



# Oversight Board Agenda

Adjourned and Special Meeting

City of Bell

**Monday, August 20, 2012**  
**5:30 P.M.**

Bell City Hall  
Council Chambers  
6330 Pine Avenue

Ana Maria Quintana  
Chairperson

Nancy Fong  
Vice-Chair

Edgar Cisneros  
Oversight Board Member

Andrew Sanchez  
Oversight Board Member

Megan Moret  
Oversight Board Member

John Walsh  
Oversight Board Member

Rosie Vasquez  
Oversight Board Member

## **Welcome to the Oversight Board Meeting**

City of Bell and staff welcome you. This is your City Government. Individual participation is a basic part of American Democracy and all Bell residents are encouraged to attend meetings of the City Council. Regular City Council meetings are held the first and third Wednesday of the month at 7:00 p.m., Bell Council Chambers, 6330 Pine Avenue. For more information, you may call City Hall during regular business hours 8:00 a.m. to 4:00 p.m., Monday through Friday at (323) 588-6211 Extension 217.

### Addressing the Oversight Board

If you wish to speak to the Oversight Board on any item which is listed or not listed on the Oversight Board Agenda, please complete a *Request to Speak Card* available in the meeting room. Please submit the completed card prior to the meeting.

### Compliance with Americans with Disabilities Act

The City of Bell, in complying with the Americans with Disabilities Act (ADA), request individuals who require special accommodation(s) to access, attend, and or participate in a City meeting due to disability. Please contact the City Clerk's Office, (323) 588-6211, Ext. 217, at least one business day prior to the scheduled meeting to insure that we may assist you.

## MINUTES

### Special Meeting Bell Oversight Board

Wednesday, June 27, 2012

Bell City Council Chambers  
6330 Pine Avenue

Called to Order by Oversight Board Chair Quintana at 5:00 P.M.

Roll call of the Oversight Board:

**Present:** Oversight Board members Cisneros, Moret, Vasquez, Walsh, Quintana, and Fong (6)

**Absent:** Marvin Martinez, member appointed by the Chancellor of the California Community Colleges

#### **Communications from the Public**

None

#### **Approval of Meeting Minutes**

By consensus, the Oversight Board approved the minutes from the April 26<sup>th</sup> and 30<sup>th</sup> Oversight Board meetings.

#### **Status of Recognized Obligation Payment Schedules for the period ending June 30, 2012 and December 31, 2012:**

Board member Cisneros asked whether the Successor Agency could amend the current ROPS or include new line items on subsequent ROPS if the Governor signs the Trailer Bill. Matt McCleary, with RSG consulting, responded that it would be possible to do so. Mr. McCleary added that even though DOF approves items on the ROPS, it reserves the right to alter any prior determination on future ROPS line items.

Item # 8 on ROPS 1: Mr. McCleary explained that the "Pension Override" has been taken off the ROPS 2 because the revenue is going directly to the City of Bell and therefore will not involve the Successor Agency.

Item #s 11-12: Mr. McCleary explained that DOF rejected these items because the Successor Agency could not provide contracts to justify them as an enforceable obligation.

Board member Vasquez asked if staff could provide an analysis of the trailer bill language. Mr. McCleary stated that the language and bullet summary of the trailer bill could be provided upon request.

Board member Moret asked what changed from ROPS 1 to ROPS 2. Mr. McCleary responded that some items were taken off the ROPS as a result of DOF's denial letter.

Board member Moret asked the group if there were still plans to do a closed session on the Werrlein Note. Board member Quintana responded by saying that it was approved by DOF, so it was not discussed any further. Ms. Moret said that it would be a good idea to cover for background purposes.

### **Land Inventory**

Mr. McCleary explained that the Trailer Bill language changed established a new requirement for disposal of Successor Agency non-housing property. Furthermore, McCleary explained that the list of land assets has been compiled using multiple sources of information and further due diligence will be needed to see what entity owns the property assets on the list provided.

Board member Cisneros asked if the list provided by staff reflects who they believe to be the owner of the property assets. Mr. McCleary stated that in some cases there is conflicting information as to who the owner is but AB 1484 now requires a formal process to dispose of property assets, which will need to include further research on ownership of properties listed.

Board member Fong stated that she thought it would be a good idea for the Oversight Board to begin by identifying public facilities and transfer those first as the language of ABx1 26 provides. Mr. McCleary responded by saying that the Oversight Board has control over the process to evaluate properties on the list and can do so if it wishes.

Board member Cisneros asked if the Successor Agency could include project related work on the ROPS. Mr. McCleary said it was possible; however, it should be determined what would be considered administrative versus project related first.

Board member Cisneros asked if the Successor Agency was in charge of designating what is considered a government use. Mr. McCleary responded by saying that the Oversight Board is charged with the liquidation and disposal of successor agency properties.

