



AGENDA
SPECIAL MEETING OF THE MAYWOOD CITY COUNCIL AND THE
SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY
REDEVELOPMENT AGENCY

TUESDAY, JANUARY 14, 2025 AT 5:00 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.com

I. CALL TO ORDER/ROLL CALL

CALL TO ORDER
ROLL CALL

II. CITY OFFICIALS

MAYOR
Mayra Aguiluz

CITY CLERK
Jennifer Vasquez

MAYOR PRO TEM
Heber Marquez

CITY TREASURER
Jennifer Vasquez

COUNCIL MEMBERS
Eddie De La Riva
Frank Garcia
Jaime Flores

CITY MANAGER
Jennifer E. Vasquez

CITY ATTORNEY
Roxanne Diaz

III. MEETING PROCEDURES

THIS MEETING WILL BE HELD IN PERSON.

THE MEETING WILL BE AVAILABLE FOR VIEWING VIA ZOOM:

<https://us02web.zoom.us/j/82604998954> AND VIA THE CITY'S FACEBOOK PAGE.

Public Participation Options:

1. **In-Person:** Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA
2. **Before the Meeting:** Public comment will be accepted for the record in advance

by 3:30 p.m. the day of the meeting by email to daisy.guerrero@cityofmaywood.org; or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council Meeting, please contact the City Clerk's Office (323) 562-5714 within 72 hours of the meeting.

IV. MAYOR, COUNCILMEMBERS AND STAFF COMMENTS

V. PUBLIC PARTICIPATION (Agenda Items; Time allotted: 3 minutes)

Speakers wishing to address the City Council on an item on the agenda may use the instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

VI. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council request specific items to be removed from the Consent Calendar for separate discussion or action.

1. CONSIDERATION OF ADOPTING RESOLUTION NO. 6396 OF THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF MAYWOOD APPROVING THE AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2025, THROUGH JUNE 30, 2026

VII. ADJOURNMENT - The next Regular Meeting of the Maywood City Council is scheduled for Wednesday, January 22, 2025, in the City Council Chambers at 6:00 p.m.

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, City Clerk / Deputy City Clerk, hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to rising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.



AGENDA REPORT

CITY OF MAYWOOD



AGENDA ITEM NO. 1.

DATE: January 14, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER

BY: RIMO HANSON, FINANCE DIRECTOR

SUBJECT: CONSIDERATION OF ADOPTING RESOLUTION NO. 6396 OF THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF MAYWOOD APPROVING THE AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2025, THROUGH JUNE 30, 2026

RECOMMENDATION:

Staff recommends that the City Council takes the following actions:

1. Receive and file the amended Recognized Obligation Payment Schedule (ROPS) of the Successor Agency of the Former Redevelopment Agency (RDA) of the City of Maywood for the period July 1, 2025, through June 30, 2026;
2. Authorize Successor Agency staff to provide any additional requested information to the Los Angeles County Auditor-Controller and/or California Department of Finance to substantiate the information contained in the amended ROPS and effectuate said schedule; and
3. Adopt Resolution No. 6396, a Resolution of the Successor Agency for the former Redevelopment Agency of the City of Maywood Redevelopment Agency Approving the amended Recognized Obligation Payment Schedule and Administrative Budget for the period July 1, 2025, through June 30, 2026 (ROPS 25-26) Pursuant to Health and Safety Code Section 34177 and Approving the Proposed Administrative Budgets for the Six-Month Fiscal Periods from July 1, 2025, through December 31, 2025, and from January 1, 2026, through June 30, 2026, and taking certain related actions.

BACKGROUND:

The redevelopment dissolution laws (AB 1x 26, et al.) established a comprehensive statutory process for the dissolution and wind down of all redevelopment agencies (RDA). Pursuant to Health and Safety Code (HSC) Section 34177, each Successor Agency (SA) was required to submit a ROPS to the California Department of Finance (DOF) every six months. On September 22, 2015, the Governor signed SB 107 which revised the timeline for the preparation of the ROPS from a bi-annual process to an annual process for the fiscal period beginning July 1, 2016.

