

**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY**

Simi Valley City Hall
2929 Tapo Canyon Road
Simi Valley, CA 93063
September 22, 2014
9:00 a.m.


1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Agenda Review
- 4A. Move that all resolutions presented be read in title only and all further reading be waived.
5. Public Statements

Time allotted for public statements or comments on all items on the agenda.
Each individual speaker is limited to three (3) minutes.
6. Approval of Minutes:

Consideration of Resolution Approving the Minutes of the June 16, 2014 Meeting
of the Oversight Board
7. Consent Calendar: None
8. Continued Business: None
9. New Business:
- 9A. Consideration of Resolution Approving the Recognized Obligations Payment
Schedule (ROPS) for the period of January 1, 2015 through June 30, 2015
(ROPS 14-15B)

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY
September 22, 2014

10. Board Comments:
11. Adjournment: To Be Determined.



Brian Paul Gabler,
Director of Economic Development/
Assistant City Manager
Oversight Board Secretary

If any interested individual has a disability, which may require accommodation to participate in this meeting, please contact the City Manager's Office at 583-6701. Upon advance notification of the need for accommodation, reasonable arrangements will be made to provide accessibility to the meeting.

Agenda
Item: 6
Date: 9/22/14

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY

MEMORANDUM

September 22, 2014

TO: Oversight Board
FROM: Office of the City Manager, Simi Valley Successor Agency
SUBJECT: CONSIDERATION OF RESOLUTION APPROVING THE MINUTES OF
THE JUNE 16, 2014 MEETING OF THE OVERSIGHT BOARD

RECOMMENDATION


It is recommended the Oversight Board adopt a Resolution approving Minutes of the June 16, 2014 meeting of the Oversight Board.

BACKGROUND AND OVERVIEW

On June 27, 2012, the State of California approved Assembly Bill (AB) 1484 which is a trailer bill to the original 2011 Dissolution Act legislation. AB1484 made significant changes to how a Successor Agency and an Oversight Board will report information and conduct business. Included in this legislation is a new requirement that all actions of the Oversight Board be made through adoption of resolution.

FINDINGS AND ALTERNATIVES

As a result of new legislation (AB1484), all actions taken by the Oversight Board shall be adopted by resolution. Staff recommends the Oversight Board adopt the attached Resolution approving the Minutes of the June 16, 2014 meeting of the Oversight Board.


Brian Paul Gabler, Director of Economic
Development/Assistant City Manager

RESOLUTION NO. OB 2014 - 06

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY APPROVING THE MINUTES OF THE JUNE 16, 2014 MEETING OF THE OVERSIGHT BOARD

WHEREAS, on June 27, 2012 the State of California Legislature passed and the Governor signed Assembly Bill 1484 which modifies how an oversight board may take action; and

WHEREAS, Assembly Bill 1484 dictates that all actions taken by an oversight board shall be adopted by resolution; and

WHEREAS, the Oversight Board of the Successor Agency to the Simi Valley Community Development Agency ("Oversight Board") held a duly noticed meeting on June 16, 2014; and

WHEREAS, the Oversight Board desires to approve the Minutes of the June 16, 2014 meeting.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Oversight Board finds and determines that the foregoing recitals are true and correct.

SECTION 2. The Oversight Board approves the Minutes of the June 16, 2014 meeting of the Oversight Board attached as Exhibit A.

SECTION 3. The Successor Agency shall maintain on file as a public record this Resolution and the Minutes as approved hereby.

