

**AGENDA FOR A
SPECIAL MEETING
OF THE**

**IRWINDALE SUCCESSOR
AGENCY OVERSIGHT BOARD**

January 28, 2016

2:30 P.M. - OPEN SESSION

***IRWINDALE CITY HALL, OUTER COUNCIL CHAMBER
5050 N. IRWINDALE AVENUE
IRWINDALE, CA 91706
626-430-2200***

**Thomas Ancell
Loretta Corpis
Camille Diaz
J. Suzie Hsi
Tim Martinez
Bill Scroggins
Teresa Villegas**

Spontaneous Communications: The public is encouraged to address the Oversight Board on any matter listed on the agenda or on any other matter within its jurisdiction. The Oversight Board will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Oversight Board will hear public comment on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Oversight Board may direct staff to investigate and/or schedule certain matters for consideration at a future Board meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in an Oversight Board meeting or other services offered by this City, please contact City Hall at (626) 430-2200. Assisted listening devices are available at this meeting. Ask the Deputy City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with disabilities. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the office of the Deputy City Clerk, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).

OPEN SESSION – 2:30 P.M.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL / INTRODUCTIONS
 - Thomas Ancell, Representative of the Los Angeles County Board of Education
 - Loretta Corpis, Representative of the City of Irwindale
 - Camille Diaz, Representative of the City of Irwindale
 - J. Suzie Hsi, Representative of the County of Los Angeles
 - Tim Martinez, Representative of the Consolidated Fire Protection District of Los Angeles County
 - Bill Scroggins, Representative of the Chancellor of the California Community Colleges
 - Teresa Villegas, Representative of the County of Los Angeles

SPONTANEOUS COMMUNICATIONS

Comments must pertain to business of the Oversight Board. Please limit comments to two (2) minutes.

1. NEW BUSINESS

- A. Third Amendment to the Purchase and Sale Agreement for the 4954 Azusa Canyon Road Property (Long-Range Property Management Plan Site No. 7)

On August 8, 2014, the Successor Agency received the State Department of Finance's (DOF) approval of its Long-Range Property Management Plan (LRPMP). Pursuant to the approved LRPMP, the Successor Agency and Oversight Board approved a Purchase and Sale Agreement with Dunbar Real Estate Holdings, LLC for the 4954 Azusa Canyon Road Property on July 22, 2015 and August 20, 2015, respectively. On January 13, 2016, the Successor Agency approved the Third Amendment to the Purchase and Sale Agreement, which would reduce the purchase price of the property by \$50,000 to \$800,000. The Oversight Board will consider a resolution similarly approving the

amendment. If approved, the resolution will be forwarded to the DOF for their review.

B. Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for the 12-Month Fiscal Period Beginning July 1, 2016 and Ending June 30, 2017 (16-17)

As part of the process to obtain Successor Agency funding to pay debts due between July 1, 2016 and June 30, 2017, the Oversight Board will consider approving the ROPS 16-17 and Administrative Budget for the 12-month fiscal period beginning July 1, 2016 and ending June 30, 2017, and authorizing staff to transmit the ROPS to the DOF for their review on or before the February 1, 2016 deadline.

2. OLD BUSINESS

None.

3. OVERSIGHT BOARD MEMBER COMMENTS

4. ADJOURN



**OVERSIGHT BOARD
OF THE SUCCESSOR
AGENCY TO THE
IRWINDALE
COMMUNITY
REDEVELOPMENT
AGENCY**

THOMAS ANCELL
Rep. of County Board of
Education

LORETTA CORPIS
Rep. of Mayor of Irwindale

CAMILLE DIAZ
Rep. of Mayor of Irwindale

J. SUZIE HSI
Rep. of County Board of
Supervisors

TIM MARTINEZ
Rep. of Consolidated Fire
Protection District of Los
Angeles County

BILL SCROGGINS
Rep. of Chancellor of
California Community
Colleges

TERESA VILLEGAS
Rep. of County Board of
Supervisors

DATE: January 28, 2016

TO: Oversight Board of the Successor Agency to the Irwindale Community Redevelopment Agency

FROM: John Davidson, Executive Director
Gustavo Romo, Community Development Director

