

AGENDA REPORT

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SAN CLEMENTE REDEVELOPMENT AGENCY

MEETING DATE: September 2, 2016

Agenda Item Approvals: City Manager Dept. Head Attorney Finance

Department: Prepared By: Finance and Administrative Services Jake Rahn, Financial Services Officer

Subject:

REDEVELOPMENT AGENCY (RDA) DISSOLUTION UPDATE AND APPROVAL OF LAST AND

FINAL ROPS

Fiscal Impact: None.

Summary:

Based on state law steps to dissolve the Redevelopment Agency (RDA) have been taken. These steps include the distribution of assets held by the RDA and the payment of enforceable obligations existing as of February 1, 2012 (date of dissolution). This report list the steps completed and presents the Last and Final Recognized Obligation Payment Schedule (ROPS) to payoff the remaining enforceable obligations.

Background:

As part of the State of California FY 2012 budget, legislation was passed dissolving redevelopment agencies. This legislation, and related subsequent legislation, provide procedures to dissolve redevelopment agencies statewide. This report provides a brief on the steps completed to dissolve the operations of the San Clemente RDA.

The following actions have been performed as part of the dissolution process:

Dissolution Action	Status
True up payment to County	Completed
LMIHF Due Diligence Review/payment to County	Completed
Other Funds Due Diligence Review/payment to County	Completed
Housing Asset report filing with the State	Completed
State Controllers Office Asset Transfer Review report	Completed
State approval of Finding of Completion	Received State approval
State approval of the General Fund Loan repayment	Received State approval
State approval of Long Range Property Management Plan	Received State approval
Transfer governmental use assets to the City	Transfer documents recorded
- Casa Romantica	
- Grassy Pier Bowl Assets	
Repayment of the General Fund Loan	In process
Resolution to formally dissolve the Agency	To be done upon the payment of the General Fund loan in full

Discussion:

The dissolution of the former RDA is nearing completion. The only remaining enforceable obligation is the repayment of the General Fund Loan. The General Fund loan outstanding is approximately \$1.6 million at June 30, 2016. This sponsoring entity loan repayment is eligible for repayment as part of the dissolution process.

Pursuant to Health and Safety Code (HSC) Section 34191.6 (a) an agency may file a Last and Final ROPS if they have received a Finding of Completion and the Successor Agency is not involved in litigation with the DOF. In addition, the remaining debt obligations are limited to administrative costs and previously DOF approved enforceable obligations. San Clemente meets the criteria for filing a Last and Final ROPS. Going forward, the City is not eligible for reimbursement of administrative costs and the only enforceable obligation is the sponsoring entity loan (General Fund loan).

There are two primary advantages to the Last and Final ROPS process. First, the Last and Final ROPS eliminates the need to file an annual ROPS. The Successor Agency will no longer be required to prepare and the Oversight Board will not need to be convened to review the annual ROPS. This will save staff time and the Oversight Board effort. If the Successor Agency determines that there is an additional debt that needs to be listed upon the Last and Final ROPS, it may be amended up to two times pursuant to HSC Section 34191.6 (c)(5). Upon the completion of the Last and Final ROPS, the Oversight Board will need to meet only if there is an amendment and to adopt a final resolution to dissolve the agency.

The second primary advantage to utilizing the Last and Final ROPS process is the City loan should be repaid more quickly. Staff has prepared the Last and Final ROPS (Attachment A), which includes the payment of the General Fund loan (with a 4% interest rate) based on HSC Section 34191.6. The repayments are limited to either:

- 1) the greater of 15% of the entire moneys remaining in the RPTTF after allocation or
- 2) one-half of the increase between the comparison year and the base year residual amounts based on HSC section 34191.4 (b) (3)

The methodology selected will remain the same until the repayment of the outstanding balance is complete. The Last and Final ROPS incorporates payments to pay the General Fund loan if full based on the 15% methodology previously listed. The City is submitting to receive the following amounts:

Fiscal Year	Amount					
2018	\$ 318,990					
2019	318,990					
2020	318,990					
2021	318,990					
2022	300,000					
2023	158,337					

After Oversight Board approval and upon submission to the State of California Department of Finance, the State Department of Finance has 100 days to review the Last and Final ROPS and communicate its determination to the submitting agency.