Board member Cisneros suggested that item #s 5, 10, 11, and 12 on the property list looked to be public uses and could be transferred by the Successor Agency to the City of Bell. Board member Moret agreed. Mr. Cisneros also suggested that staff prepare a staff report to provide a short summary about how these properties qualify as public uses.

Mr. McCleary said that staff would try to ascertain requirements in the Trailer Bill to determine if it is possible to dispose of properties in a piecemeal fashion or if successor agencies needed to address the disposal of properties all at once. Board member Cisneros said that it did not seem logical to address all the properties at once because of the impact of current market conditions.

Board member Moret asked staff what the next meeting would cover. Mr. McCleary said that the Oversight Board will need to approve the next ROPS and review the properties identified as public uses.

Next Meeting: August 20, 2012 at 5:30pm

Mr. Cisneros moved to adjourn the meeting.

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE COMMUNITY  
REDEVELOPMENT AGENCY OF THE CITY OF BELL**

**MEETING AGENDA**

**CITY COUNCIL CHAMBERS**

**MONDAY, AUGUST 20, 2012  
5:30 P.M.**

**NOTICE IS HEREBY GIVEN that the Oversight Board to the Successor Agency to the Bell Community Redevelopment Agency of the City of Bell will hold a Regular Meeting on August 20, at 5:30 P.M., at Bell City Council Chambers to consider the following:**

**REGULAR SESSION AGENDA**

**5:30 P.M.**

**CALL TO ORDER**

Pledge of Allegiance.  
Roll Call  
Changes to the Agenda.

**ANNOUNCEMENTS**

**PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS**

**COMMUNICATIONS FROM THE PUBLIC**

This is the time for members of the public to address the Bell Oversight Board. The public may speak on items that are on the agenda and on non-agenda items that are under the subject jurisdiction of the Bell Oversight Board.

Persons wishing to address the Bell Oversight Board should identify the items they wish to speak on at this time and provide a completed "blue" speaker card to the Secretary of the Oversight Board. Request to Speak forms must be submitted prior to the beginning of the public comment period on Agenda Items. Speaker cards shall not be accepted by the Secretary to the Oversight Board after the first speaker begins his/her comments.

Speakers will be called to speak by the Chair at the appropriate time. Comments are limited to three minutes on all items. When addressing the Bell Oversight Board, please address the Board through the Chair.

State law prohibits the Board from taking action on a matter not on this Agenda. Any Matter may be referred to the City Manager for follow up.

## CONSENT CALENDAR

1. Approval of June 27, 2012, Oversight Board meeting minutes.

## ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION

### DISCUSSION AND POTENTIAL ACTION ITEMS

1. Presentation and Discussion of Successor Agency Updates:

- a. AB 1484
- b. Affordable Housing Asset Transfer Form
- c. Agreed Upon Procedures Report
- d. Housing Due Diligence Audit
- e. Upcoming Oversight Board meetings

**Recommendation:** Receive and file report.

2. Consideration of Approving the Administrative Budget of the Successor Agency for Fiscal Year 2012-13, pursuant to Health and Safety Code sections 34177(j).

**Recommendation:** Adopt Resolution No. 2012-06OB

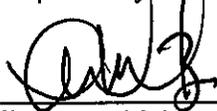
3. Consideration of Approving the Recognized Obligation Payment Schedule (ROPS) for the Period of January 1, 2013 Through June 30, 2013, pursuant to Health and Safety Code Section 34177(m).

**Recommendation:** Adopt Resolution No. 2012-07OB

4. Discussion and set a date for the tour of Successor Agency owned properties. (Oral report)
5. Oral Communications

### Adjournment

I, Rebecca Valdez, CMC, City Clerk of the city of Bell, certify that a true and accurate copy of the forgoing agenda was posted on August 16, 2012, at least 72 hours prior to the meeting as required by law.



Rebecca Valdez, CMC  
City Clerk

**City of Bell**  
**Agenda Report for Bell Oversight Board**

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**Date:** August 20, 2012  
**TO:** Honorable Oversight Board Members  
**FROM:** Successor Agency Staff  
**APPROVED BY:**   
Doug Willmore, City Manager  
**SUBJECT:** Successor Agency Updates

**RECOMMENDATION:**

The Oversight Board receives and files the staff report.

**BACKGROUND/DISCUSSION:**

**AB 1484**

On June 27, 2012, the Legislature passed and the Governor signed AB 1484. As a budget "trailer bill," AB 1484 took immediate effect upon signature by the Governor. AB 1484 makes technical and substantive amendments to ABx1 26 based on experiences to-date at the state, county and local level. AB 1484 also imposes onerous new administrative requirements and deadlines that institute costly penalties for delinquent performances.

