

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



**Regular Meeting Agenda
Tuesday, January 15, 2019**

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

CALL TO ORDER

ROLL CALL

Chair Jhonny Pineda
Vice Chair Karina Macias
Board Member Manuel "Manny" Avila
Board Member Graciela Ortiz
Board Member Marilyn Sanabria

PUBLIC COMMENT

Pursuant to Government Code Section 54954.3(a) Members of the public will have an opportunity to address the Board Members on items listed on this agenda. For items on this agenda each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Board votes on the motion unless members of the Board, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

OFFICE OF THE CITY CLERK

1. Approve Minute(s) of the following Successor Agency Meeting:

Successor Agency Special Meeting held Tuesday, August 21, 2018.

REGULAR AGENDA

FINANCE

2. Resolution Approving Recognized Obligation Payment Schedule (ROPS) for the Successor Agency of the Community Development Commission of the City of Huntington Park

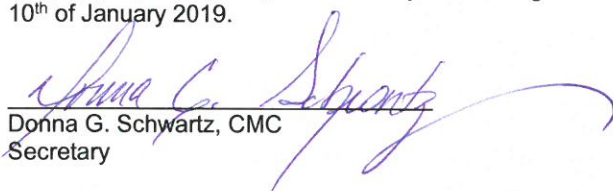
RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. SA2019-01, of the Successor Agency to the Community Development Commission of the City of Huntington Park approving a Recognized Obligation Payment Schedule 19-20 for the period of July 1, 2019 through June 30, 2020.

ADJOURNMENT

The Successor Agency to the Community Development Commission of the City of Huntington Park will adjourn to a Regular Meeting on Tuesday, February 5, 2019 at 6:00 p.m.

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.hpca.gov on the 10th of January 2019.


Donna G. Schwartz, CMC
Secretary

MINUTES

Regular Meeting of the
Successor Agency to the Community Development Commission
Of the City of Huntington Park
Tuesday, August 21, 2018, at 6:00 p.m.

Sergeant at Arms read the Rules of Decorum before the start of both Successor Agency to the Community Development Commission and the City of Huntington Park City Council Regular Meeting.

The regular meeting of the Successor Agency to the Community Development Commission of the City of Huntington Park was called to order at 6:02 p.m. on Tuesday, August 21, 2018, in the Council Chambers of City Hall at 6550 Miles Avenue, Huntington Park, California; Chair Jhonny Pineda presiding.

PRESENT: Board Member(s): Graciela Ortiz, Manuel "Manny" Avila, Marilyn Sanabria, Vice Chair Karina Macias and Chair Jhonny Pineda.

CITY OFFICIALS/STAFF: Ricardo Reyes, Executive Director; Cosme Lozano, Chief of Police; Noel Tapia, Assistant City Attorney, Cynthia Norzagaray, Director of Parks and Recreation; Sergio Infanzon, Community Development Director; Daniel Hernandez, Director of Public Works; Nita McKay, Director of Finance/Acting Director of Human Resources and Donna G. Schwartz, Agency Secretary, City Clerk.

PUBLIC COMMENT - None.

CLOSED SESSION

At 6:03 p.m. Assistant City Attorney Noel Tapia, recessed to closed session

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Government Code Section 54956.9(d)(2) [one matter]

At 6:30 p.m. Chair Pineda reconvened to open session with all Board Members present.

CLOSED SESSION ANNOUNCEMENT

Assistant City Attorney Noel Tapia announced all Board Members were present and briefed and stated for closed session item 1) no action was taken, nothing to report.

CONSENT CALENDAR

Motion: Board Member Sanabria moved to approve consent, seconded by Council Vice Chair Macias. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES:	Board Member(s):	Ortiz, Avila, Sanabria, Vice Mayor Macias and Mayor Pineda
NOES:	Board Member(s):	None

OFFICE OF THE CITY CLERK

1. Approved Minute(s) of the following Successor Agency Meeting:

1-1 Successor Agency Special Meeting held Tuesday, May 29, 2018.

