

REPORT/RECOMMENDATION TO THE SAN BERNARDINO COUNTYWIDE OVERSIGHT BOARD AND RECORD OF ACTION

January 13, 2020

FROM

T. JARB THAIPE JR., City Manager, Loma Linda Successor Agency

SUBJECT

Resolution Approving the Successor Agency to the Loma Linda Redevelopment Agency's Recognized Obligation Payment Schedule and Administrative Budget for Fiscal Year 2020-21

RECOMMENDATION

Adopt a **Resolution NO. 20-08** approving the Successor Agency to the Loma Linda Redevelopment Agency's Recognized Obligation Payment Schedule and administrative budget for Fiscal Year 2020-21.

(Presenter: Diane Hadland, Agency Consultant, Loma Linda Successor Agency (562) 458-1212)

BACKGROUND INFORMATION

California Health & Safety Code Section (HSC) 34177 requires the San Bernardino Countywide Oversight Board (CWOB) to approve the 2020-21 Recognized Obligation Payment Schedule (ROPS) and administrative budget. The ROPS is an annual form and must be submitted to the Department of Finance (DOF) and the County Auditor-Controller by February 1st of each year. Pursuant to HSC 34179(h)(1)(B), the administrative budget is not required to be sent to DOF.

DOF will have until April 15th to review the 2020-21 ROPS and provide the successor agency a compliance determination. If the successor agency disagrees with the DOF determination, a "meet and confer" is allowed to facilitate a discussion between the successor agency and DOF. In the event of a meet and confer process, DOF must make a final compliance determination on or before May 15th or 15 days prior to the June 1st Redevelopment Property Tax Trust Fund (RPTTF) distribution.

The recommended action will further the Successor Agency to the Loma Linda Redevelopment Agency's (Successor Agency) dissolution as an annual ROPS is required by DOF as part of the wind-down of the Successor Agency. There is a \$143,000 increase requested in the amount required from the RPTTF from the last annual ROPS approved. The increase is due to an estimated amount payable for maintenance on Agency properties during 2020-21. The Agency is trying to sell a 70 acre property of former orange groves with thousands of dead trees. The City was successful in getting the trees torn down, but now the trees need to be ground down and removed from the site. The cost for grinding and removing the trees is estimated to be substantial and something that the City cannot support given that it is the Successor Agency that owns the property and is responsible for its maintenance. The land sale proceeds will be distributed to the taxing entities after the sale.

It is recommended the CWOB approve the Successor Agency's 2020-21 ROPS and administrative budget. The draft 2020-21 ROPS will be provided to DOF, the County Auditor-Controller and the County Administrative Office as required by HSC 34177(l)(2)(B). The adopted 2020-21 ROPS will be provided to DOF and the County Auditor-Controller pursuant to HSC 34177(o). This will commence the DOF review period.

**Resolution Approving the Successor Agency to the Loma Linda
Redevelopment Agency's Recognized Obligation Payment Schedule
and Administrative Budget for Fiscal Year 2020-21
January 13, 2020**

ATTACHMENTS

Attachment A – Resolution

Attachment B – ROPS for Fiscal Year 2020-21

Attachment C – Administrative budget for Fiscal Year 2020-21

REVIEW BY OTHERS

This item has been reviewed by Community Development and Housing Agency on December 17, 2019 and San Bernardino Countywide Oversight Board Legal Counsel on December 27, 2019.

**Resolution Approving the Successor Agency to the Loma Linda
Redevelopment Agency's Recognized Obligation Payment Schedule
and Administrative Budget for Fiscal Year 2020-21
January 13, 2020**

Record of Action of the San Bernardino Countywide Oversight Board


APPROVED

Moved: Kenneth Miller Seconded: Acquanetta Warren

Ayes: Richard DeNava, Kenneth Miller, Cindy Saks, Lawrence Strong, Acquanetta Warren,
David Wert

Absent: Mario Vasquez

Lynna Monell, SECRETARY

BY 
DATED: January 13, 2020



cc: File- San Bernardino Countywide Oversight Board

la 01/16/2020

RESOLUTION NO. 2020- 08

RESOLUTION OF THE SAN BERNARDINO COUNTYWIDE OVERSIGHT BOARD ADOPTING THE SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2020-21

On January, 13, 2020 on motion of San Bernardino Countywide Oversight Board Member Miller, duly seconded by San Bernardino Countywide Oversight Board Member Warren and carried, the following resolution is adopted by the San Bernardino Countywide Oversight Board, State of California.

