

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



**Regular Meeting Agenda
Monday September 21, 2015**

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

CALL TO ORDER

ROLL CALL

Chair Karina Macias
Vice Chair Graciela Ortiz
Board Member Valentin Palos Amezquita
Board Member Jhonny Pineda
Board Member Marilyn Sanabria

PUBLIC COMMENT

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 Approving a Loan Agreement between the City of Huntington Park and the Successor Agency in an amount not to exceed \$1,234,000 which Includes an \$800,000 Existing Loan from DTSC and \$434,000 General Fund for Costs Associated to the Cleanup of the Southland Steel Property**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. SA 2015-03, Approving a Loan Agreement between the City and Successor Agency in an amount not to exceed \$1,234,000 (\$800,000 DTSC Loan/\$434,000 General Fund) to pay for costs associated with the cleanup of the Southland Steel property; and
2. Authorize the Executive Director to the Successor Agency to execute the Agreement in a form approved by legal counsel

REGULAR AGENDA (continued)**2. Resolution Approving a Recognized Obligation Payment Schedule for the Successor Agency of the Community Development Commission of the City of Huntington Park**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. SA 2015-04, Approving a Recognized Obligation Payment Schedule 15-16B for the period of January 1, 2016 through June 30, 2016.

3. Resolution Approving an Administrative Budget for the Successor Agency for the Six-Month Period of January 1, 2016 through June 30, 2016

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. SA 2015-05, Approving an Administrative Budget for the Successor Agency for the Six-Month Period of January 1, 2016 to June 30, 2016.

ADJOURNMENT

The Successor Agency to the Community Development Commission of the City of Huntington Park will adjourn to the **NEW** Regular Meeting on Tuesday, October 6, 2015 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 17th of September, 2015.



Donna G. Schwartz, CMC
Secretary

CITY OF HUNTINGTON PARK

Successor Agency Board Agenda Report

September 21, 2015

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 Board of the Community Development Commission of the City of Huntington Park:

RESOLUTION APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF HUNTINGTON PARK AND THE SUCCESSOR AGENCY IN AN AMOUNT NOT TO EXCEED \$1,234,000, WHICH INCLUDES AN \$800,000 EXISTING LOAN FROM DTSC AND \$434,000 GENERAL FUND FOR COSTS ASSOCIATED TO THE CLEANUP OF THE SOUTHLAND STEEL PROPERTY

IT IS RECOMMENDED THAT THE SUCCESSOR AGENCY BOARD:

1. Adopt Resolution No. SA 2015-03, Approving a Loan Agreement between the City and Successor Agency in an amount not to exceed \$1,234,000 (\$800,000 DTSC Loan/\$434,000 General Fund) to pay for costs associated with the cleanup of the Southland Steel property;
2. Authorize the Executive Director to the Successor Agency to execute the Agreement in a form approved by legal counsel; and
3. Authorize the Finance Director to transfer from the City's General Fund the amount of \$434,000 to the Successor Agency, as a loan to be used solely for the purposes described herein.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On March 2005, the Community Development Commission purchased a 5-acre property located at 5959-6169 S. Alameda Street for \$5.4 million. The property is considered a Brownfield site with contaminants (i.e. lead, arsenic, cadmium, volatile organic compounds) that must be remediated before development occurs. On August 31, 2006, the Commission entered into a California Land Revitalization Reuse Act ("CLRRA") Agreement with the Department of Toxic Substances Control ("DTSC"), to oversee environmental clean-up of the property. The agreement requires environmental characterization of the site and the development of a Response Plan (the "Plan"). On October 2, 2014, after a 30-day public review period, the DTSC approved the City's Response Plan ("Plan") for implementation. This Plan outlines a cleanup strategy for the soil, soil vapor and groundwater.

As a result of the dissolution of redevelopment in January 2012, the Southland Steel Property was transferred to the Successor Agency ("Agency") of the City of Huntington

RESOLUTION APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF HUNTINGTON PARK AND THE SUCCESSOR AGENCY IN AN AMOUNT NOT TO EXCEED \$1,234,000, WHICH INCLUDES AN \$800,000 EXISTING LOAN FROM DTSC AND \$434,000 GENERAL FUND FOR COSTS ASSOCIATED TO THE CLEANUP OF THE SOUTHLAND STEEL PROPERTY

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Park and required to be sold. This dissolution process required the development of a Long Range Property Management Plan (“LRPMP”) for the sale of all Successor Agency properties. This plan was approved by the State Department of Finance (“DOF”) in August 29, 2013. The Agency identified a single interested buyer for the Southland Steel property, Alexander Imports. However, before completing the sale, the Agency must first remediate the property in accordance with the Response Plan approved by the DTSC.

The Agency and Oversight Boards approved that the sale proceeds from the property be used towards cleanup expenses. However, these funds will not be available until such time the sale of the property is complete. In the meantime, the Successor Agency will not have sufficient funds to cover all costs. It is therefore determined that it would be necessary for the City to advance the funds through a Loan Agreement in order to complete cleanup as required under the CLRRA Agreement with the DTSC. It is expected that the loan will be paid upon sale of the property thorough RPTTF funds or proceeds from the sale, whichever funds become available first. The total loan is for an amount not to exceed \$1,234,000, of which \$800,000 will be paid from a loan received by the City from the DTSC to clean up the site, and it is recommended that the remaining \$434,000 be advanced by the City, which will be immediately reimbursed upon the sale of the property.

Approvals for Property Remediation

In 2009, the City received \$200,000 in grant funds from the Environmental Protection Agency (EPA) to clean up the Southland Steel property. Subsequently, on March 3, 2014, the City Council authorized staff to apply for \$1,000,000 in additional funding (\$800,000 loan/ \$200,000 grant) under the California Brownfield Revolving Loan Fund Program administered by the DTSC.

As part of the cleanup plan, the Agency retained an environmental consulting firm, Geosyntec Consultants, and awarded a public works contract to Innovative Construction Solutions to implement remediation at the site. Additionally, on November 12, 2014, and January 7, 2015, the Agency and Oversight Boards adopted two resolutions in connection to the disposition and remediation of the property:

1. Memorandum of Understanding with Alexander Imports for the disposition and environmental soil cleanup of the property
2. Creation of an escrow account for groundwater cleanup expenses incurred by the DTSC

These resolutions were subsequently approved by the DOF on December 5, 2014, and January 29, 2015, respectively.