ADJOURNMENT

At 6:31 p.m. Chair Pineda adjourned the Successor Agency to the Community Development Commission of the City of Huntington Park to a Regular Meeting on Tuesday, September 4, 2018, at 6:00 p.m.

Respectfully Submitted,

Donna G. Schwartz, CMC
Agency Secretary



CITY OF HUNTINGTON PARK

Finance Department
Successor Agency Agenda Report

January 15, 2019

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 (ROPS) 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 Resolution No. SA2019-01 of the Successor Agency to the Community Development Commission of the City of Huntington Park approving a Recognized Obligation Payment Schedule 19-20 for the period of July 1, 2019 through June 30, 2020.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

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 annually. The ROPS must be approved by the Successor Agency Board and subsequently be approved by the County Oversight Board. The ROPS is then forwarded to the State of California Department of Finance (“DOF”) for final review and approval. ROPS 19-20 is due no later than February 1, 2019.

The preparation and submittal of ROPS 19-20 is required for the Successor Agency to pay its expenditures or “enforceable obligations” beginning July 1, 2019 through June 30, 2020. These enforceable obligations are paid from Redevelopment Property Tax Trust Fund (RPTTF) monies received from the DOF (via the County).

FISCAL IMPACT/FINANCING

The obligation items listed on ROPS 19-20 represent \$7,894,677 in enforceable obligations due for Fiscal Year 2019-20, of which \$4,660,177 are payable from RPTTF monies, and \$3,234,500 are payable from sale proceeds of property owned by the Successor Agency and rental revenues generated from the Southland Steel property. To comply with the February 1, 2019 deadline, the ROPS must be approved by the Successor Agency and County Oversight Board.

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

January 15, 2019

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FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Successor Agency is required to submit an 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 a County Oversight Board approved ROPS by February 1, 2019, the Successor Agency could be exposed 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 the 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 Successor Agency approval, staff will proceed with the recommended actions.

Respectfully submitted,



RICARDO REYES

City Manager/Executive Director



NITA MCKAY

Director of Finance

ATTACHMENT(S)

A. Resolution No. SA2019-01.

ATTACHMENT “A”

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

5
6 Section 1. The above recitals are true and correct and are a substantive part of this
7 Resolution.

8
9 Section 2. This Resolution is adopted pursuant to Health and Safety Code Section
10 34177.

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

16
17 Section 4. Staff is hereby authorized and directed to submit a copy of ROPS No.
18 19-20 to the County Oversight Board, the County Auditor-Controller and the County
19 administrative officer as designated by the County and the State of California Department of
20 Finance.

21 Section 5. Staff is hereby authorized and directed to post a copy of the Oversight
22 Board-approved ROPS No. 19-20 on the Successor Agency’s Internet website (being a page
23 on the Internet website of the City of Huntington Park).

24
25 Section 6. The officers and staff of the Successor Agency are hereby authorized and
directed, jointly and severally, to do any and all things which they may deem necessary or

advisable to effectuate this Resolution, including requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers are hereby ratified and confirmed.

PASSED AND ADOPTED this 15th day of January 2019.

Chair

ATTEST:

Successor Agency Secretary

EXHIBIT “A”