PASSED and ADOPTED this 22nd day of September 2014

Paul Derse, Chair of the Oversight Board of the
Successor Agency to Simi Valley Community
Development Agency

ATTEST:

Brian P. Gabler, Oversight Board Secretary

MINUTES OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO
THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY

Simi Valley, California

June 16, 2014

AGENDA
ITEM

1. Called to Order: 9:34 a.m.
2. Pledge of Allegiance: Led by Tom Kasper
3. Roll Call: Present: Tom Kasper, Jeff Yaller, Eric Levitt, Vice Chair Bruce Hamous
Absent: Iris Ingram, Chair Paul Derse
4. Agenda Review: None
- 4A. ACTION: Vice Chair Hamous moved that all resolutions presented be read in title only and all further reading be waived; Board Member Levitt seconded the motion. There being no objections, the motion carried through acclamation.
5. Public Statements: None
6. Approval of Minutes:

Resolution No. OB 2014 – 04 A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY APPROVING THE MINUTES OF THE FEBRUARY 10, 2013 MEETING OF THE OVERSIGHT BOARD

ACTION: Board Member Levitt moved to adopt Resolution No. OB 2014-04; Board Member Yaller seconded the motion:

ROLL CALL
AYES: Board Members Kasper, Yaller, Levitt, Vice Chair Hamous
NAYS: None
ABSENT: Board Members Ingram, Chair Derse
ABSTAIN: None
7. Consent Calendar: None

It was noted that Board Member Ingram arrived to the meeting at 9:37 a.m.

AGENDA
ITEM

8. Continued Business: None

9. New Business:

9A. Consideration of Resolution Approving and Adopting a Revised Long Range Property Management Plan Pursuant to Section 34191.5 of the Dissolution Act

Resolution No. OB 2014 – 05 A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY APPROVING AND ADOPTING A REVISED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO SECTION 34191.5 OF THE DISSOLUTION ACT

ACTION: Board Member Yaller moved to adopt Resolution No. OB 2014-05; Board Member Ingram seconded the motion:

ROLL CALL

AYES: Board Members Levitt, Yaller, Ingram, Kasper, Vice Chair Hamous,

NAYS: None

ABSENT: Chair Derse

ABSTAIN: None

10. Board Comments:

None

11. Adjournment: Vice Chair Hamous adjourned the meeting at 9:45 a.m. to a date uncertain

Paul Derse, Chair of the Oversight Board to
the Successor Agency of the Simi Valley
Community Development Agency

Brian P. Gabler, Oversight Board Secretary

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY

MEMORANDUM

September 22, 2014

TO: Oversight Board

FROM: Office of the City Manager, Simi Valley Successor Agency

SUBJECT: CONSIDERATION OF RESOLUTION APPROVING THE RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE (ROPS) FOR THE PERIOD OF JANUARY 1, 2015 THROUGH JUNE 30, 2015 (ROPS 14-15B)

RECOMMENDATION

It is recommended the Oversight Board adopt a Resolution approving the Recognized Obligations Payment Schedule for the period of January 1, 2015 through June 30, 2015 (ROPS 14-15B).

BACKGROUND AND OVERVIEW

Section 34177 of the Dissolution Act requires a Successor Agency to prepare a Recognized Obligations Payment Schedule (ROPS) for each six-month period (July 1 through December 31 and January 1 through June 30).

On June 27, 2012, the State of California approved Assembly Bill (AB) 1484 which is a trailer bill to the original 2011 Dissolution Act legislation (ABx1 26). AB1484 made significant changes to how a Successor Agency will report information and conduct business. With respect to the ROPS, AB1484 requires that the ROPS be submitted to the County Chief Administrative Officer, the County Auditor-Controller, and the State Department of Finance as the same time that the Successor Agency submits the document to the Oversight Board for their consideration. Staff has distributed the ROPS document to these entities as part of the normal agenda distribution.

FINDINGS AND ALTERNATIVES

At its meeting of February 10, 2014, the Oversight Board approved the most recent ROPS documents for the period of July 1, 2014 through December 31, 2014. The ROPS attached for the Board's consideration covers the next six-month period: January 1, 2015 through June 30, 2015 and must be submitted to the California Department of Finance by October 1, 2014. The enforceable obligations contained in this ROPS are the same obligations contained in the previous ROPS documents with no exceptions, i.e. no new obligations have been added to the ROPS document and funding is only request for previously approved enforceable obligations.