RESOLUTION APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF HUNTINGTON PARK AND THE SUCCESSOR AGENCY IN AN AMOUNT NOT TO EXCEED \$1,234,000, WHICH INCLUDES AN \$800,000 EXISTING LOAN FROM DTSC AND \$434,000 GENERAL FUND FOR COSTS ASSOCIATED TO THE CLEANUP OF THE SOUTHLAND STEEL PROPERTY

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FISCAL IMPACT/FINANCING

The total cost to complete soil remediation is \$1,634,000. A total \$1,200,000 will be paid with loan and grant funds the City received from DTSC and EPA. These funds have been allocated in the City’s Budget for FY 15-16 in the following accounts:

- 245-5098-463.56-41 - \$200,000 EPA Grant
- 249-5098-463.56-41 - \$800,000 DTSC Loan
- 250-5098-463.56-41 - \$200,000 DTSC Grant

Staff is requesting that the City approves a loan in an amount of \$1,234,000 to the Agency. The loan amount includes the \$800,000 loan the City received from the DTSC to clean up the site. Staff requests that the balance of \$434,000 be covered by general fund to cover all costs for soil remediation. The impact to making a loan further reduces the City’s General Fund balance.

The \$1,234,000 loan will be repaid by the Successor Agency upon the sale of the land with RPTTF monies or proceeds from the sale of the property. It is expected that the sale of the property will be completed by the end of the fiscal year. Assuming that the \$434,000 in general fund monies are approved, staff requests that the funds be appropriated in the City’s Budget for FY 2015-16.

The following charts illustrate the sources and uses of the funds for soil remediation:

SOURCES OF FUNDS		
Federal Sources		
DTSC Loan ¹	\$	800,000
DTSC Grant		200,000
EPA Grant		200,000
Total Federal Sources	\$	1,200,000
City Funds		434,000
Total Sources		1,634,000

Notes:

DTSC Loan- 3.25% interest, payable on maturity date of 8/24/2019, or upon sale of property.

City Loan to be reimbursed from sale proceeds of property.

RESOLUTION APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF HUNTINGTON PARK AND THE SUCCESSOR AGENCY IN AN AMOUNT NOT TO EXCEED \$1,234,000, WHICH INCLUDES AN \$800,000 EXISTING LOAN FROM DTSC AND \$434,000 GENERAL FUND FOR COSTS ASSOCIATED TO THE CLEANUP OF THE SOUTHLAND STEEL PROPERTY

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USES OF FUNDS		
Cleanup Costs		
Soil/Soil Vapor VOCs		
Remediation (ICS)	\$	871,000
Construction Mngmt (Geosyntec)		375,000
Lab test fees		150,000
Davis-Bacon monitoring		25,000
	Subtotal	1,421,000
Contingency 15%		213,000
Total Soil Cleanup	\$	1,634,000

It is important to note that the costs for environmental remediation have been approved by the Agency and Oversight Boards and DOF under the ROPS 15-16A.

Groundwater Cleanup:

In addition to soil cleanup costs there are other cost associated with remediation of groundwater contaminants. The DTSC and the Agency have mutually agreed to make a contribution payment equal to \$1,357,000 to cover the property's share of the projected water clean-up costs, and include a reserve contingency of \$500,000. These expenses will be paid at closing through proceeds from the sale and an additional payment from the buyer in an amount of \$700,000.

The attached table (Exhibit B) illustrates all costs for environmental remediation and funding sources. It is important to note that all these costs have been previously approved by the Agency, Oversight Board, and DOF under the ROPS 15-16A, items 41, 42 and 43.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The redevelopment dissolution law provides authorization for the City to loan funds to the Successor Agency to pay for administrative costs, enforceable obligations, or project-related expenses of the Successor Agency associated with the disposition of property pursuant to the LRPMP, at the discretion of the City, and that the repayment by the Successor Agency of such a loan from the City shall be reflected on the recognized obligation payment schedule of the Successor Agency, which is subject to the approval of the Oversight Board for the Successor Agency.

RESOLUTION APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF HUNTINGTON PARK AND THE SUCCESSOR AGENCY IN AN AMOUNT NOT TO EXCEED \$1,234,000, WHICH INCLUDES AN \$800,000 EXISTING LOAN FROM DTSC AND \$434,000 GENERAL FUND FOR COSTS ASSOCIATED TO THE CLEANUP OF THE SOUTHLAND STEEL PROPERTY

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CONCLUSION

Upon approval by Successor Agency and Oversight Board, the Loan Agreement will be forwarded to the DOF.

Respectfully submitted,



JOHN A. ORNELAS

Interim City Manager/Executive Director to the Successor Agency



MANUEL ACOSTA

Economic Development Manager

Attachment

A - Resolution No. 2015-03, Approving a Loan Agreement between the City and Successor Agency in an amount not to exceed \$1,234,000 to pay for costs associated with the cleanup of the Southland Steel property

B - Southland Steel Project Budget

1 **WHEREAS**, the Southland Steel Property is burdened by the presence of
2 certain chemicals of concern and metals in the soil which exceed regional screening
3 levels; and

4 **WHEREAS**, in 2006 the former Huntington Park Redevelopment Agency
5 entered into an agreement with the State Department of Toxic Substance Control
6 (“State DTSC”) under the California Land Reuse and Revitalization Act (“CLRRRA”)
7 for the removal of shallow surface soils at the Southland Steel Property and a Site
8 Characterization Report, dated July 20, 2011 was prepared by the former
9 redevelopment agency for the Southland Property and submitted to State DTSC,
10 and based upon the information set forth in the Site Characterization Report a
11 remedial action work plan for the Southland Steel Property was approved by State
12 DTSC in July 2012, and based upon further discussion of the Successor Agency
13 with State DTSC, a Response Plan, dated July 21, 2014 was prepared by the
14 Successor Agency to address the remedy of all site media issues present at the
15 Southland Steel Property including adverse shallow soil contamination, soil vapor
16 and the groundwater conditions which burden the Southland Street Property; and

