

AGENDA



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

Tuesday,
September 13, 2016

6:30 PM

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

Steven R. Jones
Chair

Kris Beard
Vice Chair

Phat Bui
Member

Bao Nguyen
Member

Christopher V. Phan
Member

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 BUI, MEMBER NGUYEN, MEMBER PHAN, VICE CHAIR BEARD, 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 Amended Recognized Obligation Payment Schedule (ROPS 16-17 B). *(Action Item)*
 - 2.b. Receive and file minutes from the August 9, 2016, meeting. *(Action Item)*
 - 2.c. Approval of Warrants. *(Action Item)*
3. MATTERS FROM SUCCESSOR AGENCY CHAIR, MEMBERS AND DIRECTOR
4. ADJOURNMENT

The next Regular Successor Agency Meeting will be held on Tuesday, September 27, 2016, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA.

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

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Lisa L. Kim
Dept.:	City Manager	Dept.:	Community and Economic Development
Subject:	Adoption of a Resolution approving the Amended Recognized Obligation Payment Schedule (ROPS 16-17 B). (<i>Action Item</i>)		
		Date:	9/13/2016

OBJECTIVE

The purpose of this report is to request that The Successor Agency to the Garden Grove Agency for Community Development ("Successor Agency") adopt a Resolution approving the Amended Recognized Obligation Payment Schedule for the 16-17 B period of January 1, 2017 to June 30, 2017 ("ROPS 16-17 B"), subject to review and approval by the Oversight Board and the State Department of Finance ("DOF").

BACKGROUND

The Successor Agency is performing its 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 Senate Bill 107 ("SB 107") (together, "Dissolution Law"), to administer the enforceable obligations and wind-down activities of the former Agency, all subject to the review and approval by an Oversight Board. At previous meetings of the Successor Agency and Oversight Board, all prior Recognized Obligation Payment Schedules ("ROPS") were approved with certain modifications by DOF. All prior ROPS were for six-month fiscal periods. SB 107 modified the ROPS process and established an annual ROPS starting with ROPS 16-17 and provides for a one time amendment to annual ROPS. 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 Dissolution Law, the Successor Agency may consider an amendment to ROPS 16-17 covering the B period of January 1, 2017 to June 30, 2017, and the Amended ROPS 16-17 B must be submitted to the DOF no later than October 1, 2016. An amendment to ROPS 16-17 has been prepared to carry over Redevelopment Property Tax Trust Fund ("RPTTF") from the A period to the B period for certain Line Items.

The amended Line Items on ROPS 16-17 B are detailed as follows:

Line Item #19 - Waterpark Hotel DDA, increase budget by \$50,000. This amount was previously approved for the ROPS 16-17 A period, however all work and expenses incurred to fulfill the obligations of the DDA will occur during the ROPS 16-17 B period.

Line Item #22 - Brookhursts Triangle DDA, increase budget by \$500,000. This amount was previously approved for the ROPS 16-17 A period, however all work and expenses incurred to fulfill the obligations of the DDA will occur during the ROPS 16-17 B period.

The table below highlights the proposed amendment to the A and B periods in ROPS 16-17 that would increase \$550,000 into the B period from the Redevelopment Property Tax Trust Fund ("RPTTF").

Annual ROPS 16-17 (7/1/16-6/30/16)	Administrative ROPS 16-17 Annual Budget	Approved A Period (7/1/16-12/31/16)	Approved B Period (1/1/17-6/30/17)	Total RPTTF Disbursement
\$20,010,381	\$477,489	\$9,948,304	\$10,062,077	\$20,010,381
Amendment ROPS 16-17 (7/1/16-6/30/17)	Amended Administrative ROPS 16-17 Annual Budget	Amended A Period (7/1/16-12/31/16)	Amended B Period (1/1/17-6/30/17)	Total RPTTF Disbursement
\$20,010,381	\$477,489	\$9,398,304	\$10,612,077	\$20,010,381

FINANCIAL IMPACT

None until approved by the DOF. If the DOF approves the Amended ROPS as submitted, the Successor Agency will increase its previously authorized ROPS 16-17 B distribution amount of \$10,062,077 to \$10,612,077, a difference of \$550,000 for the period of January 1, 2017 to June 30, 2017, to pay the Successor Agency's enforceable obligations.

