

**OVERSIGHT BOARD FOR SUCCESSOR AGENCY
TO THE LOMA LINDA REDEVELOPMENT AGENCY**

AGENDA

Loma Linda Community Room
25541 Barton Road, Loma Linda, California

Regular Meeting
Tuesday, September 24, 2013
4:30 p.m.

Beginning Resolution No. 2013-004

CALL TO ORDER

1. Roll Call

BUSINESS ITEMS

1. Approval of February 28, 2013 Minutes (Report)
2. Resolution approving Recognized Obligation Payment Schedule (ROPS) 13-14B for the period of 1-1-2014/6-30-2014 (Report)

PUBLIC COMMENT

This is the time set aside for public comment on any matter not listed on the agenda. Please complete a "Request to Speak" form and limit your comments to three minutes. When addressing the Oversight Board, please state your name and address,

CHAIR AND BOARD MEMBERS' ITEMS

ADJOURNMENT

Oversight Board for the Successor Agency
To the Loma Linda Redevelopment Agency

Minutes

Adjourned Meeting of February 28, 2013

An adjourned meeting of the Oversight Board for the Successor Agency to the Loma Linda Redevelopment Agency was called to order by Vice-Chairman Brown at 4:02 p.m., Thursday, February 28, 2013 in the Community Room of the Civic Center, 25541 Barton Road, Loma Linda, California.

Board Members Present:	Konrad Bolowich Cameron Brown Douglas Headrick Victoria Ostermann Steve Sutorus
Agency Members Absent:	Edward Gonzales Rhodes Rigsby, Chairman
Others Present:	T. Jarb Thaipejr, City Manager Mark Huebsch, Special Counsel to the Loma Linda Housing Authority and the Successor Agency to the former Loma Linda Redevelopment Agency (Arrived 4:10 p.m.)

The February 26 meeting was cancelled due to lack of a quorum.

Business Items

OB-2013-005– Approval of January 14, 2013 Minutes

Motion by Headrick, seconded by Ostermann and unanimously carried to approve the Minutes of January 14, 2013 as presented. Board Members Gonzales and Rigsby absent.

OB-2013-006 – Resolution approving Recognized Obligation Payment Schedule (ROPS) 13-14A for the period of 7-1-2013/12-31-2013

Finance Director DeAnda presented the report, stating that the Department of Finance provided a uniform format: Items listed retain their line numbers and depending upon the status of the item; a description of the item would be included, but an amount may not be provided; items denied are highlighted in the format; any new items are added at the bottom.

Vice-Chairman Brown asked about Item #26. Ms. DeAnda responded that the RDA and the Redlands Unified School District had entered into agreement relating to pass-through for property that was within the Redevelopment Project Area; the RDA hired a consultant firm to calculate the pass through fees and the RUSD also hired a consultant; there was a difference between the two findings and the amount listed in Item #26 was determined to be owed to the RUSD.

She added that a case was pending as to how a pass through administered by the County and disputed by the taxing entities would be settled. The item was listed on the ROPS and will be reviewed and adjusted upon settlement of the L.A. Case.

Discussion ensued.

Motion by Bolowich, seconded by Headrick to adopt the resolution approving ROPS 13-14A for the period of 7-1-2013/12-31-2013.

The Clerk called the roll with the following results:

Ayes:	Bolowich, Brown, Headrick, Ostermann, Sutorus
Noes:	None
Absent:	Gonzales, Rigsby
Abstain:	None

Resolution No. OB 2013-003

A Resolution of the Oversight Board of the Successor Agency to the Loma Linda Redevelopment Agency approving a Recognized Obligation Payment Schedule for the Period July 1, 2013 to December 31, 2013

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Special Counsel to the Loma Linda Housing Authority and the Successor Agency to the former Loma Linda Redevelopment Agency arrived 4:10 p.m.

City Manager Thaipejr stated that Staff was working on the Property Management Plan; a draft had been completed and is under review; upon receiving a finding of completion from the State Department of Finance, the Plan would be distributed to the Oversight Board.

