services	Property Dispositions	1/1/2014	12/31/2016	TBD	Property re-use valuation services to dispose properties	Consolidated	20,000	N				15,000		\$ 15,000	
63	Legal Services - Property Disposition	Property Dispositions	1/1/2014	12/31/2016	Richards,Watson,Gershon	Property disposition per DOF approved LRPMP.	Consolidated	60,000	N				20,000		\$ 20,000	
64	Property Disposition Coordination	Property Dispositions	1/1/2014	12/31/2016	TBD	Coordination of property disposition (contracts,escrow,appraisal) per LRPMP.	Consolidated	60,000	N				20,000		\$ 20,000	
65	Shane, Kennedy vs. DOF (Coffman-Tikker)	Litigation	7/1/2015	12/31/2015	Western Center on Law and Poverty	Court Ordered Attorney Fees	Consolidated	44,632	N				44,632		\$ 44,632	
66									N						\$ -	
67									N						\$ -	
68									N						\$ -	
69									N						\$ -	
70									N						\$ -	

**Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Cash 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. For tips on how to complete the Report of Cash Balances Form, see [https://rad.dof.ca.gov/rad-sa/pdf/Cash\\_Balance\\_Agency\\_Tips\\_Sheet.pdf](https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf).

A	B	C	D	E	F	G	H	I	
		<b>Fund Sources</b>							
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>		<b>Other</b>	<b>RPTTF</b>		
	<b>Cash Balance Information by ROPS Period</b>	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	<b>Comments</b>	
<b>ROPS 14-15A Actuals (07/01/14 - 12/31/14)</b>									
1	<b>Beginning Available Cash Balance (Actual 07/01/14)</b>	13,340,937				146,498	302,170		
2	<b>Revenue/Income (Actual 12/31/14)</b> RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014					107,806	8,963,165		
3	<b>Expenditures for ROPS 14-15A Enforceable Obligations (Actual 12/31/14)</b> RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	564,763					5,535,261	Item C includes: 1) project expenditures of \$164,673; 2) bank fees of \$4,735; and 3) restricted cash held by fiscal agent in the amount of \$395,355 used to pay a portion of the final 2000 Bond payment pursuant to bond indenture.	
4	<b>Retention of Available Cash Balance (Actual 12/31/14)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	7,866,596						Item C includes restricted cash held with fiscal agent. Restricted cash was reduced by \$395,355 to pay a portion of final payment for 2000 Bond.	
5	<b>ROPS 14-15A RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the self-reported ROPS 14-15A PPA in the Report of PPA, Column S	No entry required						4,138,992	
6	<b>Ending Actual Available Cash Balance</b> C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 4,909,578	\$ -	\$ -	\$ -	\$ 254,304	\$ (408,918)		
<b>ROPS 14-15B Estimate (01/01/15 - 06/30/15)</b>									
7	<b>Beginning Available Cash Balance (Actual 01/01/15)</b> (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 12,776,174	\$ -	\$ -	\$ -	\$ 254,304	\$ 3,730,074		
8	<b>Revenue/Income (Estimate 06/30/15)</b> RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015						1,839,072		
9	<b>Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 06/30/15)</b>	288,497				146,498	2,988,958	Item H includes use of funds from RPTTF distribution and ROPS prior period adjustment.	
10	<b>Retention of Available Cash Balance (Estimate 06/30/15)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	7,866,596						Item C includes restricted cash held with fiscal agent.	
11	<b>Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)</b>	\$ 4,621,081	\$ -	\$ -	\$ -	\$ 107,806	\$ 2,580,188		





