

## AGENDA



Oversight Board of the City of Garden Grove  
as Successor Agency to the Garden Grove  
Agency  
for Community Development

Wednesday, January 25, 2017

2:00 PM

Community Meeting Center - 11300 Stanford  
Avenue, Garden Grove, CA 92840

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**Meeting Assistance:** Any person requiring auxiliary aids and services, due to a disability, to address the Oversight Board, should contact the City Clerk's Office 72 hours prior to the meeting to arrange for accommodations. Phone: 714) 741-5040.

**Agenda Item Descriptions:** Are intended to give a brief, general description of the item. The Oversight Board may take legislative action deemed appropriate with respect to the item and is not **limited** to the recommended action indicated in staff reports or the agenda.

**Documents/Writings:** Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Board Members within 72 hours of a meeting, are made available for public inspection at the same time (1) in the City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; (2) on the City's website as an attachment to the Oversight Board meeting agenda; and (3) at the Council Chamber at the time of the meeting.

**Public Comments:** Members of the public desiring to address the Oversight Board are requested to complete a **pink speaker card** indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Secretary prior to the start of the meeting. General comments are made during "Oral Communications," and should be limited to matters under consideration and/or what the Oversight Board has jurisdiction over. Persons wishing to address the Oversight Board regarding a Public Hearing matter will be called to the podium at the time the matter is being considered.

**Manner of Addressing the Oversight Board:** After being called by the Chair, you may approach the podium, it is requested that you state your name for the record, and proceed to address the Oversight Board. All remarks and questions should be addressed to the Oversight Board as a whole and not to individual Board Members or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the Oversight Board shall be called to order by the Chair. If such conduct continues, the Chair may order the person barred from addressing the Oversight Board any further during that meeting.

**Time Limitation:** Speakers must limit remarks for a total of three (3) minutes. When any group of persons wishes to address the Oversight Board on the same subject matter, the Chair may request a spokesperson be chosen to represent the group, so as to avoid unnecessary repetition. At the Oversight Board's discretion, a limit on the total amount of time for public comments during Oral Communications and/or a further limit on the time allotted to each speaker during Oral Communications may be set.

***PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.***

## AGENDA

### Open Session

2:00 PM

ROLL CALL: MEMBER DUNN, MEMBER GUERRERO, MEMBER SANCHEZ, VICE CHAIR JONES, CHAIR DALTON

### PLEDGE OF ALLEGIANCE TO THE FLAG

1. ORAL COMMUNICATIONS

2. CONSENT ITEMS

2.a. Receive and file minutes from the October 12, 2016, meeting. (*Action Item*)

3. PUBLIC HEARINGS

4. ITEMS FOR CONSIDERATION

4.a. Adoption of a Resolution approving the Recognized Obligation Payment Schedule 2017-18 A-B. (*Action Item*)

5. MATTERS FROM THE CHAIR, BOARD MEMBERS AND DIRECTOR

6. ADJOURNMENT

**Oversight Board**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles                      From: Teresa Pomeroy  
Dept.: Director                      Dept.: City Clerk  
Subject: Receive and file minutes      Date: 1/25/2017  
            from the October 12, 2016,  
            meeting. (*Action Item*)

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Attached are the minutes from the Oversight Board meeting held on October 12, 2016, to be received and filed.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Minutes	1/19/2017	Backup Material	ob-min_10_12_2016.pdf



## MINUTES

### Regular Meeting

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#### OVERSIGHT BOARD OF THE CITY OF GARDEN GROVE AS SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center, Constitution Room  
11300 Stanford Avenue, Garden Grove, CA 92840

October 12, 2016

#### Open Session

2:00 p.m.

ROLL CALL: Member Dunn, Member Guerrero, Member Sanchez, Vice Chair Jones,  
Chair Dalton

Member Dunn absent.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA  
Led by Member Sanchez.

1. ORAL COMMUNICATIONS: None.

2. CONSENT ITEMS:

2.a. Receive and file the minutes from the September 14, 2016, meeting.  
(F: Vault)

Action: Received and filed.

