



AGENDA

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

Tuesday,
June 26, 2018

6:30 PM

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

Steven R. Jones
Chair
Kris Beard
Member, District 1
John R. O'Neill
Member, District 2
Thu-Ha Nguyen
Member, District 3
Patrick Phat Bui
Vice Chair, District 4
**Stephanie
Klopfenstein**
Member, District 5
Kim Nguyen
Member, District 6

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Successor Agency, 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 Successor Agency 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 Successor Agency 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 Successor Agency meeting agenda; and (3) at the Council Chamber at the time of the meeting.

Public Comments: Members of the public desiring to address the Successor Agency 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 City Clerk 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 Successor Agency has jurisdiction over. Persons wishing to address the Successor Agency regarding a Public Hearing matter will be called to the podium at the time the matter is being considered.

Manner of Addressing the Successor Agency Members: 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 Successor Agency. All remarks and questions should be addressed to the Successor Agency as a whole and not to individual Members or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the Successor Agency shall be called to order by the Chair. If such conduct continues, the Chair may order the person barred from addressing the Successor Agency any further during that meeting.

Time Limitation: Speakers must limit remarks for a total of (5) five minutes. When any group of persons wishes to address the Successor Agency 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 Successor Agency'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

6:30 PM

ROLL CALL: Member Beard, Member O'Neill, Member T. Nguyen, Member Klopfenstein, Member K. Nguyen, Vice Chair Bui, Chair Jones

1. ORAL COMMUNICATIONS (to be held simultaneously with other legislative bodies)
2. CONSENT ITEMS
(Consent Items will be acted on simultaneously with one motion unless separate discussion and/or action is requested by a Successor Agency Member.)
 - 2.a. Receive and file minutes from the meeting held on June 12, 2018. *(Action Item)*
 - 2.b. Approval of warrants. *(Action Item)*
3. ITEMS FOR CONSIDERATION
 - 3.a. Adoption of a Resolution amending the Successor Agency's Fiscal Year 2018-19 budget. *(Action Item)*
4. MATTERS FROM SUCCESSOR AGENCY CHAIR, MEMBERS AND DIRECTOR
5. ADJOURNMENT

The next Regular Meeting of the Successor Agency will be held on Tuesday, July 10, 2018, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

PUBLIC HEARING – ADOPTION OF A RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY TO THE ORANGE COUNTY TRANSIT DISTRICT CONSISTING OF ASSESSOR PARCEL NUMBERS: 133-091-45, 133-111-43, and 133-123-02 (Continued from the May 8, 2018, meeting.)

Following staff presentation and Successor Agency discussion, Chair Jones declared the Public Hearing open and asked if anyone wished to address the Successor Agency on this matter.

Speakers: Dale Soeffner spoke in support of the project.

There being no further response from the audience, the Public Hearing was declared closed.

It was moved by Chair Jones, seconded by Member Klopfenstein that:

Resolution No. 51-18 entitled: A Resolution of the Successor Agency to the Garden Grove Agency for Community Development approving a Purchase and Sale Agreement with the Orange County Transit District in accordance with the DOF-Approved Long Range Property Management Plan and the Dissolution Law, be adopted; and

The Successor Agency Executive Director be authorized to execute and the Secretary to attest the Purchase and Sale agreement with minor modifications, if any, on behalf of the Successor Agency.

The motion carried by a 6-0-1 vote as follows:

| | | |
|---------|-----|---|
| Ayes: | (6) | Beard, O'Neill, T. Nguyen, Klopfenstein, K. Nguyen, Jones |
| Noes: | (0) | None |
| Absent: | (1) | Bui |

MATTERS FROM SUCCESSOR AGENCY CHAIR, MEMBERS, AND DIRECTOR

Member O'Neill asked that staff work with OCTA to fence off and secure the right-of-way areas that won't be used as a bike path.

Chair Jones noted that with the winding down of the redevelopment agency, that following the June 13, 2018, Oversight Board meeting, the County will be conducting all Oversight Boards for cities in Orange County.

ADJOURNMENT

At 8:29 p.m., Chair Jones adjourned the meeting. The next Regular Successor Agency Meeting will be held Tuesday, June 26, 2018, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy, CMC
Secretary

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles, Director From: Teresa Pomeroy
Dept.: Director Dept.: City Clerk
Subject: Approval of warrants. Date: 6/26/2018
(*Action Item*)

Attached are the warrants recommended for approval.

