

**SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF HUNTINGTON PARK**



**Special Meeting Agenda
September 17, 2014**

6:00 p.m.
City Hall Council Chambers
6550 Miles Avenue
Huntington Park, CA 90255

CALL TO ORDER

ROLL CALL

Chair Rosa E. Perez
Vice Chair Karina Macias
Board Member Mario Gomez
Board Member Ofelia Hernandez
Board Member Valentin Palos Amezcuita

PUBLIC APPEARANCES AND ORAL COMMUNICATIONS

This is the time and place for the general public to address the Successor Agency on matters within their jurisdiction. Items not included previously on the agenda may only be referred to staff for administrative action or scheduled on a subsequent agenda for discussion.

REGULAR AGENDA

- 1. Resolution Authorizing the Issuance of its Successor Agency to the Community Development Commission of the City of Huntington Park Tax Allocation Refunding Bonds, in one or more series; Authorizing the Execution and Delivery of one or more Indentures, Escrow Agreements, Bond Purchase Agreements and Continuing Disclosure Agreements and Other Matters Related Thereto**

RECOMMENDATION OF ITEM UNDER CONSIDERATION

1. Adopt Resolution Authorizing the Issuance of its Successor Agency to the Community Development Commission of the City of Huntington Park Tax Allocation Refunding Bonds, in one or more series; Authorizing the Execution and Delivery of one or more Indentures, Escrow Agreements, Bond Purchase Agreements and Continuing Disclosure Agreements and Other Matters Related Thereto

REGULAR AGENDA (continued)**2. Resolution Approving a Recognized Obligation Payment Schedule (ROPS No. 14-15B) for the Period of January 1, 2015 through June 30, 2015 in order to Comply with the Provisions of Section 34177 of the Health and Safety Code**

RECOMMENDATION OF ITEM UNDER CONSIDERATION

1. Adopt a Resolution approving a Recognized Obligation Payment Schedule (ROPS No. 14-15B) for the period of January 1, 2015 through June 30, 2015 in order to comply with the provisions of section 34177 of the Health and Safety Code

3. Resolution Approving an Administrative Budget 14-15B for the Six-Month Period of January 1, 2015 through June 30, 2015

RECOMMENDATION OF ITEM UNDER CONSIDERATION

1. Adopt a Resolution approving administrative budget 14-15B for the six-month period of January 1, 2015 through June 30, 2015

4. Resolution Authorizing the City of Huntington Park to Implement a Contract for the Former Southland Steel Site Remediation Project

RECOMMENDATION OF ITEM UNDER CONSIDERATION

1. Adopt a Resolution authorizing the City to implement a contract for the former Southland Steel Site Remediation project

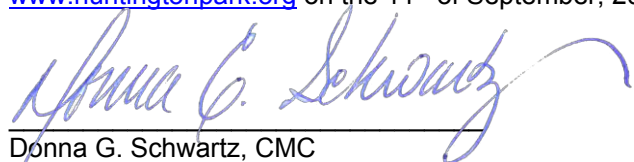
5. Approval of an Emergency Loan from the City of Huntington Park to the Successor Agency of the Community Development Commission of the City of Huntington Park to Pay an Arbitrage Rebate Liability to the United State Internal Revenue Service to be Placed Under Item Number 27 of the Recognized Obligation Payment Schedule in an Amount not to Exceed \$3,500,000.

RECOMMENDATION OF ITEM UNDER CONSIDERATION

1. Approve an emergency loan to the Successor Agency of the Community Development Commission.

ADJOURNMENT

I Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington Park City Hall and made available at www.huntingtonpark.org on the 11th of September, 2014.



Donna G. Schwartz, CMC
Interim Secretary

CITY OF HUNTINGTON PARK

Community Development Department
Successor Agency Agenda Report

September 17, 2014

Honorable Chair and Members of the Successor Agency Board
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Members of the Successor Agency to the Community Development Commission of the City of Huntington Park:

RESOLUTION APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SUCCESSOR AGENCY OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF HUNTINGTON PARK

IT IS RECOMMENDED THAT THE SUCCESSOR AGENCY BOARD:

1. Adopt a Resolution of the Successor Agency to the Community Development Commission of the City of Huntington Park approving a Recognized Obligation Payment Schedule 14-15B for the period of January 1, 2015 through June 30, 2015.

BACKGROUND

The ROPS serves to identify allowable costs or “enforceable obligations” of the former Community Development Commission, such as bond payments, loans, contracts, projects, etc. Legislation requires the Successor Agency to prepare a ROPS every six months. Each ROPS must be approved by the Successor Agency Board and subsequently be approved by the Oversight Board. ROPS is then forwarded to the State of California Department of Finance (“DOF”) for final review and approval. ROPS 14-15B is due no later than October 1, 2014.

The preparation and submittal of ROPS 14-15B is required for the Successor Agency to pay its expenditures or “enforceable obligations” for the period from January, 2015, through June 30, 2015. These enforceable obligations are paid from Redevelopment Property Tax Trust Fund (RTTPF) monies received from the DOF (via the County).

FISCAL IMPACT/FINANCING

There are 39 obligation items listed on ROPS 14-15B, which represent \$3,946,226 in enforceable obligations due for the six-month period covering January through June 2015 payable from RTTPF monies, and \$3,847,000 payable from sale proceeds of property owned by the Successor Agency and proceeds from the refinancing of

RESOLUTION APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SUCCESSOR AGENCY OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF HUNTINGTON PARK

September 17, 2014

Page 2 of 2

Successor Agency bonds. To comply with the October 1, 2014 deadline, the ROPS must be approved by the Successor Agency and Oversight Board.