Staff has prepared a Resolution (page 3) for the approval of the January 1, 2015 through June 30, 2015 ROPS 14-15B document. Staff recommends the Board approve the ROPS and adopt the attached Resolution.

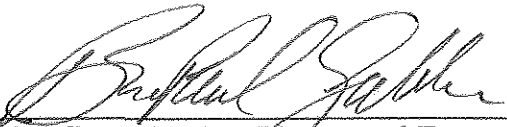
The following Alternatives are available to the Oversight Board:

1. Adopt a Resolution approving the Recognized Obligations Payment Schedule for the period of January 1, 2015 through June 30, 2015 (ROPS 14-15B).
2. Provide further direction.

It is recommended the Oversight Board approve Alternative No. 1.

SUMMARY

Pursuant to ABx1 26, the Successor Agency is obligated to prepare a Draft ROPS and submit it to the Oversight Board for approval. Upon approval by the Oversight Board, the ROPS is submitted to the California Department of Finance, the State Controller's Office, and the County of Ventura. It is recommended the Oversight Board adopt a Resolution approving the ROPS for the period of January 1, 2015 through June 30, 2015 (ROPS 14-15B).



 Brian Paul Gabler, Director of Economic
 Development/Assistant City Manager

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RESOLUTION NO. 2014 - 07

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE FOR THE PERIOD OF JANUARY 1, 2015 THROUGH JUNE 30, 2015 (14-15B ROPS)

WHEREAS, the Oversight Board for Successor Agency to Simi Valley Community Development Agency ("Oversight Board" as applicable) has met and has duly considered a draft recognized obligation payment schedule for the period January 1, 2015 through June 30, 2015 in the form submitted by the Successor Agency (the "Draft ROPS"); and

WHEREAS, prior to its meeting on September 22, 2014, the members of the Oversight Board have been provided with copies of the Draft ROPS; and

WHEREAS, the Oversight Board has reviewed the Draft ROPS and those instruments, as necessary, referenced in the Draft ROPS; and

WHEREAS, the Oversight Board desires to express and memorialize its approval of the Draft ROPS as the Recognized Obligation Payment Schedule for the period January 1, 2015 through June 30, 2015 as duly approved by the Oversight Board.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Oversight Board finds and determines that the foregoing recitals are true and correct.

SECTION 2. The Oversight Board approves the Recognized Obligation Payment Schedule for the period January 1, 2015 through June 30, 2015 attached as Exhibit A.

SECTION 3. The Successor Agency is authorized and directed to submit the ROPS to the California Department of Finance and all other entities as required by law.

SECTION 4. The Successor Agency is authorized to make minor modifications to the approved Recognized Obligation Payment Schedule as necessary, and as directed by the California Department of Finance or County of Ventura Auditor-Controller.

SECTION 5. The Successor Agency shall maintain on file as a public record this Resolution and the ROPS as approved hereby.

PASSED and ADOPTED this 22nd day of September, 2014

Paul Derse, Chair of the Oversight
Board of the Successor Agency to Simi
Valley Community Development Agency

ATTEST:

Brian P. Gabler, Oversight Board Secretary

Recognized Obligation Payment Schedule (ROPS 14-15B) - Summary

Filed for the January 1, 2015 through June 30, 2015 Period

Name of Successor Agency: Simi Valley
 Name of County: Ventura

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A Sources (B+C+D):		\$ -
B Bond Proceeds Funding (ROPS Detail)		-
C Reserve Balance Funding (ROPS Detail)		-
D Other Funding (ROPS Detail)		-
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 696,412
F Non-Administrative Costs (ROPS Detail)		571,412
G Administrative Costs (ROPS Detail)		125,000
H Current Period Enforceable Obligations (A+E):		\$ 696,412
Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I Enforceable Obligations funded with RPTTF (E):		696,412
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)		-
K Adjusted Current Period RPTTF Requested Funding (I-J)		\$ 696,412
County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L Enforceable Obligations funded with RPTTF (E):		696,412
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)		-
N Adjusted Current Period RPTTF Requested Funding (L-M)		696,412