Motion: Dalton Seconded: Jones

The motion carried by a 4-0-1 vote as follows:

Ayes: (4) Dalton, Guerrero, Jones, Sanchez

Noes: (0) None

Absent: (1) Dunn

3. PUBLIC HEARINGS: None.

4. ITEMS FOR CONSIDERATION:

4.a. Adoption of a Resolution 1.) Approving a contract for demolition of  
structures; and 2.) Approving a professional services agreement for

MEMBERS: MEMBER DUNN, MEMBER GUERRERO, MEMBER SANCHEZ,  
VICE CHAIR JONES, CHAIR DALTON

removal of hazardous materials at 10151 Garden Grove Boulevard,  
12863 and 12865 Brookhurst Street. (F: A-116.7)

Action: Resolution No. 51-16 adopted.

Motion: Jones Seconded: Sanchez

The motion carried by a 4-0-1 vote as follows:

Ayes: (4) Dalton, Guerrero, Jones, Sanchez

Noes: (0) None

Absent: (1) Dunn

5. MATTERS FROM CHAIR, BOARD MEMBERS, AND DIRECTOR:

Member Jones thanked staff for expediting the demolition agreement for the Brookhurst Triangle project site, and commented that he hopes that the demolition is done as soon as possible.

6. ADJOURNMENT: 2:07 p.m.

TERESA POMEROY, CMC  
DEPUTY SECRETARY

**Oversight Board**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	Director	Dept.:	Community and Economic Development
Subject:	Adoption of a Resolution approving the Recognized Obligation Payment Schedule 2017-18 A-B. ( <i>Action Item</i> )	Date:	1/25/2017

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**OBJECTIVE**

The purpose of this report is to request that the Oversight Board adopt a Resolution approving the Recognized Obligation Payment Schedule for the 17-18 A-B annual fiscal period of July 1, 2017 to June 30, 2018 ("ROPS 17-18 A-B"), subject to review and approval by the Oversight Board and then by the State Department of Finance under the Dissolution Law.

**BACKGROUND**

The City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development ("Successor Agency") is performing its functions under the Dissolution Law, Parts 1.8 and 1.85 of the Health and Safety Code, as amended by Assembly Bill 1484 and other subsequent legislation including most recently by Senate Bill 107 effective on September 22, 2015 ("SB 107") (together, the "Dissolution Law"), to administer the enforceable obligations and otherwise unwind the former Agency's affairs, all subject to the review and approval by this seven-member Oversight Board.

The ROPS is "the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each fiscal year as provided in subdivision (o) of Section 34177." Under the dates in the Dissolution Law, as amended by SB 107, the Successor Agency is required to consider and adopt the ROPS for the 17-18 A-B fiscal period of July 1, 2017 to June 30, 2018, and submit such approved ROPS 17-18 A-B to the DOF on or before February 1, 2017.

Section 34177(l) of Part 1.85, as amended by SB 107, requires the Successor Agency to take actions with regard to each ROPS as follows:

"(l) (1) ... For each recognized obligation, the Recognized Obligation Payment Schedule shall identify one or more of the following sources of payment:

- (A) Low and Moderate Income Housing Fund.
- (B) Bond proceeds.
- (C) Reserve balances.
- (D) Administrative cost allowance.

(E) The Redevelopment Property Tax Trust Fund, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation or by the provisions of this part.

(F) Other revenue sources, including rents, concessions, asset sale proceeds, interest earnings, and any other revenues derived from the former redevelopment agency, as approved by the oversight board in accordance with this part.

## DISCUSSION

Staff has prepared and attached is ROPS 17-18 A-B that was approved by the Successor Agency at its January 24 regular meeting. The attached Oversight Board Resolution approves the ROPS in the gross amount of \$23,983,508 requested from the Redevelopment Property Tax Trust Fund ("RPTTF"), subject to submittal to and review by the DOF; authorizes posting and transmittal of the ROPS to the County Administrative Officer, County Auditor-Controller and the State Controller's Office.

