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1 successor agency to the Former CCRA upon the dissolution of the Former CCRA under AB
2 26 ("Successor Agency"); and

3 WHEREAS, on February 6, 2012, the Board of Directors of the Successor Agency
4 (the "Successor Agency Board"), adopted Resolution No. 2012-SA001 naming itself the
5 "Successor Agency to the Culver City Redevelopment Agency", the sole name by which it
6 will exercise its powers and fulfill its duties pursuant to Part 1.85 of AB 26, and establishing
7 itself as a separate legal entity with rules and regulations that will apply to the governance
8 and operations of the Successor Agency; and

9 WHEREAS, as part of the FY 2012-2013 State budget package, on June 27, 2012,
10 the Legislature passed and the Governor signed Assembly Bill No. 1484 ("AB 1484", Chapter
11 26, Statutes 2012). Although the primary purpose of AB 1484 is to make technical and
12 substantive amendments to AB 26 based on issues that have arisen in the implementation
13 of AB 26, AB 1484 imposes additional statutory provisions relating to the activities and
14 obligations of successor agencies and to the wind down process of former redevelopment
15 agencies; and

16 WHEREAS, on September 23, 2015, the Legislature passed and the Governor signed
17 Senate Bill No. 107 ("SB 107", Chapter 325, Statutes of 2015). SB 107 imposed further
18 statutory provisions relating to the wind down process of former redevelopment agencies,
19 including extending the Recognized Obligation Payment Schedule period from six months to
20 a full fiscal year; and

21 WHEREAS, AB 26 as amended by AB 1484 and SB 107 are collectively referred to
22 hereinafter as the "Dissolution Act"; and

23 WHEREAS, Health and Safety Code Section 34179 as amended by the Dissolution
24 Act establishes a seven (7) member local entity with respect to each successor agency and
25 such entity is titled the "oversight board." The oversight board has been established for the
26 Successor Agency (hereinafter referred to as the "Oversight Board") and all seven (7)
27 members have been appointed to the Oversight Board pursuant to Health and Safety Code
28

1 Section 34179. The duties and responsibilities of the Oversight Board are primarily set forth
2 in Health and Safety Code Sections 34179 through 34181 of the Dissolution Act; and

3 WHEREAS, pursuant to Health and Safety Code Section 34171(h), on and after July
4 1, 2016, a "Recognized Obligation Payment Schedule" ("ROPS") means the document
5 setting forth the minimum payment amounts and due dates of payments required by
6 enforceable obligations for each fiscal year as provided in Health and Safety Code Section
7 34177(o). Therefore, the amounts listed on a ROPS are solely estimates of minimum
8 payment amounts required of the Successor Agency for enforceable obligations for the
9 upcoming fiscal period; and

10 WHEREAS, pursuant to Health and Safety Code Section 34177(o) of the Dissolution
11 Act, the Successor Agency is required to submit the ROPS for the period of July 1, 2016
12 through June 30, 2017, after its approval by the Oversight Board, to the Department of
13 Finance and the County Auditor-Controller no later than February 1, 2016; and

14 WHEREAS, the ROPS covering the period from July 1, 2016 through June 30, 2017
15 (the "ROPS 16-17"), is attached to this Resolution as Exhibit "A", and is presented to the
16 Successor Agency for review and approval; and

17 WHEREAS, if adopted by the Successor Agency, the ROPS 16-17 shall thereafter be
18 submitted to the Oversight Board for review and approval. In this regard, Health and Safety
19 Code Section 34177(l)(2)(B) of the Dissolution Act requires the Successor Agency to submit
20 a copy of the ROPS 16-17 to the County Administrative Officer, the County Auditor-
21 Controller, and the Department of Finance at the same time that the Successor Agency
22 submits the ROPS 16-17 to the Oversight Board for approval; and

23 WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(C) of the
24 Dissolution Act, a copy of the Oversight Board-approved ROPS 16-17 shall be submitted to
25 the County Auditor-Controller and both the State Controller's Office and the Department of
26 Finance and shall be posted on the Successor Agency's internet website; and