ATTACHMENTS:

| Description | Upload Date | Type | File Name |
|--------------------|--------------------|-------------|-------------------------|
| Warrants | 6/21/2018 | Warrants | SA_Warrants_6-26-18.pdf |

REDEVEL. SUCCESSOR AGENCY
CHECK REGISTER
06/26/18

| WARRANT | VENDOR | DESCRIPTION | AMOUNT |
|---------|---|---------------|-------------|
| 1580 | WOODRUFF, SPRADLIN & SMART A PROFESSIONAL CORP. | LEGAL FEES | 227.70 * |
| 1581 | STRADLING, YOCCA, CARLSON & RAUTH | LEGAL FEES | 33,723.35 * |
| 1582 | RICE, MICHAEL A-THRONE CO., INC. | OTHER RENTALS | 107.15 * |
| 1583 | VOID WARRANT | | |
| 1584 | NATIONAL CONSTRUCTION RENTALS | OTHER RENTALS | 153.60 * |
| 1585 | RICE, MICHAEL A-THRONE CO., INC. | OTHER RENTALS | 107.15 * |

PAGE TOTAL FOR "*" LINES = 34,318.95

FINAL TOTAL 34,318.95 *

DEMANDS #1580 - 1585 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE GARDEN GROVE CITY COUNCIL JUNE 26, 2018, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE FOR PAYMENT THEREOF

Kingsley C. Okereke
KINGSLEY C. OKEREKE - FINANCE DIRECTOR

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

| | | | |
|----------|---|--------|-----------|
| To: | Scott C. Stiles | From: | Lisa Kim |
| Dept.: | City Manager | Dept.: | Finance |
| Subject: | Adoption of a Resolution amending the Successor Agency's Fiscal Year 2018-19 budget. (<i>Action Item</i>) | Date: | 6/26/2018 |

OBJECTIVE

To request that the City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development ("Successor Agency") consider the attached budget amendment for Fiscal Year (FY) 2018-19 and adopt a Resolution approving the budget amendment.

BACKGROUND

Pursuant to the Dissolution Act (ABx1 26) and AB 1484, the Garden Grove Agency for Community Development was dissolved on February 1, 2012. As a result, the Successor Agency is required to prepare and consider for approval a Recognized Obligation Payment Schedule (ROPS) annually. Once approved, the ROPS is transmitted to the Oversight Board for approval and subsequently submitted to the California Department of Finance (DOF) for review and approval.

On June 27, 2017, the Successor Agency adopted a two-year budget for FY 2017-18 and FY 2018-19. The FY 2018-19 budget was based on estimates available at the time of adoption.

DISCUSSION

Staff has conducted a mid-biennial review and budget adjustments are needed for the second year of the two-year budget, FY 2018-19. The FY 2018-19 budget amendment for the Successor Agency is based on the enforceable obligations approved by the DOF on the ROPS for the period of July 2018 through June 2019.

FINANCIAL IMPACT

The Successor Agency receives all of its funding from the Redevelopment Property Tax Trust Fund (RPTTF) pursuant to ABx1 26 and AB 1484 through the County

Auditor Controller in an amount to cover the approved enforceable obligations by the DOF.

RECOMMENDATION

It is recommended that the Successor Agency:

- Adopt the attached Resolution amending the Successor Agency’s budget for Fiscal Year 2018-19.

ATTACHMENTS:

| Description | Upload Date | Type | File Name |
|---|--------------------|-----------------|---|
| Resolution FY 2018-19 Budget Amendment | 6/19/2018 | Resolution | Resolution_SA_Budget_FY_18- 19_Amendment.6.26.18.doc |
| Successor Agency Budget | 6/19/2018 | Backup Material | SA_Budget_Amendment.pdf |

GARDEN GROVE SUCCESSOR AGENCY

RESOLUTION NO.

A RESOLUTION OF THE CITY OF GARDEN GROVE AS SUCCESSOR AGENCY
TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT AMENDING
THE BUDGET FOR FISCAL YEAR 2018-19

WHEREAS, The City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development adopted a two-year budget on June 27, 2017 for Fiscal Years 2017-18 and Fiscal Year 2018-19; and

WHEREAS, it is necessary to amend the adopted budget for Fiscal Year 2018-19 for adjustments in operating and capital improvement expenditures.