WHEREAS, California Health and Safety Code Section (HSC) 34179(e) requires all action items of the San Bernardino Countywide Oversight Board be accomplished by resolution; and

WHEREAS, HSC 34177 requires the San Bernardino Countywide Oversight Board to approve the Recognized Obligation Payment Schedule (ROPS) and administrative budget; and

WHEREAS, pursuant to HSC 34177(o), the deadline for submitting the ROPS for Fiscal Year 2020-21 to the Department of Finance is February 1, 2020.

NOW, THEREFORE, the San Bernardino Countywide Oversight Board hereby resolves, determines and orders as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The Successor Agency to the Loma Linda Redevelopment Agency's ROPS and administrative budget for Fiscal Year 2020-21 in the form presented, together with such changes thereto as may be approved by the San Bernardino Countywide Oversight Board, are hereby approved.

Section 3. This resolution shall take effect from and after the date of its passage and adoption.

PASSED AND ADOPTED by the San Bernardino Countywide Oversight Board, State of California, by the following vote:

AYES: OVERSIGHT BOARD MEMBER: Richard DeNava, Kenneth Miller, Cindy Saks, Lawrence Strong, Acquanetta Warren, David Wert

NOES: OVERSIGHT BOARD MEMBER: None

ABSENT: OVERSIGHT BOARD MEMBER: Mario Vasquez

* * * * *

STATE OF CALIFORNIA)
)
COUNTY OF SAN BERNARDINO) ss.

I, **LYNNA MONELL**, Secretary to the San Bernardino Countywide Oversight Board, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Countywide Oversight Board, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of January 13, 2020. #8LA

LYNNA MONELL
Secretary to the San Bernardino Countywide
Oversight Board

By _____



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

Successor Agency: Loma Linda
County: San Bernardino

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 1,117,500	\$ -	\$ 1,117,500
B Bond Proceeds	-	-	-
C Reserve Balance	1,117,500	-	1,117,500
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 2,628,487	\$ 2,488,212	\$ 5,116,699
F RPTTF	2,508,487	2,368,212	4,876,699
G Administrative RPTTF	120,000	120,000	240,000
H Current Period Enforceable Obligations (A+E):	\$ 3,745,987	\$ 2,488,212	\$ 6,234,199

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.

David Wert, Chairman

Name _____ Title _____

/s/  _____ Date *01-13-2020*

Signature _____ Date _____

Loma Linda Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail

July 1, 2020 through June 30, 2021

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	20-21A (July - December)					20-21B (January - June)					W	
											Fund Sources					Q	Fund Sources					
											L	M	N	O	P		R	S	T	U		V
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	ROPS 20-21 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21B Total
6	Professional Services	Fees	7/1/2017	6/30/2021	Stradling, Yocca, Carlson & Rauth and/or DHA Consulting, LLC	Continuing Disclosure annual reports	Merged	\$ 42,793,187	N	\$ 6,234,199	\$ 0	\$ 1,117,500	\$ 0	\$ 2,508,487	\$ 120,000	\$ 3,745,987	\$ 0	\$ 0	\$ 0	\$ 2,368,212	\$ 120,000	\$ 2,488,212
								5,000		5,000				1,500		1,500				3,500		3,500
7	Contractual Services	Property Dispositions	7/1/2017	6/30/2021	Benefiel Appraisal Service	Property Appraisals	Merged	6,500	N	6,500				1,000		1,000				5,500		5,500
14	Contractual Services	Property Maintenance	2/1/1989	6/30/2021	JJ Ramirez and/or West SWPPS Services (James D. Huss)	Weed Abatement and Maintenance of Successor Agency land held for resale	Merged	150,000	N	150,000				145,000		145,000				5,000		5,000
15	Loans from the City of Loma Linda	Reentered Agreements	5/29/1979	6/1/2027	City of Loma Linda	Loans for Redevelopment Activities (Cash Principal & Accrued Interest)	Merged	9,657,568	N	1,639,148				819,574		819,574				819,574		819,574
27	Administrative Costs	Admin Costs	7/1/2017	6/30/2021	Employees, various consultants	To fund SA administrative budget as approved by the Oversight Board	Merged	240,000	N	240,000					120,000	120,000					120,000	120,000
47	Tax Allocation Refunding Bonds, Series 2016A	Bonds Issued On or Before 12/31/10	11/10/2016	8/2/2026	U.S. Bank (Trustee)	Refunding of 2003, 2005 and 2008 TA Bonds for debt service savings	Merged	5,471,438	N	595,863		207,500		299,488		506,988				88,875		88,875
48	Tax Allocation Refunding Bonds, Series 2016A Reserve	Reserves	11/10/2016	8/2/2026	U.S. Bank (Trustee)	Refunding of 2003, 2005 and 2008 TA Bonds for debt service savings	Merged	212,500	N	212,500										212,500		212,500
49	Tax Allocation Refunding Bonds Series 2016B	Bonds Issued On or Before 12/31/10	11/10/2016	8/2/2026	U.S. Bank (Trustee)	Refunding of 2003, 2005 and 2008 TA Bonds for debt service savings	Merged	26,123,581	N	2,458,588		910,000		1,237,825		2,147,825				310,763		310,763
50	Tax Allocation Refunding Bonds Series 2016B Reserve	Reserves	11/10/2016	8/2/2026	U.S. Bank (Trustee)	Refunding of 2003, 2005 and 2008 TA Bonds for debt service savings	Merged	922,500	N	922,500										922,500		922,500
51	Contractual Agreement (Contract term ongoing)	Fees	12/1/2016	6/30/2021	U.S. Bank (Trustee)	Bond Trustee Services - Series A and B	Merged	4,100	N	4,100				4,100		4,100						
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Loma Linda Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(Report Amounts in Whole Dollars)