SUBJECT: Consideration of OB Resolution No. 2016-01-022 Approving the Third Amendment to the Purchase and Sale Agreement of Site No. 7 – 4954 Azusa Canyon Road Property of the Successor Agency's Long-Range Property Management Plan

Recommendation

That the Oversight Board adopt:

1. "A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE THIRD AMENDMENT TO THE PURCHASE AND SALE AGREEMENT OF SITE NO. 7 – 4954 AZSUA CANYON ROAD PROPERTY OF THE SUCCESSOR AGENCY'S LONG-RANGE PROPERTY MANAGEMENT PLAN"

Discussion

On June 3, 2014, the Oversight Board approved an amended Long-Range Property Management Plan ("LRPMP") for the disposition of 25 assets transferred from the former Irwindale Community Redevelopment Agency to the Successor Agency of the Irwindale Community Redevelopment Agency ("Successor Agency") following the February 1, 2012 dissolution of redevelopment in California.

As required by law, the LRPMP was prepared to delineate the proposed disposition of each of the 25 assets. Under the Dissolution Act, the Successor Agency has the option of: 1) selling the assets, 2) allowing the City to retain the assets for economic development, or 3) transferring the assets to the City as a governmental asset. In Irwindale's case, the LRPMP stipulates that 18 of the 25 assets will be sold, with the remaining 7 transferred to the City as governmental assets.

After extensive review, the State Department of Finance (DOF) issued their approval of the LRPMP on August 8, 2014.

4954 Azusa Canyon Road Property Purchase and Sale Agreement

Site No. 7 on the LRPMP, also known as the 4954 Azusa Canyon Road Property (“Property”), was among the 18 assets to be sold pursuant to the LRPMP. The property consists of one parcel totaling 0.52 acres that is currently improved with a 10,000-square-foot single-story light industrial building. On July 22, 2015, the Successor Agency executed a Purchase and Sale Agreement (“PSA”) for the Property with Dunbar Real Estate Investment Management (“Developer” or “Dunbar”), a firm that has acquired over 1,000,000 square feet of office and industrial real estate in Southern California and Phoenix, Arizona since its inception in 2011. On August 20, 2015, the Oversight Board approved the PSA.

The PSA established that the Developer’s intent was to purchase the Property from the Successor Agency for \$850,000. The PSA also set forth a number of dates for performance by both Dunbar and the Successor Agency, including completing a due diligence review. The PSA specified that the Executive Director has the authority to approve extensions of the dates of performance for up to 180 days without Successor Agency action. The Executive Director and Dunbar agreed to extend the 90-day PSA contingency period by a total of 90 days by two amendments to the PSA, dated November 5, 2015 and December 7, 2015, also referred to as the First Amendment and Second Amendment, respectively. The Executive Director agreed to these two extensions for purposes of facilitating the Developer’s physical review of the Property and follow-up negotiations on the terms of the sale.

Price Reduction

During the due diligence review, Dunbar determined that the firm would need to replace the roof of the Property and install two additional electrical meters. Based on these findings, the Successor Agency’s legal counsel and Dunbar prepared a third amendment to the PSA to reduce the purchase price by \$50,000 to \$800,000. The Successor Agency has been advised by staff that this reduction is not less than the next highest offer on the Property and would still achieve the goal of maximizing value from the sale and subsequent improvement to the property. On January 13, 2016, the Successor Agency approved the proposed Third Amendment to the PSA, which is attached as Exhibit A for the Oversight Board’s consideration.

Fiscal Implications

The Third Amendment to the PSA (see Exhibit A) would reduce the purchase price of the Property by \$50,000. Upon closing of escrow, the Successor Agency will remit the net sales proceeds to the Los Angeles County Auditor-Controller for distribution to affected taxing agencies, based on each agency’s share of the tax levy.