Recommended Action:

STAFF RECOMMENDS THAT the Oversight Board:

- 1) Approve the Last and Final Recognized Obligation Payment Schedule (ROPS).
- 2) Adopt Resolution No. _____ entitled "A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SAN CLEMENTE REDEVELOPMENT AGENCY APPROVING THE LAST AND FINAL

RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH

AND SAFETY CODE SECTION 34191.6"

Attachments:

Resolution No. _____ Exhibit A - Last and Final Recognized Obligation Payment Schedule

Exhibit B - General Fund Loan Repayment schedule

RESOLUTION NO. OB-____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SAN CLEMENTE REDEVELOPMENT AGENCY APPROVING THE LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.6

WHEREAS, the San Clemente Redevelopment Agency ("Redevelopment Agency") was a redevelopment agency in the City of San Clemente ("City"), duly created pursuant to the California Community Redevelopment Law and Health and Safety Code Section 33000, et. seq.; and

WHEREAS, the City Council of the City of San Clemente ("City") adopted a redevelopment plan for San Clemente's redevelopment project area; and

WHEREAS, Assembly Bill x1 26 chaptered and effective on June 27, 2011 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012, and Senate Bill 107, chaptered and effective on September 22, 2015 (together, the "Dissolution Act"); and

WHEREAS, as of February 1, 2012, the Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City Council of the City adopted Resolution No 12-04 on January 17, 2012, pursuant to Part 1.85 of the Dissolution Act, electing for the City to serve as the successor agency to the San Clemente Redevelopment Agency under the Dissolution Act ("Successor Agency"); and

WHEREAS, the Successor Agency administers the enforceable obligations of the former Agency and otherwise unwinds the Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

WHEREAS, pursuant to Section 34179 the Oversight Board has been established for the Successor Agency and all seven members have been appointed to the Oversight Board; and

WHEREAS, pursuant to subdivision (a) of Health and Safety Code Section 34191.6, beginning January 1, 2016, successor agencies that have received a Finding of Completion have the option to submit a Last and Final ROPS to the Department of Finance (DOF) at any time, if all the following conditions are met:

- 1. The successor agency's remaining debt is limited to payments pursuant to enforceable obligations with defined payment schedules including, but not limited to, debt service, loan agreements, and other contracts.
- 2. All remaining obligations have been previously listed on a Recognized Obligation Payment Schedule (ROPS) and approved for payment by the DOF, pursuant to subdivision (m) or (o) of Health and Safety Code section 34177.
- 3. The successor agency is not a party to pending litigation, except as specified in subdivision (a) (3) of Health and Safety Code Section 34191.6; and

WHERAS, the City of San Clemente Successor Agency meets the above listed criteria and is eligible to file a Last and Final ROPS with the Department of Finance; and

WHEREAS, the attached Last and Final ROPS identifies each enforceable obligation on which payments will be required to be made by the Successor Agency from and after July 1, 2016, until its termination; and

WHEREAS, Health and Safety Code Section 34191.6 requires the Oversight Board to approve the RDA Successor Agency's prior to the RDA Successor Agency submitting the Last and Final ROPS;

NOW, THEREFORE, The Oversight Board to the Successor Agency of the San Clemente Redevelopment Agency does hereby resolve as follows:

<u>Section 1.</u> The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. The Oversight Board hereby approves and adopts the Last and Final ROPS, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34191.6.

Section 3. The Oversight Board hereby directs the RDA Successor Agency to submit copies of the Last and Final ROPS approved by the Oversight Board to the County of Orange Auditor-Controller, the State of California Controller and the State of California Department of Finance (DOF) and to post the Last and Final ROPS on the RDA Successor Agency's website, immediately upon the approval of this Resolution.

Section 4. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

Section 5. This Resolution shall become effective one hundred (100) days following its submission to the DOF or following review and DOF approval, whichever occurs first.