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 14-15B) - ROPS Detail
January 1, 2015 through June 30, 2015
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
								\$ 55,547,226		\$ -	\$ -	\$ -	\$ 571,412	\$ 125,000	\$ 696,412
1	PD-S-964; Mehdi Humkar	Miscellaneous	12/10/2007	1/1/2072	Eligible moderate-income	Three condominium units affordable to	Merged WE/TC	234,000	N						
2	PD-S-942; Palmdale 47th LLC	Miscellaneous	4/4/2005	1/1/2072	Eligible moderate-income households	Seven condominium units affordable to low-income first time home buyer households. Downpayment Assistance of \$50,000 for four 2-bedroom units and \$75,000 for three 3-bedroom units due upon the first sale of each affordable unit. Additional \$21,000 initial administrative cost to oversee marketing, sale, and loan processing of units.	Merged WE/TC	446,000	Y						
3	PD-S-983; Casden Simi Valley LLC	Miscellaneous	1/28/2008	1/1/2062	Eligible low-income households	Sixty-seven condominium units affordable to low-income first time home buyer households. Downpayment Assistance of \$49,412 for eight 1-bedroom units, \$98,824 for thirty 2-bedroom units, \$146,236 for fourteen 3-bedroom units, and \$197,648 for fifteen 4-bedroom units due upon the first sale of each affordable unit. Additional \$201,000 initial administrative cost to oversee marketing, sale, and loan processing of units.	Merged WE/TC	8,601,000	N						
4	PD-S-1001; SMV Patricia LLC	Miscellaneous	3/22/2010	1/1/2072	Eligible low-income households	Four condominium units affordable to low-income first time home buyer households. Downpayment assistance of \$100,000 for two 2-bedroom unit and \$150,000 for two 3-bedroom units due upon the first sale of each affordable unit due upon the first sale of each affordable unit. Additional \$12,000 initial administrative cost to oversee marketing, sale, and loan processing of units.	Merged WE/TC	512,000	N						
16	Union Pacific Lease	Miscellaneous	1/1/2002	1/1/2063	Union Pacific Railroad	Annual lease for land located at the northeast corner of Tapo Canyon Road and Los Angeles Avenue	Merged WE/TC	411	N				411		411
17	2003 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	2/20/2003	9/1/2030	US Bank	Bond Issue to fund non-housing projects	Merged WE/TC	34,243,506	N				564,191		564,191
18	2003 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	2/20/2003	9/1/2030	Willdan	Arbitrage Rebate calculation services	Merged WE/TC	18,400	N				1,150		1,150
19	2003 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	2/20/2003	9/1/2030	HdL	Continuing Disclosure document preparation	Merged WE/TC	36,000	N				2,250		2,250
20	2003 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	2/20/2003	9/1/2030	US Bank	Trustee Services Fee	Merged WE/TC	54,400	N				3,410		3,410
21	Administrative Costs	Admin Costs	2/1/2012	12/31/2031	Successor Agency and Employees of Successor Agency	Employment Costs and Administrative Costs and Associated Costs of the Successor Agency	Merged WE/TC	250,000	N					125,000	125,000
24	Unpaid Pass Through Funds	Miscellaneous	2/11/1985	6/30/2014	Ventura County Community College District	Prior Pass Through funds unpaid to the Ventura County Community College District by former SVCDA	Merged WE/TC		Y						

Recognized Obligation Payment Schedule (ROPS 14-15B) - ROPS Detail
January 1, 2015 through June 30, 2015
 (Report Amounts in Whole Dollars)