Huntington Park Recognized Obligation Payment Schedule (ROPS 19-20) - ROPS Detail																						
July 1, 2019 through June 30, 2020																						
(Report Amounts in Whole Dollars)																						
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
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 19-20 Total	19-20A (July - December)					19-20A Total	19-20B (January - June)					19-20B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$ 22,277,072		\$ 7,894,677	\$ 0	\$ 0	\$ 3,234,500	\$ 3,902,198	\$ 0	\$ 7,136,698	\$ 0	\$ 0	\$ 0	\$ 757,979	\$ 0	\$ 757,979
	1 Huntington Park RDA, Tax Allocation Refunding Bonds, 1994 Series A, B, C.	Bonds Issued On or Before 12/31/10	5/1/1994	9/1/2022	US Bank, as Trustee	Bond Payment	Merged	11,055,000	N	\$ 3,167,795				2,874,187		\$ 2,874,187				293,608		\$ 293,608
	3 HPPFA All Points Public Funding 2007 (RDA Refunding related to payoff Santa Fe debt obligations)	Bonds Issued On or Before 12/31/10	10/10/1997	12/1/2025	First Security Finance	Lease Payment	Merged	3,633,066	N	\$ 540,420				474,256		\$ 474,256				66,164		\$ 66,164
	4 Promissory Note Merged Redevelopment (Santa Fe Project)	Third-Party Loans	2/1/2007	10/1/2027	Union Bank of California	Loan Payment and Swap Payments	Merged	0	Y	\$ -						\$ -						\$ -
	5 Promissory Note (Neighborhood Preservation Project)	Third-Party Loans	2/1/2007	2/1/2027	Union Bank Of California	Loan Payment and Swap Payments	Neighborhood Preservation	0	Y	\$ -						\$ -						\$ -
	13 Southland Steel California Land Reuse and Revitalization Act (CLRRA) Agreement	Remediation	9/23/2005	7/30/2018	California Department of Toxic Substance Control (DTSC)	Property #4 Southland Steel - oversight for Environmental Clean-up for Southland Steel Property	Merged		N	\$ -						\$ -						\$ -
	16 Salaries-Project Delivery	Project Management Costs	1/1/2014	7/30/2018	City of Huntington Park Staff Salaries	Direct Project Costs in connection to Southland Steel property	Merged		N	\$ -						\$ -						\$ -
	17 Legal fees	Legal	9/20/2005	7/30/2018	Richards Watson & Gershon	legal services related to clean-up in connection to Southland Steel project	Merged	35,000	N	\$ 35,000				17,500		\$ 17,500				17,500		\$ 17,500
	23 LAUSD vs. County of L.A. et al	Litigation	9/20/2005	7/30/2018	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		N	\$ -						\$ -						\$ -
	30 Appraisal Fees	Property Dispositions	1/1/2013	7/30/2018	RP Laurain & Associates	Appraisal reports for Successor Agency properties	Merged	2,500	N	\$ 2,500			2,500			\$ 2,500						\$ -
	31 Land Sale Costs	Property Dispositions	1/1/2014	6/30/2014	Various	Costs Associated with disposition of properties	Merged		N	\$ -						\$ -						\$ -
	33 Jones Lang LaSalle	Property Dispositions	6/6/2013	7/30/2018	Jones Lang LaSalle	costs Associated with disposition of properties	Merged	141,000	N	\$ 141,000			141,000			\$ 141,000						\$ -
	38 Geosyntec Consultants	Professional Services	6/1/2014	7/30/2018	Geosyntec Consultants	Southland Steel Property - Environmental Engineering/Construction Management, Monitoring Well Installation	Merged		N	\$ -						\$ -						\$ -
	39 Housing Successor Admin Allowance 14-15A	RPTTF Shortfall	1/1/2015	6/30/2015	Housing Authority of Los Angeles County	Housing Successor Allowance	Merged	0	Y	\$ -						\$ -						\$ -
	40 Housing Successor Admin Allowance14-15B	RPTTF Shortfall	1/1/2015	6/30/2015	Housing Authority of Los Angeles County	Housing Successor Allowance	Merged	0	Y	\$ -						\$ -						\$ -
