



## AGENDA

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

Tuesday,  
January 14, 2020

6:30 PM

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

**Steven R. Jones**  
Chair

**George S. Brietigam**  
Member, District 1

**John R. O'Neill**  
Member, District 2

**Diedre Thu-Ha**  
**Nguyen**

Member, District 3

**Patrick Phat Bui**  
Vice Chair, District 4

**Stephanie**

**Klopfenstein**

Member, District 5

**Kim Nguyen**  
Member, District 6

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**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 BRIETIGAM, MEMBER O'NEILL, MEMBER D. 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. Adoption of a Resolution approving the Recognized Obligation Payment Schedule 2020-21 A-B. *(Action Item)*

2.b. Receive and file minutes from the meeting held on December 10, 2019. *(Action Item)*

2.c. Receive and file warrants. *(Action Item)*

3. MATTERS FROM SUCCESSOR AGENCY CHAIR, MEMBERS AND DIRECTOR

4. ADJOURNMENT

The next Regular Successor Agency Meeting will be on Tuesday, January 28, 2020, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	Director	Dept.:	Community & Economic Development
Subject:	Adoption of a Resolution approving the Recognized Obligation Payment Schedule 2020-21 A-B. ( <i>Action Item</i> )	Date:	1/14/2020

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**OBJECTIVE**

The purpose of this report is to request the Successor Agency to the Garden Grove Agency for Community Development ("Successor Agency") adopt a Resolution approving the Recognized Obligation Payment Schedule for the 20-21 A-B annual fiscal period of July 1, 2020 to June 30, 2021 ("ROPS 20-21 A-B"), subject to review and approval by the Orange Countywide Oversight Board ("Oversight Board") and then by the State Department of Finance ("DOF") under the Dissolution Law.

**BACKGROUND**

The Successor Agency is performing functions under Parts 1.8 and 1.85 of the California 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, "Dissolution Law"), to administer the enforceable obligations and otherwise unwind the former Agency's affairs, all subject to the review and approval by the 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 20-21 A-B fiscal period of July 1, 2020 to June 30, 2021, and submit such approved ROPS 20-21 A-B to the DOF on or before February 1, 2020.

Section 34177(l), 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 the attached ROPS 20-21 A-B for the Successor Agency's consideration and approval. The attached Successor Agency Resolution approves the ROPS in the gross amount of \$23,153,390 requested from the Redevelopment Property Tax Trust Fund ("RPTTF"), subject to submittal to and review by the Oversight Board and then by the DOF, and authorizing posting and transmittal of the ROPS.

Several items on ROPS 20-21 A-B are explained in further detail as follows.

The Successor Agency administrative budget of \$512,917 is listed as item #31.

A \$6,400,000 payment to the Developer is included for Line Item #22, Brookhurst Triangle. In accordance with Section 510 of the DDA, if the Developer commits to increase the number of affordable rental units in the Brookhurst Triangle Project from 60 to 120 the Successor Agency is required to pay \$6,400,000 from its Housing Set Aside Fund at closing of Phase II. The Developer has expressed their commitment to increase the number of affordable units to 120. Due to the implementation of Assembly Bill 26 1x ("AB 26 1x"), which added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, and which laws were modified, in part, and determined constitutional by the California Supreme Court in the petition of the *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. S194861 ("Matosantos Decision"), all cash balances in the Housing Set Aside Fund were distributed to the affected taxing entities upon dissolution of the former Agency. The Successor Agency is now requesting the \$6,400,000 payment due to the Developer required by Section 510 of the DDA be paid from ROPS 20-21.

Line Item #55 on ROPS 20-21 A-B relates 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.

Further, this ROPS 20-21 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, 2020. 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.

Successor Agency staff is available to explain ROPS 20-21 A-B and answer any questions the Board may have about this ROPS and related Successor Agency matters.

#### FINANCIAL IMPACT

None until approved by the DOF. If the DOF approves the ROPS as submitted, the Successor Agency will receive \$23,153,390 (which includes \$512,917 for the administrative budget) for the period July 1, 2020 to June 30, 2021, to pay the Successor Agency's enforceable obligations.

