



Transmitted via e-mail

April 14, 2020

Elise McCaleb, Economic Development Manager  
City of Signal Hill  
2175 Cherry Avenue  
Signal Hill, CA 90755

### **2020-21 Annual Recognized Obligation Payment Schedule**

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Signal Hill Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period of July 1, 2020 through June 30, 2021 (ROPS 20-21) to the California Department of Finance (Finance) on January 29, 2020. Finance has completed its review of the ROPS 20-21.

Based on a sample of line items reviewed and application of the law, Finance made the following determinations:

- Item No. 21 – City of Signal Hill (City) Reimbursement Agreement loan repayment in the amount of \$1,344,263 is partially allowed. HSC section 34191.4 (b) (3) (A) allows repayment to be equal to one-half of the increase between the ROPS residual pass-through distributed to the taxing entities in the preceding fiscal year and the ROPS residual pass-through distributed to the taxing entities in the fiscal year 2012-13 base year.

According to the Los Angeles County Auditor-Controller's (CAC) report, the ROPS residual pass-through amount distributed to the taxing entities for fiscal year 2012-13 and 2019-20 are \$328,035 and \$2,318,323, respectively. Pursuant to the repayment formula, the maximum repayment amount authorized for the ROPS 20-21 period is \$995,144. Therefore of the \$1,344,263 requested, \$349,119 (\$1,344,263 - \$995,144) is not eligible for Redevelopment Property Tax Trust Fund (RPTTF) funding. The Agency may be eligible for additional funding on subsequent ROPS.

- Item Nos. 116 and 117 – Property maintenance costs in the total outstanding obligation amounts of \$40,000 and \$80,000, respectively, totaling \$120,000 is not allowed. Finance approved the amended Agency's Long Range Property Management Plan (LRPMP) on July 1, 2016, and contracts and agreements necessary to maintain assets prior to disposition are allowable. However, these properties (2435-2461 Gardena Avenue and 700 E. Spring Street) were approved for transfer to the City for future development. Therefore, the properties should have transferred to the City upon approval of the LRPMP. As such, the property maintenance costs are no longer an obligation of the Agency. The requested amounts of \$20,000 and \$40,000, respectively, totaling \$60,000 are not enforceable obligations and not eligible for RPTTF.

- The claimed administrative costs exceed the allowance by \$20,399. HSC section 34171 (b) (3) limits the fiscal year Administrative Cost Allowance (ACA) to three percent of actual RPTTF distributed in the preceding fiscal year or \$250,000, whichever is greater; not to exceed 50 percent of the RPTTF distributed in the preceding fiscal year. As a result, the Agency's maximum ACA is \$334,887 for fiscal year 2020-21. Although \$355,286 is claimed for ACA, only \$334,887 is available pursuant to the cap. Therefore, as noted in the table below, \$20,399 in excess ACA is not allowed:

<b>Administrative Cost Allowance (ACA) Calculation</b>	
Actual RPTTF distributed for fiscal year 2019-20	\$11,688,362
Less distributed Administrative RPTTF	(325,460)
Less sponsoring entity loan repayments	(200,000)
<b>RPTTF distributed for 2019-20 after adjustments</b>	<b>\$11,162,902</b>
ACA Cap for 2020-21 per HSC section 34171 (b)	\$334,887
ACA requested for 2020-21 after adjustments	\$355,286
<b>ACA in Excess of the Cap</b>	<b>\$(20,399)</b>

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2017 through June 30, 2018 (ROPS 17-18) period. Reported differences in RPTTF are used to offset current RPTTF distributions. The amount of RPTTF authorized includes the prior period adjustment (PPA) resulting from the CAC's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$11,131,533, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2020 through December 31, 2020 period (ROPS A period), and one distribution for the January 1, 2021 through June 30, 2021 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 20-21 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Except for the items adjusted, Finance is not objecting to the remaining items listed on the ROPS 20-21. If the Agency disagrees with our determination with respect to any items on the ROPS 20-21, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days of the date of this letter. The Meet and Confer process and guidelines are available on our website:

<http://dof.ca.gov/Programs/Redevelopment/Meet And Confer/>

The Agency must use the RAD App to complete and submit its Meet and Confer request form.

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 20-21. This determination only applies to items when funding was requested for the 12-month period. If a denial by Finance in a previous ROPS is currently the subject of litigation, the item will continue to be deemed denied until the matter is resolved.

The ROPS 20-21 form submitted by the Agency and this determination letter will be posted on our website:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 20-21 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to review and may be denied even if not denied on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to Kylie Oltmann, Supervisor, or Jessica Yip, Staff, at (916) 322-2985.

Sincerely,

Original signed by Cheryl L. McCormick for:

JENNIFER WHITAKER  
Program Budget Manager

cc: Sharon del Rosario, Deputy Finance Director, City of Signal Hill  
Kristina Burns, Manager, Department of Auditor-Controller, Los Angeles County

**Attachment**

<b>Approved RPTTF Distribution July 2020 through June 2021</b>			
	<b>ROPS A</b>	<b>ROPS B</b>	<b>ROPS 20-21 Total</b>
RPTTF Requested	\$ 7,023,738	\$ 4,946,500	\$ 11,970,238
Administrative RPTTF Requested	355,286	0	355,286
<b>Total RPTTF Requested</b>	<b>7,379,024</b>	<b>4,946,500</b>	<b>12,325,524</b>
<b>RPTTF Requested</b>	<b>7,023,738</b>	<b>4,946,500</b>	<b>11,970,238</b>
<u>Adjustment(s)</u>			
Item No. 21	(349,119)	0	(349,119)
Item No. 116	(10,000)	(10,000)	(20,000)
Item No. 117	(20,000)	(20,000)	(40,000)
	(379,119)	(30,000)	(409,119)
<b>RPTTF Authorized</b>	<b>6,644,619</b>	<b>4,916,500</b>	<b>11,561,119</b>
<b>Administrative RPTTF Requested</b>	<b>355,286</b>	<b>0</b>	<b>355,286</b>
Excess Administrative Costs	(20,399)	0	(20,399)
<b>Administrative RPTTF Authorized</b>	<b>334,887</b>	<b>0</b>	<b>334,887</b>
ROPS 17-18 prior period adjustment (PPA)	(764,473)	0	(764,473)
<b>Total RPTTF Approved for Distribution</b>	<b>\$ 6,215,033</b>	<b>\$ 4,916,500</b>	<b>\$ 11,131,533</b>