



Transmitted via e-mail

April 8, 2021

Grace E. Lee, Senior Economic Development Specialist  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840

### **2021-22 Annual Recognized Obligation Payment Schedule**

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Garden Grove Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2021 through June 30, 2022 (ROPS 21-22) to the California Department of Finance (Finance) on January 19, 2021. Finance has completed its review of the ROPS 21-22.

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

- Item No. 6 – Katella Cottages Owner Participation Agreement in the total outstanding amount of \$3,925,400 is overstated. Based on our review of documents provided by the Agency, the outstanding amount is \$261,029. Therefore, Finance reduced the outstanding balance on the Agency's ROPS Detail Form by \$3,664,371 to \$261,029. Additionally, Finance is approving \$45,000 requested in Redevelopment Property Tax Trust Fund (RPTTF) funding; and therefore, the outstanding balance on the subsequent ROPS Detail Form should be updated accordingly.
- Item No. 22 – Brookhurst Triangle Disposition and Development Agreement in the requested amount of \$6,404,640 is not allowed for funding from RPTTF. The County Auditor-Controller (CAC) reports the Agency received RPTTF distribution equal to the amounts Finance approved for the July 1, 2019 through June 30, 2020 and July 1, 2020 through June 30, 2021 periods. Consequently, the Agency has sufficient funds; therefore, \$6,404,640 has been reclassified from RPTTF to Reserve Balances.
- On the ROPS 21-22 form, the Agency reported cash balances and activity for the period July 1, 2018 through June 30, 2019 (ROPS 18-19). According to our review, the Agency has approximately \$301,992 from Other Funds available to fund enforceable obligations on the ROPS 21-22. HSC section 34177 (l) (1) (E) requires these balances to be used prior to requesting RPTTF funding. This item does not require payment from property tax revenues; therefore, with the Agency's concurrence, the following item has been reclassified:
  - Item No. 39 – 2014 Tax Allocation Refunding Bonds in the amount of \$3,875,350 is partially reclassified. Finance is approving RPTTF in the amount of \$3,573,358 and Other Funds in the amount of \$301,992, totaling \$3,875,350.

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 18-19 period. The ROPS 18-19 prior period adjustment (PPA) will offset the ROPS 21-22 RPTTF distribution. The amount of RPTTF authorized includes the 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 \$7,697,961, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2021 through December 31, 2021 period (ROPS A period), and one distribution for the January 1, 2022 through June 30, 2022 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 21-22 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 adjusted items, Finance does not object to the remaining items listed on the ROPS 21-22. If the Agency disagrees with our determination with respect to any items on the ROPS 21-22, 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 from 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 21-22. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 21-22 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 21-22 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted 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.

Grace E. Lee  
April 8, 2021  
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Please direct inquiries to Anna Kyumba, Supervisor, or Garrett Fujitani, Staff, at (916) 322-2985.

Sincerely,

Original signed by Cheryl L. McCormick for:

JENNIFER WHITAKER  
Program Budget Manager

cc: Lisa Kim, Assistant City Manager, City of Garden Grove  
Wendy Tsui, Administrative Manager I, Property Tax Unit, Orange County

**Attachment**

<b>Approved RPTTF Distribution July 2021 through June 2022</b>			
	<b>ROPS A</b>	<b>ROPS B</b>	<b>Total</b>
RPTTF Requested	\$ 12,848,407	\$ 3,112,154	\$ 15,960,561
Administrative RPTTF Requested	188,886	188,886	377,772
<b>Total RPTTF Requested</b>	<b>13,037,293</b>	<b>3,301,040</b>	<b>16,338,333</b>
<b>RPTTF Requested</b>	<b>12,848,407</b>	<b>3,112,154</b>	<b>15,960,561</b>
<u>Adjustment(s)</u>			
Item No. 22	(6,404,640)	0	(6,404,640)
Item No. 39	(301,992)	0	(301,992)
	(6,706,632)	0	(6,706,632)
<b>RPTTF Authorized</b>	<b>6,141,775</b>	<b>3,112,154</b>	<b>9,253,929</b>
<b>Administrative RPTTF Authorized</b>	<b>188,886</b>	<b>188,886</b>	<b>377,772</b>
ROPS 18-19 prior period adjustment (PPA)	(1,933,740)	0	(1,933,740)
<b>Total RPTTF Approved for Distribution</b>	<b>\$ 4,396,921</b>	<b>\$ 3,301,040</b>	<b>\$ 7,697,961</b>