Commencing in 2019, SB 107 also requires the transition from local oversight boards to county oversight boards. SB 107 calls for counties with more than 40 Oversight Boards (i.e., Los Angeles County) to be consolidated into five Oversight Boards. The five consolidated Oversight Boards shall have jurisdiction over each Successor Agency located within its borders. Maywood is within the jurisdiction of the Los Angeles

County Oversight Board, First District.

Pursuant to AB 1x 26, et al., three documents (see Attachments) are being presented to the SA Board for consideration of approval:

1. Amended Recognized Obligation Payment Schedule (ROPS 25-26) - Summary outlining A - Enforceable Obligations Funded; B - Redevelopment Property Tax Trust Fund (RPTTF), and C) Current Period Enforceable Obligations for July 1, 2025, through June 30, 2026 - ATTACHMENT 1 & 2
2. Amended Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail July 1, 2025, through June 30, 2026 - ATTACHMENT 2
3. Successor Agency of The Former Maywood Community Redevelopment Agency (RDA) Administrative Budget (July 1, 2025, to June 30, 2026) – ATTACHMENT 3 and 4

DISCUSSION:

The former Redevelopment Agency for Maywood Community Redevelopment Agency ("Former Agency") was formed, pursuant to the Community Redevelopment law (California Health and Safety Code section 33000et seq.).

Staff is recommending that an additional line item #5 below(item #17 on ROPS) was added to ROPS 25-26 to request funds for the disposition of Successor Agency-owned properties.

PRIOR REDEVELOPMENT AGENCY PROJECTS – There are two redevelopment projects that were previously undertaken by the RDA that are now administered by the Successor Agency:

C1 - Property #1 - 5102 District Boulevard (Los Angeles County Auditor-Controller Property Tax Account # 208.02). The Maywood Community Development Agency purchased this property in 2008. It is located between 52nd Street and District Boulevard along Cudahy Avenue, directly across from an elementary school; and

C2 - Property #2 - 5110 District Boulevard (Los Angeles County Auditor-Controller Property Tax Account # 208.03). The Maywood Community Development Agency purchased this property in 2007. It is located on an irregularly shaped triangular lot with primary frontage on District Boulevard, tapering toward the East until it intersects 52nd Street near Atlantic Boulevard.

PRIOR DEBT ISSUED BY THE RDA AND RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) –

The following debt instruments and fees relating to them that are being serviced by the Successor Agency to the Maywood Community Redevelopment Agency are as follows:

- E1. *Series 2017A-1 Tax Allocation Bonds* that were executed 10/18/2017
- E2. *Series 2017A-2 Tax Allocation Bonds* that were executed 10/18/2017
- E3. *Series 2017B Tax Allocation Bonds* that were executed 10/18/2017. This debt was retired (fully paid) on August 1, 2021.
- E4. *Bank Trustee Administrative Fee*, Series 2017 Tax Allocation Bonds that were executed 10/18/2017.

REMAINING OBLIGATIONS – As stated above, SB 107 requires Successor Agencies to transition from a bi-annual (2 times per fiscal year) ROPS adoption cycle to a one-time per year annual cycle. Pursuant to Health and Safety Code Section 34177(o), the Oversight Board-approved ROPS 2025-26 is required to be submitted to the State Department of Finance (DOF) and County Auditor-Controller by February 1, 2025. The obligations presented on ROPS 2025-26 primarily relate to the costs to pay down and administer Successor Agency bonds, and the costs to maintain Successor Agency-owned property, assistance to dissolve Successor Agency land. Below is a summary of the non-admin obligations presented on ROPS 2025-26:

Bond-Related Expenditures:

1. Series 2017A-1Tax Allocation Bonds Payments - \$1,104,332
2. Series 2017A-2Tax Allocation Bonds Payments - \$14,033

3. Bank Administrative Services for Series 2017-Tax Allocation Bonds – \$6,000
4. Administrative Costs – \$250,000 is being requested per DOF's suggestion that the maximum of \$250,000 as allowed by State Law.
5. Property Management Plan and Property Disposition (No. 17)-\$590,000-The Successor Agency is adding this new item to ROPS 25-26. Disposition of Successor Agency-owned parcels.

