

AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH

January 7, 2020

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
OF THE CITY OF LONG BEACH
City of Long Beach
California

RECOMMENDATION:

Approve the draft Recognized Obligation Payment Schedule 20-21, for the period of July 1, 2020 through June 30, 2021. (Citywide)

DISCUSSION

Section 34177(o)(1) of the California Health and Safety Code, as adopted by AB1X 26 (the Dissolution Act) and amended by Senate Bill (SB) 107, requires the Successor Agency to the Redevelopment Agency of the City of Long Beach (Successor Agency) to prepare a draft Recognized Obligation Payment Schedule (ROPS) covering the period from July 1, 2020 to June 30, 2021, and for each period from July 1 to June 30 thereafter. Each ROPS must list dates, amounts, and payment sources of the former Redevelopment Agency of the City of Long Beach's (Agency) enforceable obligations. The attached draft ROPS represents the anticipated enforceable obligations for the period of July 1, 2020 through June 30, 2021 (Attachment A).

The ROPS is based on the Enforceable Obligation Payment Schedule, a list of the total outstanding debts and obligations of the Agency, which was certified by the California Department of Finance (DOF) on March 30, 2012.

The ROPS must identify the source of payment for each obligation from among the following:

- The Redevelopment Property Tax Trust Fund – RPTTF (maintained by the County);
- Bond Proceeds;
- Reserve Balances;
- Administrative Cost Allowance; and,
- Other revenue sources including rents and interest earnings.

This ROPS also requires approval by the Oversight Board to the Successor Agency, and will be agendized for its review on January 28, 2020. In accordance with SB 107, each annual ROPS must be submitted to the DOF for review and certification no later than February 1, 2020, and each February 1 thereafter.

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
OF THE CITY OF LONG BEACH

January 7, 2020

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Upon certification, the DOF will transmit a copy of the ROPS to the Los Angeles County Auditor-Controller (Auditor-Controller). Prior to July 1, 2020, the Auditor-Controller will distribute property tax revenue to the Successor Agency from the RPTTF for approved payments listed on the ROPS. This distribution will be from property taxes the Auditor-Controller received from former Long Beach redevelopment project areas from January 1, 2020 through April 30, 2020. Another distribution is anticipated on January 1, 2021, from property taxes collected from May 1, 2020 through December 31, 2020.

Additionally, pursuant to Section 34171(b)(3) of the Dissolution Act, the Successor Agency is allowed an administrative allowance, subject to Oversight Board approval. The allowance is capped at 3 percent of the actual property tax allocated to the Successor Agency during the prior ROPS period, less that period's administrative allowance. The administrative allowance includes items such as salaries, citywide and departmental overhead for Successor Agency and other City staff carrying out the actions necessary to wind down the Successor Agency's affairs and associated operational costs. The proposed Administrative Budget for the Successor Agency for the period of July 1, 2020 through June 30, 2021 (Attachment B).

This matter was reviewed by Deputy City Attorney Richard F. Anthony on November 25, 2019 and by Grants and Projects Officer Arlen Crabtree on November 26, 2019.

TIMING CONSIDERATIONS

Successor Agency action is requested on January 7, 2020, to allow for the transmittal of the ROPS to the Oversight Board for approval on January 28, 2020, and to the DOF prior to the February 1, 2020 deadline for submission.

FISCAL IMPACT

The proposed Administrative Budget from July 1, 2020 through June 30, 2021, is approximately \$881,769, or 3 percent of \$29,392,287, which represents RPTTF funds remitted for the prior ROPS period less the administrative allowance and City loan repayment made during that same period. The final loan repayment was made during the ROPS 19-20 period.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



THOMAS B. MODICA
ACTING CITY MANAGER

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

Successor Agency: Long Beach

County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 571,609	\$ 3,012,375	\$ 3,583,984
B Bond Proceeds	-	-	-
C Reserve Balance	570,359	33,700	604,059
D Other Funds	1,250	2,978,675	2,979,925
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 3,623,035	\$ 20,293,816	\$ 23,916,851
F RPTTF	3,182,151	19,852,931	23,035,082
G Administrative RPTTF	440,884	440,885	881,769
H Current Period Enforceable Obligations (A+E)	\$ 4,194,644	\$ 23,306,191	\$ 27,500,835