17 **WHEREAS**, the Successor Agency has retained the professional
18 environmental engineering services of Geosyntec under a contract dated June 2,
19 2014, as amended (the “Geosyntec Contract”) to prepare plans and specifications
20 for the performance of the work described in the Response Plan and the Successor
21 Agency has awarded a public works contract to ICI, dated April 8, 2015 (the “ICS
22 Contract”) to perform the work of environmental clean-up and remediation on the
23 Southland Steel Property; and

24 **WHEREAS**, the Oversight Board to the Successor Agency to the former
25 Community Development Commission of the City of Huntington Park (the “Oversight
26 Board”) has adopted its Resolution No. OSB 2014-10, dated November 12, 2015
27 entitled:

28 **“RESOLUTION OF THE OVERSIGHT BOARD TO THE CITY OF HUNTINGTON
PARK AS SUCCESSOR AGENCY FOR THE FORMER HUNTINGTON PARK
COMMUNITY DEVELOPMENT COMMISSION APPROVING A MEMORANDUM
OF UNDERSTANDING BETWEEN THE HUNTINGTON PARK SUCCESSOR
AGENCY [AND] ALEXANDER IMPORTS REGARDING THE POTENTIAL
DISPOSITION OF SUCCESSOR AGENCY LAND AND ENVIRONMENTAL SOIL
CLEAN-UP TO BE CONDUCTED AT THE PROPERTY LOCATED AT 5959-6161
ALAMEDA AVENUE, HUNTINGTON PARK (SOUTHLAND STEEL PROPERTY)”;**
and

WHEREAS, the Oversight Board to the Successor Agency has approved
ROPS 15-16A which includes the following items as enforceable obligations of the

1 Successor Agency as relate to the costs payable for the environmental remediation
2 of the Southland Steel Property:

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4 ROPS 15-16A Line Item 41 (Soil Clean-up): \$2,079,000

5 ROPS 15-16A Line Item 42 (Groundwater): \$1,357,000

6 ROPS 15-16A Line Item 43 (DTSC Escrow Contingency): \$500,000;

7 and

8 **WHEREAS**, the Successor Agency and Nick Alexander Imports (“Alexander
9 Imports”), a California corporation, intend to finalize negotiations for their mutual
10 approval of a purchase and sale agreement for the disposition of the Southland
11 Steel Property under the Memorandum of Understanding (the “MOU”) as authorized
12 under Oversight Board Resolution No. OSB 2014-10; and

13 **WHEREAS**, the MOU serves as the basis for finalization of such a definitive
14 purchase and sale agreement for the disposition of the Southland Steel Property by
15 the Successor Agency to Alexander Imports in accordance with the LRPMP subject
16 to compliance by the Successor Agency with the terms of the CLRRRA Agreement
17 with State DTSC as relates to the environmental clean-up of the soil and remediation
18 of local groundwater conditions on the Southland Steel Property; and

19 **WHEREAS**, additional site investigation work undertaken by the Successor
20 Agency on the Southland Steel Property at the direction of State DTSC in May 2015,
21 now appears to indicate that more shallow soil which is contaminated by various
22 chemicals of concern than was originally estimated may need to be excavated and
23 removed from the Southland Steel Property and transported for off-site disposal at a
24 facility which is licensed to handle certain hazardous wastes; and

25 **WHEREAS**, the Successor Agency has determined that the amount of funds
26 which have been remitted to the Successor Agency from the Redevelopment
27 Property Tax Trust Fund for the former Huntington Park Community Redevelopment
28 Agency, for the period of time prior to the disposition of the Southland Steel Property
between July 1, 2015 and December 31, 2015 under ROPS 15-16B, together with
the cash and other immediately available funds which are reasonably estimated to
be available to the Successor Agency or on deposit in the Redevelopment
Obligation Retirement Fund of the Successor Agency on or after July 1, 2015, after
deducting all previously scheduled payments of principal and interest on the bonded
indebtedness identified in Huntington Park ROPS 15-16B, shall not be sufficient to
pay the enforceable obligations of the Successor Agency to ICS and Geosyntec for
the performance of clean-up work on the Southland Steel Property; and

WHEREAS, the cost estimate for the land, groundwater, and environmental
clean-up of the Southland Steel Property dated as of November 6, 2014 and entitled

1 “Cost Estimate Southland Steel Estimate Clean-up Budget,” included as part of
2 Oversight Board Resolution No. 2014-10 and thereafter amended by the updated
3 cost estimate dated as of January 7, 2015 included as part of Oversight Board
4 Resolution No. OSB 2015-1, requires further amendment in light of reasonably
5 increased clean-up costs for the Southland Steel Property as confirmed by updated
6 forecasts for remediation provided to the Successor Agency by Geosyntec; and

7 **WHEREAS**, Health and Safety Code Section 34173(h) provides authorization
8 for the City to loan funds to the Successor Agency to pay for administrative costs,
9 enforceable obligations, or project-related expenses of the Successor Agency
10 associated with the disposition of property pursuant to the LRPMP, at the discretion
11 of the City, and that the repayment by the Successor Agency of such a loan from the
12 City shall be reflected on the recognized obligation payment schedule of the
13 Successor Agency, which is subject to the approval of the Oversight Board for the
14 Successor Agency; and

15 **WHEREAS**, the City and the Successor Agency have both determined that it is
16 necessary and appropriate to enter into the Loan Agreement, as herein provided
17 below, in order that the Successor Agency may comply with the CLRRRA Agreement
18 and State Redevelopment Dissolution Law and pay for certain additional
19 environmental remediation costs under the ICS Contract and under the Geosyntec
20 Contract and complete the disposition of the Southland Steel Property to Alexander
21 Imports.

22 **NOW THEREFORE BE IT RESOLVED, BY THE GOVERNING BOARD OF**
23 **THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY DEVELOPMENT**
24 **COMMISSION OF THE CITY OF HUNTINGTON PARK, AS FOLLOWS:**

25 **SECTION 1. Recitals.** The recitals set forth above are true and correct and
26 incorporated herein by reference.