LEGAL AND PROGRAM REQUIREMENTS

The Successor Agency is required to submit an Oversight Board approved-ROPS to the County Auditor-Controller (CAC) and Department of Finance (DOF) within 90 days prior to the semiannual Redevelopment Property Tax Trust Fund property fund distribution. Additionally, all ROPS must be adopted at a public meeting of the Successor Agency and be posted on the City's website.

If the Successor Agency does not submit an Oversight Board-approved ROPS by October 1, 2014 could expose the Successor Agency to the following penalties:

1. \$10,000 per day civil penalty for each day the ROPS is delinquent.
2. Failure to submit the ROPS within 10 days of the deadline may result in a 25% reduction of a Successor Agency's maximum administrative cost allowance for the period covered by the delinquent ROPS
3. If Successor Agency fails to submit an Oversight Board-approved ROPS within five business days after the April 1st and October 1st dates on which the CAC releases the estimated property tax allocation, the DOF may determine if any amount should be withheld to pay enforceable obligations, pending DOF approval of a ROPS.

CONCLUSION

Upon approval by the Successor Agency and Oversight Board ROPS 14-15B will be forwarded to the County Auditor Controller and DOF and posted on the City's website.

Respectfully submitted,



JULIO MORALES

Interim City Manager/Executive Director

ATTACHMENTS

A: Resolution

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

RESOLUTION NO.

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF HUNTINGTON PARK
APPROVING A RECOGNIZED OBLIGATION PAYMENT
SCHEDULE (“ROPS No. 14-15B”) FOR THE PERIOD OF JANUARY
1, 2015 THROUGH JUNE 30, 2015 IN ORDER TO COMPLY WITH
THE PROVISIONS OF SECTION 34177 OF THE HEALTH AND
SAFETY CODE**

RECITALS:

A. On September 19, 2011, the City Council of the City of Huntington Park (“City”) elected to serve as the Successor Agency to the former Community Development Commission of the City of Huntington Park (“Successor Agency”).

B. On February 1, 2012, the Commission was dissolved pursuant to AB 1X 26, and the Successor Agency is now responsible for winding down the operations and overseeing the dissolution process in an orderly manner.

C. On June 27, 2012, the Governor of California signed the redevelopment budget trailer bill AB 1484, making substantial changes to AB X1 26

D. One of the provisions of AB 1484, Section 34177, establishes a schedule for the adoption of a Recognized Obligation Payment Schedule specifying all payment obligations to be made by the Successor Agency for the period July 1, 2014 through December 31, 2014 (the “ROPS No. 14-15A”), which is to be submitted to the Oversight Board for approval and at the same submit a copy to the County-Auditor-Controller, the County administrative officer and

1 Department of Finance (“DOF”) for review and approval no later than October 1, 2014; and
2 post a copy of the Oversight Board approved ROPS No. 14-15B on the Successor Agency’s
3 website.

4 **NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR**
5 **AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY**
6 **OF HUNTINGTON PARK HEREBY FINDS, DETERMINES, RESOLVES AND**
7 **ORDERS AS FOLLOWS:**

8
9
10 Section 1. The above recitals are true and correct and are a substantive part of this
11 Resolution.

12 Section 2. This Resolution is adopted pursuant to Health and Safety Code Section
13 34177.

14
15 Section 3. The Board of the Successor Agency hereby approves ROPS No. 14-15B
16 substantially in the form attached as Exhibit A to this Resolution and incorporated herein by
17 reference (“ROPS No. 14-15B”). The Executive Director of the Successor Agency, in
18 consultation with the Successor Agency’s legal counsel, may modify ROPS No. 14-15B as
19 the Executive Director or the Successor Agency’s legal counsel deems necessary or
20 advisable.

21 Section 4. Staff is hereby authorized and directed to submit a copy of ROPS No.
22 14-15B to the Oversight Board for approval and, at the same time, transmit a copy of ROPS
23 No. 14-15B to the DOF, the County Auditor-Controller and the County administrative
24 officer as designated by the County.

1 Section 5. Staff is hereby authorized and directed to submit a copy of Oversight
2 Board-approved ROPS No. 14-15B to the DOF, the Office of the State Controller, and the
3 County Auditor-Controller. If the Oversight Board has not approved ROPS No. 14-15B by
4 October 1, 2014, Staff is hereby authorized and directed to transmit ROPS No. 14-15B to the
5 DOF, the Office of the State Controller, and the County Auditor-Controller, with a written
6 notification regarding the status of the Oversight Board’s review. Written notice and
7 information regarding the action of the Oversight Board shall be provided to the DOF by
8 electronic means and in a manner of DOF’s choosing.

9 Section 6. Staff is hereby authorized and directed to post a copy of the Oversight
10 Board-approved ROPS No. 14-15B on the Successor Agency’s Internet website (being a
11 page on the Internet website of the City of Huntington Park).

12 Section 7. The officers and staff of the Successor Agency are hereby authorized and
13 directed, jointly and severally, to do any and all things which they may deem necessary or
14 advisable to effectuate this Resolution, including requesting additional review by the DOF
15 and an opportunity to meet and confer on any disputed items, and any such actions
16 previously taken by such officers are hereby ratified and confirmed.

17
18 **PASSED AND ADOPTED** this 16th day of September 2015.