CONCLUSION – Following the Successor Agency of the Maywood Community Redevelopment Agency's (City Council's) adoption of the ROPS 2025-2026A (July through December 2025) and amended ROPS 2025-2026B (January 2026 through June 2026) and Administrative Budget through the attached Resolution, this will be sent to the Los Angeles County First Supervisorial District Consolidated Oversight Board ("Oversight Board") for approval and then submitted to the State of California's Department of Finance (DOF) by February 1st.

LEGAL REVIEW:

The City Attorney has reviewed this report.

FISCAL IMPACT:

The preparation and submittal of the Recognized Obligation Payment Schedule is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from July 1, 2025, to June 30, 2026. Upon the DOF approving the ROPS 25-26 as submitted, it is anticipated that the Successor Agency will receive \$1,964,365 of Redevelopment Property Tax Trust Fund ("RPTTF"), which includes \$250,000 for administrative expenses, to pay the Successor Agency's enforceable obligations for the fiscal year FY2025-26.

ATTACHMENT(S)

1. Recognized Obligation Payment Schedule (ROPS 25-26) Summary
2. Maywood ROPS Detail July 1, 2025-June 30, 2026
3. Administrative Cost Support ROPS FY25-26
4. Administrative Cost Detail July 1, 2025 -June 30, 2026
5. Resolution No. 6396 ROPS FY25-26
6. ROPS 25-26 Oversight Board Staff Report
7. ROPS FY 25-26 Oversight Board Resolution 6396

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Maywood
County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,328,370	\$ 635,995	\$ 1,964,365
F RPTTF	1,203,370	510,995	1,714,365
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 1,328,370	\$ 635,995	\$ 1,964,365

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) 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 successor agency.

_____	_____
Name	Title
/s/ _____	_____
Signature	Date

Maywood
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$15,336,658		\$1,964,365	\$-	\$-	\$-	\$1,203,370	\$125,000	\$1,328,370	\$-	\$-	\$-	\$510,995	\$125,000	\$635,995
5	Successor Agency Staff Administrative Costs	Admin Costs	07/01/2024	06/30/2025	City of Maywood	Administrative Costs-Staff		250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
12	Series 2017A-1Tax Allocation Bonds	Bonds Issued After 12/31/10	10/18/2017	08/01/2037	Wells Fargo Bank	Series 2017A-1Tax Allocation Bonds		14,308,828	N	\$1,104,332	-	-	-	896,972	-	\$896,972	-	-	-	207,360	-	\$207,360
13	Series 2017A-2Tax Allocation Bonds	Bonds Issued After 12/31/10	10/18/2017	08/01/2037	Wells Fargo Bank	Series 2017A-2Tax Allocation Bonds		181,830	N	\$14,033	-	-	-	11,398	-	\$11,398	-	-	-	2,635	-	\$2,635
15	Bank Trustee Admin Fee	Fees	10/18/2017	08/01/2037	Wells Fargo Bank	Series 2017-Tax Allocation Bonds		6,000	N	\$6,000	-	-	-	-	-	\$-	-	-	-	6,000	-	\$6,000
17	Property Management Plan and Property Disposition	Property Dispositions	09/30/2013	01/08/2029	Successor Agency (The Community Development Commission of the City of Maywood)	DOF approved costs for staff and consultants to complete the PMP and dispose of properties		590,000	N	\$590,000	-	-	-	295,000	-	\$295,000	-	-	-	295,000	-	\$295,000

Maywood
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	Fund Sources				Non-Admin and Admin	Comments
		Bond Proceeds		Reserve Balance	Other Funds		
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.		
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.	-	-	-	-	-	
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller					1,226,343	
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)					1,226,343	
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

Maywood
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
5	Winding down services and dispositions.
12	
13	
15	
17	The Successor Agency is implementing the effort of winding down the former Maywood Redevelopment Agency activities. The Successor Agency has three (3) parcels that it must dispose. The Agency is negotiating to sell and dispose this year.