Several items on ROPS 17-18 A-B are explained in further detail as follows.

The request for the annual retirement cost obligations dating back to ROPS 11-12 by fiscal year, listed as line items #59-65, as authorized by Section 34171(d)(1)(C).

*(C) Payments required by the federal government, preexisting obligations to the state or obligations imposed by state law, other than passthrough payments that are made by the county auditor-controller pursuant to Section 34183, or legally enforceable payments required in connection with the agencies' employees, including, but not limited to, **pension payments, pension obligation debt service**, unemployment payments, or other obligations conferred through a collective bargaining agreement.*

The Successor Agency administrative budget of \$595,031 is listed as item 31. The "housing entity administrative cost allowance" of \$150,000 per fiscal year for the Garden Grove Housing Authority acting as the housing successor as authorized by Section 34171(p) is listed. This item has been previously included by staff and approved by the Successor Agency and Oversight Board on prior ROPS, but the DOF continues to deny funding for this line item. However, there are several cases pending in the Sacramento Superior Court with rulings both in favor and against successor agencies, so until the appellate courts resolve the statutory interpretation counsel recommends listing this item per Section 34171(p).

A couple of items on ROPS 17-18 A-B relate to the continued implementation of the Stipulation for Entry of Interlocutory Judgment ("Judgment") issued in the action *Marina Limon, et al v. Garden Grove Agency for Community Development*, Orange County Superior Court, Case No. 30-2009-00291597. After the Judgment was entered in early 2014, the DOF denied funding to the Successor Agency through the ROPS process, so the *Limon* plaintiffs filed suit against the DOF (Case No. 34-2014-80001994) in Sacramento Superior Court per the Dissolution Law, which action resulted in a ruling adverse to the DOF and in favor of the *Limon* plaintiffs and the Successor Agency and Housing Authority, as real parties in interest. The Court ruled the Judgment in all respects is an enforceable obligation under the Dissolution Law, including ordering that the payments due (such as award of attorneys' fees to *Limon* plaintiffs) and obligations to be performed by Garden Grove (such as development of replacement housing units) to implement the Judgment are to be funded through the ROPS process. The Housing Authority and Successor Agency continue to implement

the Judgment; 6 very low income replacement housing units will be obtained as part of a larger acquisition rehabilitation project consisting of 78 units known as Sycamore Court. The project is currently underway and a portion of the funds being requested are for a deficit in ROPS 16-17. Further, this ROPS 17-18 A-B lists other Enforceable Obligations comparable to items in prior ROPS.

The timing for DOF's review of each annual ROPS also was amended by SB 107. Now, new subsection (o) of Section 34177 provides that for each ROPS: the department shall make its determination of the enforceable obligations and the amounts and funding sources of the enforceable obligations no later than April 15, 2017. Within five business days of the department's determination, a successor agency may request additional review by the department and an opportunity to meet and confer on disputed items, except for those items which are the subject of litigation disputing the department's previous or related determination. An untimely submittal of a Recognized Obligation Payment Schedule may result in a meet and confer period of less than 30 days. The department shall notify the successor agency and the county auditor-controller as to the outcome of its review at least 15 days before the date of the first property tax distribution for that period.

#### FINANCIAL IMPACT

None until approved by the DOF. If the DOF approves the ROPS as submitted, the Successor Agency will receive \$23,983,508 (which includes \$595,031 for the administrative budget) for the period July 1, 2017 to June 30, 2018, to pay the Successor Agency's enforceable obligations.

#### RECOMMENDATION

It is recommended that the Oversight Board:

- Adopt the attached Resolution approving ROPS 17-18 A-B for the annual fiscal period of July 1, 2017 to June 30, 2018, subject to submittal to and review by the State Department of Finance, and authorizing posting and transmittal of the ROPS. Further, the Community and Economic Development Director and her designees, in consultation with legal counsel, shall be authorized to request and complete meet and confer session(s) with the DOF and authorized to make augmentations, modifications, additions or revisions as may be necessary or directed by DOF.