19
20 _____
21 Chair

22
23 ATTEST:

24 _____
25 Successor Agency Secretary

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

EXHIBIT A

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

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

Name of Successor Agency: Huntington Park
Name of County: Los Angeles

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):	\$ 3,847,000
B Bond Proceeds Funding (ROPS Detail)	-
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	3,847,000
E Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 3,946,226
F Non-Administrative Costs (ROPS Detail)	3,821,226
G Administrative Costs (ROPS Detail)	125,000
H Current Period Enforceable Obligations (A+E):	\$ 7,793,226

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	3,946,226
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(1,781)
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 3,944,445

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	3,946,226
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)	3,946,226

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	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	
								\$ 183,942,078		\$ -	\$ -	\$ 3,847,000	\$ 3,821,226	\$ 125,000	\$ 7,793,226
1	2004A TABs	Bonds Issued On or Before 12/31/10	5/1/1994	9/1/2022	Bondholders	Bond Payment	Merged	34,621,075	N				2,703,256		2,703,256
2	DSR Surety Repayment 2004A TABs	Fees	1/1/2014	6/30/2014	Assured Guaranty	Bond Payment	Merged	-	N				-		-
3	Public Funding Lease Agreement 2007	Bonds Issued On or Before 12/31/10	10/10/1997	12/1/2025	Bond Holders via All Points Public Funding	Bond Payment	Merged	6,079,641	N				274,079		274,079
4	Promissory Note Merged Redevelopment (Santa Fe Project)	Bonds Issued On or Before 12/31/10	2/1/2007	10/1/2027	Bondholders	Bond Payment	Merged	3,028,776	N				116,189		116,189
5	Promissory Note (Neighborhood Preservation Project)	Bonds Issued On or Before 12/31/10	2/1/2007	2/1/2027	Bondholders	Bond Payment	Neighborhood Preservation Project Area	6,266,223	N				244,254		244,254
6	Los Angeles County Reimbursement Agreement	City/County Loans On or Before 6/27/11	1/30/1994	6/30/2014	Los Angeles County	County of Los Angeles repayment of deferral of prior years' pass through payment deferrals. The outstanding amount is as of June 30, 2011.	Merged	126,230,000	N						-
7	Carmelita Project Relocation Benefits	Property Dispositions	4/1/2012	6/30/2014	Tenants	Permanent Relocation Benefits Property # 2 Carmelita property	Neighborhood Preservation Project Area	25,000	N				25,000		25,000
8	Carmelita Relocation Services	Professional Services	6/16/2008	6/16/2011	Overland Pacific & Cutler	Property # 2 Carmelita - Professional Relocation Services	Neighborhood Preservation Project Area	-	N				-		-
9	Salaries-Project Delivery	Project Management Costs	1/1/2014	6/30/2014	City of Huntington Park Staff Salaries	Property #2 Carmelita - Oversight and project management for related to disposition of property	Neighborhood Preservation Project Area	73,000	N				24,000		24,000
10	Legal services	Litigation	9/20/2005	6/30/2014	Richards Watson & Gershon	Property #2 Carmelita - Legal services for tenant eviction	Neighborhood Preservation Project Area	10,000	N				-		-
11	Property Maintenance (Camelita Property)	Property Maintenance	1/1/2014	6/30/2014	City of Huntington Park-Public Works Dept	Property #2 Carmelita - Maintain property free of trash, debris, overgrown weeds, services based on quarterly basis	Neighborhood Preservation Project Area	2,000	N				2,000		2,000
12	Fence Rental (Carmelita Property)	Property Maintenance	1/1/2014	6/30/2014	City of Huntington Park reimbursement		Neighborhood Preservation Project Area	1,781	N				1,300		1,300
13	Southland Steel California Land Reuse and Revitalization Act (CLRRRA) Agreement	Remediation	9/23/2005	1/1/2016	California Department of Toxic Substance Control (DTSC)	Property #4 Southland Steel - oversight for Environmental Clean-up for Southland Steel Property	Merged	90,000	N				30,000		30,000
14	Agreement to prepare plans as required by DTSC for clean up of the Southland Steel site.	Professional Services	10/6/2008	1/1/2016	ECO & Associates	Property #4 Southland Steel - Consultant to assist in the preparation of the plans and reports as required by DTSC to implement clean-up of Successor Agency Owned Property	Merged	56,000	N				-		-
15	Implement Clean up of contaminated Soil	Remediation	1/1/2014	6/30/2014	TBD	Property #4 Southland Steel - Soil remediation activities to clean up contaminated site as required under DTSC contract	Merged	-	N				-		-
16	Salaries-Project Delivery	Project Management Costs	1/1/2014	6/30/2014	City of Huntington Park Staff Salaries	Direct Project Costs in connection to Southland Steel property	Merged	121,000	N				24,000		24,000
17	Legal fees	Legal	9/20/2005	1/1/2016	Richards Watson & Gershon	legal services related to clean-up in connection to Southland Steel project	Merged	18,000	N				10,000		10,000
18	Middleton Affordable Housing Project	OPA/DDA/Construction	12/3/2007	6/30/2014	Oldtimers Housing Development Corporation	Construction of 11 residential units at 6614 -6700 Middleton	Merged	-	N				-		-