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

Long Beach
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$283,106,638		\$27,500,835	\$-	\$570,359	\$1,250	\$3,182,151	\$440,884	\$4,194,644	\$-	\$33,700	\$2,978,675	\$19,852,931	\$440,885	\$23,306,191
1	Administrative Costs	Admin Costs	07/01/2019	06/30/2020	Successor Agency	Oversight Board Scheduling/ Noticing/ Administrative	A	881,769	N	\$881,769	-	-	-	-	440,884	\$440,884	-	-	-	-	440,885	\$440,885
3	Bond Administration	Fees	07/01/2019	06/30/2020	U.S.Bank	Annual Bond Administration Fees	A	415,000	N	\$35,000	-	-	-	17,500	-	\$17,500	-	-	-	17,500	-	\$17,500
5	Calpers/Post Ret. Health/ WC/Vacation/ Severance	Unfunded Liabilities	07/01/2019	06/30/2020	City of Long Beach	Unfunded RDA share Liability/ Severance Costs/WC/ Vacation	A	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
16	Project Area Administration	Property Maintenance	07/01/2019	06/30/2020	City of Long Beach Billing& Collections	RDA-Owned Property Business License Fees	A	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
27	Property Maintenance - Successor Agency	Property Maintenance	05/17/2010	06/30/2020	Equity North Investments	Property Maintenance Agency-wide	A	40,000	N	\$10,000	-	5,000	-	-	-	\$5,000	-	5,000	-	-	-	\$5,000
28	Property Maintenance - Successor Agency	Property Maintenance	05/17/2010	06/30/2020	Overland, Pacific & Cutler	Property Maintenance Agency-wide	A	40,000	N	\$10,000	-	5,000	-	-	-	\$5,000	-	5,000	-	-	-	\$5,000
29	Property Maintenance - Successor Agency	Property Maintenance	07/01/2019	06/30/2020	City of Long Beach	Utility costs for Agency-Owned parcels	A	30,000	N	\$5,000	-	2,500	-	-	-	\$2,500	-	2,500	-	-	-	\$2,500
69	Shoreline Gateway	Legal	04/01/2007	06/30/2020	Bergman & Allderice	Legal Services	C	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
70	Shoreline Gateway	Professional Services	07/01/2018	06/30/2020	Keyser Marston Associates	Financial Consulting Services	C	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
71	Shoreline Gateway	Project Management Costs	01/01/2011	06/30/2020	Employees of Agency	Project-Related Employee Costs	C	1,000	N	\$1,000	-	500	-	-	-	\$500	-	500	-	-	-	\$500
83	2010 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	08/01/2010	08/01/2040	US Bank	Bonds issued to fund North RDA projects	N	13,060,878	N	\$1,076,213	-	-	-	-	-	\$-	-	-	1,076,213	-	-	\$1,076,213
95	BKBIA	Professional Services	08/03/2009	09/30/2021	Bixby Knolls Business Improvement Association	Business Improvement District	N	254,800	N	\$200,000	-	-	-	100,000	-	\$100,000	-	-	-	100,000	-	\$100,000