NOW, THEREFORE, BE IT RESOLVED that the Director is hereby authorized to expend in accordance with Section 33606 of the Health and Safety Code of the State of California on behalf of The City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development an amount of \$16,697,884 for Fiscal Year 2018-19 from new appropriations and reserved fund balances for the planned activities shown below:

| <u>Expenditures</u> | <u>Adopted FY 2018-19</u> | <u>Revised FY 2018-19</u> |
|--------------------------------|-------------------------------|-------------------------------|
| Administrative Allowance | \$ 593,757 | \$ 588,202 |
| Recognized Obligation Payments | <u>17,911,839</u> | <u>16,109,682</u> |
| Total Expenditures | \$ 18,505,596 | \$ 16,697,884 |

BE IT FURTHER RESOLVED by The City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development that the total of \$16,697,884 for Fiscal Year 2018-19, which the Director is authorized to expend in accordance with the laws of the State of California, shall be appropriated from the following funds of the Successor Agency for the Fiscal Year 2018-19. Expenditures pursuant to this Successor Agency budget are subject to compliance with the requirements of ABx1 26.

| <u>Funding</u> | <u>Adopted FY 2018-19</u> | <u>Revised FY 2018-19</u> |
|------------------------------------|-------------------------------|-------------------------------|
| Successor to Redevelopment Agency* | \$ <u>18,505,596</u> | \$ <u>16,697,884</u> |
| Total Funding | \$ 18,505,596 | \$ 16,697,884 |

*Transfers Into The Successor
Redevelopment Agency Fund:

| | | |
|---|---------------|---------------|
| Redevelopment Agency Obligation Retirement Fund To Successor Redevelopment Fund | \$ 18,491,796 | \$ 13,759,951 |
|---|---------------|---------------|

FISCAL YEAR 2018-19

BUDGET AMENDMENT

THE CITY OF GARDEN GROVE AS SUCCESSOR AGENCY

TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

THE CITY OF GARDEN GROVE AS SUCCESSOR AGENCY
 TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
 FISCAL YEAR 2018-19
 BUDGET AMENDMENT

| | Adopted FY 2018-19 | Revised FY 2018-19 |
|---|-----------------------|-----------------------|
| Funds Available: | | |
| Fund Balance | \$ 0 | \$ 2,912,771 |
| Rental Income | 13,800 | 25,162 |
| Operating Revenues | <u>18,491,796</u> | <u>13,759,951</u> |
| Total Funds Available | \$ 18,505,596 | \$ 16,697,884 |
| Less: Operating Expenditures | | |
| Administrative Allowance (Schedule 1) | (593,757) | (588,202) |
| Recognized Obligation Payments (Schedule 2) | <u>(17,911,839)</u> | <u>(16,109,682)</u> |
| Total Expenditures | \$ (18,505,596) | \$ (16,697,884) |
| Net Amount Available | <u><u>\$ 0</u></u> | <u><u>\$ 0</u></u> |

SCHEDULE 1
ANALYSIS OF SUCCESSOR AGENCY
PROPOSED ADMINISTRATIVE ALLOWANCE PACKAGES
FISCAL YEAR 2018-19 BUDGET AMENDMENT

| Package No. | Description | Adopted FY 2018-19 | Revised FY 2018-19 |
|--------------------------------|---------------------|-----------------------|-----------------------|
| Administrative Allowance | | | |
| 1020 | General Accounting | \$ 47,990 | \$ 47,990 |
| 1021 | Financial Planning | 88,280 | 88,280 |
| 2500 | SRDA Administration | 457,487 | 451,932 |
| Total Administrative Allowance | | <u>\$ 593,757</u> | <u>\$ 588,202</u> |

SCHEDULE 2
ANALYSIS OF SUCCESSOR AGENCY
PROPOSED RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)
FISCAL YEAR 2018-19 BUDGET AMENDMENT

| Package No. | Description | Adopted FY 2018-19 | Revised FY 2018-19 |
|----------------|--------------------------|-----------------------|-----------------------|
| 2502 | Agency Debt Service | \$ 4,400,525 | \$ 4,400,552 |
| 2503 | Agency Real Property | 17,217 | 25,162 |
| 2506 | State ERAF | 500,000 | 0 |
| 2513 | Coastline Building Lease | 132,699 | 30,676 |
| 2515 | 2014 TARB | 3,599,002 | 3,815,134 |
| 2516 | Katella Cottage N/P | 178,975 | 179,125 |
| 2522 | Residence Inn Rebate | 0 | 0 |
| 2523 | Hyatt Rebate | 3,401,010 | 3,368,280 |
| 2526 | Katella Cottages | 30,000 | 30,000 |
| 2534 | LRPMP Appraisals | 3,250 | 2,850 |
| 2544 | 2016 TARB | 1,660,065 | 1,657,684 |
| 2548 | Limon Legal Fees | 96,000 | 50,000 |
| 2553 | Site B2 DDA | 568,071 | 531,612 |
| 2554 | Waterpark Hotel DDA | 3,070,563 | 843,292 |
| 2557 | Sycamore Walk DDA | 14,922 | 15,203 |
| 2562 | Brookhurst Triangle DDA | 239,540 | 1,160,112 |
| | TOTAL ROPS | <u>\$ 17,911,839</u> | <u>\$ 16,109,682</u> |