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	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	
19	Middleton Project Relocation Benefits	Property Dispositions	1/1/2014	6/30/2014	Tenants	Relocation Benefits - permanent relocation benefits for 6614 - 6700 Middleton property	Merged	80,000	N						
20	Middleton Project Relocation Services	Professional Services	6/16/2008	6/16/2011	Overland Pacific & Cutler	Provide Relocation Services - 6614-6700 Middleton	Merged	-	Y						
21	Salaries-Project Delivery	Project Management Costs	1/1/2014	6/30/2014	City of Huntington Park Staff Salaries	Oversight and project management for city staff for 6614-6700 Middleton Project	Merged	73,000	N				24,000		24,000
22	Middleton - Legal Service	Litigation	9/20/2005	6/30/2014	Richards Watson & Gershon	Legal services as necessary to complete project due to potential litigation proceedings	Merged	10,000	N				10,000		10,000
23	LAUSD vs. County of L.A. et al	Litigation	9/20/2005	1/1/2016	Richards Watson & Gershon	Legal services related to a litigation case (2007) from LAUSD against the L.A. County and various RDAs regarding dispute on ERAF payments	Merged	2,000	N				2,000		2,000
24	ROPS 3 -Administrative Budget January 1, 2013 -June 30, 2013	RPTTF Shortfall	1/1/2013	6/30/2013	City of Huntington Park	Admin Costs Carryover	Merged & Neighborhood Preservation	71,173	N				71,173		71,173
25	CARRY OVER ROPS 1 Administrative Budget July 1, 2012 - December 31, 2012	Admin Costs	1/1/2012	6/30/2012	City of Huntington Park	Admin Cost Carryover	Merged & Neighborhood Preservation		N						
26	CARRY OVER ROPS 2 Administrative Budget January 2013 - June 2013	RPTTF Shortfall	7/1/2012	12/31/2012	City of Huntington Park	Admin Cost Carryover	Merged & Neighborhood Preservation	31,505	N				31,505		31,505
27	Arbitrage Rebate Payment	Fees	6/17/2004	12/31/2014	Internal Revenue Service	Costs associated with arbitrage rebate due to IRS	Merged & Neighborhood Preservation	3,400,000	N			3,400,000			3,400,000
28	ROPS 13-14 A Admin Budget	RPTTF Shortfall	7/1/2013	12/1/2013	City of Huntington Park	Admin Costs Carryover	Merged & Neighborhood Preservation	78,470	N				78,470		78,470
29	Oversight Board Legal Fees	Legal	2/20/2013	2/20/2014	Colantuono & Levin P.C.	Legal representation to Oversight Board	Merged & Neighborhood Preservation	45,000	N						
30	Appraisal Fees	Property Dispositions	1/1/2013	6/30/2014	RP Laurain & Associates	Appraisal reports for Successor Agency properties	Merged & Neighborhood Preservation	1,000	N				1,000		1,000
31	Land Sale Costs	Property Dispositions	1/1/2014	6/30/2014	Various	Costs Associated with disposition of properties	Merged & Neighborhood Preservation	50,000	N				25,000		25,000
32	ROPS 13-14 B Admin Budget	RPTTF Shortfall	1/1/2014	6/30/2014	City of Huntington Park	Admin allowance	Merged & Neighborhood Preservation	86,587	N						
33	Jones Lang LaSalle	Property Dispositions	6/6/2013	6/6/2014	Jones Lang LaSalle	costs Associated with disposition of properties	Merged & Neighborhood Preservation	210,000	N				210,000		210,000
34	ROPS 14-15A Admin Budget	Admin Costs	7/1/2014	12/31/2014	City of Huntington Park	Admin Allowance	Merged & Neighborhood	125,000	N						
35	Pension Tax	Miscellaneous	1/1/2014	12/31/2014	City of Huntington Park	Pension Tax Refund	Merged & Neighborhood Preservation	2,569,847	N						
36	ROPS 14-15B Admin Budget	Admin Costs	1/1/2015	12/1/2015	City of Huntington Park	Admin Allowance	Merged & Neighborhood	125,000	N					125,000	125,000
37	Geosyntec Consultants	Professional Services	2/2/2014	6/2/2015	Geosyntec Consultants	Southland Steel Property - Environmental Engineering/Construction Management, Monitoring Well	Merged	211,000	N				211,000		211,000

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				O	P
										Funding Source			N		
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)		RPTTF			
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
38	Housing Successor Admin Allowance	Admin Costs	1/1/2015	6/30/2015	Housing Authority of Los Angeles County	Housing Successor Allowance	Merged & Neighborhood Preservation	75,000	N				75,000		75,000
39	Housing Successor Admin Allowance	Admin Costs	1/1/2015	6/30/2015	Housing Authority of Los Angeles County	Housing Successor Allowance	Merged & Neighborhood Preservation	75,000	N				75,000		75,000
40									N						
41									N						
42									N						
43									N						
44									N						
45									N						
46									N						
47									N						
48									N						
49									N						
50									N						
51									N						
52									N						
53									N						
54									N						
55									N						
56									N						
57									N						
58									N						
59									N						
60									N						
61									N						
62									N						
63									N						
64									N						
65									N						
66									N						
67									N						
68									N						
69									N						
70									N						
71									N						
72									N						
73									N						
74									N						
75									N						
76									N						
77									N						
78									N						
79									N						
80									N						
81									N						
82									N						
83									N						
84									N						
85									N						
86									N						
87									N						
88									N						