1 WHEREAS, pursuant to Health and Safety Code Section 34177(o)(1) of the
2 Dissolution Act, the Successor Agency shall submit a copy of the Oversight Board-approved
3 ROPS 16-17 to the Department of Finance electronically and the Successor Agency shall
4 complete the ROPS 16-17 in the manner provided by the Department of Finance; and

5 WHEREAS, pursuant to Health and Safety Code Section 34183(a)(2) of the
6 Dissolution Act, the County is required to make a payment of property tax revenues (i.e.
7 former tax increment funds) to the Successor Agency on June 1, 2016 and January 2, 2017
8 for payments to be made toward recognized obligations listed on the ROPS 16-17; and

9 WHEREAS, pursuant to Health and Safety Code Section 34177(l)(3) of the Dissolution
10 Act, the ROPS 16-17 shall be forward looking to the next 12 months; and

11 WHEREAS, according to Health and Safety Code Section 34177(l)(1) of the
12 Dissolution Act, for each recognized obligation, the ROPS 16-17 shall identify one or more
13 of the following sources of payment: (i) Low and Moderate Income Housing Funds, (ii) bond
14 proceeds, (iii) reserve balances, (iv) administrative cost allowance, (v) the Redevelopment
15 Property Tax Trust Fund but only to the extent no other funding source is available or when
16 payment from property tax revenues is required by an enforceable obligation or by the
17 provisions of Part 1.85 of the Dissolution Act, and (vi) other revenue sources, including rents,
18 concessions, asset sale proceeds, interest earnings, and any other revenues derived from
19 the Former CCRA as approved by the Oversight Board in accordance with Part 1.85 of the
20 Dissolution Act; and

21
22 WHEREAS, it is the intent of the Dissolution Act that the ROPS serve as the
23 designated reporting mechanism for disclosing the Successor Agency's minimum annual
24 payment obligations by amount and source and that the County Auditor-Controller will be
25 responsible for ensuring that the Successor Agency receives revenues sufficient to meet the
26 requirements of the ROPS during each annual period; and

1 WHEREAS, the proposed ROPS 16-17 attached to this Resolution as Exhibit "A" is
2 consistent with the requirements of the Health and Safety Code, the Dissolution Act and other
3 applicable law; and

4 WHEREAS, ROPS 16-17 contains the schedules for payments on enforceable
5 obligations required of the Successor Agency for the applicable 12-month period and sources
6 of funds for payment as required pursuant to Health and Safety Code Section 34177(l); and

7 WHEREAS, pursuant to Health and Safety Code Section 34177(o), the ROPS 16-17
8 as approved by the Oversight Board shall be submitted to the Department of Finance and
9 the County Auditor-Controller by February 1, 2016. Section 34177(o) further provides that
10 the Department of Finance shall make its determination of the enforceable obligations and
11 the amounts and funding sources of enforceable obligations no later than April 15, 2016 and
12 that the Successor Agency may, within five (5) business days of the Department of Finance's
13 determination, request an additional review by the Department of Finance and an opportunity
14 to meet and confer on disputed items. In the event of a meet and confer and request for
15 additional review, the meet and confer period may vary but the Department of Finance shall
16 notify the Successor Agency and the County Auditor-Controller as to the outcome of its
17 review at least 15 days before the date of property tax distribution on July 1, 2016; and

18
19
20 WHEREAS, this Resolution has been reviewed with respect to applicability of the
21 California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code
22 of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the City's
23 environmental guidelines; and

24
25 WHEREAS, this Resolution is not a "project" for purposes of CEQA, as that term is
26 defined by Guidelines Section 15378, because this Resolution is an organizational or
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1 administrative activity that will not result in a direct or indirect physical change in the
2 environment, per Section 15378(b)(5) of the Guidelines; and

3 WHEREAS, all of the prerequisites with respect to the approval of this
4 Resolution have been met.

5 NOW, THEREFORE, the Board of the Successor Agency to the Culver City
6 Redevelopment Agency DOES HEREBY RESOLVE as follows:

7 SECTION 1. The foregoing recitals are true and correct and are a substantive
8 part of this Resolution.

9 SECTION 2. The adoption of this Resolution is not intended to and shall not
10 constitute a waiver by the Successor Agency of any constitutional, legal or equitable rights
11 that the Successor Agency may have to challenge, through any administrative or judicial
12 proceedings, the effectiveness and/or legality of all or any portion of AB 26, AB 1484 and/or
13 SB 107, any determinations rendered or actions or omissions to act by any public agency or
14 government entity or division in the implementation of AB 26, AB 1484 and/or SB 107, and
15 any and all related legal and factual issue, and the Successor Agency expressly reserves
16 any and all rights, privileges, and defenses available under law and equity.