ATTACHMENTS: APPROVING RESOLUTION WITH EXHIBIT: THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT 4954 AZUSA CANYON ROAD PROPERTY

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OVERSIGHT BOARD RESOLUTION NO. 2016-01-022

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE THIRD AMENDMENT TO THE PURCHASE AND SALE AGREEMENT WITH DUNBAR REAL ESTATE INVESTMENT MANAGEMENT FOR ACQUISITION OF THE 4954 AZUSA CANYON ROAD SITE

WHEREAS, pursuant to Assembly Bill 26 of the First Extraordinary Session of the 2011-2012 Legislative Session ("ABX1 26") (Chapter 5, Statutes of 2011), the Irwindale Community Redevelopment Agency was effectively dissolved as of February 1, 2012; and

WHEREAS, pursuant to ABX1 26, the City Council of the City of Irwindale adopted Resolution No. 2012-08-2547 on January 11, 2012, affirmatively electing to serve as the "Successor Agency" to the Irwindale Community Redevelopment Agency; and

WHEREAS, pursuant to ABX1 26, an oversight board must be formed for each jurisdiction where a redevelopment agency previously existed to oversee the dissolution activities managed and administered by the Successor Agency; and

WHEREAS, in accordance with California Health and Safety Code Sections 34179 et seq., appointments to the Oversight Board of the Successor Agency to the Irwindale Community Redevelopment Agency ("Oversight Board") were duly made by the appropriate agencies prior to May 1, 2012; and

WHEREAS, the Successor Agency received a Finding of Completion from State Department of Finance ("DOF") on April 26, 2013; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5, the Successor Agency prepared and submitted to the Oversight Board and the DOF a long-range property management plan ("LRPMP") which set forth the proposed disposition plans for 25 Successor Agency assets; and

WHEREAS, after initial review and comment by the DOF, the Oversight Board adopted Resolution No. 2014-06-020 on June 3, 2014 approving an amended LRPMP, which was subsequently approved by the DOF on August 8, 2014; and

WHEREAS, Dunbar Real Estate Investment Management ("Developer" or "Dunbar") offered to purchase the Property for \$850,000; and

WHEREAS, the Successor Agency's real estate broker RSG and the Successor Agency's attorney prepared a Purchase and Sale Agreement ("PSA") between the Developer and the Successor Agency in order to commence a 90-day contingency

period to complete the Developer's due diligence review and approval process and fully execute a PSA; and

WHEREAS, the PSA established that the intent was for the Developer to purchase the Property from the Successor Agency at the proposed price of \$850,000; and

WHEREAS, the PSA set forth a number of dates for performance by both Dunbar and the Successor Agency, including completing the due diligence review; and

WHEREAS, the PSA specified that the Executive Director has the authority to approve extensions of the dates of performance for up to 180 days without Successor Agency action; and

WHEREAS, the Successor Agency approved the PSA for the Property on July 22, 2015, and the Oversight Board approved the same PSA on August 20, 2015; and

WHEREAS, while the Dissolution Act no longer requires the DOF to review purchase and sales agreements and other actions implementing a long-range property management plan after September 22, 2015, the DOF did review the PSA and issued its letter approving the PSA on September 4, 2015; and

WHEREAS, the Executive Director and Dunbar agreed to extend the 90-day PSA contingency period by a total of 90 days by two amendments to the PSA, dated November 5, 2015 and December 7, 2015, also referred to as the First Amendment and Second Amendment, respectively, for purposes of facilitating Dunbar's physical review of the Property and follow-up negotiations on the terms of the sale; and

WHEREAS, during Dunbar's physical inspection of the Property after executing the PSA, Dunbar determined that it would need to replace the roof of the Property and install two additional electrical meters; and

WHEREAS, based on Dunbar's findings during the due diligence review, the Successor Agency and Dunbar prepared a Third Amendment to the PSA to reduce the purchase price by \$50,000 to \$800,000, which staff has determined to be equivalent to the next highest offer on the Property; and

WHEREAS, the Successor Agency approved the Third Amendment to the PSA on January 13, 2016; and

WHEREAS, pursuant to Section 34181(a) of the Health and Safety Code, the Oversight Board must also approve the amendment to the PSA.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. Approval of the Purchase and Sale Agreement. The Oversight Board hereby approves the Third Amendment to the Purchase and Sale Agreement with Dunbar Real Estate Investment Management for the acquisition of the Property located at 4954 Azusa Canyon Road.

Section 3. Transmittal to DOF. The Executive Director is hereby authorized to transmit and submit this resolution to DOF for review.