The following summary of AB 1484 is provided with an eye towards how it impacts the Bell Successor Agency (Successor Agency), the Bell Oversight Board (Oversight Board) and the City of Bell (City):

- Under AB 1484, the Successor Agency is now a separate legal entity separate from the City. The Successor Agency can sue and be sued in its own name, and all litigation involving the Dissolved Bell Community Redevelopment Agency is automatically transferred to the Successor Agency.
- AB 1484 does not include a provision for a sponsoring community that initially elected to serve as a successor agency to later reverse the election and determine to no longer serve as the successor agency.
- Former redevelopment-city loans can now be considered enforceable obligations IF the Oversight Board finds the loans were entered into for a valid

redevelopment purpose. Bear in mind, the DOF still has final say on whether the loans were for a valid redevelopment purpose in their opinion. If both the Oversight Board and DOF determine the loans were for a valid redevelopment purpose, the repayment cannot start until FY 2013-14. If/when the repayment commences, the first use for the funds is to repay the housing fund for any outstanding loans such as SERAF loans. After the housing fund is made whole, the remaining loan repayment amount back to the City must be split into two different pots:

- 20% of the remaining loan obligation must be set aside in a new housing fund.
- 80% of the remaining loan obligation may flow back to the City.
- If the ROPS are not submitted to the State on time, a \$10,000 per day fine can be assessed to the City. Additionally, failure by a Successor Agency to submit a ROPS by October 14 and March 13 of each year, the maximum administrative cost allowance for the fiscal year can be reduced by 25%.
- The DOF previously had 3 days to review oversight board actions. Now, AB 1484 allows a 5 day review period, then an additional 40 days to analyze any information requested within that 5 day period. If the matter being reviewed relates to property disposition, the review period can be extended to 60 days.
- The DOF retains the ability to reject an enforceable obligation in the future that it previously allowed.
- The next ROPS is now due to the State by September 1, 2012 (covering January to June 2013 and known as ROPS III) instead of the previous deadline of October 1, 2012.
- AB 1484 outlines a requirement for the Successor Agency to complete a formal property disposal plan for Oversight Board and DOF approval.
- Failure of the Successor Agency to comply with these measures may result in the DOF/State withholding the City's sales tax or other use taxes such as transient occupancy taxes (TOT).

AB1484 also includes several deadlines and due dates for a variety of actions, some require Oversight Board action and some do not:

- **August 1, 2012.** The Successor Agency must submit a list to DOF identifying all housing assets transferred to the Successor Housing Entity. DOF will provide the form the Successor Agency must use. List must include all assets transferred from February 1, 2012, to the date list is prepared. AB 1484 is silent on Successor Agency Board or Oversight Board approval of the list. Once submitted, DOF has 30 days to reject any identified asset transfers.

- **August 10, 2012.** Successor Housing Entity to provide notice to Successor Agency of any designations or commitments of funds that need to be included on the next ROPS. Essentially, a Successor Housing Entity can obligate "excess housing proceeds," but it is the Successor Agency that will continue to hold the funds and pay obligations.
- **September 1, 2012.** Next ROPS is due to the DOF, State Controller and County Auditor Controller. The DOF has released a new format (twice) for the ROPS that includes a reconciliation of what was recorded previously as the payment amount versus the actual amount paid for ROPS I (January to June 2012).
- **October 1, 2012.** Due diligence review of the former Low Moderate Income Housing Fund (LMIHF) must be submitted to Oversight Board. This review must be conducted by a licensed accountant who is approved by the County Auditor Controller. The financial review ultimately determines unencumbered fund balance to be remitted to the County Auditor Controller for distribution to affected taxing agencies. The process also provides an opportunity for the Successor Agency to identify (1) any encumbered or legally restricted assets, and (2) where housing obligations comprise an enforceable obligation that must be included on a ROPS. The Oversight Board has until October 15 to convene a public comment session, then approve and transmit the document to the County Auditor Controller and DOF.
- **December 15, 2012.** A similar due diligence process for non-housing funds must be completed by this date.

### **Affordable Housing Asset Transfer Form**

Pursuant to HSC section 34176 (a) (2), the entity assuming the housing functions of the former redevelopment agency was required to submit to the Department of Finance (DOF) a list of all housing assets by August 1, 2012. The list must adequately detail how the housing asset meets the criteria specified in HSC section 34176 (e) and must also include all assets transferred between February 1, 2012, and the date upon which the list is created. HSC section 34176 (a) (2) also states that the DOF is to prescribe the format for the list. DOF did provide a template, and Successor Agency staff submitted the report to the DOF on August 1. A copy of the report is attached for your review. No further Oversight Board action is needed.

### **Agreed Upon Procedures Report**

California Health and Safety Code Section 34182 requires county auditor-controllers to conduct, or cause to be conducted, an agreed-upon procedures audit of each former redevelopment agency. The audits establish each redevelopment agency's assets and liabilities, documents and determine pass-through payment obligations to other taxing

entities, and to determine and document the amount and terms of any indebtedness incurred by the former redevelopment agency. On August 3, the County Auditor Controller provided the Successor Agency with a draft of the Agreed Upon Procedures Report completed by Vasquez & Company, LLP. Once the draft is finalized and transmitted to the State, Successor Agency staff will provide a copy to the Oversight Board; however no Oversight Board action will be required.