17 SECTION 3. The Successor Agency Board hereby approves and adopts the
18 ROPS 16-17, substantially in the form attached to this Resolution as Exhibit "A".

19 SECTION 4. The Executive Director, or designee, of the Successor Agency is
20 hereby authorized and directed to: (i) provide the ROPS 16-17 to the Oversight Board for
21 review and approval and concurrently submit a copy of the ROPS 16-17 to the County
22 Administrative Officer, the County Auditor-Controller, and the Department of Finance; (ii)
23 submit the ROPS 16-17, as approved by the Oversight Board, to the Department of Finance
24 (electronically) and the County Auditor-Controller no later than February 1, 2016; (iii) submit
25 a copy of the ROPS 16-17, as approved by the Oversight Board, to the State Controller's
26 Office and post the ROPS 16-17 on the Successor Agency's internet website (being a page
27 on the Internet website of the City of Culver City); (iv) revise the ROPS 16-17, and make
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1 such changes and amendments as necessary, before official submittal of the ROPS 16-17
2 to the Department of Finance, in order to complete the ROPS 16-17 in the manner provided
3 by the Department of Finance and to conform the ROPS 16-17 to the form or format as
4 prescribed by the Department of Finance; (v) make other non-substantive changes and
5 amendments to the ROPS 16-17 as may be approved by the Executive Director of the
6 Successor Agency and its legal counsel; and (vi) take such other actions and execute such
7 other documents as are necessary to effectuate the intent of this Resolution on behalf of the
8 Successor Agency.

9 SECTION 5. The Successor Agency hereby designates Jeff Muir, Chief
10 Financial Officer, as the official designated to whom the Department of Finance may make a
11 request for review in connection with actions taken by the Successor Agency Board of
12 Directors.

13 SECTION 6. The staff of the Successor Agency are hereby authorized and
14 directed, jointly and severally, to do any and all things which they may deem necessary or
15 advisable to effectuate this Resolution, including requesting additional review by the
16 Department of Finance and an opportunity to meet and confer on any disputed items, and
17 any such actions previously taken by such officers and staff are hereby ratified and
18 confirmed.

19 SECTION 7. The Successor Agency Board determines that this Resolution is
20 not a "project" for purposes of CEQA, as that term is defined by Guidelines Section 15378,
21 because this Resolution is an organizational or administrative activity that will not result in a
22 direct or indirect physical change in the environment, per Section 15378(b)(5) of the
23 Guidelines.

24 SECTION 8. If any provision of this Resolution or the application of any such
25 provision to any person or circumstance is held invalid, such invalidity shall not affect other
26 provisions or applications of this Resolution that can be given effect without the invalid
27 provision or application, and to this end the provisions of this Resolution are severable. The
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1 Successor Agency Board declares that it would have adopted this Resolution irrespective of
2 the invalidity of any particular portion of this Resolution.

3 SECTION 9. This Resolution shall take effect immediately upon its adoption.
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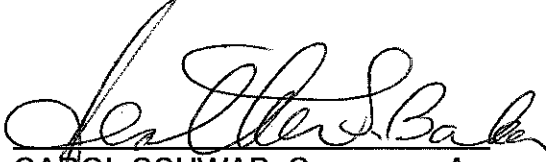
5 APPROVED AND ADOPTED, this ____ day of _____, 2016.
6
7

8 MICHEAL O'LEARY, Chair
9 Successor Agency to the Culver City
10 Redevelopment Agency

11 ATTEST:

12 APPROVED AS TO FORM:

13 _____
14 MARTIN R. COLE, Secretary

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16 CAROL SCHWAB, Successor Agency
17 Counsel
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A15-00903