**SUCCESSOR AGENCY OF THE FORMER MAYWOOD COMMUNITY REDEVELOPMENT AGENCY
(RDA) ADMINISTRATIVE BUDGET
(July 1, 2025 to June 30, 2026)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)
FISCAL YEAR 2025-2026**

In accordance with Health and Safety Code section 34177(j) this document constitutes the Administrative Budget of the Successor Agency to the Redevelopment Agency for Maywood Community Redevelopment Agency ("Former Agency"). The Successor Agency is a separate legal entity that serves, in accordance with ABx1 26, as amended by AB 1484, to wind-down the affairs of the former Maywood Community Redevelopment Agency.

This Administrative Budget has been prepared by the Successor Agency and will be submitted to the Successor Agency's Oversight Board – City Council of Maywood - for approval in accordance with the requirements of Health and Safety Code Section 34177(j).

This Administrative Budget accompanies the Successor Agency's Recognized Obligation Payment Schedule ("ROPS") prepared pursuant to Health and Safety Code Section 34177(l) for the period of July 1, 2025 through June 30, 2026. In compliance with the California Health and Safety Code, Sections 34177(j)(1), (2), and (3) the Administrative Budget is broken out into three parts:

- 1) Estimated administrative costs for applicable period.
- 2) Proposed source of payment.
- 3) Proposals for arrangements for administrative and operations services provided by the City of Maywood (the City). Per Health and Safety Code Section 24171(b), for fiscal year 2025-2026 the minimum authorized amount for Administrative Cost is \$250,000. As called for in Health and Safety Code Section 34177(k), and as documented in this Administrative Budget, the Successor Agency will report to the County Auditor-Controller that its administrative cost allowance to be paid from property taxes deposited in the Redevelopment Property Tax Trust Fund (as further described in Part B below) pursuant to Health and Safety Code Section 34183(a)(3) is the amount of \$250,000.

**SUCCESSOR AGENCY OF THE FORMER MAYWOOD COMMUNITY REDEVELOPMENT AGENCY
(RDA) ADMINISTRATIVE BUDGET
(July 1, 2025 to June 30, 2026)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)
FISCAL YEAR 2025-2026**

A. Estimated Amounts For Successor Agency Administrative Cost For Applicable Period (Health and Safety Code Section 34177(j)(1). Detailed Administrative Costs are outlined on Attachment 4.

A	- SALARIES (5100) AND BENEFITS (5200)	\$ 160,000
	This includes:	
	A1. Executive oversight of the Successor Agency	
	A2. Finance, Accounting and Treasury Activities (Accounting, Payroll, Accounts Payable, Accounts Receivable, Banking, Debt Administration, General Ledger Maintenance)	
	A3. Community development activities (property oversight and loan receivable administration, AB1484 compliance, legislative analysis and research, implementation of the long-range property management plan)	
	A4. Human resources administration.	
	A5. Property tax allocation monitoring.	
	B2. Auditing Services (6306). Auditing and Other Financial Compliance activities associated with Successor Agency	
B	- PROFESSIONAL SERVICES	
	B1 - Legal Services (6114):	\$ 90,000
	Legal services to ensure compliance with applicable laws	
	Consultant Services relating to ROPS.	
C	- (A + B) TOTAL ADMINISTRATIVE	\$250,000

Activities may be added, revised, or deleted from this listing as necessary and appropriate during the course of the Former RDA wind-down process. Costs shown for each activity are estimates only. Actual costs required for each activity may be higher or lower than the amount shown, not to exceed the aggregate total amount shown.