Ms. DeAnda responded to questions, noting that DOF had asked for additional information, including internal reports, bank statements, and loan documents relating to the Loma Linda Connected Community Program and the Chamber of Commerce.

The meeting adjourned at 4:12 p.m.

Approved at the meeting of

Secretary



City of Loma Linda Official Report

Rhodes Rigsby, Mayor
Ovidiu Popescu, Mayor pro tempore
Ronald Dailey, Councilman
Phillip Dupper, Councilman
John Lenart, Councilman

SUCCESSOR AGENCY AGENDA: September 24, 2013

TO: City Council

FROM: T. Jarb Thaipejr, City Manager

SUBJECT: Council Bill #R-2013- 25 - ~~Adonting~~ the Recognized Obligation Pavment
Schedule (ROPS) 13-14B for the period covering January 1, 2014 through June 30,
2014.

Approved/Continued/Denied By City Council Date _____

RECOMMENDATION

It is recommended that the Successor Agency Board adont Council Bill #R-2013-25 subject to approval as to form by Legal Counsel.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA ACTING AS SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JANUARY 1, 2014 THROUGH JUNE 30, 2014

WHEREAS, the Loma Linda Redevelopment Agency ("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 Loma Linda ("City"); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies ("Dissolution Act"); and

WHEREAS, on December 29, 2011, in the petition *California Redevelopment Association v. Matosantos*, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of and on February 1, 2012 under the dates in the Dissolution Act that were reformed and extended thereby ("Supreme Court Decision"); and

WHEREAS, the Agency is now a dissolved community redevelopment agency pursuant to the Dissolution Act; and

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting the City determined to become and serve as the "successor agency" to the dissolved Agency under the Dissolution Act; and

WHEREAS, as of and on and after February 1, 2012, the City serves as the "Successor Agency" will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member Oversight Board formed thereunder; and

WHEREAS, pursuant Part 1.85 of the Dissolution Act, Section 34171(g), a "Recognized Obligation Payment Schedule" means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each six-month fiscal period as provided in subdivision (m) of Section 34177; and

WHEREAS, the Oversight Board for the Successor Agency to the Loma Linda Redevelopment Agency ("Oversight Board" as applicable) has previously met, has duly considered a draft recognized obligation payment schedule for the period January 1, 2012 through June 30, 2012 (the "Initial Draft ROPS") and approved a recognized obligation payment schedule for the period January 1, 2012 (as approved, the "Initial ROPS") at its meeting of March 20, 2012 and, at its meeting on April 10, 2012, a recognized obligation payment schedule for the period July 1, 2012 through December 31, 2012 (the "Second ROPS"), and at its meeting on August 28, 2012, a recognized obligation payment schedule for the period January 1, 2013 through June 30, 2013 (the "Third ROPS") and at its meeting on February 28, 2013, a recognized obligation payment schedule

for the period July 1 2013 through December 31, 2013 (ROPS 13-14A); a recognized obligation payment schedule for the period January 1, 2014 through June 30, 2014 (ROPS 13-14B); and

WHEREAS, by this Resolution, the City Council, serving as and on behalf of the Successor Agency, approves the ROPS 13-14B attached hereto as Attachment No. 1;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL SERVING AS THE SUCCESSOR AGENCY:

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

Section 2. The ROPS13-14B is approved together with such augmentation, modification, additions or revisions as the City Manager and/or the Finance Director or their authorized designees may make thereto from time to time.

Section 3. The City Manager or his authorized designees on behalf of the Successor Agency shall cause the ROPS 13-14B to be transmitted to the County Auditor-Controller, the State Controller's Office, and the Department of Finance; further, the City Manager or his authorized designees on behalf of the Successor Agency shall cause the ROPS 13-14B to be posted on the City's website.

Section 4. This Resolution shall be effective immediately upon adoption.

