

COUNTY OF SAN DIEGO
COUNTY OVERSIGHT BOARD

REGULAR MEETING

AUGUST 23, 2012, 9:00 A.M.

County Administration Center, Room 302
1600 Pacific Highway, San Diego, California 92101

- A. Call to Order
- B. Roll Call
- C. Approval of Statement of Proceedings/Minutes of April 23, 2012.
- D. Public Communication Speakers: Members of the public may address the Oversight Board on subject matters within the Board's jurisdiction, but not an item on this agenda. Each speaker is limited to two minutes.
- E. AB 1484 Overview
- F. Approval of Third Recognized Obligation Payment Schedule (ROPS) (January-July 2013) and Adoption of a Resolution Related to the Third Recognized Obligation Payment Schedule
- G. Approval of Administrative Budget for Successor Agency
- H. Communications Received
- I. Set Future Meeting Date(s)
- J. Adjournment

Supporting documentation and attachments for items listed on this agenda can be viewed online at www.sdcountry.ca.gov or in the Office of the Clerk of the Board of Supervisors at the County Administration Center, 1600 Pacific Highway, Room 402, San Diego, CA 92101.

ASSISTANCE FOR THE DISABLED:

Agendas and records are available in alternative formats upon request. Contact the Clerk of the Board at (619) 531-5434 with questions or to request a disability-related accommodation. Individuals requiring sign language interpreters should contact the Americans with Disabilities Coordinator at (858) 505-6521. To the extent reasonably possible, requests for accommodation or assistance should be submitted at least 24 hours in advance of the meeting so that arrangements may be made. An area in the front of the room is designated for individuals requiring the use of wheelchair or other accessible devices.

MINUTES
COUNTY OF SAN DIEGO OVERSIGHT BOARD

Regular Meeting
Monday, April 23, 2012, 1 p.m.
County Administration Center
Board of Supervisors Chamber, Room 302
1600 Pacific Highway, San Diego, California 92101

A. Call to Order at 1:00 p.m.

B. Roll Call

PRESENT: Board Members Jo Marie Diamond, Bonnie Ann Dowd, Kathy Kassel, Scott Patterson, Mario Sanchez, Robert Schiwitz, Matt Schnieder.

C. Welcome by Mikel Haas, Deputy Chief Administrative Officer, Community Services Group

ACTION:

The Board received a welcome by Deputy Chief Administrative Officer Mikel Haas.

D. Administration of Oath to Board Members – Clerk of the Board

ACTION:

The Oath of Office was administered to Board Members by Chief Deputy Clerk of the Board of Supervisors Andrew Potter.

E. Overview of Redevelopment and AB1X26

ACTION:

The Oversight Board received the staff presentation on an overview of Redevelopment and AB1X26 by Community Services Group Finance Director Kaye Hobson.

F. Presentation of Oversight Board Charter, Role and Responsibilities

ACTION:

The Oversight Board received the staff presentation of the Oversight Board Charter, Role, and Responsibilities by Valerie Tehan, Attorney at Law.

G. Election of Officers – Chairperson, Vice Chairperson and Secretary

ACTION:

ON MOTION of Member Schiwitz, seconded by Member Dowd, the Oversight Board elected Member Matt Schneider as Chairman, Member Scott Patterson as Vice-Chairman, and Member Robert Schiwitz as Secretary.

AYES: Diamond, Dowd, Kassel, Patterson, Sanchez, Schiwitz, Schneider

H. Communications Received

ACTION:

The Oversight Board noted and filed the correspondence that was submitted by the public to the Oversight Board.

- I. Public Communication Speakers: Members of the public may address the Oversight Board on subject matters within the Board's jurisdiction, but not an item on this agenda. Each speaker is limited to two minutes.

There were no public communication speakers.