27 **SECTION 2. Approval of Loan Agreement.** The governing board of the
28 Successor Agency hereby approves the Loan Agreement (No. 15-16B:1) in support
of the disposition of the Southland Steel Property between the City of Huntington
Park and the Successor Agency to the former Community Development Commission
of the City of Huntington Park, attached to this Resolution as **Exhibit “A.”** The
Executive Director is hereby authorized and directed to cause Loan Agreement No.
15-16B:1 to be included on the recognized payment obligation schedule of the
Successor Agency as shall be submitted to the State Department of Finance at the
earliest feasible time after the adoption of this Resolution.

SECTION 3. Execution of Loan Agreement. The Executive Director is
hereby authorized and directed to take such other and further action consistent with
this Resolution and sign any documents, as necessary, in order to implement this
Resolution on behalf of the Successor Agency.

EXHIBIT "A" – SUCCESSOR AGENCY LOAN AGREEMENT NO. 15-16B:1

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2015

CITY OF HUNTINGTON PARK

-and-

CITY OF HUNTINGTON PARK AS
SUCCESSOR AGENCY TO THE
FORMER COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF HUNTINGTON PARK

SUCCESSOR AGENCY LOAN AGREEMENT
No. 15-16B:1 for ROPS 15-16B
(Southland Steel Property Pre-Sale Disposition Costs)

(LOAN AMOUNT NOT TO EXCEED \$1,234,000)

THIS SUCCESSOR AGENCY LOAN AGREEMENT NO. 15-16B:1 (the "Loan Agreement" 15-16B:1) is dated as of _____, 2015 by and between the City of Huntington Park, a municipal corporation (the "City") and the City of Huntington Park, as successor agency to the former Community Development Commission of the City of Huntington Park, a public body corporate and politic (the "Successor Agency") and is entered into in light of the following facts:

-RECITALS-

1. The Huntington Park City Council (the "City Council") authorized the formation and operation of a community redevelopment agency within the territorial jurisdiction of the City pursuant to state law.
2. The former Huntington Park Community Redevelopment Agency, acting by and through the Community Development Commission of the City of Huntington Park, undertook the redevelopment of certain areas of the City in reliance upon the provisions of state law and the former Community Redevelopment Agency of the City of Huntington Park entered into certain contracts, expended public funds, incurred indebtedness and assumed certain obligations and liabilities with third parties in reliance upon applicable State and federal law in order to eliminate and prevent the spread of blight and to enhance and preserve the supply of affordable housing within the City.
3. The State of California (the "State") has ordered the former Huntington Park Community Redevelopment Agency to be dissolved under the provisions of ABX1 26 (Stats 2011-12, 1st Ex. Sess., Chapter 5), as amended by AB 1484 (Stats 2012, Chapter 26), and collectively the State

legislation identified in this sentence is referred to herein as the “State Redevelopment Dissolution Law.”

4. The City as Successor Agency to the former Huntington Park Community Redevelopment Agency (the “Successor Agency”) has initiated the implementation of the State Redevelopment Dissolution Law including the repayment of existing obligations, the marshaling of cash assets, non-cash assets and liabilities and the preparation of land assets for disposition and sale to third parties in accordance with a Long Range Property Management Plan (“LRPMP”), as approved by the State Department of Finance (“State DOF”).
5. One of the properties identified in the LRPMP and designated for sale to a third party was acquired by the former redevelopment agency in 2005 and is referred to in in the LRPMP as the “Southland Steel Property” (5959-6161 Alameda Street, Huntington Park, California).
6. The Southland Steel Property is burdened by the presence of certain chemicals of concern and metals in the soil which exceed regional screening levels.
7. In 2006 the former Huntington Park Community Redevelopment Agency entered into an agreement with the State Department of Toxic Substance Control (“State DTSC”) under the California Land Reuse and Revitalization Act (“CLRRA”) for the removal of shallow surface soils at the Southland Steel Property and a Site Characterization Report, dated July 20, 2011 was prepared by the former redevelopment agency for the Southland Property and submitted to State DTSC, and based upon the information set forth in the Site Characterization Report a remedial action work plan for the Southland Steel Property was approved by State DTSC in July 2012, and based upon further discussion of the Successor Agency with State DTSC, a Response Plan, dated July 21, 2014 was prepared by the Successor Agency to address the remedy of all site media issues present at the Southland Steel Property including adverse shallow soil contamination, soil vapor and the groundwater conditions which burden the Southland Street Property.
8. The Successor Agency has retained the professional environmental engineering services of Geosyntec under a contract dated June 2, 2014, as amended (the “Geosyntec Contract”) to prepare plans and specifications for the performance of the work described in the Response Plan and the Successor Agency has awarded a public works contract to Innovative Construction Solutions, dated April 8, 2015 (the “ICS Contract”) to perform the work of environmental clean-up and remediation on the Southland Steel Property.

9. The Oversight Board to the Successor Agency to the former Community Development Commission of the City of Huntington Park (the "Oversight Board") has adopted its Resolution No. OSB 2014-10, dated November 12, 2015 entitled:

"RESOLUTION OF THE OVERSIGHT BOARD TO THE CITY OF HUNTINGTON PARK AS SUCCESSOR AGENCY FOR THE FORMER HUNTINGTON PARK COMMUNITY DEVELOPMENT COMMISSION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE HUNTINGTON PARK SUCCESSOR AGENCY [AND] ALEXANDER IMPORTS REGARDING THE POTENTIAL DISPOSITION OF SUCCESSOR AGENCY LAND AND ENVIRONMENTAL SOIL CLEAN-UP TO BE CONDUCTED AT THE PROPERTY LOCATED AT 5959-6161 ALAMEDA AVENUE, HUNTINGTON PARK (SOUTHLAND STEEL PROPERTY)"

11. The Oversight Board to the Successor Agency has approved ROPS 15-16A which includes the following items as enforceable obligations of the Successor Agency as relate to the costs payable for the environmental remediation of the Southland Steel Property:

ROPS 15-16A Line Item 41 (Soil Clean-up): \$2,079,000
ROPS 15-16A Line Item 42 (Groundwater): \$1,357,000
ROPS 15-16A Line Item 43 (DTSC Escrow Contingency): \$500,000