Section 6.	The Secretary of the Successor Agency shall certify to the passage
and adoption of this	resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED this	_day of,
ATTEST:	
SECRETARY, OVERSIGHT BOARD	CHAIR, OVERSIGHT BOARD

Resolution No. OB	Page 3
STATE OF CALIFORNIA) COUNTY OF ORANGE) § CITY OF SAN CLEMENTE)	
I, JOANNE BAADE, Secretary to the Oversight Board of Clemente Redevelopment Agency, hereby certify that t adopted at a special meeting of the Oversight Board of	he foregoing resolution was duly
AYES:	
NOES:	
ABSENT:	
IN WITNESS WHEREOF, I have hereunto set my hand City of San Clemente, California, this day of _	and affixed the official seal of the, 2016.
SECRI	ETARY, OVERSIGHT BOARD

EXHIBIT A

LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE

[Attached behind this page]

Exhibit A - Last and Final ROPS

Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary Filed for the July 1, 2017 through June 30, 2023 Period

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Signature

Date

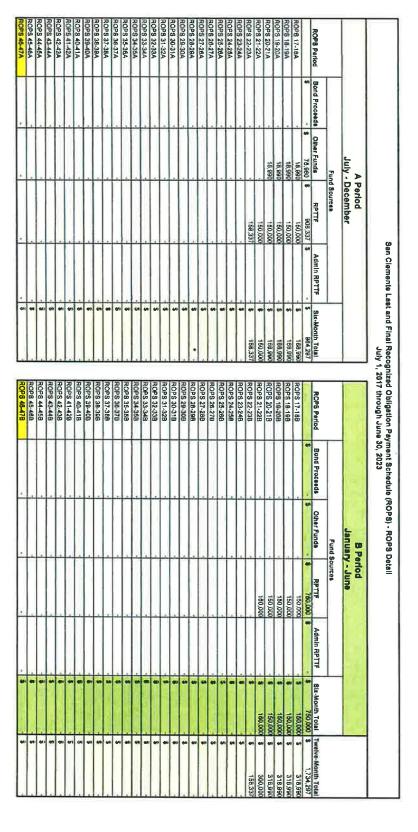


Exhibit A - Last and Final ROPS

Ben Clemente Last and Final Recognized Obligation Payment Schedulle (ROPS) - ROPS Detail

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(Report Amounts in Whole Dollars)

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Exhibit A - Last and Final ROPS

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Exhibit A - Last and Final ROPS

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Exhibit A - Last and Final ROPS

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Exhibit A - Last and Final ROPS

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Exhibit A - Last and Final ROPS

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Exhibit A - Last and Final ROPS

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Exhibit A - Last and Final ROPS

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Exhibit A - Last and Final ROPS

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Exhibit A - Last and Final ROPS

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Exhibit A - Last and Final ROPS

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Exhibit A - Last and Final ROPS

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Exhibit A - Last and Final ROPS

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Admin (RPTT) Bond Processin			H9 42-43B (Jan Fund B Other Funds				9779	DILICOS	uary - June)	Ŧ	
Adent RPTT Read Proceeds Adent RPTT Read Proceeds Adent RPTT Read Proceeds Adent RPTT Read Read Read Read Read Read Read Read	42-438 (January - June) Fund Bources Other Rude BETTE	42-438 (January - June) Fund Bources Other Rude BETTE	Bourcas Bearry - June)				Admin RPTT#		7	10	

Exhibit A - Last and Final ROPS

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Propagation four for partie capital projects (LAE quarterly apportanteent	Control of the last of the las	Topic in the second sec	Barrier Charles			p	
Sators 9/27/11	Married Cont.	And Countillant	Obligation Two			٥	
711/2002	110011		Contract/Agreement			D	July 1, 2017 through June 30, 2023 (Report Amounts in Witche Dollere)
87502017	110000		Contract/Agreement			-	July 1, 2017 through June 30, 2023 (Report Amounts in Whole Dollere)
City of San Clements	Carlot State Commission		Payor			•	h June 30, 2023 Whole Dollere)
projects (LAIF Interest rate)	Commence of the state of the st		DescriptionPlaiest Books			٥	
			Project Area			I	
		•	Bond Proceeds			ε	
			Other Funds	Pund S	43-44A (July	¥.	
		-	APTIF	und Sources	(July - December)	ī	
		-	Admin APTTE Board Prace anda			Ē	
		Acres of the Control				IE .	
			Other Plants	Fund Bources	43-448 (January - June	5	
		1	BOTTE	wrose.	ary - June)	1	
		No. of Contract of	Adah RPTTF			*	