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

January 1, 2015 through June 30, 2015

Item #	Notes/Comments
1	Bond payments due in March and September. The payment due in March is interest only payment of \$896,941 and payment due in September is principal plus interest exceeding \$5 million
2	N/A
3	The bonds are due in annual installments and interest until December 1 ,2025. The debt was issued to refund prior bonds issued in October 1997.
4	The bonds are due in annual installments and interest until October 1, 2027. The debt was issued to refund prior Tax allocation and Revenue refunding bonds issued in October 1997.
5	The bonds are due in annual installments and interest until February 1, 2027. The bonds provided funding for various street and park improvements in the project area and acquisition of a blighted property in order to provide new housing.
6	County of Los Angeles repayment of deferral of prior years' pass through payment deferrals. The outstanding amount is as of June 30, 2011.
7	In April 2010, the CDC purchased 1.9-acre site with bond loan proceeds. The site contains 12 residential vacant units and one large vacant undeveloped parcel. Eleven out of relocated. One will be evicted
8	Provide Relocation Professional Services
9	Oversight and project management for city staff projected at 2 years: Community Development Director 7% (11 hrs/month; 132 hrs/year,) Housing Manager 10% (17 hrs/month; 204 hrs/year); Project Manager 15% (25 hrs/month; 300 hrs/yr) -
10	Legal services for tenant eviction
11	Maintain property free of trash, debris, overgrown weeds, services based on quarterly basis
12	Security - property board-up and fence rental annual payment. Current P.O for rental and board up is \$1,500 for one year. Additional fencing is required at an aproximate cost of \$1,368. Remaining balance is for occassional board up services.
13	Property #4 Southland Steel - oversight for Environmental Clean-up for Southland Steel Property. Contract expires upone completion of enviornmental work or upon 30 day notice
14	Consultant to assist in the preparation of the plans and reports as required by DTSC and implement clean-up. Contract expires upon completion of work or upon 30 day notice
15	Item denied by DOF in ROPS III
16	Oversight and project management for city staff projected at 2 years: Community Development Director 7% (11 hrs/month; 132 hrs/year,) Housing Manager 10% (17 hrs/month; 204 hrs/year); Project Manager 15% (25 hrs/month; 300 hrs/yr)
17	legal services related to clean-up.
18	Affordable Housing Agreement for development of 11 units.
19	Relocation Benefits - Relocation costs increase as a result of permanent relocation.
20	Provide Professional Relocation Services for project located at 6614 & 6700 Middleton
21	Oversight and project management for city staff projected at 2 years: Community Development Director 7% (11 hrs/month; 132 hrs/year,) Housing Manager 10% (17 hrs/month; 204 hrs/year); Project Manager 15% (25 hrs/month; 300 hrs/yr) -
22	Legal services as necessary to complete project due to potential litigation proceedings
23	Legal services related to a litigation case (2007) from LAUSD against the L.A. County and various RDAs regarding dispute on ERAF payments
24	Cooperative agreement between the Successor Agency of the Community Development Commission of the City of Huntington Park for advance reimbursement of administrative, overhead and other expenses by and between the Successor Agency and the City of Huntington Park. After debt payments no funds were available, therefore, the City advanced the cost
25	Item denied by DOF in ROPS III
26	Cooperative agreement between the Successor Agency of the Community Development Commission of the City of Huntington Park for advance reimbursement of administrative, overhead and other expenses by and between the Successor Agency and the City of Huntington Park. After debt payments no funds were available, therefore, the City advanced the cost

CITY OF HUNTINGTON PARK

Community Development Department
Successor Agency Agenda Report

September 17, 2014

Honorable Chair and Members of the Successor Agency Board
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Members of the Successor Agency to the Community Development Commission of the City of Huntington Park:

RESOLUTION APPROVING AN ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY FOR THE SIX-MONTH PERIOD OF JANUARY 1, 2015 THROUGH JUNE 30, 2015

IT IS RECOMMENDED THAT THE SUCCESSOR AGENCY:

Adopt a Resolution approving an administrative budget for the Successor Agency for the six-month period of January 1, 2015 to June 30, 2015.

BACKGROUND

The Redevelopment Dissolution Law requires the Successor Agency to prepare an administrative budget and a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period, both of which must be submitted to the Oversight Board for approval. Staff has prepared ROPS 14-15B for the Oversight Board's approval at this meeting as a separate agenda item. Staff recommends that the Board also approve Administrative Budget 14-15B on the same date as the Board's approval of ROPS 14-15B.

The Redevelopment Dissolution Law is unclear regarding the required timing for the submission of the proposed administrative budget to the Oversight Board. However, because the Successor's Agency's administrative expenditures also have to be reflected on the ROPS, Administrative Budget 14-15B and the ROPS for the same period ("ROPS 14-15B") should be consistent.

The Oversight Board must take action by resolution and must provide the State Department of Finance (DOF), by electronic means, written notice and information about the Oversight Board's action. It is important to note that the Oversight Board has approved the Administrative Budget 14-15B and ROPS 14-15B at its regular meeting on September 10, 2014, in order to comply with the October 1st deadline. However, both the Administrative Budget and ROPS must also be presented and approved by the Successor Agency.

RESOLUTION APPROVING AN ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY FOR THE SIX-MONTH PERIOD OF JANUARY 1, 2015 THROUGH JUNE 30, 2015

September 17, 2014

Page 2 of 2

The attached administrative budget provides additional information regarding personnel costs, benefits, indirect expenses, legal fees totaling \$125,000. General administrative personnel expenses are costs associated with the general administration and operations of the Successor Agency (i.e. preparation and payment of obligations listed in the ROPS, preparation of agendas, minutes, and staff reports for meetings with the Successor Agency and Oversight Board).