Section 5. The City Clerk on behalf of the Successor Agency shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 24th day of September 2013 by the following vote:

Ayes:
Noes:
Abstain:
Absent:

**CITY OF LOMA LINDA SERVING AS
SUCCESSOR AGENCY**

Rhodes Rigsby, Mayor

(SEAL)

ATTEST:

City Clerk on behalf of Successor Agency

ATTACHMENT NO. 1

Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: Loma Linda

Name of County: San Bernardino

Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF)	
A Funding Sources (B+C+D):	\$ 702,500
B Bond Proceeds Funding (ROPS Detail)	-
C Reserve Balance Funding (ROPS Detail)	702,500
D Other Funding (ROPS Detail)	-
E Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 3,130,303
F Non-Administrative Costs (ROPS Detail)	3,005,303
G Administrative Costs (ROPS Detail)	125,000
H Current Period Enforceable Obligations (A+E):	\$ 3,832,803

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	3,130,303
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	(38,374)
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 3,091,929

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	3,130,303
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)	3,130,303

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

Name	Title
/s/	
Signature	Date

Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund 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.											
A	B	C	D	E	F	G	H	I	J	K	
Fund Balance Information by ROPS Period		Fund Sources								Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		Total		
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin			
ROPS III Actuals (01/01/13 - 6/30/13)											
1	Beginning Available Fund Balance (Actual 01/01/13) Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)	5,501,015		(937,401)	738,391		330,304			\$ 5,632,309	Amount shown in column E equals the cash balance on the Trial Balance Report, less accounts payable (enforceable obligations for May and June 2013), less the ROPS 3 revenue, which was included in the beginning balance, less the ROPS 2 bond debt service reserve, and less the \$330,304 prior period adjustment for ROPS 2 which is shown in column H.
2	Revenue/Income (Actual 06/30/13) Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller	22,252				25,123	2,029,195	125,000		\$ 2,201,570	Amount shown in column G, Other, includes annual payment from the IVDA of \$22,731 plus interest earnings of \$2,392 on non-bond accounts. If these amounts are transmitted directly to the County for distribution, they would not be available to offset ROPS 2014-15A RPTTF payments.
3	Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13) Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs				738,391		1,997,621	118,200		\$ 2,854,212	
4	Retention of Available Fund Balance (Actual 06/30/13) Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III	5,523,267								\$ 5,523,267	The Agency has not yet received a Finding of Completion and is therefore not eligible to spend the bond proceeds at this time.
5	ROPS III RPTTF Prior Period Adjustment Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.			No entry required				31,574	6,800	\$ 38,374	
6	Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ (937,401)	\$ -	\$ 25,123	\$ 361,878	\$ 6,800	\$ (581,974)		
ROPS 13-14A Estimate (07/01/13 - 12/31/13)											
7	Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)	\$ 5,523,267	\$ -	\$ (937,401)	\$ -	\$ 25,123	\$ 361,878	\$ 6,800	\$ 4,979,667		
8	Revenue/Income (Estimate 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller				702,500		1,806,956	125,000	\$ 2,634,456		
9	Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)						2,137,260	125,000	\$ 2,262,260		
10	Retention of Available Fund Balance (Estimate 12/31/13) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A	5,523,267			702,500				\$ 6,225,767	The Agency has not yet received a Finding of Completion and is therefore not eligible to spend the bond proceeds at this time.	
11	Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)	\$ -	\$ -	\$ (937,401)	\$ -	\$ 25,123	\$ 31,574	\$ 6,800	\$ (873,904)		