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
99	Fire Station 12	Litigation	03/05/2010	06/30/2015	Gonzales Construction/ Attorneys	Cost of Litigation	N	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
110	Pass Through Payments	Miscellaneous	01/01/2003	06/30/2018	Various	ERAF portion of FY11 and FY12 Pass Through Payments	C,N,WS,P,WB	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
112	2002 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	06/25/2002	08/01/2030	U.S.Bank	Bonds issue to fund RDA projects due this period	N,D,W	3,719,211	N	\$973,118	-	-	-	-	-	\$-	-	-	-	973,118	-	\$973,118
119	Project Area Administration	Professional Services	01/01/2011	08/01/2040	BLX	Bond Reporting	A	72,800	N	\$7,200	-	-	-	-	-	\$-	-	7,200	-	-	-	\$7,200
122	Long Range Property Management Plan	Property Dispositions	04/01/2007	06/30/2020	Bergman & Allderice	Legal Services	A	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
123	Long Range Property Management Plan	Property Dispositions	07/01/2012	06/30/2020	Laurain & Associates	Appraisal Services	A	20,000	N	\$10,000	-	5,000	-	-	-	\$5,000	-	5,000	-	-	-	\$5,000
124	Long Range Property Management Plan	Property Dispositions	07/01/2012	06/30/2020	Lidgard & Associates	Appraisal Services	A	20,000	N	\$10,000	-	5,000	-	-	-	\$5,000	-	5,000	-	-	-	\$5,000
125	Property Maintenance - Successor Agency	Property Maintenance	01/01/2011	06/30/2020	Southern California Edison	Utility Costs for Agency-Owned parcels	A	1,000	N	\$500	-	-	250	-	-	\$250	-	-	250	-	-	\$250
161	1669 W. Anaheim Street	Property Maintenance	01/01/2011	06/30/2020	Mearns Consulting Corp.	Site Assessment & Ground Water Monitoring - Agency-owned property	WS	115,000	N	\$55,545	-	-	-	28,000	-	\$28,000	-	-	-	27,545	-	\$27,545
162	1669 W. Anaheim Street	Project Management Costs	01/01/2011	06/30/2020	Employees of Agency	Project-Related Employee Costs	WS	7,000	N	\$2,000	-	-	1,000	-	-	\$1,000	-	-	1,000	-	-	\$1,000
164	5301 Long Beach Blvd.	Project Management Costs	01/01/2011	06/30/2020	Employees of Agency	Soil testing and related remediation work	N	5,000	N	\$3,000	-	1,500	-	-	-	\$1,500	-	1,500	-	-	-	\$1,500
180	Deukmejian Courthouse	OPA/DDA/ Construction	10/01/2012	10/01/2032	State Administrative Office of the Courts/Long Beach Judicial Partners	Reimbursement for off-site improvements	C	5,500,000	N	\$250,000	-	-	-	250,000	-	\$250,000	-	-	-	-	-	\$-

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
183	Property Based Improvement District (PBID)	Miscellaneous	01/01/2008	06/30/2020	Downtown Long Beach Associates	Property Assessments (Annual Prop Tax Assessments)	D,C	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
193	Long Range Property Management Plan	Remediation	07/01/2013	06/30/2020	Overland, Pacific & Cutler	5301 Long Beach Blvd Site Remediation	N	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
194	Long Range Property Management Plan	Legal	04/01/2007	06/30/2020	Rutan & Tucker	Legal Services	A	6,000	N	\$2,000	-	1,000	-	-	-	\$1,000	-	1,000	-	-	-	\$1,000
197	Project Area Administration	Property Maintenance	01/01/2014	06/30/2020	Employees of Agency	RDA-owned property inspections	A	6,000	N	\$2,000	-	1,000	-	-	-	\$1,000	-	1,000	-	-	-	\$1,000
198	Permit Fees	Fees	01/01/2014	06/30/2020	State Water Quality Control Board	Permit fees	A	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
202	North Library Utility Negotiations	Improvement/ Infrastructure	01/01/2014	06/30/2020	Hahn & Hahn/OPC	Negotiations to maintain costs of utility improvements	N	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
207	Atlantic and Vernon	OPA/DDA/ Construction	10/22/2010	06/30/2020	Assisted Living America	Return of Good Faith Deposit	C	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
209	Uptown PBID	Fees	12/11/2013	06/30/2020	City of Long Beach	Assessment	N	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
211	Shoreline Gateway	OPA/DDA/ Construction	01/11/2008	06/30/2020	Current Living, LP (formerly Shoreline Gateway, LLC)	OPA required costs	C	543,859	N	\$543,859	-	543,859	-	-	-	\$543,859	-	-	-	-	-	\$-
224	LAUSD Passthrough Calculation	Litigation	01/01/2015	06/30/2015	Hdl Companies	Calculation of LAUSD passthrough payment resulting from ERAF lawsuit	N, C,WS,WB,P,L	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
227	2015 Tax Allocation Bonds	Refunding Bonds Issued After 6/27/12	07/23/2015	09/30/2040	U.S.Bank	Debt Service on Refunded Bonds	N,WS,WB,P	27,241,116	N	\$2,786,651	-	-	-	2,786,651	-	\$2,786,651	-	-	-	-	-	\$-
228	Los Altos Tax Sharing Agreement Deferral	Miscellaneous	01/21/1992	12/10/2031	County of Los Angeles	Tax Sharing Agreement Deferral	L	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
229	Los Altos Tax Sharing	Miscellaneous	01/21/1992	12/10/2031	Los Angeles County Office	Tax Sharing Agreement	L	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