- J. Designation of Department of Finance contact, Kaye Hobson, Community Services Group Finance Director

ACTION:

ON MOTION of Member Dowd, seconded by Vice-Chairman Patterson, the Oversight Board designated Kaye Hobson, Finance Director for the County of San Diego Community Services Group, as the contact for the State Department of Finance.

AYES: Diamond, Dowd, Kassel, Patterson, Sanchez, Schiwitz, Schneider

- K. Approval of Required Schedules (Attachments)

- "First ROPS" for January 2012-June 2012
- ROPS for July 2012-December 2012

ACTION:

ON MOTION of Secretary Schiwitz, seconded by Member Diamond, the Oversight Board approved the Recognized Obligation Payment Schedules (ROPS) for the period from January 2012 to June 2012 and the period from July 2012 to December 2012, as presented by staff.

AYES: Diamond, Dowd, Kassel, Patterson, Sanchez, Schiwitz, Schneider

L. Approval of repayment schedule for Airport Enterprise Fund Loan

ACTION:

ON MOTION of Vice-Chairman Patterson, seconded by Secretary Schiwitz, the Oversight Board approved the repayment schedule for the Airport Enterprise Fund Loan, as presented by staff.

AYES: Diamond, Dowd, Kassel, Patterson, Sanchez, Schiwitz, Schneider

M. Approval of transfer of housing assets, responsibilities, and programs

ACTION:

At the request of staff, this item was withdrawn from the agenda.

N. Approval of Administrative Budget

ACTION:

ON MOTION of Secretary Schiwitz, seconded by Vice-Chairman Patterson, the Oversight Board approved the Administrative Budget, as presented by staff.

AYES: Diamond, Dowd, Kassel, Patterson, Sanchez, Schiwitz, Schneider

O. Approval of distribution of unencumbered cash to Affected Taxing Entities

ACTION:

At the request of staff, this item was withdrawn from the agenda.

P. Set Future Meeting Date(s)

ACTION:

ON MOTION of Member Dowd, seconded by Vice-Chairman Patterson, the Oversight Board set the next regular meetings to occur on the second Wednesday in November, set for November 14, 2012 at 1 p.m., and the second Wednesday in April, set for April 10, 2013 at 1 p.m.

AYES: Diamond, Dowd, Kassel, Patterson, Sanchez, Schiwitz, Schneider

Q. Adjournment

There being no further business, the Board adjourned at 3:26 p.m.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors
County of San Diego, State of California

BY: ANDREW J. POTTER
Chief Deputy Clerk of the Board of Supervisors
County of San Diego, State of California

Discussion: Potter

NOTE: These Minutes set forth all actions taken by the County of San Diego Oversight Board on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.

Supporting documentation and attachments for items listed on this agenda can be viewed online at www.sdcounty.ca.gov or in the Office of the Clerk of the Board of Supervisors at the County Administration Center, 1600 Pacific Highway, Room 402, San Diego, CA 92101.

County Successor Agency

Gillespie Field Project Area Proposed Repayment Schedule

Agenda L

4/23/12

<u>Fiscal Year</u>	<u>Repayment of Loan</u>
2010-11	\$0
2011-12	\$150,000
2012-13	\$300,000
2013-14	\$500,000
2014-15	\$500,000
2015-16	\$500,000
2016-17	\$500,000
2017-18	\$500,000
2018-19	\$500,000
2019-20	\$350,350 *
2020-21	\$0
2021-22	\$0
2022-23	\$0
2023-24	\$0
2024-25	\$0
2025-26	\$0
2026-27	\$0
2027-28	\$0
2028-29	\$0
2029-30	\$0
2030-31	\$0
2031-32	\$0
2032-33	\$0

Total \$3,800,350

*Actual Final Payment is contingent on interest to be accrued

Loan accrues interest at the Treasurer's Investment Pool Rate

Agenda E

County Oversight Board August 23, 2012

County of San Diego as Successor Agency to the
Redevelopment Agency of the County of San
Diego