Exhibit A

Culver City Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail**July 1, 2016 through June 30, 2017****(*DOF Required ROPS Forms not available until 1/4/16, detail below will be submitted on DOF forms by SA staff upon receipt)**

Project Name/Debt Obligation	Obligation Type	Payee	Description/Project Scope	Other Funds	RPTTF	
					Non-Admin	Admin
1999 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	US Bank as Trustee	Bond issue to fund non-housing projects		1,588,408	
2002 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	US Bank as Trustee	Bond issue to fund non-housing projects		2,042,875	
2004 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	US Bank as Trustee	Bond issue to fund non-housing projects	3,000,000	6,125,413	
2005 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	US Bank as Trustee	Bond issue to fund non-housing projects		983,964	
2011 Tax Allocation Bonds	Bonds Issued After 12/31/10	US Bank as Trustee	Bond issue to fund non-housing projects		5,651,700	
Debt Service Trustee Fees	Fees	US Bank	Debt Service account maintenance fees charged by trustee		15,000	
Arbitrage Rebate Calculations	Fees	Bond Logistix LLC	Arbitrage rebate calculations on outstanding bond issuances as required by the Internal Revenue Service		13,500	
Continuing Disclosure Filing	Fees	Applied Best Practices LLC	File required continuing disclosure documents related to outstanding bond issuances as required by the Bond Covenants		3,000	
Legal Services - Existing Litigation and Property Disposition	Legal	Kane Ballmer Berkman	Legal services necessary for preparing purchase and sale agreements and other legal documents related to property disposition. Also for existing litigation.		400,000	
Existing Litigation	Legal	Greenberg Glusker Fields Claman & Machtinger LLP	Legal Services related to Casmalia Land Fill litigation		20,000	
SA Admin Allowance	Admin Costs	City of Culver City	Staff costs, contractual services, OB/SA meeting costs, City overhead for support of SA operations			829,600

Exhibit A

Culver City Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail

July 1, 2016 through June 30, 2017

(*DOF Required ROPS Forms not available until 1/4/16, detail below will be submitted on DOF forms by SA staff upon receipt)

Project Name/Debt Obligation	Obligation Type	Payee	Description/Project Scope	Other Funds	RPTTF	
					Non-Admin	Admin
Unfunded CalPERS Pension Liabilities	Unfunded Liabilities	CalPERS	Unfunded CalPERS pension obligation, per CalPERS actuarial valuation as of June 30, 2010.		298,080	
Unfunded OPEB Liabilities	Unfunded Liabilities	U.S. Bank	Unfunded actuarial accrued liability as of June 30, 2011, per AON Consulting, Inc.		931,500	
Westfield OPA	OPA/DDA/Construction	Westfield Inc	OPA for improvements to regional mall		1,250,000	
Financial consulting services necessary to prepare SA owned real property for disposition	Property Dispositions	Keyser Marsten Associates	Financial consultant services necessary for the administration of the Successor Agency and maintaining assets prior to disposition.		15,000	
Real property appraisal services necessary to prepare SA owned real property for disposition	Property Dispositions	Lea Associates	Financial consultant services necessary for the administration of the Successor Agency and maintaining assets prior to disposition.		15,000	
Asset maintenance for Successor Agency owned real property	Property Maintenance	Marina Landscape	Landscape maintenance for various Successor Agency properties		5,000	
Asset maintenance for Successor Agency owned real property	Property Maintenance	Various	Various maintenance and repair services for various Successor Agency owned real property, as needed.		7,620	
Refunding of 1999 and 2002 TABs	Bonds Issued On or Before 12/31/10	Keyser Marsten Associates	Prepare required fiscal consultants report for TAB refunding.		25,000	
Settlement for Casmalia landfill litigation	Legal	Environmental Protection Agency	Settlement of litigation against RDA for its share of Casmalia landfill lawsuit		309,405	
Housing Entity Admin Allowance	Housing Entity Admin Cost	Culver City Housing Authority	AB471 Housing Entity Administrative Cost Allowance		150,000	
GRAND TOTAL:				3,000,000	19,850,465	829,600