12. The Successor Agency and Nick Alexander Imports ("Alexander Imports"), a California corporation, intend to finalize negotiations for their mutual approval of a purchase and sale agreement for the disposition of the Southland Steel Property under the Memorandum of Understanding (the "MOU") as authorized under Oversight Board Resolution No. OSB 2014-10.
13. The MOU serves as the basis for finalization of such a definitive purchase and sale agreement for the disposition of the Southland Steel Property by the Successor Agency to Alexander Imports in accordance with the LRPMP subject to compliance by the Successor Agency with the terms of the CLRRRA Agreement with State DTSC as relates to the environmental clean-up of the soil and remediation of local groundwater conditions on the Southland Steel Property.
14. Additional site investigation work undertaken by the Successor Agency on the Southland Steel Property at the direction of State DTSC in May 2015, now appears to indicate that more shallow soil which is contaminated by various chemicals of concern than was originally estimated may need to be excavated and removed from the Southland Steel Property and

transported for off-site disposal at a facility which is licensed to handle certain hazardous wastes.

16. The Successor Agency has determined that the amount of funds which have been remitted to the Successor Agency from the Redevelopment Property Tax Trust Fund for the former Huntington Park Community Redevelopment Agency, for the period of time prior to the disposition of the Southland Steel Property between July 1, 2015 and December 31, 2015 under ROPS 15-16B, together with the cash and other immediately available funds which are reasonably estimated to be available to the Successor Agency or on deposit in the Redevelopment Obligation Retirement Fund of the Successor Agency on or after July 1, 2015, after deducting all previously scheduled payments of principal and interest on the bonded indebtedness identified in Huntington Park ROPS 15-16B, shall not be sufficient to pay the enforceable obligations of the Successor Agency to ICS and Geosyntec for the performance of clean-up work on the Southland Steel Property.
17. The cost estimate for the land, groundwater, and environmental clean-up of the Southland Steel Property dated as of November 6, 2014 and entitled "Cost Estimate Southland Steel Estimate Clean-up Budget," included as part of Oversight Board Resolution No. 2014-10 and thereafter amended by the updated cost estimate dated as of January 7, 2015 included as part of Oversight Board Resolution No. OSB 2015-1, requires further amendment in light of reasonably increased clean-up costs for the Southland Steel Property as confirmed by updated forecasts for remediation provided to the Successor Agency by Geosyntec.
18. Health and Safety Code Section 34173(h) provides authorization for the City to loan funds to the Successor Agency to pay for administrative costs, enforceable obligations, or project-related expenses of the Successor Agency associated with the disposition of property pursuant to the LRPMP, at the discretion of the City, and that the repayment by the Successor Agency of such a loan from the City shall be reflected on the recognized obligation payment schedule of the Successor Agency, which is subject to the approval of the Oversight Board for the Successor Agency.
19. The City and the Successor Agency have both determined that it is necessary and appropriate to enter into the Loan Agreement, as herein provided below, in order that the Successor Agency may comply with the CLRRRA Agreement and State Redevelopment Dissolution Law and pay for certain additional environmental remediation costs under the ICS Contract and under the Geosyntec Contract and complete the disposition of the Southland Steel Property to Alexander Imports.

**FOR AND INCONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS
HEREINAFTER SET FORTH, THE CITY AND SUCCESSOR AGENCY AGREE AS
FOLLOWS:**

SECTION 1. **Recitals.** The City and Successor Agency each represent and warrant that the information set forth in the preceding recital paragraphs is true and correct and is hereby incorporated into this Loan Agreement by reference as if fully set forth. The purpose of this Loan Agreement is to satisfy the provisions of Health and Safety Code Section 34173(h) and to evidence the enforceable obligation of the Successor Agency to repay the Loan to the City which has been incurred by the Successor Agency solely for the purpose of causing the Southland Steel Property to be prepared and made ready for disposal to Alexander Imports in accordance with the LRPMP and the MOU at the earliest feasible time.

SECTION 2. **Loan.** The City hereby agrees to loan to the Successor Agency from the available funds of the City (the "Loan") a sum not-to-exceed One Million Two Hundred Thousand Dollars (\$1,200,000) to be used and applied by the Successor Agency solely as set forth in Section 3. Subject to the approval of this Loan Agreement by the Oversight Board, the City shall make the proceeds of the Loan available to the Successor Agency as of July 1, 2015 2016 upon receipt of a written Loan Draw Request, executed by the Executive Director of the Successor Agency which references Section 3 of this Loan Agreement.

SECTION 3. **Use of the Loan.** The Successor Agency shall utilize the proceeds of the Loan as follows:

to pay for the environmental clean-up costs incurred between June 1, 2015 and December 31, 2015, including, but not limited to, those costs incurred by ICS and Geosyntec under the ICS Contract and the Geosyntec Contract, respectively, and prior to the disposition of the Southland Steel Property in connection with the performance and oversight of the soil and environmental clean-up work at the Southland Steel Property as authorized by Oversight Board Resolution No. 2014-10, including the additional cost of such soil and environmental clean-up work as disclosed by the site investigation work undertaken by the Successor Agency at the direction of State DTSC in May 2015.

SECTION 4. **Source of Repayment of the Loan and Limited Subordination.**

(A) Except as provided in paragraph (B) below, the Loan shall be repaid by the Successor Agency to the City on par with any other enforceable obligation of the Successor Agency falling within Health and Safety Code Section 34183(a)(2)(C) (indebtedness not qualifying as tax allocation bonds and certain revenue bonds).

(B) The City hereby agrees to defer repayment on the Loan during a six (6) month period covered by one or more recognized obligation payment schedules as may

be requested by either the Oversight Board or the Successor Agency any time after the date of approval of this Loan Agreement by the City, to the extent that repayment of the outstanding principal balance of the Loan, in whole or in part, in such a period would leave insufficient funds available to the Successor Agency to satisfy other enforceable obligations covered by Health and Safety Code Section 34183(a)(2)(C) which: (1) are due in that six (6) month period; and (2) were in existence prior to the date of this Loan Agreement.