By: Monica L. Covarrubias, Project Manager

#### **ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Oversight Board Resolution	1/13/2017	Cover Memo	Original_OB_Reso_Approving_ROPS_17-18_A-B.docx
Recognized Obligation Payment Schedule 17-18 A-B	1/17/2017	Cover Memo	Copy_of_Garden_Grove_ROPS17-18.xlsx





## OVERSIGHT BOARD

### RESOLUTION NO. \_\_\_\_

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING RECOGNIZED OBLIGATION PAYMENT SCHEDULE 17-18 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2017 TO JUNE 30, 2018, SUBJECT TO SUBMITTAL TO, AND REVIEW BY THE STATE DEPARTMENT OF FINANCE UNDER CALIFORNIA HEALTH AND SAFETY CODE, DIVISION 24, PART 1.85; AUTHORIZING THE POSTING AND TRANSMITTAL THEREOF; AND AUTHORIZING THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR, IN CONSULTATION WITH LEGAL COUNSEL, TO REQUEST AND COMPLETE MEET AND CONFER SESSION WITH THE DOF AND MAKE AUGMENTATIONS, MODIFICATIONS, ADDITIONS OR REVISIONS AS MAY BE NECESSARY OR DIRECTED BY DOF.**

**WHEREAS**, the Garden Grove Agency for Community Development ("Former Agency") was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.*, and previously authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Garden Grove ("City"); and

**WHEREAS**, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and wind down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484 and by other subsequent legislation, and most recently by Senate Bill 107 (together, the "Dissolution Law"); and

**WHEREAS**, as of February 1, 2012 the former Agency was dissolved pursuant to the Dissolution Law, and, as a separate public entity, corporate and politic, the Successor Agency to the Garden Grove Agency for Community Development ("Successor Agency") administers the enforceable obligations of the former Agency and otherwise unwinds the former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

**WHEREAS**, Section 34179 provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Law; and

**WHEREAS**, Sections 34177(m), 34177(o) and 34179 provide that each ROPS is submitted to, reviewed and approved by the Successor Agency and then reviewed and approved by the Oversight Board before final review and approval by the State Department of Finance ("DOF"); and

**WHEREAS**, Section 34177(o) of the Dissolution Law requires that the annual ROPS for the 17 18 A-B fiscal period of July 1, 2017 to June 30, 2018 ("ROPS 17-18 A-B") shall be

submitted to the DOF by the Successor Agency, after approval by the Oversight Board, no later than February 1, 2017; and

**WHEREAS**, the Oversight Board has reviewed the ROPS 17-18 A-B prepared, approved, and presented by the Successor Agency and desires to approve the ROPS 17-18 A-B, and to authorize the Successor Agency, to cause posting of ROPS 17-18 A-B on the City's website: <http://www.ci.garden-grove.ca.us/> and to direct transmittal of such ROPS to the DOF, with copies to the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office.

**NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT:**

**Section 1.** The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part hereof.

**Section 2.** Pursuant to the Dissolution Law, the Oversight Board hereby approves ROPS 17-18 A-B, which is included as Attachment 1 and incorporated by this reference; provided however, that the ROPS 17-18 A-B is approved subject to the condition such ROPS is to be submitted to and reviewed by the State Department of Finance. Further, the Community and Economic Development Director and her designees, in consultation with legal counsel, shall be authorized to request and complete meet and confer session(s) with the DOF and make augmentations, modifications, additions or revisions as may be necessary or directed by DOF.

**Section 3.** The Oversight Board authorizes transmittal of the ROPS 17-18 A-B to the DOF, with copies to the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office.

**Section 4.** The Community and Economic Development Director or her authorized designee is directed to post this Resolution, including the ROPS 17-18 A-B, on the City/Successor Agency website pursuant to the Dissolution Law.

**Section 5.** Pursuant to Section 34179(h) written notice and information about all actions taken by the Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing. An Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review; provided however, that pursuant to Section 34177(m) as to each ROPS submitted the DOF shall make its determination of the enforceable obligations and the amounts and funding sources of the enforceable obligations thereon no later than 45 days after submittal.