#### RECOMMENDATION

Staff recommends that the Successor Agency:

- Adopt the attached Resolution approving ROPS 20-21 A-B for the annual fiscal period of July 1, 2020 to June 30, 2021, subject to submittal to and review by the Oversight Board and then by the State Department of Finance, and authorizing posting and transmittal of the ROPS as required by law. Further, authorize the Community and Economic Development Director and her designees, in consultation with legal counsel, to request and complete meet and confer session(s) with the DOF and to make augmentations, modifications, additions or revisions as may be necessary or directed by the DOF.

Monica L. Covarrubias  
Project Manager  
Office of Economic Development

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
SA Resolution 20-21 A-B	1/8/2020	Resolution	1-14-20_SA_Original_SA_Resolution_Approving_ROPS_20-21_A-B.pdf
Recognized Obligation Payment Schedule 20-21 A-B	12/18/2019	Backup Material	Garden_Grove_ROPS_20-21.pdf

GARDEN GROVE SUCCESSOR AGENCY

RESOLUTION NO.

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 20-21 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2020 TO JUNE 30, 2021, SUBJECT TO SUBMITTAL TO, AND REVIEW BY THE ORANGE COUNTYWIDE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE UNDER CALIFORNIA HEALTH AND SAFETY CODE, DIVISION 24, PART 1.85; AND, AUTHORIZING THE POSTING AND TRANSMITTAL OF THE ROPS

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.* ("CRL"), 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");

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");

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 Orange Countywide Oversight Board ("Oversight Board");

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;

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");

WHEREAS, Section 34177(o) of the Dissolution Law requires that the annual ROPS for the 20-21 A-B fiscal period of July 1, 2020, to June 30, 2021 ("ROPS 20-21 A-B") shall be submitted to the DOF by the Successor Agency, after approval by the Oversight Board, no later than February 1, 2020;

WHEREAS, pursuant to Sections 34179.6 and 34177(l)(2)(B), the Successor Agency is required to submit the ROPS to the DOF with copies to the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office at the same time that the Successor Agency submits the ROPS to the Oversight Board for review;

WHEREAS, the Successor Agency has reviewed the draft ROPS 20-21 A-B, and desires to approve the ROPS 20-21 A-B and to authorize the Successor Agency staff to transmit the ROPS to the Oversight Board; and

WHEREAS, the Successor Agency staff is directed to post the ROPS 20-21 A-B on the City/Successor Agency website: <http://ggcity.org/econdev>.

NOW, THEREFORE, BE IT RESOLVED BY 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 of this Resolution.

Section 2. Pursuant to the Dissolution Law, the Successor Agency approves the ROPS 20-21 A-B, which schedule is incorporated herein by this reference; provided however, that the ROPS 20-21 A-B is approved subject to transmittal of the ROPS to the Oversight Board for review and approval with copies of the ROPS to be sent concurrently to the DOF, the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office. Further, the Community and Economic Development Director, or her designee, in consultation with legal counsel, is hereby 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, and changes, if any, will be reported back to the Successor Agency and the Oversight Board.

Section 3. After approval by the Oversight Board, the Successor Agency authorizes transmittal of the approved ROPS 20-21 A-B to the DOF, the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office.

Section 4. The Community and Economic Development Director, or her designee, is directed to post this Resolution, including the ROPS 20-21 A-B, on the City/Successor Agency website pursuant to the Dissolution Law.

Section 5. The Secretary of the Successor Agency shall certify to the adoption of this Resolution.