PASSED AND ADOPTED at a special meeting of the Oversight Board of the Successor Agency to the Irwindale Community Redevelopment Agency, on the 28th day of January, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Camille Diaz, Vice Chair

ATTEST:

Laura Nieto, Secretary

EXHIBIT “A”

THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT

4954 AZUSA CANYON ROAD

SITE NO. 7

**THIRD AMENDMENT
TO
PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS
(4954 Azusa Canyon Road, Irwindale)**

THIS THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS (hereinafter referred to as the “Third Amendment”) is entered into this ____ day of _____, 2016, by and between DUNBAR REAL ESTATE HOLDINGS, LLC, a California limited liability company (“Purchaser”) and the SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY (“Seller”).

Recitals

A. Purchaser and Seller entered into a Purchase and Sale Agreement, dated July 22, 2015 (“PSA”), providing for the purchase of certain “Property” defined in Exhibit A thereof and generally identified as 4954 Azusa Canyon Road, Irwindale, California.

B. Seller and Purchaser have previously agreed to extend the PSA contingency period by two prior amendments to the PSA, dated November 5, 2015 and December 7, 2015, also referred to as the First Amendment and Second Amendment, respectively.

C. Purchaser has continued to diligently pursue its due diligence pursuant to Section 10 of the PSA and has been informed by their surveyors that the Property may have roofing and electrical conditions that were not evident at the time the PSA was executed, requiring an adjustment to the Purchase Price of the Property under the original PSA.

D. In order to accommodate the cost implications for the needed improvements sought by the Purchaser, Seller has agreed to reduce the total price of the property to \$800,000, equal to the next highest offer on the Property, and amend the PSA accordingly.

Agreements

NOW, THEREFORE, PURCHASER AND SELLER HEREBY AGREE AS FOLLOWS:

Section 1. Purpose of this Third Amendment

The purpose of this Third Amendment is to amend the PSA by extending the Contingency Period, as defined in the PSA, to the date set forth herein.

Section 2. Purchase Price

Notwithstanding anything to the contrary in Section 3 of the PSA or otherwise in the PSA, the Purchase Price shall be Eight Hundred Thousand and 00/100 Dollars (\$800,000), which the Seller and Purchaser agree to be the fair market value of the Property.

Section 3. Waiver of Contingencies

By execution hereof, Purchaser waives all contingencies that are for Purchaser’s benefit in the PSA.

Section 4. Force and Effect

Except as modified and amended by this Third Amendment, all other provisions of the PSA shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have entered into this Third Amendment as of the date first above written which shall be the date this Third Amendment is signed by the Purchaser.

SUCCESSOR AGENCY TO THE IRWINDALE
COMMUNITY REDEVELOPMENT AGENCY

_____, 2016

By _____
John Davidson, City Manager

“SELLER”

DUNBAR REAL ESTATE HOLDINGS, LLC, a
California limited liability company

_____, 2016

By _____
Ross Mitchell, President

“PURCHASER”

CONSENT OF ESCROW HOLDER

First American Title Insurance Company (Escrow Holder) accepts the foregoing First Amendment and agrees to be bound by the provisions applicable to it as Escrow Holder.

Date: _____

By: _____



**OVERSIGHT BOARD
OF THE SUCCESSOR
AGENCY TO THE
IRWINDALE
COMMUNITY
REDEVELOPMENT
AGENCY**

THOMAS ANCELL
Rep. of County Board of
Education

LORETTA CORPIS
Rep. of Mayor of Irwindale

CAMILLE DIAZ
Rep. of Mayor of Irwindale

J. SUZIE HSI
Rep. of County Board of
Supervisors

TIM MARTINEZ
Rep. of Consolidated Fire
Protection District of Los
Angeles County

BILL SCROGGINS
Rep. of Chancellor of
California Community
Colleges

TERESA VILLEGAS
Rep. of County Board of
Supervisors

DATE: January 28, 2016

TO: Oversight Board of the Successor Agency to the Irwindale Community Redevelopment Agency

FROM: John Davidson, Executive Director

SUBJECT: Consideration of OB Resolution No. 2016-01-023 Approving a Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2016 through June 30, 2017