**Section 6.** The Secretary of the Oversight Board shall certify to the adoption of this Resolution.

**APPROVED AND ADOPTED** this 24<sup>th</sup> day of January 2017.

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Chair, Oversight Board of the Successor Agency  
to the Garden Grove Agency for Community  
Development

(SEAL)

ATTEST:

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Teresa Pomeroy, Secretary  
Oversight Board of the Successor Agency

STATE OF CALIFORNIA                    )  
COUNTY OF ORANGE                    ) ss.  
CITY OF GARDEN GROVE                )

I, Teresa Pomeroy, Secretary of the Oversight Board of the Successor Agency to the Garden Grove Agency for Community Development, hereby certify that the foregoing resolution was duly adopted by the Oversight Board at a regular meeting held on the 24<sup>th</sup> day of January 2017, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

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Teresa Pomeroy, Secretary to Oversight Board

(SEAL)

**ATTACHMENT 1 TO  
OVERSIGHT BOARD RESOLUTION NO. \_\_-\_\_**

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE 17-18 A-B  
FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2017 TO JUNE 30, 2018**

(attached)

Recognized Obligation Payment Schedule (ROPS 17-18) - Summary

Filed for the July 1, 2017 through June 30, 2018 Period

Successor Agency:	Garden Grove
County:	Orange

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		17-18A Total (July - December)	17-18B Total (January - June)	ROPS 17-18 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 9,556	\$ 2,959,533	\$ 2,969,089
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	9,556	2,959,533	2,969,089
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 10,428,092	\$ 10,586,327	\$ 21,014,419
F	RPTTF	10,428,092	10,586,327	21,014,419
G	Administrative RPTTF	-	-	-
H	Current Period Enforceable Obligations (A+E):	\$ 10,437,648	\$ 13,545,860	\$ 23,983,508