A Item #	B Project Name / Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	I Total Outstanding Debt or Obligation	J Retired	K, L, M, N Funding Source				O Admin	P Six-Month Total	
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
										K Bond Proceeds	L Reserve Balance	M Other Funds	N Non-Admin			
25	Loan Agreement between City of Simi Valley and former Simi Valley Community Development Agency	City/County Loans On or Before 6/27/11	11/8/2010	12/31/2033	City of Simi Valley	Repayment of Loan Agreement between the City of Simi Valley, Simi Valley Lighting Maintenance District, and the Simi Valley Community Development Agency. Finding of Completion issued April 26, 2013; Oversight Board finding for legitimate redevelopment purposes on September 23, 2013; DoF confirmed for legitimate redevelopment purposes in November 5, 2013 letter. Residual Balance for 12-13 - \$6,963,396; Residual Balance - for 13-14 - \$9,499,904	Merged WE/TC	11,151,509	N							
26	Façade Renovation Grant	Miscellaneous	4/26/2010	2/1/2012	B/C Sinaloa Plaza LLC	Façade Renovation Grant appeared on first ROPS (Jan - June 2012) document; final payment to the Payee took place but the Successor Agency did not draw down the May 2012 payment of \$17,500. Requesting funds at this time for missed drawdown.			Y							
27									N							
28									N							
29									N							
30									N							
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63									N							
64									N							

Recognized Obligation Payment Schedule (ROPS 14-15B) - 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 http://www.dof.ca.gov/Programs/Redevelopment/ROPS/documents/Cash_Balances_Tips_Sheet.pdf.

A	B	C	D	E	F	G	H	I	
Cash Balance Information by ROPS Period		Fund Sources						Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		
		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		
ROPS 13-14B Actuals (01/01/14 - 06/30/14)									
1	Beginning Available Cash Balance (Actual 01/01/14)	1,934,175	-	200,804	-	15,618	581		
2	Revenue/Income (Actual 06/30/14) RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014	1,465	-	2,700	1,447,891	136,079	276,174	C2 & E2 - Interest Earnings; G2 - Funds received in the amount of \$60,000 from legal settlement of legal expenses related to de Leon Litigation, Item #13, now closed. G2 - Refunded grant funds of \$70,000 noted in 13-14B Dept of Finance approval letter. G2 - Interest earnings of \$6,079.	
3	Expenditures for ROPS 13-14B Enforceable Obligations (Actual 06/30/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	-	-	801	-	-	276,776		
4	Retention of Available Cash Balance (Actual 06/30/14) RPTTF amount retained should only include the amounts distributed for debt service reserve(s) approved in ROPS 13-14B	-	-	-	-	-	-		
5	ROPS 13-14B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 13-14B PPA in the Report of PPA, Column S	No entry required						-	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	1,935,640	-	202,703	1,447,891	151,697	(21)		
ROPS 14-15A Estimate (07/01/14 - 12/31/14)									
7	Beginning Available Cash Balance (Actual 07/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	1,935,640	-	202,703	1,447,891	151,697	(21)		
8	Revenue/Income (Estimate 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014	4,000	-	-	-	-	1,395,136	C8 - Estimated interest earnings	
9	Expenditures for ROPS 14-15A Enforceable Obligations (Estimate 12/31/14)	-	-	-	1,447,891	85,618	1,395,136	G9 - Expenditure of \$15,618 related to Item #26 per 14-15A Dept of Finance approval letter. G9 - Expenditure of \$70,000 related to Item #17 per 13-14B Dept of Finance approval letter.	
10	Retention of Available Cash Balance (Estimate 12/31/14) RPTTF amount retained should only include the amount distributed for debt service reserve(s) approved in ROPS 14-15A	-	-	-	-	-	-		
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	1,939,640	-	202,703	-	66,079	(21)		

Recognized Obligation Payment Schedule (ROPS 14-15B) - Notes	
January 1, 2015 through June 30, 2015	
Item #	Notes/Comments
2	Remove from ROPS. Project no longer owned by original developer; Project no longer has an affordable component and no longer eligible for funding
24	Remove from ROPS. Final payment processed as part of 14-15A ROPS
26	Remove from ROPS. Final payment processed as part of 14-15A ROPS