Recommendation

That the Oversight Board adopt:

1. "A RESOLUTION OF THE CITY OF IRWINDALE AS SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE TWELVE-MONTH FISCAL PERIOD BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017"

Discussion

Health and Safety Code ("HSC") Sections 34177(l) and 34177(o) requires the Successor Agency to prepare and submit a Recognized Obligation Payment Schedule ("ROPS"), prior to each 12-month fiscal period, to the Oversight Board, County Auditor-Controller, State Controller's Office ("SCO"), and State Department of Finance ("DOF") for review and approval. For the period of July 1, 2016 to June 30, 2017 ("ROPS 16-17"), the statute requires that an Oversight Board-approved ROPS be submitted electronically to the DOF no later than February 1, 2016.

The ROPS provides the Successor Agency's enumeration and estimates of outstanding enforceable obligations for the upcoming 12-month ROPS period beginning July 1, 2016 and derives the amount of funds that may be available in past ROPS carryover and other cash balances for future payments. All of the enforceable obligations are identical to past ROPS, with only changes to the balance outstanding and specific amounts (if any) due during the ROPS 16-17 period.

Recent Changes to the ROPS Process

On September 22, 2015, Governor Brown signed Senate Bill 107 ("SB 107"), which went into effect immediately. SB 107 made several key changes to the Health and Safety Code sections that establish the ROPS process. These changes are summarized below:

Annual Submission Beginning for Fiscal Year 2016-17

Beginning in 2016, ROPS will be due to the DOF annually by February 1st, instead of semi-annually as in previous years. ROPS periods will cover July 1st to June 30th. Once per ROPS period, but not later than October 1st, successor agencies may submit to their oversight board and the DOF one amendment to the DOF-approved ROPS if the oversight board makes a finding that the revision is necessary for the payment of approved enforceable obligations during the second half of the ROPS period.

Bifurcation of ROPS and Prior Period Adjustment Processes

Previously, on ROPS, successor agencies provided the DOF both an itemized list of payments of enforceable obligations for the upcoming ROPS period and an itemized list of differences between actual payments and past estimated obligations for the preceding ROPS period ("Prior Period Adjustment"). SB 107 specifies that, beginning in 2018, the Prior Period Adjustment process will be handled separately from the ROPS by county auditor-controllers and on an annual basis, instead of semi-annually as in previous years. Successor agencies will provide information regarding their Prior Period Adjustment to county auditor-controllers on October 1, 2018, and each October 1st thereafter. The law does not specify a change to when or how the successor agencies will provide this information before October 1, 2018. DOF has indicated that they are working on a new annual Prior Period Adjustment form to be introduced during the ROPS 18-19 period. ROPS 16-17 does not include the Prior Period Adjustment tab.

Calculation of Interest on City/Former Redevelopment Agency Loans

SB 107 specifies that interest on loans made by cities to former redevelopment agencies must now be calculated from origination as 3% simple interest compounded quarterly on the principal only, regardless of the terms stated in the relevant loan agreements. Further, payments on the loan must be applied to principal first.

Administrative Cost Allowance

Previously, the administrative cost allowance for each fiscal year was the greater of \$250,000 or three percent of the Redevelopment Property Tax Trust Fund revenue ("RPTTF") funding that the successor agency received during the fiscal year. Beginning in Fiscal Year 2016-17, the administrative cost allowance for each fiscal year is the greater of \$250,000 or three percent of the RPTTF funding that the successor agency received during the prior fiscal year, however, it cannot exceed 50 percent of the total RPTTF funding distributed to pay enforceable obligations in the preceding fiscal year, less the administrative cost allowance and any loan repayments to the city or county. However, there is ambiguous language that states the \$250,000 minimum applies unless reduced by the Oversight Board or the Successor Agency enters into an agreement with DOF. It is unclear as to how this provision will be implemented.

SB 107 also specifies that while administrative budgets still require Oversight Board approval, they are no longer required to be submitted to the DOF for approval.

Last and Final ROPS

Beginning January 1, 2016, successor agencies may submit a Last and Final ROPS for approval by the oversight board and the DOF if all of the following conditions are met:

1. Remaining debt includes only administrative costs and enforceable obligations with set payment schedules, such as debt service, loan agreements, and contracts;
2. All remaining obligations have been previously listed on a ROPS and approved by the DOF; and
3. The successor agency has no outstanding or unresolved litigation.