ATTACHMENT 1  
to Successor Agency Resolution No.  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE 20-21 A-B  
FOR THE ANNUAL FISCAL PERIOD JULY 1, 2020 TO JUNE 30, 2021

(attached)

**Recognized Obligation Payment Schedule (ROPS 20-21) - Summary**  
**Filed for the July 1, 2020 through June 30, 2021 Period**

**Successor Agency:** Garden Grove

**County:** Orange

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>20-21A Total (July - December)</b>	<b>20-21B Total (January - June)</b>	<b>ROPS 20-21 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 3,308,691</b>	<b>\$ 26,750</b>	<b>\$ 3,335,441</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	3,308,691	26,750	3,335,441
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 13,045,184</b>	<b>\$ 6,772,765</b>	<b>\$ 19,817,949</b>
F RPTTF	12,788,725	6,516,307	19,305,032
G Administrative RPTTF	256,459	256,458	512,917
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 16,353,875</b>	<b>\$ 6,799,515</b>	<b>\$ 23,153,390</b>

**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 20-21) - ROPS Detail**  
**July 1, 2020 through June 30, 2021**

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$113,892,626		\$23,153,390	\$-	\$-	\$3,308,691	\$12,788,725	\$256,459	\$16,353,875	\$-	\$-	\$26,750	\$6,516,307	\$256,458	\$6,799,515
2	Hyatt Regency OPA	Business Incentive Agreements	06/01/2000	09/01/2018	OPA, LLC (Performance Based)	Cost of Project Improvements	C.P.A.	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
6	Katella Cottages OPA	OPA/DDA/ Construction	06/10/2008	10/01/2027	Heritage Village Note Investors (Performance Based)	Land Acquisition and Project Improvements	C.P.A.	3,970,400	N	\$45,000	-	-	-	-	-	\$-	-	-	-	45,000	-	\$45,000
7	Katella Cottages Note	Bonds Issued On or Before 12/31/10	06/10/2008	10/01/2027	U.S. Bank	Land Acquisition and Project Improvements	C.P.A.	945,950	N	\$179,050	-	-	-	148,750	-	\$148,750	-	-	-	30,300	-	\$30,300
9	Coastline Lease Payments	Miscellaneous	03/04/1994	07/31/2017	Coast Community College District	Office Space Rent (Payments in Aug and Feb)	C.P.A.	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
14	Union Bank Loan	Third-Party Loans	05/01/2008	06/01/2020	Union Bank of California	Land Acquisition - Estimated Monthly Payments - Variable Interest	C.P.A.	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
16	Sycamore Walk DDA	Remediation	11/12/1996	06/30/2023	Olson Urban Housing	Quarterly Soil/ Ground Water Monitoring Events	C.P.A.	45,000	N	\$15,917	-	-	-	15,917	-	\$15,917	-	-	-	-	-	\$-
18	Housing Fund Deficit	SERAF/ERAF	02/01/2012	12/31/2020	Garden Grove Hsng Auth.	Repayment of Housing Fund from SERAF/ ERAF	n/a	10,154,260	N	\$3,100,000	-	-	-	-	-	\$-	-	-	-	3,100,000	-	\$3,100,000
19	Waterpark Hotel DDA	Business Incentive Agreements	05/12/2009	12/31/2026	Garden Grove MXD & Various	Site Assembly/ Project Assistance	C.P.A.	8,520,000	N	\$1,580,792	-	-	-	-	-	\$-	-	-	-	1,580,792	-	\$1,580,792
20	Site B2 DDA	Business Incentive Agreements	06/26/2001	06/26/2025	Kam Sang Inc.	Project Assistance & Site Assembly & Preparation Costs	C.P.A.	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	C.P.A.	7,200,000	N	\$6,434,945	-	-	-	6,434,945	-	\$6,434,945	-	-	-	-	-	\$-