(C) Unless legally prohibited by law or waived by the City, any portion of the unpaid principal balance of the Loan may also be repaid by the Successor Agency to the City from other revenues available to the Successor Agency, such as from the cash proceeds of the disposition of the Southland Steel Property, or from other land held for resale to third persons. Payments of the Loan, if any, under this paragraph (C) shall augment and supplement the required payments described in paragraph (A), subject to the Loan payment deferral and subordination provisions of paragraph (B).

SECTION 5. Placement of Loan Obligation on the Successor Agency's ROPS 15-16B (January 1, 2016 – June 30, 2016). Provided that this Loan Agreement is approved, the Successor Agency shall prepare and approve ROPS 15-16B which includes the Loan Agreement as a listed enforceable obligation on ROPS 15-16B. The amount of that listed obligation for the Loan shall be the not-to-exceed loan amount as set forth in Section 2 which has been disbursed to pay for the costs incurred by the Successor Agency under the ICI Contract and/or the Geosyntec Contract, as applicable, less any amount of the balance of the Loan which may be repaid by the Successor Agency to the City prior to January 1, 2016, from the land sale proceeds obtained by the Successor Agency from the disposition of the Southland Steel Property to Alexander Imports as provided in the MOU. The unpaid balance of the Loan shall be included as an enforceable obligation on each successive recognized obligation payment schedule for the Successor Agency, until the City is repaid the principal balance of the Loan Amount drawn by the Successor Agency as evidenced by the written Loan Draw Requests as set forth in Section 2. The City Manager of the City shall establish a loan repayment ledger for the Loan and shall cause the outstanding unpaid principal balance of the Loan to the Successor Agency, as hereby approved, to be identified in the accounting records of the City, as a financial asset of the City which is payable to the City by the Successor Agency, in accordance with the terms set forth herein.

SECTION 6. Term. This Loan Agreement shall be in full force and effect from the date hereof until such time as the unpaid principal balance of the Loan has been repaid in full to the City.

SECTION 7. Entire Agreement. This Loan Agreement constitutes the entire agreement by and between the City and the Successor Agency with respect to the subject matter of this Loan Agreement, and may be amended only in writing.

SECTION 8. Notice of Default and Remedies. In the event of a default, the party who alleges a default shall give the other party thirty (30) days written notice of

such default, with a copy of such notice of default to the Oversight Board and to the State Department of Finance. In the event that the party who is alleged to be in default does not promptly initiate a cure of the alleged default, and the applicable party hereto shall be entitled to pursue any and all remedies available under California law for purposes of enforcing the terms and conditions of this Loan Agreement.

APPROVED AND EXECUTED by signature of the authorized representatives of the City and the Successor Agency as of _____, 2015.

[SIGNATURES FOLLOW ON NEXT PAGE]

[City of Huntington Park and Successor Agency Loan Agreement No. 15-16B:1 Not-to-Exceed \$1,200,000 (ROPS 15-16B: January 1, 2016 – June 30, 2016)]

CITY:

City of Huntington Park, a municipal corporation

ATTEST:

By: _____
City Manager

By: _____
Deputy City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

SUCCESSOR AGENCY:

City of Huntington Park As Successor Agency to the former Community Development Commission of the City of Huntington Park, a public body corporate and politic

ATTEST:

By: _____
City Manager

By: _____
Deputy City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

CITY OF HUNTINGTON PARK
Community Development Department

Exhibit B
Southland Steel Project
Environmental Cleanup Estimated Costs
7-12-15

SOURCES OF FUNDS		
Federal Sources		
DTSC Loan ¹	\$	800,000
DTSC Grant		200,000
EPA Grant		200,000
Total Federal Sources	\$	1,200,000
City Funds		434,000
Total Sources		1,634,000
Sale		
Sale Price ²		3,200,000
Less Broker Commission Fee		(141,000)
Net Sale Price	\$	3,059,000 (at closing)
Buyer Cleanup Contribution ³	\$	1,100,000 (at closing)
TOTAL SOURCES	\$	5,793,000
USES OF FUNDS		
Cleanup Costs		
Soil/Soil Vapor VOCs		
Remediation (ICS)	\$	871,000
Construction Mngmt (Geosyntec)		375,000
Lab test fees		150,000
Davis-Bacon monitoring		25,000
	Subtotal	1,421,000
Contingency 15%		213,000
Total Soil Cleanup	\$	1,634,000
Soft Costs		
Legal fees		25,000
DTSC Fees		60,000
Other fees and permits		20,300
Eco & Associates (Preparation of ResPlan)		40,000
Interest on cleanup loan @3.25%		12,000
Total Soft Costs	\$	157,300
Well Installation Monitoring (Geosyntec)		235,750
Total Well Installation	\$	235,750
Groundwater		
Groundwater Buy out Settlement		1,357,000
Contingency Escrow		500,000
Total Groundwater ⁴	\$	1,857,000
TOTAL Cleanup Costs	\$	3,884,050
DTSC Loan Repayment	\$	800,000
City Loan Repayment	\$	434,000
TOTAL USES	\$	5,118,050
EST. NET SALE PROCEEDS (Distributed to taxing entities)		674,950

Notes:

1. DTSC Loan - 3.25% interest, payable on the maturity date 8/24/2019, or upon sale of property
2. Property purchased in 2005 for \$5.4 million. Appraised value is \$4.7 as of January 2013
3. Buyer to pay an additional \$1.1 million towards cleanup (\$400,000 to pay for the DTSC loan + \$700,000 groundwater)
4. Groundwater settlement amount to be paid at closing through escrow

CITY OF HUNTINGTON PARK

Community Development Department
Successor Agency Agenda Report

September 21, 2015

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 Resolution No. SA 2015-04, Approving a Recognized Obligation Payment Schedule 15-16B for the period of January 1, 2016 through June 30, 2016.

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 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 15-16B is due no later than October 5, 2015.

The preparation and submittal of ROPS 15-16B is required for the Successor Agency to pay its expenditures or “enforceable obligations” for the period from January, 2016, through June 30, 2016. These enforceable obligations are paid from Redevelopment Property Tax Trust Fund (RTTPF) monies received from the DOF (via the County).