FISCAL IMPACT/FINANCING

The Redevelopment Dissolution Law provides for the Successor Agency to receive an Administrative Cost Allowance of not less than \$250,000 for any fiscal year unless the Oversight Board reduces this amount. The allowances are subject to reduction if there are insufficient funds to pay the Successor Agency's enforceable obligations. If funds are available after meeting all payments listed in the ROPS, the Successor Agency will reimburse the general fund for administrative expenses incurred by the City.

LEGAL AND PROGRAM REQUIREMENTS

Under the Redevelopment Dissolution Law, an "Administrative Cost Allowance" is paid to the Successor Agency from property tax revenues allocated by the County Auditor-Controller. The Administrative Cost Allowance is defined as an amount, subject to the approval of the Oversight Board, which is up to 3% of the property tax allocated for enforceable obligations from the Redevelopment Property Tax Trust Fund by the County Auditor-Controller. The amount shall not be less than \$250,000 for any fiscal year unless the Oversight Board reduces this amount. The Administrative Cost Allowance is subject to reduction if there are insufficient funds to pay the enforceable obligations as listed on the ROPS. The Successor Agency is required to submit each proposed administrative budget to the Oversight Board for its approval and then to the County Auditor-Controller and DOF for final approval.

CONCLUSION

Upon approval, the Administrative Budget will be forwarded to the County-Auditor Controller and DOF.

Respectfully submitted,



JULIO MORALES

Interim City Manager/Executive Director

ATTAHMENTS

A. Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR
AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF HUNTINGTON PARK APPROVING ADMINISTRATIVE BUDGET
14-15B FOR THE PERIOD OF JANUARY 1, 2015 THROUGH JUNE 30,
2015, ATTACHED HEREWITH AS EXHIBIT A**

RECITALS:

A. Whereas, pursuant to Health and Safety Code Section 34177(j), the Successor Agency is required to prepare a proposed administrative budget for each six month fiscal period and submit each proposed administrative budget to the Oversight Board for approval;

B. Whereas, each proposed administrative budget shall include all of the following: (1) estimated amounts for Successor Agency administrative costs for the applicable six-month fiscal period; (2) proposed sources of payment for the costs identified in (1); and (3) proposals for arrangements for administrative and operations services provided by the City or another entity;

C. Whereas, pursuant to Health and Safety Code Section 34177(k), the Successor Agency is required to provide administrative cost estimates, from its approved administrative budget that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund, to the County Auditor-Controller for each applicable six-month fiscal period;

D. Whereas, Health and Safety Code Section 34173(h) authorizes the City of Huntington Park to loan or grant funds to the Successor Agency for administrative costs, but the receipt and use of the funds must be reflected on the Recognized Obligation Payment Schedule or the administrative budget, and enforceable obligation is deemed to be created for the repayment of such loans;

E. Whereas, by Resolution No. SA-2012-5 adopted by this Board on April 10, 2012, approved a Cooperative Agreement for Advance and Reimbursement of

1 Administrative, Overhead and other Expenses (the “Cooperative Agreement”) by and
2 between the City and the Successor Agency, pursuant to which the City may loan funds to
3 the Successor Agency for administrative costs; and

4 F. Whereas, there has been presented to the Board for approval a proposed
5 administrative budget for the Successor Agency for the period from January 1, 2015 through
6 June 30, 2015 (“Administrative Budget No. 14-15B”), reflecting the foregoing;

7
8 **NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR**
9 **AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF**
10 **HUNTINGTON PARK, HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS**
11 **FOLLOWS:**

12
13 Section 1. The above recitals are true and correct.

14 Section 2. This Resolution is adopted pursuant to the provisions of Health and
15 Safety Code Section 34177(j).

16 Section 3. The Board hereby approves Administrative Budget No. 14-15B for the
17 six-month fiscal period commencing January 1, 2014, and ending June 30, 2015, in the form
18 attached hereto as Exhibit A and incorporated herein by reference. The Executive Director
19 of the Successor Agency may modify Administrative Budget No. 14-15B as the Executive
20 Director or the Successor Agency’s legal counsel deems necessary or advisable.

21 Section 4. Staff is hereby further authorized and directed to submit the proposed
22 Administrative Budget No. 14-15B to the Oversight Board for approval.

23 Section 5. The officers and staff of the Successor Agency are hereby authorized
24 and directed, jointly and severally, to do any and all things which they may deem necessary
25 or advisable to effectuate this Resolution, and any such actions previously taken by such
26 officers and staff are hereby ratified and confirmed.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

PASSED AND ADOPTED this 16th day of September 2015.

Chair

ATTEST:

Secretary

EXHIBIT A

**Successor Agency to the Huntington Park Community Development Commission
July 1, 2014 – December 31, 2014 Administrative Budget**

Salaries:	Hrs.	% of Salaries	Amount	Payment Priority
Executive Director	52	0.03	\$ 4,940	1
Finance Officer	165	0.06	\$ 11,700	1
Senior Accountant	104	0.05	\$ 3,848	1
Finance Assistant I	104	0.05	\$ 2,392	1
Revenue Collections Supervisor	104	0.02	\$ 3,848	1
Redevelopment Project Manager	156	0.06	\$ 7,176	1
Secretary	48	0.02	\$ 1,430	1
Community Development Director Housing & Community Development Manager	130	0.05	\$ 8,970	1
Benefits (Retirement,workers' comp & liab)				1
Retirement		0.15	\$ 8,904	1
Worker's Comp. & Liab		0.43	\$ 25,524	1
	Total Salaries & Benefits		\$ 82,817	
Successor Agency:				
Successor Agency Professional Legal Fees ¹			\$ 21,091	2
Oversight Board Professional Legal Fees			\$ 21,092	2
	Total		\$ 42,183	
Total Salaries and Other Expenses²			\$ 125,000	