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
24	Project Management for Item 20 - Site B2	Project Management Costs	06/26/2001	06/26/2025	City of Garden Grove	Labor associated w/ project coordination / management	C.P.A.	242,000	N	\$58,210	-	-	-	29,105	-	\$29,105	-	-	-	29,105	-	\$29,105
25	Project Legal for Items 19-20	Legal	06/26/2001	12/31/2026	SYCR and WSS Firms	Legal Costs Associated with project items 19 & 20	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
27	Agency Property Maint/ Management	Property Maintenance	02/01/2012	12/31/2020	Various	Management and Maintenance of Successor Agency Owned Property Awaiting Development or Disposal	C.P.A.	81,501	N	\$53,499	-	-	26,749	-	-	\$26,749	-	-	26,750	-	-	\$26,750
31	Administrative Allowance	Admin Costs	01/01/2014	06/30/2019	City of Garden Grove	Administrative Allowance per AB 1484	n.a.	4,000,000	N	\$512,917	-	-	-	-	256,459	\$256,459	-	-	-	-	256,458	\$256,458
33	Brookhurst Triangle DDA	Property Dispositions	07/29/2002	12/31/2020	Wang	See Notes.	C.P.A.	1,790,971	N	\$1,790,971	-	-	1,790,971	-	-	\$1,790,971	-	-	-	-	-	\$-
34	Brookhurst Triangle DDA	Property Dispositions	07/29/2002	12/31/2020	City of Garden Grove	See Notes.	C.P.A.	1,490,971	N	\$1,490,971	-	-	1,490,971	-	-	\$1,490,971	-	-	-	-	-	\$-
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	C.P.A.	205,000	N	\$48,950	-	-	-	24,474	-	\$24,474	-	-	-	24,476	-	\$24,476
39	2014 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	06/26/2014	10/01/2029	U.S. Bank National Association	Refunding of 2003 Tax Allocation Bonds	C.P.A.	25,199,225	N	\$3,879,350	-	-	-	3,365,125	-	\$3,365,125	-	-	-	514,225	-	\$514,225
40	Limón Law Suit Settlement	Litigation	09/20/2013	06/30/2015	Various	Settlement of Former Agency Lawsuit Associated with Item 19	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
47	Appraisals(s)	Admin Costs	07/01/2015	12/31/2018	TBD	Appraisals for Properties on the Long Range Property Management Plan	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
49	Limón Law Suit	Litigation	06/05/2015	06/05/2020	Public Counsel	Attorneys Fees per Judgement/	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Settlement/Judgement					Court Ruling																
50	Limon Law Suit Settlement/Judgement	Litigation	06/05/2015	06/05/2020	Various	Replacement Housing Obligation per Judgement/ Court Ruling	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
51	Housing Successor Administration	Admin Costs	01/01/2016	06/30/2016	Garden Grove Housing Authority	Administration of the Housing Successor		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
52	Item 39 Trustee Fee (2014 TARB)	Fees	06/26/2014	10/01/2029	U.S. Bank National Association	Fees associated with Bond payment	C.P.A.	155,320	N	\$6,680	-	-	-	3,340	-	\$3,340	-	-	-	3,340	-	\$3,340
53	Item 19 Trustee Fee (Waterpark Bond)	Fees	05/12/2009	12/31/2026	U.S. Bank National Association	Fees associated with Bond payment	C.P.A.	241,420	N	\$4,680	-	-	-	2,340	-	\$2,340	-	-	-	2,340	-	\$2,340
54	Item 7 Trustee Fee (Katella Cottages Note)	Fees	06/10/2008	10/01/2027	U.S. Bank National Association	Fees associated with Note	C.P.A.	16,000	N	\$1,600	-	-	-	800	-	\$800	-	-	-	800	-	\$800
55	Successor Agency Legal Fees for Limon Litigation (Item 49 & 50)	Legal	06/05/2015	06/05/2020	SYCR and WSS Firms	Attorneys Fees per Judgement/ Court Ruling	C.P.A.	100,000	N	\$75,000	-	-	-	37,500	-	\$37,500	-	-	-	37,500	-	\$37,500
56	2016 Tax Allocation Bonds (for Waterpark Hotel, Item 19)	Bonds Issued After 12/31/10	10/01/2016	10/01/2033	U.S. Bank	Refunding Bonds issued associated with project item 19	C.P.A.	46,234,000	N	\$3,514,250	-	-	-	2,726,125	-	\$2,726,125	-	-	-	788,125	-	\$788,125
57	Project Management for Item 19 - Water Park	Business Incentive Agreements	06/26/2009	12/31/2026	City of Garden Grove	Labor associated w/ project coordination / management	C.P.A.	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
58	Item 14 Dissemination Fees	Fees	05/01/2008	06/01/2020	Union Bank of California	Fees associated with loan	C.P.A.	608	N	\$608	-	-	-	304	-	\$304	-	-	-	304	-	\$304
59	Unfunded CalPERS Pension Liabilities 2011-12	Unfunded Liabilities	02/01/2012	06/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
60	Unfunded CalPERS Pension Liabilities 2012-13	Unfunded Liabilities	07/01/2012	06/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
61	Unfunded CalPERS Pension Liabilities 2013-14	Unfunded Liabilities	07/01/2013	06/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
62	Unfunded CalPERS Pension Liabilities 2014-15	Unfunded Liabilities	07/01/2014	06/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
63	Unfunded CalPERS Pension Liabilities 2015-16	Unfunded Liabilities	07/01/2015	06/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
64	Unfunded CalPERS Pension Liabilities 2016-17	Unfunded Liabilities	07/01/2016	06/30/2018	City of Garden Grove	Reimbursement of unfunded CalPERS Pension Liabilities		-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
65	Unfunded CalPERS Pension Liabilities 2017-18	Unfunded Liabilities	07/01/2017	10/01/2033	Cal PERS	Unfunded CalPERS Pension Liabilities		-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