### **Housing Due Diligence Report**

Health and Safety Code Section 34179.5 requires a Due Diligence Report of the Successor Agency's unobligated housing funds. This review must be completed and submitted to the DOF by October 15, 2012. The DOF has yet to distribute the guidelines for performing these Due Diligence reviews. The Governmental Accounting and Auditing Committee of the California Society of Certified Public Accountants is working with DOF to define these procedures/guidelines. Successor Agency staff will work with the County to ensure that when the Due Diligence Review can begin, the Successor Agency has obtained the services of a County-approved auditing firm to complete the work.

### **Upcoming Oversight Board Meetings**

As previously shared with the Oversight Board, staff is requesting that the Oversight Board tentatively hold dates at the end of September and early October to accommodate a variety of requirements in AB 1484 relating to the approval of the Housing Due Diligence Report.

### **FISCAL IMPACT:**

None at this time.

### **ATTACHMENTS:**

- Affordable Housing Asset Transfer Letter
- Affordable Housing Asset Transfer Form

Ali Saleh - Mayor  
Violeta Alvarez - Vice Mayor  
Danny Harber - Councilmember  
Ana Maria Quintana - Councilmember  
Nestor E. Valencia - Councilmember



6330 Pine Avenue  
Bell, California 90201  
(323) 588-6211  
(323) 771-9473 fax

## CITY OF BELL

August 1, 2012

Ana Matosantos  
Finance Director  
CALIFORNIA DEPARTMENT OF FINANCE  
915 L Street  
Sacramento, CA 95814

### **TRANSMITTAL OF HOUSING ASSET LIST REQUIRED BY HEALTH & SAFETY CODE SECTION 34176(a)(2)**

Dear Ms. Matosantos:

Health & Safety Code Section 34176(a)(2), as enacted by Assembly Bill 1484, requires the entity assuming the housing functions of the former redevelopment agency to submit a list of all housing assets to the California Department of Finance ("DOF") by August 1, 2012. The Successor Housing Agency of the former Community Redevelopment Agency of the City of Bell ("Successor Housing Agency") has enclosed the housing asset list for review by DOF. The list follows the format provided by DOF on July 18, 2012 listing and describing how each asset meets the criteria specified in Health & Safety Code Section 34176(e).

Staff transmits this letter to document that the Successor Housing Agency has delivered the housing asset list on time as required by Health & Safety Code Section 34176(a)(2). The housing asset list reflects all the housing assets, to the best of our knowledge and data we have access to, that were transferred from the Successor Agency of the Community Redevelopment Agency of the City of Bell ("Successor Agency") during the time period of February 1, 2012, and the date of the creation of the housing asset list. Due to severe budget and staffing constraints at both the Successor Agency and the City of Bell, particularly in the City's Finance Department, this is the most accurate and up-to-date information we have at the current time.

We respectfully request that the DOF acknowledges receipt of the Successor Housing Agency's housing asset list by the required due date. Your timely response is appreciated.

If you have any questions pertaining to this letter, please contact Nancy Fong, Interim Community Development Director at (323) 923-2600 or [nfong@cityofbell.org](mailto:nfong@cityofbell.org).

Thank you,

  
Doug Willmore  
City Manager

cc: City Council/Successor Agency  
Oversight Board Members of the Successor Agency

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DEPARTMENT OF FINANCE  
HOUSING ASSETS LIST  
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484  
(Health and Safety Code Section 34176)

Former Redevelopment Agency: Bell Community Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: Bell Successor Agency to the Former Bell Community Redevelopment Agency

Entity Assuming the Housing Functions of the former Redevelopment Agency: Housing Successor Agency to the Former Bell Community Redevelopment Agency

Entity Assuming the Housing Functions Contact Name: Nancy Fong Title Interim Community Develop. Dir. Phone (323) 923-2600 E-Mail Address nfong@cityofbell.org

Entity Assuming the Housing Functions Contact Name: \_\_\_\_\_

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list. The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	X
Exhibit B- Personal Property	
Exhibit C - Low-Mod Encumbrances	X
Exhibit D - Loans/Grants Receivables	
Exhibit E - Rents/Operations	
Exhibit F- Rents	
Exhibit G - Deferrals	X

Prepared By: NANCY FONG

Date Prepared: 31-Jul-12



Exhibit B - Personal Property

Housing Successor Agency to the Former Bell Community Redevelopment Agency  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Asset Type	Asset Description	Quantity	Estimated Value	Source of Funds	Disposition	Disposition Date	Disposition Location	Disposition Method	Disposition Status	Disposition Notes
1	NONE									
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
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18										
19										
20										

a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.