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail

January 1, 2014 through June 30, 2014

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)		RPTTF			
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 79,982,968		\$ -	\$ 702,500	\$ -	\$ 3,005,303	\$ 125,000	\$ 3,832,803
1	2003 Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	5/1/2003	1/1/2031	U.S. Bank (Trustee)	Refund 1993 and 1994 TAB's and Fund Non-Housing Projects	Merged	10,924,744	N		300,000		487,088		\$ 787,088
2	Subordinate 2005A Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	12/1/2005	1/1/2031	U.S. Bank (Trustee)	Financing Non-Housing Projects	Merged	22,732,204	N		45,000		395,071		\$ 440,071
3	Subordinate 2005B Taxable Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	12/1/2005	1/1/2026	U.S. Bank (Trustee)	Financing Non-Housing Projects	Merged	10,044,312	N		222,500		425,936		\$ 648,436
4	2008 Taxable Housing Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	4/1/2009	7/1/2029	U.S. Bank (Trustee)	Financing Low-Mod Housing Projects	Merged	15,315,862	N		135,000		490,038		\$ 625,038
5	Participation Agreement	Business Incentive Agreements	11/3/2006	11/3/2016	Anixter	Participation Agreement	Merged	186,954	N				186,954		\$ 186,954
6	Professional Services	Fees	1/1/2014	6/30/2014	Stradling, Yocca, Carlson & Rauth	Continuing Disclosure annual reports	Merged	5,000	N				5,000		\$ 5,000
7	Contractual Services	Property Dispositions	1/1/2014	6/30/2014	Benefiel Appraisal Service	Property Appraisals	Merged	2,500	N				2,500		\$ 2,500
8	Relocation Assistance	OPA/DDA/Construction	9/1/2011	3/1/2015	Erick Paredes	Assistance to relocate per agreement	Merged	-	Y						\$ -
9	Legal Services	Admin Costs	8/1/2009	6/30/2014	Stradling, Yocca, Carlson	Redevelopment Special Counsel	Merged	-	Y						\$ -
10	Legal Services	Admin Costs	10/1/1970	6/30/2014	Robbins & Holdaway	City Attorney	Merged	-	Y						\$ -
11	Professional Services	Admin Costs	3/1/2006	6/30/2014	Caporicci & Larson - A	Auditors	Merged	-	Y						\$ -
12	Contractual Services	Admin Costs	1/1/2014	6/30/2014	City of Loma Linda	City Staff Time - Administration	Merged	-	Y						\$ -
13	Professional Services	Admin Costs	8/1/2011	6/30/2014	DHA Consulting	Successor Agency Financial Analysis	Merged	-	Y						\$ -
14	Contractual Services	Property Maintenance	2/1/1989	6/30/2014	JJ Ramirez Citrus Mgmt	Weed Abatement and Maintenance of Successor Agency land held for resale	Merged	2,500	N				2,500		\$ 2,500
15	Loans from the City of Loma Linda	City/County Loans On or Before	6/30/1996	5/12/2038	City of Loma Linda	Loans for Redevelopment Activities (Cash Principal & Accrued Interest)	Merged	19,580,000	N				819,574		\$ 819,574
16	Lease Revenue Refunding Bonds	Revenue Bonds Issued On or Before 12/31/10	11/13/2002	1/1/2016	City of Loma Linda	Portion of Civic Center Lease Payment	Merged	1,047,900	N				174,650		\$ 174,650
17	2003 Tax Allocation Refunding Bonds - Reserves	Reserves	5/1/2003	1/1/2031	U.S. Bank (Trustee)	Reserve for principal bond debt service payment due to the Fiscal Agent in May 2013	Merged	-	N				-		\$ -
18	Subordinate 2005A Tax Allocation Bonds - Reserves	Reserves	12/1/2005	1/1/2031	U.S. Bank (Trustee)	Reserve for principal bond debt service payment due to the Fiscal Agent in May 2013	Merged	-	N				-		\$ -
19	Subordinate 2005B Taxable Tax Allocation Bonds - Reserves	Reserves	12/1/2005	1/1/2026	U.S. Bank (Trustee)	Reserve for principal bond debt service payment due to the Fiscal Agent in May 2013	Merged	-	N				-		\$ -
20	2008 Taxable Housing Tax Allocation Bonds - Reserves	Reserves	4/1/2009	7/1/2029	U.S. Bank (Trustee)	Reserve for principal bond debt service payment due to the Fiscal Agent in May 2013	Merged	-	N				-		\$ -
21	Loma Sierra Apartment Rehabilitation Project (Contract Date to come)	OPA/DDA/Construction	1/1/2014	6/30/2014	Mary Erickson Community Housing	Provide financial assistance for apartment rehabilitation per the terms of the Agreement	Merged	-	Y						\$ -
22	Auditing Services (Contract date to come/Termination date to be determined)	Admin Costs	1/1/2014	6/30/2014	TBD	Estimated auditing fee associated with year-end financial statements.	Merged	-	Y						\$ -
23	Contractual Agreement (Contract term ongoing)	Fees	12/1/2005	6/30/2014	U.S. Bank (Trustee)	Bond Trustee Services - 2003, 2005 A & B	Merged	7,000	N				7,000		\$ 7,000
24	Contractual Agreement (Contract term ongoing)	Fees	4/1/2009	6/30/2014	U.S. Bank (Trustee)	Bond Trustee Services - 2008 Housing Bonds	Merged	2,500	N				2,500		\$ 2,500
25	Loan for Costs in Excess of RPTTF (Contract termination date N/A)	City/County Loans After 6/27/11	4/10/2012	6/30/2014	City of Loma Linda	Funds advanced by the City to the Successor Agency for costs in excess of RPTTF	Merged	6,492	N				6,492		\$ 6,492
26	Prior Year pass through payment underpayments under 33401 (Contract term ongoing)	Miscellaneous	6/30/1987	6/30/2014	Redlands Unified School District	Repayment of underpaid prior year pass through payments per 1/15/2013 demand from RUSD	Project #2	-	Y				-		\$ -