**Garden Grove**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances**  
**July 1, 2017 through June 30, 2018**  
(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.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.	175,517	3,881,440		363,814		
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller				252,140	20,320,118	
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)				121,659	17,573,228	
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				296,778		As per the determination letter dated April 9, 2019, \$296,778 of other funds will be applied to Line #14 on ROPS 19-20
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required			2,746,890	
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$175,517	\$3,881,440	\$-	\$197,517	\$-	

**Garden Grove**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - Notes**  
**July 1, 2020 through June 30, 2021**

Item #	Notes/Comments
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19	This item has a Final and Conclusive Determination approved on February 6, 2013 by DOF. Request is for a TOT differential per section 408, paragraph two, of the First Amended and Restated Disposition and Development Agreement.
20	Anticipated work for current ROPS delay and will not be done until ROPS 20-21. Asking amount previously approved for ROPS 19-20 be approved for ROPS 20-21 in order to complete the work.
22	Utility work anticipated in ROPS 19-20 will continue through ROPS 20-21. Requesting previously approved ROPS 19-20 funds to be approved for ROPS 20-21 to complete the work. DDA requires Successor Agency pay Developer \$6,400,000 at closing of Phase II Property from Housing Set Aside Fund if developer increases number of affordable rental units from 60 to 120 per Section 510 of DDA. Developer has committed to increase # of affordable units & is requesting Successor Agency pay them \$6,400,000 at closing of Phase II. All cash balances in the Housing Set Aside Fund were distributed to the affected taxing entities upon dissolution of the former Agency. The Successor Agency is requesting the \$6,400,000 payment due to Developer required by Section 510 be paid from ROPS20-21.
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33	This property was acquired 2002 as part of the Brookhurst Triangle Project. Section 30 of the Purchase and Sale Agreement indicates that any future sales proceeds over the amount initially paid by the Agency to the original seller are to be split 50/50 between the original seller and the City of garden Grove. Per the DOF Final Determination Letter dated May 17, 2017, the funding source for these line items should be "Other Funds". Due to delays in removal of utilities from the site the sale and transfer of property previously scheduled in ROPS 19-20 will now take place in ROPS 20-21.
34	This property was acquired 2002 as part of the Brookhurst Triangle Project. Section 30 of the Purchase and Sale Agreement indicates that any future sales proceeds over the amount initially paid by the Agency to the original seller are to be split 50/50 between the original seller and the City of garden Grove. Per the DOF Final Determination Letter dated May 17, 2017, the funding source for these line items should be "Other Funds". Due to delays in removal of utilities from the site the sale and transfer of property previously scheduled in ROPS 19-20 will now take place in ROPS 20-21.
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**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles                      From: Teresa Pomeroy  
Dept.: Director                      Dept.: City Clerk  
Subject: Receive and file minutes      Date: 1/14/2020  
            from the meeting held on  
            December 10, 2019. (*Action  
            Item*)

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Attached are the minutes from the meeting held on December 10, 2019,  
recommended to be received and filed as submitted or amended.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Minutes	1/8/2020	Minutes	sa-min_12_10_2019.pdf

## MINUTES

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

#### Regular Meeting

Tuesday, December 10, 2019

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

#### CONVENE MEETING

At 6:50 p.m., Chair Jones convened the meeting in the Council Chamber.