Once the DOF approves a successor agency's Last and Final ROPS, the successor agency may submit up to two requests to amend it.

ROPS 16-17

City General Fund Loan of \$886,869

Based on the new interest calculation specified in SB 107 (described above), the Successor Agency owes the City's General Fund \$886,869 for 1975 and 1976 start-up loans for the newly created Nora Fraijo and Parque del Norte Project Areas. To date, the DOF has denied the repayment of this City General Fund loan (on ROPS 14-15A, 14-15B, 15-16A, and 15-16B), on grounds that the Agency was unable to provide a copy of the original 40-year-old Cooperation Agreement, though the Successor Agency has provided records of audited financials and more recent amendments to the original Cooperation Agreements. The Successor Agency and City are currently pursuing litigation on this matter.

Housing Authority Administrative Allowance

Based on the Successor Agency's interpretation of Assembly Bill 471 signed by the Governor in February 2014, the Housing Authority is entitled to four years of administrative funding to offset the costs of administering affordable housing obligations received from the former Redevelopment Agency. Between July 1, 2014 and July 1, 2018, the annual administrative allowance is the greater of 1 percent of the obligations, or \$150,000. While the DOF denied all housing authorities this allowance due to a narrow read of the law, beyond even what the bill's author intended, staff and consultants may pursue litigation on this matter.

Cash Balance

The Successor Agency is required to calculate the amount of funds that may be available in past ROPS carryover and other cash balances for future payments. If the Successor Agency spent less than it estimated in prior ROPS periods or currently has funds from revenue received apart from the ROPS process (such as rent income and interest), fund balances should be used to pay for ROPS 16-17A obligations and, under AB 1484, the County Auditor-Controller will adjust down the distribution of RPTTF to the Successor Agency for this next ROPS period by the surplus amount.

Fiscal Year 2016-17 Administrative Budget

HSC Section 34177(j) requires the Successor Agency to prepare an Administrative Budget and submit it to the Oversight Board for approval. The Administrative Budget includes the proposed administrative expenditures for the 2016-17 Fiscal Year. The Successor Agency anticipates

spending the minimum annual administrative allocation described in HSC Section 34171 (b), or 3% of the RPTTF being requested.

DOF Review

Upon submittal of an Oversight Board-approved ROPS, DOF has 45 days to make its determination of the enforceable obligations, including amounts and funding sources. Within five business days of DOF's determination, the Successor Agency may request additional review and an opportunity to meet and confer on disputed items. DOF has until 15 days prior to the date for property tax distribution to make its final decision. The RPTTF distribution dates for ROPS 16-17A and 16-17B are June 1, 2016 and January 2, 2017, respectively.

ATTACHMENT: APPROVING RESOLUTION WITH EXHIBIT: ROPS 16-17

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OVERSIGHT BOARD RESOLUTION NO. 2016-01-023

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE TWELVE-MONTH FISCAL PERIOD BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017

WHEREAS, pursuant to Assembly Bill X1 26 of the First Extraordinary Session of the 2011-2012 Legislative Session (“ABX1 26”) (Chapter 5, Statutes of 2011), the Irwindale Community Redevelopment Agency was effectively dissolved as of February 1, 2012; and

WHEREAS, pursuant to ABX1 26, the City Council of the City of Irwindale adopted Resolution No. 2012-08-2547 on January 11, 2012, affirmatively electing to serve as the “Successor Agency” to the Irwindale Community Redevelopment Agency; and

WHEREAS, pursuant to ABX1 26, an oversight board must be formed for each jurisdiction where a redevelopment agency previously existed to oversee the dissolution activities managed and administered by the Successor Agency; and

WHEREAS, in accordance with California Health and Safety Code Sections 34179 et seq., appointments to the Oversight Board of the Successor Agency to the Irwindale Community Redevelopment Agency (“Oversight Board”) were duly made by the appropriate agencies prior to May 1, 2012; and

