

Recognized Obligation Payment Schedule (ROPS 15-16B) - Summary

Filed for the January 1, 2016 through June 30, 2016 Period

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

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A Sources (B+C+D):		\$ 3,989,562
B	Bond Proceeds Funding (ROPS Detail)	3,800,000
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	189,562
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 8,246,100
F	Non-Administrative Costs (ROPS Detail)	8,005,922
G	Administrative Costs (ROPS Detail)	240,178
H Total Current Period Enforceable Obligations (A+E):		\$ 12,235,662

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	8,246,100
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(472,861)
K Adjusted Current Period RPTTF Requested Funding (I-J)		\$ 7,773,239

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	8,246,100
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)		8,246,100

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>	09/23/2015
Signature	Date

Buena Park Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
January 1, 2016 through June 30, 2016
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					O	P		
										M							N	
										Funding Source								RPTTF
										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			
								\$ 311,927,311		\$ 3,800,000	\$ -	\$ 189,562	\$ 8,005,922	\$ 240,178	\$ 12,235,662			
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	Consolidated	15,021,160	N			189,562	55,231	240,178	\$ 244,793			
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	83,930,860	N				1,312,046		\$ 1,312,046			
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	26,221,376	N				624,953		\$ 624,953			
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	230,000	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			
8	Personnel and Operating Costs	Admin Costs	11/19/1979	5/7/2033	City of Buena Park	Admin., Personnel, Fac., & Operating Costs	Consolidated	8,910,472	N					205,178	\$ 205,178			
9	Beach/Orangethorpe Project	Project Management Costs	10/26/2010	6/30/2044	Employee Costs	Project Management	Consolidated	280,380	N				46,730		\$ 46,730			
11	Property Management/Maintenance	Property Dispositions	8/20/1990	5/7/2033	Employee Costs	Property/Maintenance Management	Consolidated	236,055	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	7,795,783	N				-		\$ -			
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	145,000	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	3,991,521	N	3,800,000					\$ 3,800,000			
22	Bond Consulting Services	Fees	10/17/2008	9/1/2035	Willdan Financial Services	Arbitrage Calculation for Bonds	Consolidated	400,000	N				20,000		\$ 20,000			
23	General Legal Services	Admin Costs	7/1/2005	5/7/2033	Richards,Watson,Gershon	Legal Services - General	Consolidated	375,000	N					25,000	\$ 25,000			
25	Legal Services - Special Counsel	Legal	8/23/2007	6/30/2016	Bewley, Lasseben, Miller	Legal Services - CDW	Consolidated	150,000	N				50,000		\$ 50,000			
27	Bond Servicing	Fees	3/6/2008	9/1/2035	Suzanne Harrell & Assoc.	Bonds Servicing - Annual Reports	Consolidated	42,500	N					2,500	\$ 2,500			
28	Office Equipment Maintenance	Admin Costs	5/5/2008	5/7/2033	Konica Minolta	Copier Lease	Consolidated	42,500	N					5,000	\$ 5,000			
38	Environmental Remediation	Remediation	8/20/1990	5/7/2033	SCS Env./Various Cont.	Environ. Remediation-CityYard/GRL	Consolidated	267,872	N				200,000		\$ 200,000			
49	Property Maintenance	Property Maintenance	8/20/1990	5/7/2033	D&M Landscape	Landscape Services - Various	Consolidated	130,000	N				15,000		\$ 15,000			
51	Property Maintenance/Repairs	Property Maintenance	8/20/1990	5/7/2033	Various Vendors	Emergency Repairs	Consolidated	190,000	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				15,000		\$ 15,000			
54	Property Utilities	Property Maintenance	8/20/1990	5/7/2033	Edison Co.	Electric Services	Consolidated	65,000	N				15,000		\$ 15,000			
56	Property Insurance	Property Maintenance	8/20/1990	5/7/2033	CA Ins. Pool Authority (CIPA)	Property Insurance	Consolidated	11,924	N				-		\$ -			
60	Bond Administration Fee	Fees	1/19/2000	9/1/2035	Union Bank	Bond Administration Fees	Consolidated	265,000	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	15,000	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	40,000	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	40,000	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	-	Y				-		\$ -			
66									N						\$ -			
67									N						\$ -			
68									N						\$ -			
69									N						\$ -			
70									N						\$ -			
71									N						\$ -			
72									N						\$ -			
73									N						\$ -			

**Buena Park Recognized Obligation Payment Schedule (ROPS 15-16B) - 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 [\[INSERT URL LINK TO CASH BALANCE TIPS SHEET \]](#)

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	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	Comments	
ROPS 14-15B Actuals (01/01/15 - 06/30/15)									
1	Beginning Available Cash Balance (Actual 01/01/15)	12,776,174				254,304	5,288,878		
2	Revenue/Income (Actual 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015					106,550	1,839,072		
3	Expenditures for ROPS 14-15B Enforceable Obligations (Actual 06/30/15) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	631,918				63,486	2,513,551	Item C includes: 1) Project expenditures of \$629,561; and 2) Net bond fee of \$2,357.	
4	Retention of Available Cash Balance (Actual 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	7,866,498						Item C includes restricted cash held with fiscal agent.	
5	ROPS 14-15B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15B PPA in the Report of PPA, Column S	No entry required						472,861	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 4,277,758	\$ -	\$ -	\$ -	\$ 297,368	\$ 4,141,538		
ROPS 15-16A Estimate (07/01/15 - 12/31/15)									
7	Beginning Available Cash Balance (Actual 07/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 12,144,256	\$ -	\$ -	\$ -	\$ 297,368	\$ 4,614,399		
8	Revenue/Income (Estimate 12/31/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during June 2015						2,671,557		
9	Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 12/31/15)	200,000					6,810,549	Item H includes use of RPTTF distribution and ROPS prior period adjustment.	
10	Retention of Available Cash Balance (Estimate 12/31/15) 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	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ 4,077,660	\$ -	\$ -	\$ -	\$ 297,368	\$ 475,407		

Buena Park Recognized Obligation Payment Schedule (ROPS 15-16B) - Notes
January 1, 2016 through June 30, 2016

Item #	Notes/Comments
2	Tax Allocation Bond interest payment due 3/1/2016
3	Tax Allocation Bond interest payment due 3/1/2016
4	Tax Allocation Bond interest payment due 3/1/2016
5	Sewer assessments due to Orange County Tax Assessor/OC Sanitation in December of each year; no payment due this ROPS period.
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; no payment due this ROPS period.
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 finished preparing 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 November 2015. Construction of Phase I is estimated to begin in January 2016 and completed by June 2016.
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.
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; no payment due this period.
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 are being sold. 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 several of the properties.
65	Obligation retired.