	41 Southland Steel Soil Remediation	Remediation	1/13/2015	1/13/2016	various parties involved in clean up (i.e. City of Huntington Park, construction manager, contractor, DTSC, legal, etc)	Costs associated with soil cleanup of contaminated property	Merged	0	N	\$ -						\$ -						\$ -
	42 Southland Steel Groundwater cleanup	Remediation	1/13/2015	7/30/2018	DTSC	Additional soil cleanup expenses and contribution payment in-lieu of water contamination cleanup	Merged	1,357,000	N	\$ 1,357,000			1,357,000			\$ 1,357,000						\$ -
	43 Escrow account contingency	Remediation	1/13/2015	7/30/2018	DTSC	Establish escrow contingency fund for groundwater clean-up cost overruns	Merged	500,000	N	\$ 500,000			500,000			\$ 500,000						\$ -
	45 Housing Successor Admin Allowance 15-16A	RPTTF Shortfall	7/1/2015	12/31/2015	Housing Authority of Los Angeles	Housing Successor Allowance	Merged	0	Y	\$ -						\$ -						\$ -
	48 Southland Steel Cleanup Loan	Remediation	9/1/2015	7/30/2018	City of Huntington Park	Environmental Cleanup Expenses in connection to property #4 Southland Steel	Merged	1,234,000	N	\$ 1,234,000			1,234,000			\$ 1,234,000						\$ -
	50 Trustee Fee for the 1994 Tax Allocation Refunding Bond	Fees	5/1/1994	9/1/2022	U.S. Bank	Annual Trustee Fee	Merged	1,850	N	\$ 1,850			1,850			\$ 1,850						\$ -
	51 Housing Successor Admin Allowance 15-16B	RPTTF Shortfall	1/1/2016	6/30/2016	Housing Authority of Los Angeles	Housing Successor Allowance	Merged	0	Y	\$ -						\$ -						\$ -
	52 Huntington Park RDA, Tax Allocation Refunding Bonds, 1994 Series A, B, C.	RPTTF Shortfall	5/1/1994	9/1/2022	US Bank, as Trustee	Bond Payment- Shortage in RPTTF a portion of principal payment due on Sept. 1, 2016. Total payment is \$6,446,930 (\$5,450,000 principal + \$996,000 interest)	Merged	0	N	\$ -						\$ -						\$ -
	56 Housing Successor Admin Allowance 16-17A	RPTTF Shortfall	7/1/2016	12/30/2016	Housing Authority of Los Angeles	Housing Admin Allowance	Merged	0	Y	\$ -						\$ -						\$ -
	57 Housing Successor Admin Allowance 16-17B	RPTTF Shortfall	1/1/2017	6/30/2017	Housing Authority of Los Angeles	Housing Admin Allowance	Merged	0	Y	\$ -						\$ -						\$ -
	58 ROPS 17-18 Admin	Admin Costs	7/1/2017	6/30/2018	City, and Legal Counsel	Admin Allowance	Merged		Y	\$ -						\$ -						\$ -
	59 Housing Admin Shortfall	Housing Entity Admin Cost	7/1/2018	6/30/2019	Housing Authority of Los Angeles	Housing Admin Shortfall ROPS 18-19	Merged	150,000	N	\$ 150,000			150,000			\$ 150,000						\$ -
	60 Housing Successor Admin 18-19	Housing Entity Admin Cost	7/1/2018	6/30/2019	Housing Authority of Los Angeles	Admin Allowance	Merged	0	Y	\$ -						\$ -						\$ -
	61 Admin Successor 19-20	Admin Costs	7/1/2019	6/30/2020	City of Huntington Park	Admin Allowance	Merged		N	\$ 267,730			133,865			\$ 133,865				133,865		\$ 133,865
	62 Richards Watson Gershon	Legal	1/30/2018	6/30/2019	Richards Watson Gershon	Legal fees in connection to negotiations with the County regarding pass-through/deferral agreement	Merged		N	\$ -						\$ -						\$ -
	63 Taxable Tax Allocation Refunding Note (Santa Fe & Neighborhood Preservation Redevelopment Project)	Third-Party Loans	8/1/2018	8/1/2017	Compass Bank	Loan Payment	Merged	4,167,656	N	\$ 497,382			250540			\$ 250,540				246,842		\$ 246,842
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