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

Name	Title
/s/	
Signature	Date

Garden Grove Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail																						
July 1, 2017 through June 30, 2018																						
(Report Amounts in Whole Dollars)																						
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
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	ROPS 17-18 Total	17-18A (July - December)					17-18A Total	17-18B (January - June)					17-18B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$ 151,422,972		\$ 23,983,508	\$ -	\$ -	\$ 9,556	\$ 10,428,092	\$ -	\$ 10,437,648	\$ -	\$ -	\$ 2,959,533	\$ 10,586,327	\$ -	\$ 13,545,860
2	Hyatt Regency OPA	Business Incentive	6/1/2000	9/1/2018	OPA, LLC (Performance	Cost of Project Improvements		8,804,751	N	\$ 3,239,057				1,100,000		\$ 1,100,000			2,139,057			\$ 2,139,057
3	Residence Inn DDA	Business Incentive Agreements	12/12/2000	9/1/2020	RIOPA, LLC (Performance Based)	Cost of Project Improvements		1,312,815	N	\$ 1,312,815				500,000		\$ 500,000			812,815			\$ 812,815
6	Katella Cottages OPA	OPA/DDA/Construction	6/10/2008	10/1/2027	Heritage Village Note Investors (Performance Based)	Land Acquisition and Project Improvements		3,075,342	N	\$ 30,000						\$ -				30,000		\$ 30,000
7	Katella Cottages Note	Bonds Issued On or Before 12/31/10	6/10/2008	10/1/2027	U.S. Bank	Land Acquisition and Project Improvements		177,650	N	\$ 177,650				68,875		\$ 68,875				108,775		\$ 108,775
9	Coastline Lease Payments	Miscellaneous	3/4/1994	2/1/2016	Coast Community College District	Office Space Rent (Payments in Aug and Feb)		542,256	N	\$ 542,256				542,256		\$ 542,256						\$ -
12	Garden Grove Hyundai	Business Incentive Agreements	11/5/2009	2/28/2017	Garden Grove Hyundai (Performance Based)	Cost of Project Improvements (Payment in Feb)			Y	\$ -						\$ -						\$ -
14	Union Bank Loan	Third-Party Loans	5/1/2008	6/1/2020	Union Bank of California	Land Acquisition - Estimated Monthly Payments - Variable Interest		13,070,049	N	\$ 4,600,000				2,300,000		\$ 2,300,000				2,300,000		\$ 2,300,000
15	Embassy Suites DDA Amendment	Business Incentive Agreements	1/9/2007	1/9/2025	Landmark (Performance Based)	Project Improvements (\$7M)		7,000,000	N	\$ -						\$ -						\$ -
16	Sycamore Walk DDA	Remediation	11/12/1996	6/30/2023	Olson Urban Housing	Quarterly Soil/Ground Water Monitoring Events		85,111	N	\$ 14,922						\$ -				14,922		\$ 14,922
18	Housing Fund Deficit	SERAF/ERAF	2/1/2012	12/31/2020	Garden Grove Hsng Auth.	Repayment of Housing Fund from SERAF/ERAF			N													
19	Waterpark Hotel DDA	Business Incentive Agreements	5/12/2009	12/31/2026	Garden Grove MXD & Various	Site Assembly/Project Assistance		11,672,312	N	\$ 2,430,353				409,356		\$ 409,356				2,020,997		\$ 2,020,997
20	Site B2 DDA	Business Incentive Agreements	6/26/2001	6/26/2025	Kam Sang Inc.	Project Assistance & Site Assembly & Preparation Costs		3,300,000	N	\$ 360,000						\$ -				360,000		\$ 360,000
22	Brookhurst Triangle DDA	OPA/DDA/Construction	11/23/2010	12/31/2020	New Age Brookhurst, LLC & Various	Site Preparation Costs		1,500,000	N	\$ 1,013,500				1,013,500		\$ 1,013,500						\$ -
24	Project Management for Item 20 - Site B2	Project Management Costs	6/26/2001	6/26/2025	City of Garden Grove	Labor associated w/ project coordination / management		388,030	N	\$ 178,580				89,290		\$ 89,290				89,290		\$ 89,290
25	Project Legal for Items 19-20	Legal	6/26/2001	12/31/2026	SYCR and WSS Firms	Legal Costs Associated with project items 19 & 20		150,000	N	\$ 50,000				25,000		\$ 25,000				25,000		\$ 25,000
27	Agency Property Maint/Management	Property Maintenance	2/1/2012	12/31/2020	Various	Management and Maintenance of Successor Agency Owned Property Awaiting Development or Disposal		163,000	N	\$ 17,217			9,556			\$ 9,556			7,661			\$ 7,661
31	Administrative Allowance	Admin Costs	1/1/2014	6/30/2019	City of Garden Grove	Administrative Allowance per AB 1484		5,471,090	N	\$ 595,031				294,379		\$ 294,379				300,652		\$ 300,652
33	Brookhurst Triangle DDA	Property Dispositions	7/29/2002	12/31/2020	Wang	See Notes.		1,790,971	N	\$ 1,790,971				1,790,971		\$ 1,790,971						\$ -
34	Brookhurst Triangle DDA	Property Dispositions	7/29/2002	12/31/2020	City of Garden Grove	See Notes.		1,190,971	N	\$ 1,190,971						\$ -				1,190,971		\$ 1,190,971