Exhibit E - Rents/Operations

Housing Successor Agency to the Former Bell Community Redevelopment Agency  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Asset Description	Asset Location	Asset Type	Asset Status	Asset Value	Asset Condition	Asset Use	Asset Maintenance	Asset Insurance	Asset Taxation	Asset Encumbrances	Asset Disposition	Asset Transfer	Asset Title	Asset Deed	Asset Easements	Asset Liens	Asset Other
1	NONE																	
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		
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20																		

a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit F - Rents

Housing Successor Agency to the Former Bell Community Redevelopment Agency  
 Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Governmental Asset (e.g., Public Housing, etc.)	Address	City	County	State	Year Acquired	Year Expired	Year of Disposition	Disposition Method	Disposition Date	Disposition Price	Disposition Description
1	NONE											
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												

a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit G - Deferrals  
 Housing Successor Agency to the Former Bell Community Redevelopment Agency  
 Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

1	Loans made from Agency Housing Fund for the 2009-10 SERAF payment	FY 2009-10	1,249,669.00	N/A	1,033,669.00	6/30/2015
2	Loans made from Agency Housing Fund for the 2010-11 SERAF payment	FY 2010-11	256,850.00	N/A	211,850.00	6/30/2016
3						
4						
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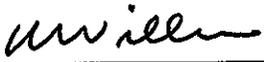
**City of Bell**  
**Agenda Report for Bell Oversight Board**

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**Date:** August 20, 2012

**TO:** Honorable Oversight Board Members

**FROM:** Successor Agency Staff

**APPROVED**   
**BY:** Doug Willmore, City Manager

**SUBJECT:** Consideration of Approving of Successor Agency Administrative Budget for Second Half of Fiscal Year 2012-13.

**RECOMMENDATION:**

Approve Resolution No. 2012-06OB for the Administrative Budget of the Successor Agency for Fiscal Year 2012-13

**SUMMARY REPORT**

Pursuant to Health and Safety Code Section 34177(j), the Successor Agency must prepare a proposed administrative budget and present it to the Oversight Board for approval. The administrative budget is also included as a line item on the Recognized Obligation Payment Schedules (ROPS), which the Oversight Board is also reviewing and approving. A large portion of the Successor Agency Administrative Budget is comprised of the Administrative Cost Allowance. This is defined in Health and Safety Code Section 34171 as up to 3 percent of the property tax allocated for every year after but not less than \$250,000 for any fiscal year. The Successor Agency can then propose to cover any additional administrative costs through arrangements with other entities contingent upon Oversight Board Approval. The Fiscal Year 2012-13 Administrative Budget is presented below. Be advised that the Oversight Board already approved the Administrative Budget for the current July to December timeframe.

<b>Administrative Cost by Period</b>	<b>Proposed Budget</b>
FY 2012-13 July - December 2012 (already approved)	\$125,000
FY 2012-13 January - June 2013	\$125,000

The Successor Agency is required to submit ROPS III to the Oversight Board for approval and then submit the Oversight Board-approved ROPS III to the State Department of Finance, State Controller and the County Auditor-Controller no later than September 1, 2012. Staff has prepared ROPS III for the Oversight Board's approval at this meeting as a separate agenda item.

### **FISCAL IMPACT**

Under AB X1 26 and AB 1484, an "Administrative Cost Allowance" is paid to the Successor Agency from property tax revenues allocated by the County Auditor-Controller. The Administrative Cost Allowance to be received by the Successor Agency on January 2, 2013, for the second half of fiscal year 2012-13 will take into account the amount of Administrative Cost Allowance the Successor Agency received on June 1, 2012. In addition, the Administrative cost Allowance is subject to reduction if there are insufficient funds to pay the enforceable obligations as listed on the ROPS.

### **ATTACHMENTS:**

- FY 2012-13 Successor Agency Administrative Budget, for period January to June 2013
- Resolution No. 2012-06OB

Bell Successor Agency FY 2012-13

SUCCESSOR AGENCY ADMINISTRATIVE BUDGET	Department/Staff Person	Total	Source
<b>Infrastructure</b>			
Successor Agency rent and utilities		5,000	RPTTF / Admin
Successor Agency supplies		4,000	RPTTF / Admin
Successor Agency publications		3,000	RPTTF / Admin
Oversight Board room rental		3,000	RPTTF / Admin
Oversight Board Supplies		4,000	RPTTF / Admin
Oversight Board publications		5,000	RPTTF / Admin
Internet hosting / website maintenance		5,000	RPTTF / Admin
Risk management		7,900	RPTTF / Admin
Subtotal		\$ 36,900	
<b>Ongoing Administrative Activities</b>			
County correspondence/coordination	RSG	2,900	RPTTF / Admin
County correspondence/coordination	Aleshire	3,750	RPTTF / Admin
State correspondence/coordination	RSG	2,900	RPTTF / Admin
State correspondence/coordination	Aleshire	3,750	RPTTF / Admin
Prepare ROPS	RSG	4,350	RPTTF / Admin
Prepare ROPS	Aleshire	2,500	RPTTF / Admin
Prepare admin budget	RSG	4,350	RPTTF / Admin
Oversight Board attendance and support	RSG	2,900	RPTTF / Admin
Oversight Board attendance and support	Aleshire	22,500	RPTTF / Admin
Management of dissolution activities	Staff	33,000	RPTTF / Admin
Management of consultants/experts	Staff	14,850	RPTTF / Admin
Creation/management of contracts as approved	Staff	11,000	RPTTF / Admin
Management of grants/other revenues	Staff	11,000	RPTTF / Admin
Annual reporting	RSG	4,350	RPTTF / Admin
Successor Agency legal counsel - Misc	Aleshire	5,000	RPTTF / Admin
Bill payment/reserves management	Staff	16,500	RPTTF / Admin
Manage/monitor financial reserves	Staff	16,500	RPTTF / Admin
Subtotal		\$ 162,100	
<b>Dissolution Activities</b>			
Modification of loans/bonds as approved	Staff	5,500	RPTTF / Admin
Communication/negotiation with taxing entities	Staff	33,000	RPTTF / Admin
Communication/negotiation with taxing entities	Aleshire	12,500	RPTTF / Admin
Oversight of asset liquidation		-	
Subtotal		\$ 51,000	
<b>Grand Total</b>		\$ 250,000	