¹ Successor Agency is currently under contract with Richards, Watson & Gershon to provide legal services

² Funding Sources for Administrative Budget to be paid from the Redevelopment Property Tax Trust Fund (RPTTF) and if RPTTF funds are insufficient, then pursuant to the Cooperative Agreement between the Successor Agency and City of Huntington Park

CITY OF HUNTINGTON PARK

Community Development Department
Successor Agency Agenda Report

September 17, 2014

Honorable Chair and Members of the Successor Agency Board
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Members of the Successor Agency to the Community Development Commission of the City of Huntington Park:

RESOLUTION AUTHORIZING THE CITY OF HUNTINGTON PARK TO IMPLEMENT A CONTRACT FOR THE FORMER SOUTHLAND STEEL SITE REMEDIATION PROJECT

IT IS RECOMMENDED THAT THE SUCCESSOR AGENCY:

1. Adopt a Resolution authorizing the City to implement a contract for the former Southland Steel Site Remediation project

BACKGROUND

On March 3, 2014, the City Council authorized the staff to apply for funding in an amount of \$1,000,000 (\$800,000 loan/\$200,000 grant) to finance the clean-up of the Southland Steel property under the California Brownfields Revolving Loan Fund Program administered by the DTSC. The \$800,000 loan requires that the Successor Agency (Agency) execute a Deed of Trust to be recorded as collateral on the Southland Steel property concurrently with the completion of the cleanup. This Deed of Trust must also be approved by the Oversight Board and Department of Finance. In addition to funding from the DTSC, in 2009 the City received a \$200,000 cleanup grant from the Environmental Protection Agency (EPA). This grant expires on October 31, 2014.

The use of these two funding sources is restricted to be utilized for remediation of the Southland Steel property. Because the City is the recipient of the funds, staff has determined that the most efficient approach to proceed with remediation work in an expeditious manner is for the City to contract the work. As such, staff recommends that the Successor Agency approves a resolution authorizing the City to undertake the clean-up for the Southland Steel project.

FISCAL IMPACT/FINANCING

There will be no impact to the General fund as a result of this action. The estimated costs for soil and soil vapor remediation are estimated at **\$1,045,178**, which includes a 20% contingency factor. These expenses will be paid from the \$800,000 loan/\$200,000 grant from the DTSC and from the \$200,000 EPA grant. The \$800,000 loan will be paid from sale proceeds of the Southland Steel property.

RESOLUTION AUTHORIZING THE CITY OF HUNTINGTON PARK TO IMPLEMENT A CONTRACT FOR THE FORMER SOUTHLAND STEEL SITE REMEDIATION PROJECT

September 17, 2014

Page 2 of 2

CONTRACTING PROCESS

On August 11, 2014, the City solicited bids from qualified firms to implement clean-up work for the soil and soil vapor in accordance with the Response Plan. A mandatory bid walk-thru meeting was subsequently held on August 14th, 2014. On September 4, 2014, the City received a total of eight sealed bids, with the lowest bidder at \$870,982 and highest bidder at \$2,450,800. Attachment B lists all the firms that submitted bids and the amounts. The City's construction manager, Geosyntec, reviewed the bid submitted by the lowest bidder, Innovative Construction Solutions, Inc. and determined it to be responsive. Geosyntec also checked the references and materials and concluded that they are also responsible

LEGAL AND PROGRAM REQUIREMENTS

The Successor Agency of the Community Development Commission of the City of Huntington Park is in the process of disposing of its real estate assets in accordance with the Long Range Property Management Plan. One of these assets is property located at 5959-6169 S. Alameda Street, also known as the former Southland Steel site. However, before the Agency disposes of the property, it must comply with the requirements under a Clean-up Agreement dated October 31, 2006, with the Department of Toxic Substances Control (DTSC). This Agreement requires that the Agency prepare a Response Plan (Plan) for remediation of the property. This Plan has been prepared and approved by the DTSCS for public review and comment. It is expected that DTSC will provide final approval for implementation by the end of September 2014.

CONCLUSION

Upon Council approval the City will implement the contract for Remediation of the Southland Steel site, subject to the Department of Finance approval of a recordation of a deed of trust on the property, securing payment of the DTSCS loan described in this staff report.

Respectfully submitted,



JULIO MORALES

Interim City Manager/Executive Director

ATTACHMENTS

- A. Resolution
- B. List of Bids

RESOLUTION NO.

**A RESOLUTION OF THE SUCCESSOR AGENCY TO
THE FORMER COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF HUNTINGTON PARK
AUTHORIZING THE CITY OF HUNTINGTON PARK TO
IMPLEMENT A CONTRACT FOR THE FORMER
SOUTHLAND STEEL SITE REMEDIATION PROJECT**

WHEREAS, the Successor Agency of the former Community Development Commission of the City of Huntington Park (the "Successor Agency") has previously taken certain actions with respect to the disposition of the real property located at 5959-6169 South Alameda Street, Huntington Park, California (the "Property") in accordance with the Long Range Property Management Plan; and

WHEREAS, the Property is also known as the Former Southland Steel Site;
and

WHEREAS, on October 31, 2006 the Community Development Commission of the City of Huntington Park ("CDC") and the State of California Department of Toxic Substances Control ("State DTSC") entered into that certain agreement entitled "Standard Agreement for Participation Under California Land Reuse and Revitalization Act (CLRRRA) Program Agreement Number HAS-A-05/06-029" (the "Clean-Up Agreement"); and