Summary of AB 1484

- Affordable Housing
 1. “Housing Assets” as defined expanded significantly
 - Real and personal property acquired by LMIHF
 - Encumbered funds to build or acquire affordable housing
 - Loan or grant receivables funded from LMIHF
 - Rents and payments from housing operations
 - Amounts owed to LMIHF by former RA (SERAF)
 - Mixed-Use Assets-direction of OB, who may consider overall value to the community
 - Excess Housing Bond Proceeds
 - Continued exclusion of unencumbered LMIHF cash (still goes to SA/ATEs)
 2. Transfer of Housing Assets
 - Listing transmitted to DOF prior to August 1, 2012
 - DOF has 30 days to object

Summary of AB 1484

- Successor Agency and Oversight Board Issues continued
 - 2. SA Roles, Limitations, and Funding
 - Assume Polanco cleanup plans and liability limits
 - May hold reserves for bond debt when next allocation from RPTTF is insufficient to pay debt in the following half of the calendar year (?)
 - Create EOs to facilitate wind-down of SA
 - Borrow from Sponsoring Community to fund shortfalls in cash flow
 - Annual Audit
 - Limitations
 - » No new redevelopment work except to comply with pre-6/28/2011 EOs
 - » No transfer of powers or revenues except in ROPS
 - » No reinstatement by OB of EOs between SA and Sponsoring Community EXCEPT as discussed below

Summary of AB 1484

- Successor Agency and Oversight Board Issues continued
 - 4. Enforceable Obligations and ROPS Issues
 - Changes to EO definitions
 - Confirms that contracts for the operation & administration of SA are EOs
 - Sponsoring Community may make loans to SA for admin costs, EOs, projects
 - Deadlines have shifted!
 - » Third ROPS was due in December, now due 9/1
 - » Penalties for late ROPS
 - Time for DOF review of ROPS and power to challenge, eliminate, modify all greatly expanded
 - Meet and confer process outlined

Summary of AB 1484

- Successor Agency and Oversight Board Issues continued
 - 6. Flow of Funds and Financial Issues continued
 - Changes in the role of CACs
 - » Resolved issues of pass-through calculation
 - » AB 26 AUP report due date pushed out to October 1
 - SCO reviews asset transfers to Sponsoring Community after 2/1/12
 - Greater flexibility in bond refunding than AB 26
 - 7. Potential Local Benefits upon Finding of Completion
 - Greater flexibility for real property disposition for community development
 - Sponsoring Community loans that did not meet the test of EO may be reinstated
 - » Limits on repayment
 - » 20% of repayment goes to Housing Asset Fund
 - Pre-2011 unencumbered bond proceeds can be used according to bond covenants
 - 8. Other Cleanup and Appropriations of \$22 million to DOF and courts

County Successor Agency
Cash Flow Analysis

TANDA F

	Gillespie Field	USD RIP	Total
Redevelopment Agency Non-Housing Funds	\$ 2,037,748	\$ 1,235,987	\$ 3,273,735
Redevelopment Agency Housing Funds	\$ 2,058,585	\$ 923,713	\$ 2,982,298
Total Cash Transferred to Successor Agency at 2/1/12	\$ 4,096,333	\$ 2,159,700	\$ 6,256,033
FIRST ROPS			
EO Payments Feb-June 2012	\$ (529,279)	\$ -	\$ (529,279)
Admin Costs	\$ (9,379)	\$ (9,379)	\$ (18,757)
True-up Payment July 2012	\$ (1,380,762)	\$ (833,074)	\$ (2,213,836)
RPTTF Distribution	\$ 427,437	\$ 486,795	\$ 914,233
Estimated Available cash at 6/30/12	\$ 2,604,351	\$ 1,804,043	\$ 4,408,394
SECOND ROPS			
July-Dec 2012 EO payments *	\$ (1,144,275)	\$ (550,000)	\$ (1,694,275)
Admin Costs	\$ (48,000)	\$ (48,000)	\$ (96,000)
Estimated Available Cash Reserves 6/30/12	\$ 1,412,076	\$ 1,206,043	\$ 2,618,119
THIRD ROPS			
January-June 2013 EO payments*			\$ (1,224,623)
Admin Costs			\$ (96,000)
Anticipated RPTTF Distribution January 1, 2013#			\$ 1,320,623
Cash Flow Contingency Reserve			\$ (1,200,000)