**RESOLUTION NO. 2012-06OB**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE BELL COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROPOSED ADMINISTRATIVE BUDGET FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2013 THROUGH JUNE 30, 2013, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j) AND TAKING CERTAIN RELATED ACTIONS**

**WHEREAS**, Pursuant to Health and Safety Code Section 34177(j), the Successor Agency to the Bell Community Redevelopment Agency (the "Successor Agency") must prepare a proposed administrative budget for each six-month fiscal period (commencing each January 1 and July 1) and submit each proposed administrative budget to the oversight board for the Successor Agency (the "Oversight Board") for approval.

**WHEREAS**, Each proposed administrative budget shall include all of the following: (1) estimated amounts for Successor Agency administrative costs for the upcoming six-month fiscal period; (2) proposed sources of payment for the costs identified in (1); and (3) proposals for arrangements for administrative and operations services provided by the City of Bell (the "City") or another entity.

**WHEREAS**, Pursuant to Health and Safety Code Section 34177(k), the Successor Agency is required to provide administrative cost estimates, from its approved administrative budget that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund, to the County Auditor-Controller for each six-month fiscal period.

**WHEREAS**, Health and Safety Code Section 34173(h) authorizes the City to loan or grant funds to the Successor Agency for administrative costs, but the receipt and use of the funds must be reflected on the administrative budget or the Recognized Obligation Payment Schedule, and an enforceable obligation is deemed to be created for the repayment of such loans.

**WHEREAS**, There has been presented to this Board for approval a proposed administrative budget for the Successor Agency for the six-month fiscal period from January 1, 2013 through June 30, 2013 ("Administrative Budget No. 3"), reflecting the foregoing.

**NOW, THEREFORE**, the Oversight Board to the Successor Agency to the Dissolved Bell Community Redevelopment Agency does hereby resolve as follows:

**Section 1.** The above recitals are true and correct and are a substantive part of this Resolution.

**Section 2.** This Resolution is adopted pursuant to the provisions of Health and Safety Code Section 34177(j).

**Section 3.** The Board hereby approves the proposed Administrative Budget No. 3 substantially in the form attached hereto as Exhibit A. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify Administrative Budget No. 3 as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

**Section 4.** Staff is hereby authorized and directed to submit the proposed Administrative Budget No. 3 to the Department of Finance for final approval.

**Section 5.** The officers and staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

PASSED AND ADOPTED by the Oversight Board at a meeting held on the 20th day of August, 2012.

\_\_\_\_\_  
Ana Maria Quintana, Oversight Board Chair,

ATTEST:

\_\_\_\_\_  
Oversight Board Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
David Aleshire, City Attorney

I, Rebecca Valdez, City Clerk, Bell, California, hereby certify that the foregoing resolution was adopted by the Oversight Board to the Successor Agency of the former Bell Community Redevelopment Agency at a regular meeting held on the 20th day of August, 2012 and passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**