WHEREAS, pursuant to the Clean-Up Agreement, State DTSC found that the Property "is real property located in an urban infill area and its redevelopment is complicated by the presence of hazardous materials"; and

1 WHEREAS, pursuant to the Clean-Up Agreement, the Successor Agency
2 submitted a response plan (“Response Plan”) for the remediation of the Property,
3 which was approved by the STATE DTSC, and the Successor Agency, as the
4 successor in interest to the CDC, is obligated to implement the Response Plan; and

5
6 WHEREAS, the Successor Agency has determined that the marketability and
7 sales price of the Property will be substantially increased by the implementation of
8 the Response Plan and remediation of the Property; and

9 WHEREAS, the City of Huntington Park (the “City”) and the State DTSC have
10 entered into that certain loan agreement entitled “Brownfields Loan Agreement No.
11 BRLF-002-2014”, dated August 24, 2014 (the “State DTSC Clean-Up Loan
12 Agreement”), pursuant to which the City has obtained a loan in the principal amount
13 of \$800,000 (the “State DTSC Loan”) for the purpose of paying for a portion of the
14 cost of environmental response and clean-up of the Property, subject to certain
15 conditions; and

16
17 WHEREAS, the City and the State DTSC have entered into that certain
18 “Brownfields Subgrant Agreement No. BRLF-001-2014”, dated August 24, 2014
19 (the “State DTSC Subgrant Agreement”), pursuant to which the City has obtained a
20 grant in the principal amount of up to \$200,000 (the “State DTSC Grant”) for the
21 purpose of paying for a portion of the cost of environmental response and clean-up
22 of the Property, subject to certain conditions; and

23 WHEREAS, the City and the U.S. Environmental Protection Agency have
24 entered into that certain Cooperative Agreement No. BF-00T30201-0, pursuant to
25 which the City has obtained a grant in the principal amount of up to \$200,000 (the

1 “EPA Grant”) for the purpose of paying for a portion of the cost of environmental
2 response and clean-up of the Property, subject to certain conditions; and

3
4 WHEREAS, the Successor Agency has requested that the City apply the
5 funds obtained by the City from the State DTSC Loan, the State DTSC Grant, and
6 the EPA Grant to the remediation of the Property;

7
8 WHEREAS, the City is willing to apply the funds obtained by the City from the
9 State DTSC Loan, the State DTSC Grant, and the EPA Grant to the environmental
10 response and clean-up of the Property;

11
12 WHEREAS, a condition of the disbursement of the proceeds of the State
13 DTSC Loan to the City is that the City shall cause a deed of trust securing the
14 repayment of the State DTSC Loan to be recorded on the Property; and

15
16 WHEREAS, the Successor Agency, by adoption of Resolution No. SA 2014-3
17 on August 26, 2014, has authorized the City to cause a deed of trust securing the
18 repayment of the State DTSC Loan to be recorded on the Property, and for the State
19 DTSC Loan to be repaid out of the proceeds of the sale of the Property, subject to
20 the approval of the Oversight Board and the State Department of Finance; and

21
22 WHEREAS, on August 11, 2014, the City issued the Notice Inviting Sealed
23 Bids for the Former Southland Steel Site Remediation Project, as described therein;
24 and

25
26 WHEREAS, in response to the Notice Inviting Sealed Bids, the City received
27 eight (8) bids on September 4, 2014;

1 NOW THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY
2 THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
3 COMMISSION OF THE CITY OF HUNTINGTON PARK, AS FOLLOWS:

4 A. The Successor Agency hereby authorizes the City of Huntington
5 Park to undertake the Former Southland Steel Site Remediation Project, as that
6 project is described in the Notice Inviting Sealed Bids for the Former Southland
7 Steel Site Remediation Project issued on August 11, 2014.
8

9 B. The Executive Director is hereby authorized to take all actions
10 reasonably necessary to facilitate completion of the Former Southland Steel Site
11 Remediation Project.

12 PASSED, APPROVED AND ADOPTED by the Successor Agency to the City of
13 Huntington Park Community Development Commission this ____ day of September,
14 2014, by the following vote:
15

16 AYES:

17 NOES:

18 ABSENT:

19 ABSTAIN:
20

21 ATTEST:

APPROVED:
22
23
24
25

CITY OF HUNTINGTON PARK BID OPENING

**Southland Steel
5959 Alameda Street**

DATE: September 4, 2014

TIME: 2:00 p.m.

PLACE: City Clerk Office

BIDDER	AMOUNT	RANK
MP Environmental Services, Inc. Po Box 80358 Bakersfield, Ca 93380	\$1,370,201.68	7
ENCON Technoloties Inc. 12145 Mora Drive #7 Santa Fe Springs, CA 90670	\$1,259,906.00	6
American Integrated Services, Inc. PO Box 92316 Long Beach, CA 90809	\$1,070,922.50	3
Aman Environmental Construction, Inc. 614 E. Edna Place Covina, CA 91723	\$984,279.00	2
B&D Construction Co., Inc. 145 N. 10 th Ave. Upland, CA 91786	\$1,109,236.50	4
Minako American Corporation Dba: Minco Construction 522 E Airline Way Gardena, CA 90248	\$2,450,800.00	8
Innovative Construction Solutions 4011 W. Chandler Ave. Santa Ana, CA 92704	\$870,982.00	1
Wayne Perry, Inc. 8281 Commonwealth Ave. Buena Park, CA 90621	\$1,164,065.00	5