B. Proposed Source of Payment For Above-Identified Administrative Costs (Health and Safety Code Section 34177(j)(2). As authorized pursuant to Health and Safety Code Section 34183(a)(3), the proposed source of payment for the administrative costs identified in Part A above is the Redevelopment Property Tax Trust Fund (RPTTF) established and maintained by the Los Angeles County Auditor- Controller pursuant to Health and Safety Code Section 34170.5(b).

C. Proposals For Arrangements For Administration and Operations Services (Health and Safety Code Section 34177(j)(3). The Successor Agency has arranged with the City of Maywood to provide the staff services, office materials, equipment, and other necessary resources to administer the responsibilities of the Successor Agency and will draw upon services of outside legal and financial consultants as necessary, to provide for the continued administration of the former RDA to the extent City staff lacks the necessary expertise or capacity.

ATTACHEMENT 4

Draft

BUDGET FOR ADMINISTRATIVE EXPENSES FY 2025-26				
MAYWOOD SUCCESSOR AGENCY				
ESTIMATED EXPENSES				
PERSONNEL COSTS				
Position	Tasks	Total Annual Cost	Admin %	Total Admin Cost
Director of Building & Planning	Review Documents, attend meetings, coordination, and respond to Oversight Board, Property Disposition	\$ 225,846	10%	\$ 22,585
Finance Director	Review agenda items, research for ROPS, Respond to DOF, and Auditors	236,176	15%	35,011
Community Development Analyst	Keep records of successor Agency's properties, developer agreements.	107,000	15%	16,050
Senior Accountant	Process and review all invoices, loan payments, General Ledger analysis	122,696	20%	24,539
City Manager	Oversee all successor Agency transactions.	310,456	10%	31,046
Deputy City Clerk/Assistant to the City Manager	Coordinate Successor Agency Agenda items, resolutions, ordinances.	152,670	6%	9,334
Accounting Specialist I	Record and post into General ledger, keep records.	107,173	20%	21,435
Sub-Total Personnel Costs				\$ 160,000
Other Administrative Costs				
Consultants	Prepare ROPS, PPA, Staff reports, resolutions, attend meetings, coordinate with DOF and County Auditor, cash flow projects, etc.	\$ 30,000	100%	\$ 30,000
Legal Counsel	Review staff reports, resolutions, provide legal services as needed.	60,000	100%	60,000
Sub-Other Administrative Costs				90,000
TOTAL ADMINISTRATIVE COSTS				\$ 250,000

RESOLUTION NO. 6396

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF MAYWOOD APPROVING THE AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026 (ROPS 25-26) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 AND APPROVING THE PROPOSED ADMINISTRATIVE BUDGETS FOR THE SIX-MONTH FISCAL PERIODS FROM JULY 1, 2025 THROUGH DECEMBER 31, 2025 AND FROM JANUARY 1, 2026 THROUGH JUNE 30, 2026, AND TAKING CERTAIN RELATED ACTIONS

WHEREAS, pursuant ABx 1 26, enacted on June 28, 2011, and as subsequently amended by AB 1484, SB 341, and SB 107 ("Dissolution Act"), the Redevelopment Agency to the City of Maywood was dissolved as of February 1, 2012, and the City of Maywood elected to serve as the Successor Agency to the former Redevelopment Agency of the City of Maywood ("Successor Agency"); and

WHEREAS, pursuant to Health and Safety Code Section 34179 (q), commencing on and after July 1, 2018, the County of Los Angeles, where more than 40 oversight boards were created by the Dissolution Act, shall have five consolidated oversight boards each encompassing the five supervisorial districts; and

WHEREAS, the Fourth Supervisorial District Consolidated Oversight Board ("Oversight Board") has jurisdiction over the Successor Agency and

WHEREAS, pursuant to Health and Safety Code Section 34177(o), the Successor Agency must prepare a Recognized Obligation Payment Schedule listing the anticipated payments for enforceable obligations to be made by the Successor Agency during the fiscal period from July 1, 2025 through June 30, 2026 ("ROPS 25-26") and submit ROPS 25-26 to the oversight board of the Successor Agency (the "Oversight Board") for approval; and

WHEREAS, at the recommendation of Tierra West Advisors, Inc., the City has added a new line item to the amended ROPS 25-26 to request funds to cover the cost of the disposition of Successor Agency-owned properties.

WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(B), at the same time that the Successor Agency submits ROPS 25-26 to the Oversight Board for approval, the Successor Agency must submit a copy of such ROPS to the State Department of Finance (the "DOF"), the County administrative officer, and the County Auditor-Controller; and

WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(C) and Section 34177(o)(1), the Successor Agency must: (i) submit the Oversight Board-approved ROPS 25-26 to the DOF, the Office of the State Controller, and the County

Auditor-Controller no later than February 1, 2025, and (ii) post a copy of the Oversight Board-approved ROPS 25-26 on the Successor Agency's website; and

WHEREAS, pursuant to Health and Safety Code Section 34177(j), 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 approval; and

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 Maywood or another entity; and

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; and

WHEREAS, there has been presented to this Board for approval, the Successor Agency's proposed administrative budgets for the six-month fiscal periods from July 1, 2025 through December 31, 2025 ("Administrative Budget 25-26A") and from January 1, 2026 through June 30, 2026 ("Administrative Budget 25-26B") (collectively the "Administrative Budgets").

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF MAYWOOD HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

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

Section 2. The amended ROPS 25-26, substantially in the form attached hereto as Attachment 1 & 2, is hereby approved. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the amended ROPS 25-26 as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 3. This Board hereby represents and warrants to the Oversight Board that it examined all of the items on the amended ROPS 25-26 and finds that each of them is necessary for the continued maintenance and preservation of property owned by the

Successor Agency until disposition in accordance with the Dissolution Act, the continued administration of the ongoing enforceable obligations, or the expeditious wind-down of the affairs of the former Redevelopment Agency of the City of Maywood by the Successor Agency.

Section 4. Staff is hereby authorized and directed to post a copy of the Oversight Board-approved ROPS 25-26 on the Successor Agency's Internet website (being a page on the Internet website of the City of Maywood).

Section 5. The officers and the other Staff members 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 but not limited to requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and making adjustments to ROPS 25-26 pursuant to the DOF's instructions, and any such actions previously taken are hereby ratified and confirmed.

Section 6. The Administrative Budgets, substantially in the form attached hereto as Attachment 3 & 4, are hereby approved.

Section 7. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the Administrative Budgets as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 8. Staff is hereby authorized and directed to submit the proposed Administrative Budgets to the Oversight Board for approval.

Section 9. The officers and other staff members 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 the Administrative Budgets and any such actions previously taken are hereby ratified and confirmed.

PASSED, APPROVED AND ADOPTED THIS 14th day of January, 2025.

Mayra Aguiluz, Mayor

ATTEST:

APPROVED AS TO FORM:

Daisy Guerrero, Deputy City Clerk

Roxanne Diaz, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF MAYWOOD)

I, Daisy Guerrero, Deputy City Clerk of the City Council of the City of Maywood, do hereby certify that foregoing Resolution No. 6396 was duly passed and adopted by the City Council of the City of Maywood, at a regular meeting of the City Council held on the 14th day of January, 2025 by the following roll call vote, to wit:

AYES:

NAYES:

ABSENT:

ABSTAINED:

Daisy Guerrero, Deputy City Clerk

Fourth District Oversight Board Agenda Staff Report

DATE: January 21 2025

TO: Edward H.J. Wilson, Chair

FROM: Staff to the Successor Agency to the Maywood Community Redevelopment Agency