Recognized Obligation Payment Schedule 13-14B - Notes

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
1 to 4	Principal as well as interest is due to the Fiscal Agent in June of each year which is to be funded from ROPS 2013-14B RPTTF Funds and Reserves that were set-aside during the ROPS 2103-14A cycle which is why debt service due for the bonds shows a portion funded from RPTTF (Column N) and a portion funded from Reserves (Column L). Note that the actual payment is made by the fiscal agent on July 1 and January 1; nevertheless the bond documents require that the funds be transferred to the fiscal agent in the preceding month. See the OFA DDR Meet and Confer for additional documentation on this requirement.
5	Participation Agreement: Both the semi-annual and the total amount due is an estimate for this agreement because the payment due is based on a formula which will vary depending upon a number of factors.
6	Costs required by the bond documents for the Agency's bond financings. See items 1 through 4 above.
7	Property appraisals
8	Previously disapproved by DOF
9 to 13	These entries have been combined and are now shown under Item 27
14	Costs to be incurred to maintain former Redevelopment Agency properties prior to property disposition
15	City Loan to the prior RDA. Please note: (1) the loan was re-authorized by the OB on May 8, 2012, pursuant to Health & Safety Code Sections 34178(a) and 34180(a) and (h) (as the same were in effect prior to the enactment of AB 1484, which was not effective until June 27, 2012); and (2) the total obligation/debt amount shown on the ROPS is based on the interest rate(s) as stated in the loan agreement through the date of the OB re-authorization and then the LAIF rate prospectively starting in May 2012.
16	The successor Agency's portion of the lease revenue debt service obligation for the 2002 bonds. Note that the 2002 bonds refunded the 1994 bonds.
17 to 20	Reserve for tax allocation bonds which is only required to be set-aside from the June RPTTF payment; the January RPTTF payment uses the reserves previously set-aside. See items 1 to 4 above.
21	Project completed
22	These entries have been combined and are now shown under Item 27
23	Trustee fees as required by the 2003 and 2005 bond issues.
24	Trustee fees as required by the 2008 Housing Bonds.
25	Loan from the City to the Successor Agency to cover costs in excess of available funds.
26	Project completed
27	Administrative costs - consolidated from lines 9 through 13; plus item 22 previously reclassified by DOF. See separate administrative budget approved by the Oversight Board.