**SUCCESSOR AGENCY TO THE BELL COMMUNITY  
REDEVELOPMENT AGENCY**

**ADMINISTRATIVE BUDGET  
(January 1, 2013 through June 30, 2013)**

Bell Successor Agency FY 2012-13

<b>SUCCESSOR AGENCY ADMINISTRATIVE BUDGET</b>	<b>Department/Staff Person</b>	<b>Total</b>	<b>Source</b>
<b>Infrastructure</b>			
Successor Agency rent and utilities		5,000	RPTTF / Admin
Successor Agency supplies		4,000	RPTTF / Admin
Successor Agency publications		3,000	RPTTF / Admin
Oversight Board room rental		3,000	RPTTF / Admin
Oversight Board Supplies		4,000	RPTTF / Admin
Oversight Board publications		5,000	RPTTF / Admin
Internet hosting / website maintenance		5,000	RPTTF / Admin
Risk management		7,900	RPTTF / Admin
<b>Subtotal</b>		<b>\$ 36,900</b>	
<b>Ongoing Administrative Activities</b>			
County correspondence/coordination	RSG	2,900	RPTTF / Admin
County correspondence/coordination	Aleshire	3,750	RPTTF / Admin
State correspondence/coordination	RSG	2,900	RPTTF / Admin
State correspondence/coordination	Aleshire	3,750	RPTTF / Admin
Prepare ROPS	RSG	4,350	RPTTF / Admin
Prepare ROPS	Aleshire	2,500	RPTTF / Admin
Prepare admin budget	RSG	4,350	RPTTF / Admin
Oversight Board attendance and support	RSG	2,900	RPTTF / Admin
Oversight Board attendance and support	Aleshire	22,500	RPTTF / Admin
Management of dissolution activities	Staff	33,000	RPTTF / Admin
Management of consultants/experts	Staff	14,850	RPTTF / Admin
Creation/management of contracts as approved	Staff	11,000	RPTTF / Admin
Management of grants/other revenues	Staff	11,000	RPTTF / Admin
Annual reporting	RSG	4,350	RPTTF / Admin
Successor Agency legal counsel - Misc	Aleshire	5,000	RPTTF / Admin
Bill payment/reserves management	Staff	16,500	RPTTF / Admin
Manage/monitor financial reserves	Staff	16,500	RPTTF / Admin
<b>Subtotal</b>		<b>\$ 162,100</b>	
<b>Dissolution Activities</b>			
Modification of loans/bonds as approved	Staff	5,500	RPTTF / Admin
Communication/negotiation with taxing entities	Staff	33,000	RPTTF / Admin
Communication/negotiation with taxing entities	Aleshire	12,500	RPTTF / Admin
Oversight of asset liquidation			
<b>Subtotal</b>		<b>\$ 51,000</b>	
<b>Grand Total</b>		<b>\$ 250,000</b>	

**City of Bell**  
**Agenda Report for Bell Oversight Board**

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**DATE:** August 20, 2012

**TO:** Honorable Oversight Board Members

**FROM:** Successor Agency Staff

**APPROVED**



**BY:** Doug Willmore, City Manager

**SUBJECT:** Consideration of Approving the Successor Agency Recognized Obligation Payment Schedule for Second Half of Fiscal Year 2012-13.

**RECOMMENDATION:**

Approve Resolution No. 2012-07OB for the Recognized Obligation Payment Schedule for the six-month fiscal period from January 1, 2013, through June 30, 2013 and taking certain related actions.

**SUMMARY REPORT**

Pursuant to AB X1 26, the Successor Agency must prepare a Recognized Obligation Payment Schedule (ROPS) for each six-month fiscal period (commencing each January 1 and July 1), listing the payments to be made by the Successor Agency during such period. All ROPS must be approved by the Oversight Board. Furthermore, each Oversight Board-approved ROPS must be submitted to the State Department of Finance (DOF" for review and final approval.

On June 27, 2012, the Governor signed the State budget trailer bill AB 1484, which became effective immediately. AB 1484 imposes new requirements and deadlines, beginning with the ROPS covering the period from January 1, 2013, through June 30, 2013 (ROPS III). At the same time that the Successor Agency submits a ROPS to the Oversight Board for approval, the Successor Agency must also provide a copy of such ROPS to the DOF, the County Auditor-Controller and the "county administrative officer." A copy of the Oversight Board-approved ROPS must be submitted to the DOF, the Office of the State Controller and the County Auditor-Controller and be posted on the Successor Agency's website. The Successor Agency must submit the ROPS to the DOF electronically in the manner of DOF's choosing.

## **Deadlines for ROPS Submission and Review**

AB 1484 does not specify a deadline for the Successor Agency to submit ROPS III to the Oversight Board for approval. However, AB 1484 provides that the Successor Agency must submit an Oversight Board-approved ROPS III to the DOF, the State Controller and the County Auditor-Controller no later than September 1, 2012.

The DOF may eliminate or modify any items on the ROPS before approving the ROPS. The DOF must make its determination regarding the enforceable obligations and the amount and funding source for each enforceable obligation listed on a ROPS no later than 45 days after the ROPS is submitted. Within five business days of the DOF's determination, the Successor Agency may request to "meet and confer" with the DOF on disputed items. The meet and confer period may vary, but an untimely submission of ROPS III may result in a meet and confer period of less than 30 days.

The County Auditor-Controller may object to the inclusion of any item on the ROPS that is not demonstrated to be an enforceable obligation and may object to the funding source proposed for any item. The County Auditor-Controller must provide notice of its objections to the DOF, the Successor Agency and the Oversight Board by October 1, 2012.