Notes

*Does not include SDRC Trails Loan

#Estimated Total RPTTF Receipts = \$2.1 million

8/23/12

Successor Agency Contact Information

Name of Successor Agency:	County of San Diego as Successor
County:	Agency to the Redevelopment Agency of the County of San Diego
Primary Contact Name:	<u>San Diego</u>
Primary Contact Title:	Kaye Hobson
Address	Group Finance Director
Contact Phone Number:	1600 Pacific Hwy #201, San Diego CA
Contact E-Mail Address:	92101
	<u>619/531-4829</u>
	<u>kaye.hobson@sdcounty.ca.gov</u>
Secondary Contact Name:	Holly Simonette
Secondary Contact Title:	CAO Staff Officer
Secondary Contact Phone Number:	<u>619/531-5274</u>
Secondary Contact E-Mail Address:	<u>holly.simonette@sdcounty.ca.gov</u>

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

Name of Successor Agency: County of San Diego as Successor Agency to the Redevelopment Agency of the County of San Diego

	Total Outstanding Debt or Obligation
Outstanding Debt or Obligation	\$ 37,561,662
Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	1,733,055.00
B Enforceable Obligations Funded with RPTTF	1,224,623.00
C Administrative Allowance Funded with RPTTF	96,000.00
D Total RPTTF Funded (B + C = D)	1,320,623.00
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$ 3,053,678
E Enter Total Six-Month Anticipated RPTTF Funding	1,320,623
F Variance (D - E = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$ -
Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the same amount as RPTTF approved by Finance, including admin allowance)</i>	0
H Enter Actual Obligations Paid with RPTTF	0
I Enter Actual Administrative Expenses Paid with RPTTF	0
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	0
K Adjustment to RPTTF	\$ 1,320,623.00

Certification of Oversight Board Chairman:
 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

Name of Successor Agency: County of San Diego as Successor Agency to the Redevelopment Agency of the County of San Diego
 County: San Diego

Oversight Board Approval Date: _____

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)
 January 1, 2013 through June 30, 2013

Item #	Project Name / Debt Obligation	Contract/ Agreement Execution Date	Contract/ Agreement Termination	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation See Notes Tab	Total Due During Fiscal Year 2012-13	Funding Source						Six-Month Total		
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other			
Grand Total									\$ 37,561,662	\$ 3,985,056	\$ -	\$ -	\$ 1,144,275	\$ 96,000	\$ 1,224,623	\$ 588,780	\$ 3,053,678
1	Gillespie Field 2005 Bond Principal and Interest	December 1, 2005	12/1/2032	Bank of NY, as Trustee	Bond Principal and Interest	Gillespie Field	23,358,678.71	1,144,275.02						674,623.00		674,623	
2	County of San Diego Airport Enterprise Fund (AEF) Principal and Interest	December 1, 1997	6/23/2021	AEF	Loan	Gillespie Field	3,713,203.00	300,000.00									
3	Lakeside Fire Protection District (LFPD) Cooperative Agreement	September 26, 2007	10/1/2029	LFPD	Funding assistance for construction of a 19,162 sf fire station and administration building	Upper San Diego River Improvement Project (USDRIIP)	9,900,000.00	550,000.00					550,000.00			550,000	
4	San Diego River Conservancy (SDRC) Financing Agreement (see NOTE Tab)	April 7, 2009	none	SDRC	Loan to fund trails project	Upper San Diego River improvement Project (USDRIIP)	588,780.00	588,780.00						588,780		588,780	
5	Transition period cash flow reserve				Establish reserve for payments on Enforceable Obligations due to uncertainty over cash flows during Dissolution transition period			1,208,000.00			1,144,275					1,144,275	
6	Successor Agency Admin Costs							202,000.00			96,000					96,000	
7																	
8																	