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	
		Fund Sources						
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF		
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	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	Comments	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount	4,525			23,605	0	Beginning balances are the ending balances from 2016-17 Report of Cash Balances	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller	22			31,009	8,057,036		
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)				23,605	5,742,956		
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)					1,077,500	Reserved for bond debt service due August 1, 2018	
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					1,236,580	Amount of PPA determined by San Bernardino County is not available as of 12/9/2019; amount shown is an estimate of the PPA for 2017-18
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 4,547	\$ 0	\$ 0	\$ 31,009	\$ 0	Column F is available as funding for ROPS 2020-21	

Loma Linda Recognized Obligation Payment Schedule (ROPS 20-21) - Notes July 1, 2020 through June 30, 2021

Item #	Notes/Comments
6	The estimated cost for continuing disclosure requirements. Note: Payee has been added; report is completed by DHA consulting and/or Stradling, Yocca, Carson and Rauth.
7	The estimated cost for property appraisals
14	Cost for removing dead trees from Agency-owned former orange groves. The Agency is trying to sell a property it currently owns, which property includes over 70 acres of former orange groves with thousands of dead trees that pose an extreme fire hazard. The City was successful in getting the trees torn down last year, but now the trees need to be ground down and removed from the site. The cost for grinding and removing the trees is estimated to be substantial and something that the City cannot support given that it is the Successor Agency that owns the property and is responsible for its maintenance. When the property is ultimately sold, the proceeds will be distributed to the base year taxing entities. Note that an additional payee is added: West SWPPS Services will be performing the majority of the services for 2020-21. In prior fiscal years, the Agency was advised against changing the payee information.
15	The estimated past due balance on the City loan was fully retired in 2017-18B. As such, only the semi-annual payment amount of \$819,574 is due. The Total Debt Outstanding for the City loan shown for Item 15 is the balance as of 6/1/2019. Background: The terms of the City/Agency Loan are as specified in the Settlement Agreement by and between the City, the Successor Agency, the State Department of Finance and the State Controller's Office. Copies of the Settlement Agreement were previously provided to the Department. Amounts that were shown as due in ROPS 2017-18 and prior ROPS included the amounts that are provided for in the Settlement Agreement as the Past Due Balance of \$5,759,804, plus the \$819,574 regular semi-annual payments, less the amounts that were estimated to have already been paid in prior ROPS.
27	Requested administrative cost allowance has been reduced by 4%, or \$10,000.
47	Debt service due on the 2016A refunding bonds. Payment dates are February 1 (interest) and August 1 (principal and interest). The Bond Documents require that an amount equal to 50% of the principal due on a given August 1 be reserved from the January RPTTF and the balance payable from the June RPTTF payment. The Total Debt Outstanding for Item# 47 equals the amount outstanding after the February 1, 2019 debt service payment is made, less the amounts shown as outstanding as reserves.
48	Reserve Requirement per the Bond Indenture. Payment dates are February 1 (interest) and August 1 (principal and interest). The Bond Documents require that an amount equal to 50% of the principal due on a given August 1 be reserved from the January RPTTF and the balance payable from the June RPTTF payment. The amount shown is the amount required to be reserved from the January payment. Actual expenditure of the reserved balances are shown under Item 47. The Total Debt Outstanding for the 2016A Bonds is also included in item 47: only as the total of the amount due in the current year is included under Item 48.
49	Debt service due on the 2016B refunding bonds. Payment dates are February 1 (interest) and August 1 (principal and interest). The Bond Documents require that an amount equal to 50% of the principal due on a given August 1 be reserved from the January RPTTF and the balance payable from the June RPTTF payment. The Total Debt Outstanding equals the amount outstanding after the February 1, 2019 debt service payment is made, less the amounts shown as reserves.