WHEREAS, pursuant to Health and Safety Code Sections 34177(l) and 34177(o), the Successor Agency is required to prepare and submit for Oversight Board approval a Recognized Obligation Payment Schedule (“ROPS”) prior to each twelve-month fiscal period, in a manner prescribed by the California Department of Finance (“DOF”); and

WHEREAS, Assembly Bill 1484 (“AB 1484”) and Senate Bill 107 (“SB 107”) established new procedural requirements for the preparation, review, and approval of ROPS by the Successor Agency, including clarifications regarding “enforceable obligations”; and

WHEREAS, Exhibit “A” to this resolution establishes a ROPS and administrative budget for the twelve-month fiscal period beginning July 1, 2016 and ending June 30, 2017, in a manner consistent with that prescribed by DOF.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. Approval of ROPS. The Oversight Board hereby approves the Recognized Obligation Payment Schedule and Administrative Budget for the 12-month fiscal period beginning July 1, 2016 and ending June 30, 2017, in substantially the form attached hereto as Exhibit “A”, as required by ABX1 26, AB 1484, and SB 107.

Section 3. Transmittal to Appropriate Agencies. The Executive Director is hereby authorized and directed to transmit by electronic means, to the Los Angeles County Auditor-Controller, State Department of Finance, and the State Controller's Office a copy of the ROPS documents for review, and to post the ROPS on the Successor Agency's Internet Web site.

Section 4. Technical Revisions. The Executive Director is hereby authorized and directed to use discretion to make any necessary technical revisions to the ROPS and Administrative Budget prior to submittal to the appropriate reviewing bodies.

PASSED AND ADOPTED at a special meeting of the Oversight Board of the Successor Agency to the Irwindale Community Redevelopment Agency, on the 28th day of January, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Camille Diaz, Chair

ATTEST:

Laura Nieto, Agency Secretary

EXHIBIT "A"

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

JULY 1, 2016 – JUNE 30, 2017

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

Filed for the July 1, 2016 through June 30, 2017 Period

Successor Agency: Irwindale
County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	16-17A Total	16-17B Total	ROPS 16-17 Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding			
A Sources (B+C+D):	\$ 1,169,392	\$ -	\$ 1,169,392
B Bond Proceeds Funding	-	-	-
C Reserve Balance Funding	-	-	-
D Other Funding	1,169,392	-	1,169,392
E Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 1,596,346	\$ 8,166,901	\$ 9,763,247
F Non-Administrative Costs	1,311,980	8,166,901	9,478,881
G Administrative Costs	284,366	-	284,366
H Current Period Enforceable Obligations (A+E):	\$ 2,765,738	\$ 8,166,901	\$ 10,932,639

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

**Irwindale Recognized Obligation Payment Schedule (ROPS 16-17) - Report of Cash Balances
(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (I), 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	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	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	Comments	
ROPS 15-16A Actuals (07/01/15 - 12/31/15)									
1	Beginning Available Cash Balance (Actual 07/01/15)	6,021,169	2	-	-	1,899,652	618,388		
2	Revenue/Income (Actual 12/31/15) RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015	-	-	-	-	276,111	4,053,915		
3	Expenditures for ROPS 15-16A Enforceable Obligations (Actual 12/31/15)	-	-	-	-	822,530	4,637,417		
4	Retention of Available Cash Balance (Actual 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	3,351,658	2	-	-	-	-		
5	ROPS 15-16A RPTTF Balances Remaining	No entry required						34,886	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 2,669,511	\$ -	\$ -	\$ -	\$ 1,353,233	\$ -		
ROPS 15-16B Estimate (01/01/16 - 06/30/16)									
7	Beginning Available Cash Balance (Actual 01/01/16) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 6,021,169	\$ 2	\$ -	\$ -	\$ 1,353,233	\$ 34,886		
8	Revenue/Income (Estimate 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016	-	-	-	-	-	7,381,942		
9	Expenditures for ROPS 15-16B Enforceable Obligations (Estimate 06/30/16)	-	-	-	-	900,278	2,882,646		
10	Retention of Available Cash Balance (Estimate 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	-	-	-	-	-	4,499,296		
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ 6,021,169	\$ 2	\$ -	\$ -	\$ 452,955	\$ 34,886		