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

September 21, 2015 - Page 2 of 3

FISCAL IMPACT/FINANCING

There are 51 obligation items listed on ROPS 15-16B, which represent approximately \$5.40 million in enforceable obligations due for the six-month period covering January through June 2016 payable from RTTPF monies, and \$4.0 million payable from sale proceeds of property owned by the Successor Agency and rental revenues generated from the Southland Steel property. To comply with the October 5, 2015 deadline, the ROPS must be approved by the Successor Agency and Oversight Board.

From time to time and as it did during the last ROPs period, the City may be asked to advance funds to cover debt service obligations if RTTPF funds are insufficient. Should this occur during this upcoming ROPs period, staff would initiate a report requesting the City's assistance in this regard. As with the loan to the Successor Agency in which the City was repaid earlier this month, the City should be repaid at the end of the bond year in September 2016. Obviously, this has cash flow implications for the City's general fund and reduces the City's General Fund balances albeit for a short-term period.

FACTS AND PROVISIONS/LEGAL 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 5, 2015 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.

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

September 21, 2015 - Page 3 of 3

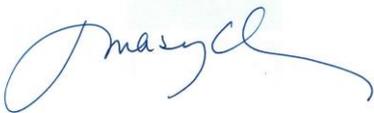
CONCLUSION

Upon approval by the Successor Agency and Oversight Board ROPS 15-16B will be forwarded to the County Auditor Controller and DOF and posted on the City's website.

Respectfully submitted,



JOHN ORNELAS
Interim City Manager/Executive Director



JAN MAZYCK
Interim Finance Director

ATTACHMENT

A: Resolution No. SA 2015-04, Approving a Recognized Obligation Payment Schedule 15-16B for the period of January 1, 2016 through June 30, 2016

1 counsel, may modify ROPS No. 15-16B as the Executive Director or the
2 Successor Agency's legal counsel deems necessary or advisable.

3 **SECTION 4.** Staff is hereby authorized and directed to submit a copy
4 of ROPS No. 15-16B to the Oversight Board for approval and, at the same time,
5 transmit a copy of ROPS No. 15-16B to the DOF, the County Auditor-Controller
6 and the County administrative officer as designated by the County.

7 **SECTION 5.** Staff is hereby authorized and directed to submit a copy
8 of Oversight Board-approved ROPS No. 15-16B to the DOF, the Office of the
9 State Controller, and the County Auditor-Controller. If the Oversight Board has
10 not approved ROPS No. 15-16B by October 5, 2015, Staff is hereby authorized
11 and directed to transmit ROPS No. 15-16B to the DOF, the Office of the State
12 Controller, and the County Auditor-Controller, with a written notification regarding
13 the status of the Oversight Board's review. Written notice and information
14 regarding the action of the Oversight Board shall be provided to the DOF by
15 electronic means and in a manner of DOF's choosing.

16 **SECTION 6.** Staff is hereby authorized and directed to post a copy of
17 the Oversight Board-approved ROPS No. 15-16B on the Successor Agency's
18 Internet website (being a page on the Internet website of the City of Huntington
19 Park).

20 **SECTION 7.** The officers and staff of the Successor Agency are hereby
21 authorized and directed, jointly and severally, to do any and all things which they
22 may deem necessary or advisable to effectuate this Resolution, including
23 requesting additional review by the DOF and an opportunity to meet and confer
24 on any disputed items, and any such actions previously taken by such officers
25 are hereby ratified and confirmed.

PASSED AND ADOPTED this 21st day of September 2015.

Chair

ATTEST

Donna G. Schwartz, CMC
City Clerk

Huntington Park Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
January 1, 2016 through June 30, 2016
(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	
								\$ 47,194,165		\$ -	\$ -	\$ 4,046,200	\$ 5,310,417	\$ 125,000	\$ 9,481,617
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	29,065,000	N				3,721,930		\$ 3,721,930
2	DSR Surety Repayment 2004A TABs	Fees	1/1/2014	6/30/2014	Assured Guaranty	Surety in-lieu of reserve fund	Merged		N				-		\$ -
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	4,342,710	N				101,005		\$ 101,005
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	2,124,546	N				47,802		\$ 47,802
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 Project Area	4,619,751	N				398,422		\$ 398,422
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	-	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	-	Y				-		\$ -
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	-	Y				-		\$ -
9	Salaries-Project Delivery	Project Management Costs	1/1/2014	6/30/2014	City of Huntington Park Staff	Property #2 Carmelita - Oversight and project management for related to disposition of property	Neighborhood Preservation Project Area	-	Y				-		\$ -
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	-	Y				-		\$ -
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	-	Y				-		\$ -
12	Fence Rental (Carmelita Property)	Property Maintenance	1/1/2014	6/30/2014	City of Huntington Park reimbursement	Fence rental for successor agency owned property	Neighborhood Preservation Project Area	-	Y				-		\$ -
13	Southland Steel California Land Reuse and Revitalization Act (CLRRA) 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	78,156	N				78,156		\$ 78,156
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	-	Y						\$ -

Huntington Park Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (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	
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	24,000	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				8,000		\$ 8,000
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				-		\$ -
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	-	Y				-		\$ -
21	Salaries-Project Delivery	Housing Entity Admin Cost	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	-	N				-		\$ -
22	Middleton - Legal Service	Housing Entity Admin Cost	9/20/2005	6/30/2014	Richards Watson & Gershon	Legal services as necessary to complete project due to potential litigation proceedings	Merged	-	N				-		\$ -
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	5,000	N				5,000		\$ 5,000
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	-	Y						\$ -
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						\$ -
27	Arbitrage Rebate Payment	Fees	6/17/2004	12/31/2014	Internal Revenue Service	Costs associated with arbitrage rebate due to Internal Revenue Service on the 2004 TABS	Merged & Neighborhood Preservation		N						\$ -
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	-	Y						\$ -
29	Oversight Board Legal Fees	Legal	2/20/2013	2/20/2014	Colantuono & Levin P.C.	Legal representation to Oversight Board	Merged & Neighborhood Preservation		N						\$ -
30	Appraisal Fees	Property Dispositions	1/1/2013	6/30/2015	RP Laurain & Associates	Appraisal reports for Successor Agency properties	Merged & Neighborhood Preservation	5,000	N				5,000		\$ 5,000
31	Land Sale Costs	Property Dispositions	1/1/2014	6/30/2014	Various	Costs Associated with disposition of properties	Merged & Neighborhood Preservation		N						\$ -
32	ROPS 13-14 B Admin Budget	RPTTF Shortfall	1/1/2014	6/30/2014	City of Huntington Park	Admin allowance	Merged & Neighborhood Preservation		N						\$ -