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	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Agreement Deferral				of Education	Deferral																
231	2002 Tax Allocation Bonds Prefunding	Bonds Issued On or Before 12/31/10	01/01/2016	06/30/2020	U.S.Bank	Prefunded Debt Service due Next Period	N,D, WS	39,714,211	N	\$11,018,118	-	-	-	-	-	\$-	-	-	-	11,018,118	-	\$11,018,118
232	2010 Tax Allocation Bonds Prefunding	Bonds Issued On or Before 12/31/10	01/01/2016	06/30/2020	U.S.Bank	Prefunded Debt Service due Next Period	N	39,360,878	N	\$1,901,212	-	-	-	-	-	\$-	-	-	1,901,212	-	-	\$1,901,212
233	2015 Tax Allocation Bonds Prefunding	Bond Reimbursement Agreements	01/01/2016	06/30/2020	U.S.Bank	Prefunded Debt Service due Next Period	A	162,061,116	N	\$7,716,650	-	-	-	-	-	\$-	-	-	-	7,716,650	-	\$7,716,650
234	City/Agency Loan Agreement	City/County Loan (Prior 06/28/11), Cash exchange	08/03/2007	06/30/2020	City of Long Beach	Payment of debt service	N, C	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

Long Beach
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.	15,017,932	-	2,068,151	3,887,258	3,281,700	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller	41,719	-	-	12,467,167	28,304,050	
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)	655,594	-	258,897	4,379,947	4,554,408	
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	13,787,788	-	-	2,317,848	23,584,590	
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required				171,200
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$616,269	\$-	\$1,809,254	\$9,656,630	\$3,275,552	

Administrative Budget Worksheet

Long Beach Successor Agency

July 2020 to June 2021 ROPS 20-21

Project Name / Debt Obligation	Payee	Description	Amount Funded with RPTTF Administrative Allowance
EMPLOYEE COSTS	Employees of Agency	Payroll for Employees	\$ 219,960
Total Employee Costs			\$ 219,960
City Department Services			
Commercial Services, City Clerk, City Auditor	City of Long Beach	Commercial Services and City Auditor MOUs & est. City Clerk charges	\$ 6,714
Department Admin & Finance	City of Long Beach	Departmental Overhead	\$ 130,153
Total City Department services			\$ 136,867
City Indirect Cost Allocation			
City Department Costs	City of Long Beach	Indirect Cost Allocation	\$ 249,996
City Department Costs Adjustments	City of Long Beach	Adjustment to Prior Year	\$ 27,090
Tech Svcs MOU	City of Long Beach	Customer Support, Business Information Svcs, and Infrastructure Svcs	\$ 27,616
Civic Center Rent	City of Long Beach	Civic Center Complex Rental	\$ 188,781
Workers' Compensation	City of Long Beach	Workers' Compensation	\$ 7,639
Employee Parking	City of Long Beach	Employee Parking	\$ 1,620
Total City Indirect Cost Allocation			\$ 502,742
Operating Expenses			
Administrative Costs	Complete Office	Office Supplies	\$ 500
Project Area Administration	Foster Hooper	Storage space rental - RDA	\$ 4,500
Project Area Administration	United Parcel Services (U	Overnight shipping services	\$ 200
Total Operating Expenses			\$ 5,200
Prof & Specialized Services			
Project Area Administration	Bergman & Allderdice	Legal Services	\$ 2,000
Project Area Administration	Kane, Ballmer & Berkmar	Legal Services	\$ 2,000
Project Area Administration	Keyser Marston & Associa	Financial Consulting	\$ 9,000
Project Area Administration	Rutan & Tucker	SA Legal Services	\$ 2,000
Project Area Administration	Weststar Loan Servicing	Loan Servicing Fees	\$ 2,000
Total Prof. And Specialized Services			\$ 17,000
		Total	\$ 881,769