**Recognized Obligation Payment Schedule (ROPS 15-16A) - Notes**

July 1, 2015 through December 30, 2015

Item #	Notes/Comments
2	Tax Allocation Bond interest payment due 9/1/2015
3	Tax Allocation Bond interest payment due 9/1/2015
4	Tax Allocation Bond interest payment due 9/1/2015
5	Sewer assessments due to Orange County Tax Assessor/OC Sanitation in December of each year.
6	Motion to Enforce Judgment filed by Plaintiff - Settlement Agreement requires former Agency to place obligation on all future ROPS.
8	ROPS administration allowance using both RPTTF and other funds.
9	Employee costs for The Source (Item 17) project management; Phase I of the project is currently under construction.
11	Employee costs for property management on all former Agency properties.
14	Agreement requires former Agency to pay a percentage of sales taxes and tax increment generated by Buena Park Mall. Sales tax continues to increase every year. Payments are due in August of each year.
17	The Source Project currently under construction. Obligation payments begin after completion of Phase I of the project.
18	HdL provides sales and property tax information in order to calculate tax increment paid to Developers, measured by the amount of sales and/or property taxes generated from each project. The assistance is part of Disposition & Development Agreements and Participation Agreements that the former Redevelopment Agency entered into with Developers and have been approved by DOF as enforceable obligations.
19	Bond proceeds for the Beach Boulevard Streetscape Master Plan to include medians, sidewalks, landscaping, pedestrian crosswalks, etc. Consultant still preparing the Master Plan and Phase I project design, including preparation of construction documents, contract bidding coordination and construction oversight for Phase I of the project. The project is scheduled to go out to bid in June 2015. Construction of Phase I is estimated at \$4,000,000 and will begin in September/October 2015.
22	Arbitrage calculation required on all Agency bonds.
23	Legal services required to comply with AB 1484 to wind-down the former Redevelopment Agency activities.
25	Legal services required on potential litigation regarding CDW sales tax reimbursement agreement.
27	Bond consultant to prepare bond annual reports.
28	Copier lease payment.
30	Obligation retired.
38	Agency continues to work with Orange County Health Care Agency on required environmental clean-up/monitoring on former Redevelopment Agency property. Groundwater monitoring wells have been installed and groundwater monitoring continues to be done on a quarterly basis as required by the Orange County Health Care Agency.
49	Landscape and tree trimming services necessary to maintain former Redevelopment Agency properties prior to disposition.
51	Emergency repairs necessary to maintain former Redevelopment Agency properties prior to disposition. Emergency repair include plumbing leaks, roof leaks, electrical repairs, broken windows/doors, graffiti clean-up and repair of property damage due to break-ins and vandalism. Costs vary month-to-month depending on repairs necessary.
52	Water services required to maintain former Redevelopment Agency properties prior to disposition.
54	Electric services required to maintain former Redevelopment Agency properties prior to disposition.
56	Property insurance required to be maintained on former Redevelopment Agency properties.
61	Commercial property marketing services in preparation for property disposition per Long Range Property Management Plan (LRPMP) approved by DOF. Assistance needed from real estate companies; and consultants to market properties and review proposals, feasibility studies and business plans in order to dispose the properties as required by DOF. Successor Agency is currently in negotiation to develop several former Redevelopment Agency properties; costs will be reduced as properties are sold.
62	Commercial property re-use valuation services in preparation for property disposition per Long Range Property Management Plan (LRPMP) approved by DOF. Successor Agency is currently in negotiation to develop several Former Redevelopment Agency properties; costs will be reduced as properties are sold. Re-use valuations have been completed on several of the properties that we are in negotiation to sell. We are requesting funds to complete re-use valuations on the remaining properties that will be sold.
63	Legal services for property disposition per Long Range Property Management Plan (LRPMP) approved by DOF. Legal services include preparation of Purchase and Sale Agreements, Access Agreement and Easement Agreements for the proposed developments for the properties; costs will be reduced as properties are sold. Legal services will be required to dispose the remaining properties.
64	Coordination of Purchase and Sale Agreements, escrow, title, appraisals, etc. for property disposition per Long Range Property Management Plan (LRPMP) approved by DOF. Currently in negotiation to develop several former Redevelopment Agency properties; costs will be reduced as properties are sold. Staff has been working with Developers and Attorneys for the disposition of four (4) of the properties.