Huntington Park Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (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	
33	Jones Lang LaSalle	Property Dispositions	6/6/2013	12/30/2016	Jones Lang LaSalle	costs Associated with disposition of properties	Merged & Neighborhood Preservation	162,000	N			162,000			\$ 162,000
34	ROPS 14-15A Admin Budget	Admin Costs	7/1/2014	12/31/2014	City of Huntington Park	Admin Allowance	Neighborhood Preservation Project Area		N						\$ -
35	Pension Tax	Miscellaneous	1/1/2014	12/31/2014	City of Huntington Park	Pension Tax Refund			N						\$ -
36	ROPS 14-15B Admin Budget	RPTTF Shortfall	1/1/2015	12/1/2015	City of Huntington Park	Admin Allowance	Neighborhood Preservation Project Area		N						\$ -
37	City of Huntington Park Emergency Loan	City/County Loans On or Before 6/27/11	9/17/2014	9/17/2015	City of Huntington Park	Payment to IRS Arbitrage Rebate liability due on the 2004 TABs			N						\$ -
38	Geosyntec Consultants	Professional Services	6/1/2014	6/1/2016	Geosyntec Consultants	Southland Steel Property - Environmental Engineering/Construction Management, Monitoring Well Installation	Merged Project Area	624,000	N				100,000		\$ 100,000
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 Project Area	75,000	N				75,000		\$ 75,000
40	Housing Successor Admin Allowance 14-15B	RPTTF Shortfall	1/1/2015	6/30/2015	Housing Authority of Los Angeles County	Housing Successor Allowance	Merged Project Area	75,000	N				75,000		\$ 75,000
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	2,079,000	N			793,200			\$ 793,200
42	Southland Steel Groundwater cleanup	Remediation	1/13/2015	1/13/2016	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
43	Escrow account contingency	Remediation	1/13/2015	1/13/2016	DTSC	Establish escrow contingency fund for groundwater clean-up cost overruns	Merged	500,000	N			500,000			\$ 500,000
44	ROPS 15-16A Admin Budget	Admin Costs	7/1/2015	12/31/2015	City of Huntington Park	Admin Allowance	Merged	-	Y						\$ -
45	Housing Successor Admin Allowance 15-16A	Housing Entity Admin Cost	7/1/2015	12/31/2015	Housing Authority of Los Angeles	Housing Successor Allowance	Merged	75,000	N				75,000		\$ 75,000
46	ROPS 15-16B Admin Budget	Admin Costs	1/1/2016	7/1/2016	City of Huntington Park	Admin Allowance	Merged	125,000	N					125,000	\$ 125,000
47	Huntington Park RDA, Tax Allocation Refunding Bonds, 1994 Series A, B, C.	RPTTF Shortfall	5/1/1994	9/1/2022	Bondholders	Bond Payment	Merged	497,452	N				497,452		\$ 497,452
48	Southland Steel Cleanup Loan	Remediation	9/1/2015	9/1/2016	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
49	Southland Steel Disposition -Legal Expenses	Legal	10/1/2014	12/30/2016	Olivarez, Madruga P.C.	Costs associated with environmental legal issues, negotiations and disposition of Southland Steel propert #4	Merged	22,000	N				22,000		\$ 22,000

Huntington Park Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (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	
50	Trustee Fee for the 1994 Tax Allocation Refunding Bond	Fees	5/1/1994	9/1/2022	U.S. Bank	Annual Trustee Fee	Merged	11,550	N				1,650		\$ 1,650
51	Housing Successor Admin Allowance 15-16B	Housing Entity Admin Cost	1/1/2016	6/30/2016	Housing Authority of Los Angeles	Housing Successor Allowance	Merged	75,000	N				75,000		\$ 75,000
52									N						\$ -
53									N						\$ -
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Huntington Park Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (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	
96									N						\$ -
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Huntington Park Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
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										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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CITY OF HUNTINGTON PARK

Community Development Department
Successor Agency Agenda Report

September 21, 2015

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, 2016 THROUGH JUNE 30, 2016

IT IS RECOMMENDED THAT THE SUCCESSOR AGENCY:

1. Adopt Resolution No. SA 2015-05, Approving an Administrative Budget for the Successor Agency for the Six-Month Period of January 1, 2016 to June 30, 2016.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

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 15-16B for the Oversight Board’s approval at this meeting as a separate agenda item. Staff recommends that the Board also approve Administrative Budget 15-16B on the same date as the Board’s approval of ROPS 15-16B.

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 15-16B and the ROPS for the same period (“ROPS 15-16B”) 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.

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).

RESOLUTION APPROVING AN ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY FOR THE SIX-MONTH PERIOD OF JANUARY 1, 2016 THROUGH JUNE 30, 2016

September 21, 2016

Page 2 of 2

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.

FACTS AND PROVISIONS/LEGAL 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,



John Ornelas
Interim City Manager/Executive Director



Manuel Acosta
Economic Development Manager

Attachment

- A. Resolution No. SA 2015-05, Approving an Administrative Budget for the Successor Agency for the Six-Month Period of January 1, 2016 to June 30, 2016

1 EXHIBIT A

2 Successor Agency to the Community Development Commission of
3 the City of Huntington Park
4 January 1, 2016 to June 30, 2016 Administrative Budget

5 Successor Agency Admin Budget

		%	
Staff (Salaries & Benefits)	Hrs	of Salary	Amount
Executive Director	-	0%	-
Finance Director	215	15%	30,916
Finance Manager	83	4%	4,560
Community Dev Director (Vacant)	-	0%	-
Economic Development Manager	312	15%	22,021
Project Manager	437	21%	27,776
Senior Accountant	104	5%	<u>4,697</u>
	Subtotal		89,971
Successor Agency Legal Fees			17,515
Oversight Board Legal Fees			<u>17,514</u>
	Subtotal		35,029
	Total Expenses		125,000