RECOMMENDATION

Staff recommends that the Successor Agency:

- Adopt the attached Resolution approving Amended ROPS 16-17 B for the period of January 1, 2017 to June 30, 2017, 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. Further, the Community and Economic Development Director and her designees, in consultation with legal counsel, shall be authorized to make augmentations, modifications, additions or revisions as may be necessary or directed by DOF.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Successor Agency Reso	8/30/2016	Cover Memo	9-13-16_ROPS_RESO.docx
Amended Recognized Obligation Payment Schedule 16-17 B	8/24/2016	Cover Memo	Copy_of_Garden_Grove_Amended_ROPS_16-17B.xlsx

RESOLUTION NO. ____

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING THE AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE 16-17 B FOR THE PERIOD OF JANUARY 1, 2017 TO JUNE 30, 2017, SUBJECT TO SUBMITTAL TO, AND REVIEW BY THE 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”); 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 16-17 fiscal period of July 1, 2016 to June 30, 2017 (“ROPS 16-17”) inclusive, and for each period from July 1 to June 30, inclusive, thereafter, shall be submitted to the DOF by the Successor Agency, after approval by the Oversight Board, no later than February 1, 2016, and each February 1 thereafter; and

WHEREAS, Section 34177(o)(1)(E) provides that once per ROPS period, and no later than October 1, a Successor Agency may submit one amendment to the ROPS if the Oversight Board makes a finding that a revision is necessary for payment of approved enforceable obligations during the second one-half of the ROPS period defined as January 1 to June 30, inclusive. The Successor Agency may only amend the amount requested for payment of approved enforceable obligations; and

WHEREAS, pursuant to Sections 34179.6 and 34177(k)(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; and

WHEREAS, the Successor Agency has reviewed the draft Amended ROPS 16-17 B and desires to approve the Amended ROPS 16-17 B and to authorize the Successor Agency staff to transmit the Amended ROPS to the Oversight Board; and

WHEREAS, the Successor Agency staff is directed to post the Amended ROPS 16-17 B on the City/Successor Agency website: <http://www.ci.garden-grove.ca.us/>.

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 Amended ROPS 16-17 B, which schedule is incorporated herein by this reference; provided however, that the Amended ROPS 16-17 B is approved subject to transmittal of the Amended ROPS to the Oversight Board for review and approval with copies of the Amended 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 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 Amended ROPS 16-17 B to the DOF, the County Administrative Officer, the County Auditor-Controller, and the State Controller's Office.

Section 4. Community and Economic Development Director, or her designee, is directed to post this Resolution, including the Amended ROPS 16-17 B, on the City/Successor Agency website pursuant to the Dissolution Law.

[Resolution continues on next page]

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

APPROVED AND ADOPTED this 13th day of September 2016.

Chair
Successor Agency to the Garden Grove Agency
for Community Development

(SEAL)

ATTEST:

Kathy Bailor, Secretary

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

I, Kathy Bailor, Secretary of the Successor Agency to the Garden Grove Agency for Community Development, hereby certify that the foregoing resolution was duly adopted by the Successor Agency at a regular meeting held on the 13th day of September 2016, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kathy Bailor, Secretary
Successor Agency to the Garden Grove Agency
for Community Development

(SEAL)

ATTACHMENT 1
to Successor Agency Resolution No. 16-__

AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE 16-17 B
FOR SIX-MONTH FISCAL PERIOD JANUARY 1, 2017 TO JUNE 30, 2017

(attached)

Amended Recognized Obligation Payment Schedule (ROPS 16-17B) - Summary

Filed for the January 1, 2017 through June 30, 2017 Period

Successor Agency:	<u>Garden Grove</u>
County:	<u>Orange</u>

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		ROPS 16-17B Authorized Amounts	ROPS 16-17B Requested Adjustments	ROPS 16-17B Amended Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 88,000	\$ -	\$ 88,000
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	88,000	-	88,000
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 9,974,077	\$ 550,000	\$ 10,524,077
F	RPTTF	9,839,642	550,000	10,389,642
G	Administrative RPTTF	134,435	-	134,435
H	Current Period Enforceable Obligations (A+E):	\$ 10,062,077	\$ 550,000	\$ 10,612,077

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.

<hr/>	
Name	Title
<hr/>	
/s/	
Signature	Date

(Report Amounts in Whole Dollars)

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(Report Amounts in Whole Dollars)

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

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Kathy Bailor
Dept.:	City Manager	Dept.:	City Clerk
Subject:	Receive and file minutes from the August 9, 2016, meeting. (<i>Action Item</i>)	Date:	9/13/2016

ATTACHMENTS:

Description	Upload Date	Type	File Name
Minutes	9/7/2016	Backup Material	August_9__2016.docx

MINUTES

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

Regular Meeting

Tuesday, August 9, 2016

Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840
Council Member Phan teleconferenced from Aston Waikiki Beach Hotel,
2570 Kalakaua Avenue, Honolulu, Hawaii 96815

CONVENE MEETING

At 6:54 p.m., Chair Jones convened the meeting in the Council Chamber.

ROLL CALL PRESENT: (4) Chair Jones, Members Bui, Nguyen, Phan

ABSENT: (1) Member Beard

ORAL COMMUNICATIONS

Speakers: Raymond Choi, Tom Kim, Robin Marcario, Charles Mitchell, Harry Tram

RECESS

At 7:06 p.m., Chair Jones recessed the meeting.

RECONVENE

At 7:29 p.m., Chair Jones reconvened the meeting with Members Bui and Nguyen present.