37	Project Management for Item 22 - Brookhurst	Project Management Costs	11/23/2010	12/31/2020	City of Garden Grove	Labor associated w/ project coordination / management		451,710	N	\$ 178,580				89,290		\$ 89,290				89,290		\$ 89,290
39	2014 Tax Allocation Refunding Bonds	Bonds Issued After 12/31/10	6/26/2014	10/1/2029	U.S. Bank National Association	Refunding of 2003 Tax Allocation Bonds		28,467,352	N	\$ 3,804,138				1,607,000		\$ 1,607,000				2,197,138		\$ 2,197,138
40	Limón Law Suit Settlement	Litigation	9/20/2013	6/30/2015	Various	Settlement of Former Agency Lawsuit Associated with Item 19			N													
41	Project Legal for Item 22	Legal	11/23/2010	12/31/2020	SYCR and WSS Firms	Legal Costs Associated with project item 22			Y	\$ -						\$ -						\$ -
47	Appraisals(s)	Admin Costs	7/1/2015	12/31/2017	TBD	Appraisals for Properties on the Long Range Property Management Plan		54,000	N	\$ 3,250				3,250		\$ 3,250						\$ -
48	Site C DDA	Business Incentive Agreements	6/14/2011	7/1/2032	Land & Design & Various	Site Assembly/Preparation and Project Assistance			Y													
49	Limón Law Suit Settlement/Judgement	Litigation	6/5/2015	6/5/2020	Public Counsel	Attorneys Fees per Judgement/Court Ruling			N	\$ -						\$ -						\$ -
50	Limón Law Suit Settlement/Judgement	Litigation	6/5/2015	6/5/2020	Various	Replacement Housing Obligation per Judgement/Court Ruling			N	\$ 46,000				46,000		\$ 46,000						\$ -
51	Housing Successor Administration	Admin Costs	1/1/2016	6/30/2016	Garden Grove Housing Authority	Administration of the Housing Successor		1,500,000	N	150,000				75,000		75,000				75,000		75,000
52	Item 39 Trustee Fee (2014 TARB)	Fees	6/26/2014	10/1/2029	U.S. Bank National Association	Fees associated with Bond payment		179,400	N	\$ 5,040				2,520		\$ 2,520				2,520		\$ 2,520
53	Item 19 Trustee Fee (Waterpark Bond)	Fees	5/12/2009	12/31/2026	U.S. Bank National Association	Fees associated with Bond payment		236,600	N	\$ 7,815				3,250		\$ 3,250				4,565		\$ 4,565
54	Item 7 Trustee Fee (Katella Cottages Note)	Fees	6/10/2008	10/1/2027	U.S. Bank National Association	Fees associated with Note		22,000	N	\$ 2,175				1,087		\$ 1,087				1,088		\$ 1,088
55	Successor Agency Legal Fees for Limon Litigation (Item 49 & 50)	Legal	6/5/2015	6/5/2020	SYCR and WSS Firms	Attorneys Fees per Judgement/Court Ruling		60,000	N	\$ 50,000				50,000		\$ 50,000						\$ -
56	2016 Tax Allocation Bonds (for Waterpark Hotel, Item 19)	Refunding Bonds Issued After 6/27/12	10/1/2016	10/1/2033	U.S. Bank	Refunding Bonds issued associated with project item 19		54,835,662	N	\$ 1,652,251				413,063		\$ 413,063				1,239,188		\$ 1,239,188
57	Project Management for Item 19 - Water Park	Business Incentive Agreements	6/26/2009	12/31/2026	City of Garden Grove	Labor associated w/ project coordination / management		18,650	N	\$ 7,486				3,743		\$ 3,743				3,743		\$ 3,743
58	Item 14 Dissemination Fees	Fees	5/1/2008	6/1/2020	Union Bank of California	Fees associated with loan		4,000	N	\$ 525				262		\$ 262				263		\$ 263
59	Unfunded CalPERS Pension Liabilities 2011-12	Unfunded Liabilities	2/1/2012	6/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		12,126	N	\$ 12,126						\$ -				12,126		\$ 12,126
60	Unfunded CalPERS Pension Liabilities 2012-13	Unfunded Liabilities	7/1/2012	6/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		32,299	N	\$ 37,110						\$ -				37,110		\$ 37,110
61	Unfunded CalPERS Pension Liabilities 2013-14	Unfunded Liabilities	7/1/2013	6/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		46,578	N	\$ 55,969						\$ -				55,969		\$ 55,969
62	Unfunded CalPERS Pension Liabilities 2014-15	Unfunded Liabilities	7/1/2014	6/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		64,277	N	\$ 78,958						\$ -				78,958		\$ 78,958
63	Unfunded CalPERS Pension Liabilities 2015-16	Unfunded Liabilities	7/1/2015	6/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		105,316	N	\$ 105,316						\$ -				105,316		\$ 105,316
64	Unfunded CalPERS Pension Liabilities 2016-17	Unfunded Liabilities	7/1/2016	6/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		121,723	N	\$ 121,723						\$ -				121,723		\$ 121,723
65	Unfunded CalPERS Pension Liabilities 2017-18	Unfunded Liabilities	7/1/2017	10/1/2033	Cal PERS	Unfunded CalPERS Pension Liabilities		5,516,931	N	\$ 121,723						\$ -				121,723		\$ 121,723
66									N	\$ -						\$ -						\$ -
67									N	\$ -						\$ -						\$ -
68									N	\$ -						\$ -						\$ -
69									N	\$ -						\$ -						\$ -
70									N	\$ -						\$ -						\$ -