Exhibit A - Last and Final ROPS

Jame Project	11	T				>	
if quarterly apportunement			Project NacoerDatel Obligation				
	Day/County Louise On av 7/1/2002 Before 8/27/11	-	Obligation Type			0	San Ck
		994030	Contract/Agreement Buestation Date			0	mente Last and Fina
	4362017	TIECONO	Contact/Agreement Termination Date				Recognized Obligation Payment Scho July 1, 2017 through June 30, 2023 (Report Amounts in Whole Dollars)
	City of San Clements	The section of the se	Payod			,	on Payment Schedule I June 30, 2023 Whole Dollare)
	Repayment on home for prior capital projects (LAP interest rate)	AND THE PERSON OF THE PERSON O	DescriptionsProject Spope			٥	Sen Clemente Leat and Final Recognized Obligation Psyment Schedule (ROPS) - ROPS Detail July 1, 2017 through June 50, 2023 (Report Amounts in Whole Dollars)
			Project Area			ı	
		0	Board Proceads			HH.	
		0.	Other Funds	Fund l	44-45A (July	ě	
			20176	nd Bources	July - December	*	
			Admin RPTTP Bond Propasie		70	ē	
						*	
			Other Punds	Fund I	44-45B (Jan	MM	
			APTTP	Fund Bources	(eury - June)	HX	
			Autonio RIDITE			N.	

Exhibit A - Last and Final ROPS

5 11 2						>	
Repayment on lean for prior capital projects (LASF susselvely apportionment veerous rate)	Marriage Cont.		Protect Name/Debt Obligation			•	
Delace (1/27/11	ASSOCIATION CONTRACTOR		Obligation Type			0	
	ALCON .		Contract/Agreement Grecutten Date			0	
6/36/2017	\$1200000E		Contract/Agreement Termination Date			•	July 1, 2017 through June 30, 2023 (Report Amounts in Whole Dollars)
City of San Clements	MACHE WAS A NO.		Payee			•	h June 30, 2023 Whole Dollars)
Represent on bean for prior capital projects (LARF interest rate)	White the party of		Das cription/Project Scope			P	July 1, 2017 through June 30, 2023 (Report Amounts in Whole Dollars)
			Project Area			=	
			Band Proceeds			2	
			Ditus Funds	Fund S	45-46A (July	M.	
		-	ROTTS	und Sources	(July - December)	5	
		-	Admin ROTTS			5	
			Admin RPTTR Band Propends Other Funds			5	
			Other Funds	Fund Sources	45-46B (January - June)	福	
			ROTTE	ources	uary - June)	IF.	
		-	Admin RPTTE			5	

Exhibit A - Last and Final ROPS

		9an Ci	lementa Last and Fina	Recognized Coligation Psyment Schi July 1, 2017 through June 30, 2023 (Report Amounts in Whole Dollars)	on Payment screeule June 30, 2023 Whole Dollare)	San Clementa Last and Final Recognizad Obligation Psymient accessure (RCFP) - RCFP beautifully 1, 2017 through June 93, 2025 July 1, 2017 through June 93, 2025 (Report Amounts in Whole Dollare)										
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									48-47A (July	ily - December			48-47B (J	15	48-47B (January - June)	inuary - June)
									Fund	d Bources			Fund Sources		ourcee	owcee
P	Ponisot Nama/Daki Okhoskus	Otskissation Types	Contract/Agrosmant Execution Data	Contract/Agreement	Payee	Description/Project Booke	Prejaci Area	Band Proceeds Offers Furnity	Other Franch	SOTTE	Admin RPTTF Band Proceeds Other Punds	Band Proceads	Oher Funds		APTIF	ROTTE Admin ROTTE
†								-	-		1					3) (3)
2	THE CONTRACTOR	A TANK OF THE PARTY OF THE PART		11sxxxs	THE RUNGS WAS	ACCUMENTATION OF THE PERSON.		Ī								
3 Repayre projects	3/Repayment on bean for prior capital ChipCounty Lawre On or 17/1/2022 projects (AMF quarterly appearance) Belon 6/27/11 Interest (AMF)	Below 8/27/11		5000017	City of San Claments	projecta (LAIF Interest rate)										
														4		