Name of Successor Agency: County of San Diego as Successor Agency to the Redevelopment Agency of the County of San Diego
 County: San Diego

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III) -- Notes (Optional)
 January 1, 2013 through June 30, 2013

Item #	Notes/Comments
1	
2	Estimated termination date-variable interest rate
3	
4	Estimate only. "Other" source of funds is loan repayment. SDRC may make a maximum draw of \$100,000 only after repayment of 80% of outstanding balance
5	Original source of "Reserve" funding is Property Tax Increment.
6	
	NOTE to Column "Total Outstanding Debt or Obligation"-Balances at 6/30/12

Name of Successor Agency: County of San Diego as Successor Agency to the Redevelopment Agency of the County of San Diego
 County: San Diego

Pursuant to Health and Safety Code section 34186 (a)
 PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS I)
 January 1, 2012 through June 30, 2012

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
		Grand Total				\$ -	\$ -	\$ -	\$ -	\$ 534,701	\$ 529,279	\$ 106,000	\$ 18,757	\$ -	\$ -	\$ 294,578	\$ -
b/1	1	Gillespie Field 2005 Bond Principal and Interest	Bank of NY, as Trustee	Bond Principal and Interest.	Gillespie Field					379,279.00	379,279.00						
b/2	2	County of San Diego Airport Enterprise Fund (AEF) Principal and Interest	AEF	Loan	Gillespie Field					150,000.00	150,000.00						
b/3	3	Lakeside Fire Protection District (LFPD) Cooperative Agreement	LFPD	Funding assistance for construction of a 19,162 sf fire station and administration building	Upper San Diego River Improvement Project (USDRIP)					0.00	0.00						
b/4	4	San Diego River Conservancy (SDRC) Financing Agreement (see NOTE Tab)	SDRC	Loan to fund trails project	Upper San Diego River Improvement Project (USDRIP)					5,422.00	0.00					294,578	0.00
b/14	5	Successor Agency Admin Costs										106,000	18,757				

Resolution No. _____

Meeting Date: _____

A RESOLUTION OF THE COUNTY
OF SAN DIEGO OVERSIGHT BOARD
RELATED TO THE THIRD RECOGNIZED
OBLIGATION PAYMENT SCHEDULE

WHEREAS, the County of San Diego Successor Agency prepared the recognized obligation payment schedule for the period of January 1, 2013 through June 30, 2013 (the third recognized obligation payment schedule) pursuant to Health and Safety Code section 34177(l); and

WHEREAS, pursuant to Health and Safety Code section 34171(h), the recognized obligation payment schedule lists the minimum amounts and due dates of payments to be made by the Successor Agency as required by enforceable obligations during the six-month period covered by the recognized obligation payment schedule; and

WHEREAS, pursuant to Health and Safety Code section 34177(m), the third recognized obligation payment schedule must be approved by the County of San Diego Oversight Board before it may be submitted to the County of San Diego Successor Agency; and

WHEREAS, pursuant to Health and Safety Code section 34177(m), the third recognized obligation payment schedule must be submitted to the County of San Diego Successor Agency by September 1, 2012.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the third recognized obligation payment schedule attached hereto is approved.

IT IS FURTHER RESOLVED that the third recognized obligation payment schedule shall be submitted to the Successor Agency no later than September 1, 2012.

IT IS FURTHER RESOLVED that Successor Agency staff may make non-substantive revisions or changes to the third recognized obligation payment schedule as required by the Department of Finance or County Auditor and Controller.