ROLL CALL      PRESENT:      (7)      Members Brietigam, O'Neill, T. Nguyen,  
Klopfenstein, K. Nguyen,  
Vice Chair Bui, Chair Jones

ABSENT:      (0)      None

#### ORAL COMMUNICATIONS

Speakers: Gloria Bram, Nicholas Dibs, Craig Durfey, Lloyd Clark, Robert Harrison, Josh Kaz, Byron Lopez, Sandra De Anda, Pam Donelson, Cynthia Guerra, Michele Zuniga, Jonathan Abacumoff, Marlha Sanchez, Penelope Lopez, Keith Costello, Karen Garcia, Karen Rodriguez, Isela, Karina Servin, Jessie Lopez, Dustin Nguyen, Sean Drexler, D.R. Morris, Gil Sanchez, Kayleigh Levitt, Zellah Sanchez-Beard, Roberto Herrera, Joel Robinson, Anthony Lemaster, Manny Escamilla

#### SELECTION OF CHAIR AND VICE CHAIR

It was moved by Member Brietigam, seconded by Member O'Neill that Chair Jones be re-selected as Chair, and Vice Chair Bui be re-selected as Vice Chair.

The motion carried by a 7-0 vote as follows:

Ayes:      (7)      Brietigam, O'Neill, T. Nguyen, Klopfenstein, K. Nguyen, Bui,  
Jones  
Noes:      (0)      None

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON NOVEMBER 26, 2019  
(F: VAULT)

It was moved by Member Brietigam, seconded by Member O'Neill that:

Minutes from the meeting held on November 26, 2019, be received and filed.

The motion carried by a 7-0 vote as follows:

Ayes: (7) Brietigam, O'Neill, T. Nguyen, Klopfenstein, K. Nguyen, Bui,  
Jones  
Noes: (0) None

ADJOURNMENT

At 8:30 p.m., Chair Jones adjourned the meeting. The next Regular Successor Agency Meeting will be held Tuesday, January 14, 2020, 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                      From: Teresa Pomeroy  
Dept.: Director                      Dept.: City Clerk  
Subject: Receive and file warrants.      Date: 1/14/2020  
(*Action Item*)

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Attached are the warrants recommended to be received and filed.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Warrants	1/9/2020	Warrants	1-14-20_SA_Warrants_(12-4-19).pdf
Warrants	1/9/2020	Warrants	1-14-20_SA_Warrants_(12-11-19).pdf

REDEVEL. SUCCESSOR AGENCY  
CHECK REGISTER  
12/04/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
001651	BLX GROUP LLC	ARBITRAGE SERV	1,000.00 *

PAGE TOTAL FOR "\*" LINES = 1,000.00

FINAL TOTAL 1,000.00 \*

DEMANDS #001651 - 001651 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE  
GARDEN GROVE CITY COUNCIL DECEMBER 4, 2019, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE  
FOR PAYMENT THEREOF

  
PATRICIA SONG - FINANCE DIRECTOR

REDEVEL. SUCCESSOR AGENCY  
CHECK REGISTER  
12/11/19

WARRANT	VENDOR	DESCRIPTION	AMOUNT
W2695	U.S. BANK	INTEREST COSTS	5,147.23
		LONG TERM DEBT	333,333.33
			338,480.56 *

PAGE TOTAL FOR "\*" LINES = 338,480.56

FINAL TOTAL 338,480.56 \*

DEMANDS WIRE W2695 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE  
GARDEN GROVE CITY COUNCIL DECEMBER 11, 2019, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE  
FOR PAYMENT THEREOF



PATRICIA SONG - FINANCE DIRECTOR