9-2-16 / 7A-40

Exhibit A - Last and Final ROPS

				July 1, 2017 through June 30, 2023 (Report Amounts in Whole Dollars)	-1 s - 1	July 1, 2017 through June 30, 2023 (Report Amounts in Whole Dollare)
>	•	o	U			
Itaan 8	Project Name/Date Obligation	Obligation Type	Carbrad/Agreement Execution Date	Central/Agreement Termination Date		Payee
	Allegan Cale	INCOME TO	1850A	TION TO SERVICE		50100
	SPREPRYMENT ON YORK CHAPT CONVOCATED THE PROJECTS (LAST QUARTERLY EXPONENTIAL DESCRIPTION OF THE PROJECT OF THE	Defore 9/27/11		41020610	190	Cay of San Chimede
					İ	

City of San Clemente General Fund Loan Calculation

	Beginning			Ending	LAIF
	Loan Balance	Interest	Payment	Loan Balance	Interest Rate
Jul-16	1,632,856.44	5,442.85	(125,974.00)	1,512,325.29	4.00%
Aug-16	1,512,325.29	5,041.08	-	1,517,366.37	4.00%
Sep-16	1,517,366.37	5,057.89		1,522,424.26	4.00%
Oct-16	1,522,424.26	5,074.75	-	1,527,499.01	4.00%
Nov-16	1,527,499.01	5,091.66	-	1,532,590.67	4.00%
Dec-16	1,532,590.67	5,108.64		1,537,699.31	4.00%
Jan-17	1,537,699.31	5,125.66	-	1,542,824.97	4.00%
Feb-17	1,542,824.97	5,142.75	(#)	1,547,967.72	4.00%
Mar-17	1,547,967.72	5,159.89		1,553,127.61	4.00%
Apr-17	1,553,127.61	5,177.09	:¥:	1,558,304.70	4.00%
May-17	1,558,304.70	5,194.35		1,563,499.05	4.00%
Jun-17	1,563,499.05	5,211.66	-	1,568,710.71	4.00%
Jul-17	1,568,710.71	5,229.04	(150,000.00)	1,423,939.75	4.00%
Aug-17	1,423,939.75	4,746.47	-	1,428,686.22	4.00%
Sep-17	1,428,686.22	4,762.29	(#)	1,433,448.51	4.00%
Oct-17	1,433,448.51	4,778.16	(18,990.00)	1,419,236.67	4.00%
Nov-17	1,419,236.67	4,730.79	E	1,423,967.46	4.00%
Dec-17	1,423,967.46	4,746.56		1,428,714.02	4.00%
Jan-18	1,428,714.02	4,762.38	(150,000.00)	1,283,476.40	4.00%
Feb-18	1,283,476.40	4,278.25	*	1,287,754.65	4.00%
Mar-18	1,287,754.65	4,292.52	5⊕2	1,292,047.17	4.00%
Apr-18	1,292,047.17	4,306.82		1,296,353.99	4.00%
May-18	1,296,353.99	4,321.18	8€0	1,300,675.17	4.00%
Jun-18	1,300,675.17	4,335.58		1,305,010.75	4.00%
Jul-18	1,305,010.75	4,350.04	(150,000.00)	1,159,360.79	4.00%
Aug-18	1,159,360.79	3,864.54		1,163,225.33	4.00%
Sep-18	1,163,225.33	3,877.42	-	1,167,102.75	4.00%
Oct-18	1,167,102.75	3,890.34	(18,990.00)	1,152,003.09	4.00%
Nov-18	1,152,003.09	3,840.01	•	1,155,843.10	4.00%
Dec-18	1,155,843.10	3,852.81		1,159,695.91	4.00%
Jan-19	1,159,695.91	3,865.65	(150,000.00)	1,013,561.56	4.00%
Feb-19	1,013,561.56	3,378.54		1,016,940.10	4.00%
Mar-19	1,016,940.10	3,389.80		1,020,329.90	4.00%
Apr-19	1,020,329.90	3,401.10		1,023,731.00	4.00%
May-19	1,023,731.00	3,412.44	•	1,027,143.44	4.00%
Jun-19	1,027,143.44	3,423.81	(€)	1,030,567.25	4.00%
Jul-19	1,030,567.25	3,435.22	(150,000.00)	884,002.47	4.00%
Aug-19	884,002.47	2,946.67	5₩5	886,949.14	4.00%
Sep-19	886,949.14	2,956.50	:=1	889,905.64	4.00%
Oct-19	889,905.64	2,966.35	(18,990.00)	873,881.99	4.00%
Nov-19	873,881.99	2,912.94	120	876,794.93	4.00%