Garden Grove Recognized Obligation Payment Schedule (ROPS 17-18) - ROPS Detail

July 1, 2017 through June 30, 2018

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
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	ROPS 17-18 Total	17-18A (July - December)					17-18A Total	17-18B (January - June)					17-18B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
71									N	\$ -						\$ -						\$ -
72									N	\$ -						\$ -						\$ -
73									N	\$ -						\$ -						\$ -
74									N	\$ -						\$ -						\$ -
75									N	\$ -						\$ -						\$ -
76									N	\$ -						\$ -						\$ -
77									N	\$ -						\$ -						\$ -
78									N	\$ -						\$ -						\$ -
79									N	\$ -						\$ -						\$ -
80									N	\$ -						\$ -						\$ -
81									N	\$ -						\$ -						\$ -
82									N	\$ -						\$ -						\$ -
83									N	\$ -						\$ -						\$ -
84									N	\$ -						\$ -						\$ -
85									N	\$ -						\$ -						\$ -
86									N	\$ -						\$ -						\$ -
87									N	\$ -						\$ -						\$ -
88									N	\$ -						\$ -						\$ -
89									N	\$ -						\$ -						\$ -
90									N	\$ -						\$ -						\$ -
91									N	\$ -						\$ -						\$ -
92									N	\$ -						\$ -						\$ -
93									N	\$ -						\$ -						\$ -
94									N	\$ -						\$ -						\$ -
95									N	\$ -						\$ -						\$ -
96									N	\$ -						\$ -						\$ -
97									N	\$ -						\$ -						\$ -
98									N	\$ -						\$ -						\$ -
99									N	\$ -						\$ -						\$ -
100									N	\$ -						\$ -						\$ -
101									N	\$ -						\$ -						\$ -
102									N	\$ -						\$ -						\$ -
103									N	\$ -						\$ -						\$ -
104									N	\$ -						\$ -						\$ -

**Garden Grove Recognized Obligation Payment Schedule (ROPS 17-18) - 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 Cash Balance Tips Sheet.](#)

A	B	C	D	E	F	G	H	I
	Cash Balance Information by ROPS Period	Fund Sources						Comments
		Bond Proceeds		Reserve Balance		Other	RPTTF	
		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	
ROPS 15-16B Actuals (01/01/16 - 06/30/16)								
1	Beginning Available Cash Balance (Actual 01/01/16)					588,412	2,425,221	
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016		42,353,808			6,188,241	6,025,238	Column D: New issuance of 2016 TAB bonds. Column G: Includes receipt of property disposition proceeds to developer for ROPS lines 33 & 34.
3	Expenditures for ROPS 15-16B Enforceable Obligations (Actual 06/30/16)		42,353,808			6,483,755	6,734,824	Column G: Includes the payments of property disposition proceeds to taxing entities and 3rd parties per DDA's for ROPS lines 33 & 34 and LRPMP items# 46-48.
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)							
5	ROPS 15-16B RPTTF Balances Remaining	No entry required					1,037,425	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ 292,898	\$ 678,210	

**Garden Grove Recognized Obligation Payment Schedule (ROPS 17-18) - Notes July 1, 2017 through June 30, 2018**[illegible]