



April 1, 2013

Mr. John B. Bahorski, City Manager
City of Cypress
5275 Orange Avenue
Cypress, CA 90630

Dear Mr. Bahorski:

Subject: Other Funds and Accounts Due Diligence Review

Pursuant to Health and Safety Code (HSC) section 34179.6 (c), the City of Cypress Successor Agency (Agency) submitted an oversight board approved Other Funds and Accounts (OFA) Due Diligence Review (DDR) to the California Department of Finance (Finance) on January 9, 2013. The purpose of the review was to determine the amount of cash and cash equivalents available for distribution to the affected taxing entities. Pursuant to HSC section 34179.6 (d), Finance has completed its review of your DDR, which may have included obtaining clarification for various items.

HSC section 34179.6 (d) authorizes Finance to adjust the DDR's stated balance of OFA available for distribution to the taxing entities. Based on our review of your DDR, the following adjustments were made:

- The request to retain \$62,739 for future administrative costs is disallowed; restriction of funds for administrative costs is not allowed between fiscal years. Per HSC section 34171 (b), the Agency is allowed administrative costs up to five percent of the property tax allocated to the successor agency on the Recognized Obligation Payment Schedule covering the period January 1, 2012 through June 30, 2012, and up to three percent of the property tax allocated to the successor agency thereafter.
- Transfers totaling \$2,048,839 to the City of Cypress are disallowed. The contracts that required these transfers are based on agreements between the City of Cypress and the former redevelopment agency (RDA). Per HSC section 34171 (d) (2), agreements between the City and the former RDA are not enforceable obligations.
- Transfer of land in the amount of \$18,580,000 is disallowed. The transfer occurred on March 18, 2011, after the cutoff date of January 1, 2011. Per HSC section 34171 (d) (2), agreements between the City and the former RDA are not enforceable obligations. Additionally, the Repayment Agreement does not require the Agency to transfer land as part of the agreement; pursuant to HSC section 34167.5, if such a transfer does occur, and the government agency that received the asset is not contractually committed to a third party for the expenditure or encumbrance of those assets, the assets should be returned to the RDA, or to the Agency. However, because this transfer did not involve a cash-equivalent asset, a separate adjustment was made to indicate this amount is not

available for distribution to the affected taxing entities. However, the Agency should reverse the transfer of land and should include it in its long-range property management plan which is to be submitted to Finance pursuant to HSC section 34191.5.

If you disagree with Finance's adjusted amount of OFA balances available for distribution to the taxing entities, you 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 at Finance's website below:

http://www.dof.ca.gov/redevelopment/meet_and_confer/

The Agency's OFA balance available for distribution to the affected taxing entities is \$1,072,215 (see table below).

OFA Balances Available For Distribution To Taxing Entities	
Available Balance per DDR:	\$ (1,039,363)
Finance Adjustments	
Add:	
Disallowed transfers	\$ 2,048,839
Requested retained balance not supported	62,739
Total OFA available to be distributed:	\$ 1,072,215

Absent a Meet and Confer request, HSC section 34179.6 (f) requires successor agencies to transmit to the county auditor-controller the amount of funds identified in the above table within five working days, plus any interest those sums accumulated while in the possession of the recipient. Upon submission of payment, it is requested you provide proof of payment to Finance within five business days.

If funds identified for transmission are in the possession of the successor agency, and if the successor agency is operated by the city or county that created the former redevelopment agency, then failure to transmit the identified funds may result in offsets to the city's or the county's sales and use tax allocation, as well as its property tax allocation. If funds identified for transmission are in the possession of another taxing entity, the successor agency is required to take diligent efforts to recover such funds. A failure to recover and remit those funds may result in offsets to the other taxing entity's sales and use tax allocation or to its property tax allocation. If funds identified for transmission are in the possession of a private entity, HSC 34179.6 (h) (1) (B) states that any remittance related to unallowable transfers to a private party may also be subject to a 10 percent penalty if not remitted within 60 days.

Failure to transmit the identified funds will also prevent the Agency from being able to receive a finding of completion from Finance. Without a finding of completion, the Agency will be unable to take advantage of the provisions detailed in HSC section 34191.4. Specifically, these provisions allow certain loan agreements between the former redevelopment agency (RDA) and the city, county, or city and county that created the RDA to be considered enforceable obligations. These provisions also allow certain bond proceeds to be used for the purposes in which they were sold and allows for the transfer of real property and interests into the Community Redevelopment Property Trust Fund once Finance approves the Agency's long-range property management plan.

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In addition to the consequences above, willful failure to return assets that were deemed an unallowable transfer or failure to remit the funds identified above could expose certain individuals to criminal penalties under existing law.

Pursuant to HSC section 34167.5 and 34178.8, the California State Controller's Office (Controller) has the authority to claw back assets that were inappropriately transferred to the city, county, or any other public agency. Determinations outlined in this letter do not in any way eliminate the Controller's authority.

Please direct inquiries to Nichelle Thomas, Supervisor or Alex Watt, Lead Analyst at (916) 445-1546.

Sincerely,



STEVE SZALAY
Local Government Consultant

cc: Mr. Matt Burton, Assistant Director of Finance & Administrative Services
Mr. Frank Davies, Property Tax Manager, Orange County
California State Controller's Office