Exhibit B - General Fund Loan Repayment Schedule

City of San Clemente General Fund Loan Calculation

	Beginning			Ending	LAIF
	Loan Balance	Interest	Payment	Loan Balance	Interest Rate
Dec-19	876,794.93	2,922.65	8	879,717.58	4.00%
Jan-20	879,717.58	2,932.39	(150,000.00)	732,649.97	4.00%
Feb-20	732,649.97	2,442.17		735,092.14	4.00%
Mar-20	735,092.14	2,450.31	-	737,542.45	4.00%
Apr-20	737,542.45	2,458.47	-	740,000.92	4.00%
May-20	740,000.92	2,466.67	8	742,467.59	4.00%
Jun-20	742,467.59	2,474.89	-	744,942.48	4.00%
Jul-20	744,942.48	2,483.14	(150,000.00)	597,425.62	4.00%
Aug-20	597,425.62	1,991.42	-	599,417.04	4.00%
Sep-20	599,417.04	1,998.06	-	601,415.10	4.00%
Oct-20	601,415.10	2,004.72	(18,990.00)	584,429.82	4.00%
Nov-20	584,429.82	1,948.10	<u>=</u>	586,377.92	4.00%
Dec-20	586,377.92	1,954.59		588,332.51	4.00%
Jan-21	588,332.51	1,961.11	(150,000.00)	440,293.62	4.00%
Feb-21	440,293.62	1,467.65	-	441,761.27	4.00%
Mar-21	441,761.27	1,472.54		443,233.81	4.00%
Apr-21	443,233.81	1,477.45		444,711.26	4.00%
May-21	444,711.26	1,482.37	-	446,193.63	4.00%
Jun-21	446,193.63	1,487.31	2	447,680.94	4.00%
Jul-21	447,680.94	1,492.27	(150,000.00)	299,173.21	4.00%
Aug-21	299,173.21	997.24	÷	300,170.45	4.00%
Sep-21	300,170.45	1,000.57		301,171.02	4.00%
Oct-21	301,171.02	1,003.90	-	302,174.92	4.00%
Nov-21	302,174.92	1,007.25	-	303,182.17	4.00%
Dec-21	303,182.17	1,010.61	*	304,192.78	4.00%
Jan-22	304,192.78	1,013.98	(150,000.00)	155,206.76	4.00%
Feb-22	155,206.76	517.36	-	155,724.12	4.00%
Mar-22	155,724.12	519.08	-	156,243.20	4.00%
Apr-22	156,243.20	520.81	= =	156,764.01	4.00%
May-22	156,764.01	522.55	-	157,286.56	4.00%
Jun-22	157,286.56	524.29	ä	157,810.85	4.00%
Jul-22	157,810.85	526.04	(158,336.89)	-	4.00%
Aug-22		1997			4.00%
Sep-22			-	₩	4.00%
Oct-22	*	>=	*		4.00%
Nov-22). 	<u> </u>	-	4.00%
Dec-22	¥	*	2		4.00%