MINUTES (F: Vault)

It was moved by Member Bui, seconded by Member Nguyen that:

The minutes from the meeting held on June 14, 2016, June 28, 2016, and July 12, 2016, be received and filed.

The motion carried by a 3-0-2 vote as follows:

Ayes: (3) Bui, Jones, Nguyen
Noes: (0) None
Absent: (2) Beard, Phan

WARRANTS (F: 60.5)

It was moved by Member Bui, seconded by Member Nguyen that:

The Regular Warrants 1441 through 1444, and 1445 through 1446; and Wires W1610 through W1615 be approved as presented in the warrant register submitted that have been audited for accuracy and funds are available for payment thereof by the Finance Director.

The motion carried by a 3-0-2 vote as follows:

Ayes: (3) Bui, Jones, Nguyen
Noes: (0) None
Absent: (2) Beard, Phan

ADJOURNMENT

At 7:30 p.m., Chair Jones adjourned the meeting. The Tuesday, August 23, 2016, meeting is cancelled. The next Regular Meeting will be held Tuesday, September 13, 2016, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Kathleen Bailor, CMC
Secretary

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

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Kathy Bailor
Dept.:	City Manager	Dept.:	City Clerk
Subject:	Approval of Warrants. (<i>Action Item</i>)	Date:	9/13/2016

Attached are the Successor Agency Warrants recommended for approval.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Warrants	9/8/2016	Cover Memo	sa_warrants.pdf

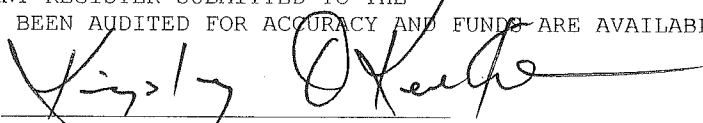
REDEVEL. SUCCESSOR AGENCY
CHECK REGISTER
08/23/16

WARRANT	VENDOR	DESCRIPTION	AMOUNT
1447	GMC ENGINEERING INC	REV & VOID	-157,436.42
		STREET CONSTR CONT	157,436.42
			0.00 *
1448	RIOPA, LLC	TAX REBATE	59,281.15 *
1449	PUBLIC COUNSEL	LEGAL FEES	94,833.70 *
1450	TICOR TITLE	PRELIMINARY REPORT	2,400.00 *
1451	RIOS & ASSOCIATES	LIAB.CLAIMS PAYMENT	9,000.00 *

PAGE TOTAL FOR "*" LINES = 165,514.85

FINAL TOTAL 165,514.85 *

DEMANDS #001447 - 1451 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE
GARDEN GROVE CITY COUNCIL AUGUST 23, 2016, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE
FOR PAYMENT THEREOF


KINGSLEY C. OKEREKE - FINANCE DIRECTOR

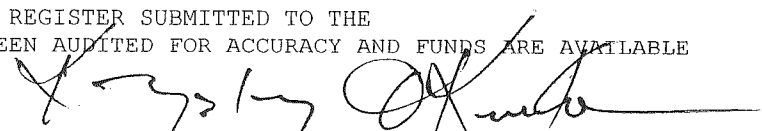
REDEVEL. SUCCESSOR AGENCY
CHECK REGISTER
08/24/16

WARRANT	VENDOR	DESCRIPTION	AMOUNT
1452	GMC ENGINEERING INC	HARBOR BLVD IMPROVEMENTS	149,390.16 *
1453	GMC ENGINEERING INC	HARBOR BLVD IMPROVEMENTS	10,115.40 *

PAGE TOTAL FOR "*" LINES = 159,505.56

FINAL TOTAL 159,505.56 *

DEMANDS #001452 - 1453 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE
GARDEN GROVE CITY COUNCIL AUGUST 24, 2016, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE
FOR PAYMENT THEREOF


KINGSLEY C. OKEREKE - FINANCE DIRECTOR

REDEVEL. SUCCESSOR AGENCY
CHECK REGISTER
09/13/16

WARRANT	VENDOR	DESCRIPTION	AMOUNT
1454	STRADLING, YOCCA, CARLSON & RAUTH	LEGAL FEES	9,826.00 *
1455	NATIONAL CONSTRUCTION RENTALS	OTHER RENTALS	1,463.99 *
1456	SOUTHERN CALIFORNIA EDISON	ELECTRICITY	24.39 *
1457	SO CAL INDUSTRIES	OTHER RENTALS	959.62 *
1458	RICE, MICHAEL A-THRONE CO., INC.	OTHER RENTALS	214.80 *
1459	OCEAN BLUE ENVIRONMENTAL SERV	MAINT OF REAL PROP	175.56 *

PAGE TOTAL FOR "*" LINES = 12,664.36

FINAL TOTAL 12,664.36 *

DEMANDS #001454 - 1459 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE GARDEN GROVE CITY COUNCIL SEPTEMBER 13, 2016, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE FOR PAYMENT THEREOF


KINGSLEY C. OKEREKE For FINANCE DIRECTOR