## **Penalties for Failure to Make Timely Submission**

If the Successor Agency does not submit an Oversight Board-approved ROPS by September 1, 2012, the City of Bell will be subject to a civil penalty of \$10,000 per day for every day that the ROPS is not submitted to the DOF. The penalty is to be paid to the County Auditor-Controller for distribution to the taxing entities. If the Successor Agency does not timely submit a ROPS, creditors of the Successor Agency, the DOF, and affected taxing entities may request a writ of mandate to require the Successor Agency to immediately perform this duty. Additionally, if the Successor Agency does not submit a ROPS within 10 days of September 1st, the Successor Agency's administrative cost allowance for that period will be reduced by 25 percent.

## **FISCAL IMPACT**

The preparation and submittal of ROPS III is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from January 1, 2013 to June 30, 2013.

## **ATTACHMENTS:**

- Resolution No. 2012-07OB
- ROPS III Covering January to June 2013

## RESOLUTION NO. 2012-070B

### **A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE BELL COMMUNITY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2013 THROUGH JUNE 30, 2013, AND TAKING CERTAIN RELATED ACTIONS.**

**WHEREAS**, pursuant to Health and Safety Code Section 34177(l), the Successor Agency to the Bell Community Redevelopment Agency (the "Successor Agency") must prepare a proposed Recognized Obligation Payment Schedule ("ROPS") before each six-month fiscal period (commencing each January 1 and July 1) and submit each proposed ROPS to the oversight board for the Successor Agency (the "Oversight Board") for approval.

**WHEREAS**, pursuant to Health and Safety Code Section 34177(l)(2)(C) and (m), the Successor Agency must (1) submit the Oversight Board-approved ROPS for the six-month fiscal period from January 1, 2013 through June 30, 2013 ("ROPS III"), to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than September 1, 2012; and (2) post a copy of the Oversight Board-approved ROPS No. 3 on the Successor Agency's website.

**NOW, THEREFORE**, the Oversight Board to the Successor Agency to the Dissolved Bell Community Redevelopment Agency does hereby resolve as follows:

**Section 1.** The above recitals are true and correct and are a substantive part of this Resolution.

**Section 2.** The Oversight Board hereby approves proposed ROPS III, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to submit a copy of Oversight Board-approved ROPS III to the DOF, the State Controller, and the County Auditor-Controller and to post a copy of the Oversight Board-approved ROPS III on the Successor Agency's Internet website

**Section 3.** The officers of the Oversight Board and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

PASSED AND ADOPTED by the Oversight Board at a meeting held on the 20th day of August, 2012.

\_\_\_\_\_  
Ana Maria Quintana, Oversight Board Chair

ATTEST:

\_\_\_\_\_  
Oversight Board Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
David Aleshire, City Attorney

I, Rebecca Valdez, City Clerk, Bell, California, hereby certify that the foregoing resolution was adopted by the Bell Oversight Board to the Successor Agency of the former Bell Community Redevelopment Agency at a regular meeting held on the 20<sup>th</sup> day of August, 2012 and passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Rebecca, Valdez, City Clerk

**EXHIBIT A**

**SUCCESSOR AGENCY TO THE BELL COMMUNITY  
REDEVELOPMENT AGENCY**

**ROPS III**

**(January 1, 2013 through June 30, 2013)**

**Successor Agency Contact Information**

Name of Successor Agency: Successor Agency to the Former Bell Community  
County: Redevelopment Agency  
Los Angeles

Primary Contact Name: Nancy Fong, Interim Community Development Director  
Primary Contact Title: 6330 Pine Ave.  
Address: Bell, California 90201  
Contact Phone Number: (323) 923-2600  
Contact E-Mail Address: nfong@cityofbell.org

Secondary Contact Name: Doug Willmore  
Secondary Contact Title: Chief Administrative Officer  
Secondary Contact Phone Number: 323 923-2600  
Secondary Contact E-Mail Address: dwillmore@CITYOFBELL.ORG

**SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: Successor Agency to the Former Debt Community Redevelopment Agency

Outstanding Debt or Obligation	Total Outstanding Debt or Obligation
	\$ 53,382,843
<b>Current Period Outstanding Debt or Obligation</b>	<b>Six-Month Total</b>
A Available Revenues Other Than Anticipated RPTTF Funding	20,002
B Anticipated Enforceable Obligations Funded with RPTTF	837,406
C Anticipated Administrative Allowance Funded with RPTTF	125,000
D Total RPTTF Funded (B + C = D)	962,406
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	978,408
E Enter Total Six-Month Anticipated RPTTF Funding <i>(Obtain from county auditor-controller)</i>	956,406
F Variance (E - D = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	
<b>Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34185 (a))</b>	
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	952,332
H Enter Actual Obligations Paid with RPTTF	573,514
I Enter Actual Administrative Expenses Paid with RPTTF	69,708
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	309,110
K Adjustment to RPTTF	647,296

Certification of Oversight Board Chairperson:  
 Pursuant to Section 34177(m) 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 agency.

Name \_\_\_\_\_ Title \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_





