



Transmitted via e-mail

April 13, 2020

Sherry Johnson, Finance Director  
City of Westminster  
8200 Westminster Blvd  
Westminster, CA 92683

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

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Westminster 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. 24 – Employment Generation Agreement in the total outstanding amount of \$85,000 is not allowed. The Business and Job Retention Agreement (Agreement) between the former Redevelopment Agency and Best Buy Stores expires on June 30, 2020. The Agency did not provide a new agreement or documentation to show the Agreement will be extended. Therefore, the requested amount of \$85,000 from Redevelopment Property Tax Trust Fund (RPTTF) funding is not allowed.
- On the ROPS 20-21 form, the Agency reported cash balances and activity for the period July 1, 2017 through June 30, 2018 (ROPS 17-18). According to our review, the Agency has approximately \$100,568 from Other Funds available to fund enforceable obligations on the ROPS 20-21. HSC section 34177 (l) (1) (E) requires these balances to be used prior to requesting RPTTF funds. This item does not require payment from property tax revenues; therefore, with the Agency's concurrence, the funding source for the following item has been reclassified in the amount specified below:
  - Item No. 3 – 2011 T/A Bonds Series A in the amount of \$1,808,319 is partially reclassified. Finance is approving RPTTF in the amount of \$1,707,751 and the use of Other Funds in the amount of \$100,568, totaling \$1,808,319.
- The administrative costs claimed are within the fiscal year administrative cap pursuant to HSC section 34171 (b) (3). However, Finance notes the Oversight Board (OB) has approved an amount that appears excessive, given the number and nature of the obligations listed on the ROPS. HSC section 34179 (i) requires the OB to exercise a fiduciary duty to the taxing entities. Therefore, Finance encourages the OB to apply adequate oversight when evaluating the administrative resources necessary to successfully wind-down the Agency.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the 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 County Auditor-Controller's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$7,029,898, 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/](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.

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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 Anna Kyumba, Supervisor, or Satveer Ark, Staff, at (916) 322-2985.

Sincerely,

Original signed by Cheryl L. McCormick for:

JENNIFER WHITAKER  
Program Budget Manager

cc: Erin Backs, Assistant Finance Director, City of Westminster  
Israel M. Guevara, Administrative Manager, Property Tax Section, Orange 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	\$ 1,277,597	\$ 5,876,922	\$ 7,154,519
Administrative RPTTF Requested	50,000	50,000	100,000
<b>Total RPTTF Requested</b>	<b>1,327,597</b>	<b>5,926,922</b>	<b>7,254,519</b>
<b>RPTTF Requested</b>	<b>1,277,597</b>	<b>5,876,922</b>	<b>7,154,519</b>
<u>Adjustments</u>			
Item No. 3	(100,568)	0	(100,568)
Item No. 24	(42,500)	(42,500)	(85,000)
	(143,068)	(42,500)	(185,568)
<b>RPTTF Authorized</b>	<b>1,134,529</b>	<b>5,834,422</b>	<b>6,968,951</b>
<b>Administrative RPTTF Authorized</b>	<b>50,000</b>	<b>50,000</b>	<b>100,000</b>
ROPS 17-18 prior period adjustment (PPA)	(39,053)	0	(39,053)
<b>Total RPTTF Approved for Distribution</b>	<b>\$ 1,145,476</b>	<b>\$ 5,884,422</b>	<b>\$ 7,029,898</b>