SUBJECT: RESOLUTION NO. OB 6396 APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE 2025-26 FISCAL PERIOD OF JULY 1, 2025 TO JUNE 30, 2026 AND APPROVING THE ADMINISTRATIVE BUDGET FOR THE 25-26 FISCAL PERIOD; AUTHORIZING TRANSMITTAL TO THE STATE DEPARTMENT OF FINANCE UNDER DISSOLUTION LAW

RECOMMENDATION:

It is recommended that the Fourth District Oversight Board:

Adopt Resolution No. OB 6396 approving the Recognized Obligation Payment Schedule for the annual fiscal period of July 1, 2025 to June 30, 2026 ("ROPS 25-26") and approving the Administrative Budget included therewith, subject to submittal to, and review by the State of California, Department of Finance ("DOF").

BACKGROUND:

The redevelopment dissolution laws (AB 1x 26, et al.) established a comprehensive statutory process for the dissolution and wind down of all redevelopment agencies (RDA). Pursuant to Health and Safety Code (HSC) Section 34177, each Successor Agency (SA) was required to submit a ROPS to the California Department of Finance (DOF) every six months. On September 22, 2015, the Governor signed SB 107 which revised the timeline for the preparation of the ROPS from a bi-annual process to an annual process for the fiscal period beginning July 1, 2016.

As Successor Agency, the City is responsible for all of the assets, properties, contracts, leases, obligations, and records of the former Redevelopment Agency. The ROPS shall include any bonds, loans, payments required by the federal government, contracts, costs associated with Disposition and Development Agreements, and other similar obligations to third parties.

DISCUSSION:

HSC Section 34177(l) requires the Successor Agency to prepare a ROPS showing all the obligations of the former Redevelopment Agency and the sources of funds for repaying obligations. This ROPS 25-26 was approved by the Successor Agency on January 13, 2025, and must now be approved by the Fourth District Oversight Board ("Oversight Board") before it can be submitted to the DOF, State Controller's Office, and the County Auditor-Controller by no later than February 1, 2025. The City may face a fine of \$10,000 per day for ROPS submitted after this deadline.

DOF provided the Successor Agency with a partially completed ROPS form to standardize the form and make it consistent with DOF's automated tracking system.

ROPS Items

The ROPS 25-26 items include:

Bond-Related Expenditures (Nos. 12 and 13):

1. Series 2017A-1Tax Allocation Bonds Payments (No. 12) - \$1,104,332
2. Series 2017A-2Tax Allocation Bonds Payments (No. 13) - \$14,033
3. Bank Administrative Services for Series 2017-Tax Allocation Bonds (No. 15) – \$6,000
4. Administrative Costs (No. 15) – \$250,000 is being requested per DOF's suggestion that the maximum of \$250,000 as allowed by State Law.
5. Property Management Plan and Property Disposition (No. 17) - \$590,000 – The Successor Agency is adding this new item. The Successor Agency is adding this new item. Disposition of Successor Agency-owned parcels.

Copies of the ROPS 25-26 and the FY 25-26 Administrative Budget are included with the Oversight Board Resolution, which is included as Attachment 1-4 to this agenda report.

Upon receipt of an Oversight Board-approved ROPS, DOF has 45 days to make its determination of the enforceable obligations, including amounts and funding sources. Within five business days of DOF's determination, the Successor Agency may request additional review and an opportunity to meet and confer on disputed items. DOF has until 15 days prior to the date for property tax distribution to make its final decision after the meet and confer. The RPTTF distribution dates for the ROPS 25-26A period and 25-26B period are on or about June 1, 2025 and January 2, 2026, respectively.

FISCAL IMPACT:

None until approved by DOF. If the DOF approves the ROPS 25-26 as submitted, it is anticipated that the Successor Agency will receive **\$1,964,365** of Redevelopment Property Tax Trust Fund ("RPTTF"), which includes \$250,000 for administrative expenses, to pay the Successor Agency's enforceable obligations for the fiscal year July 1, 2025 to June 30, 2026.

Preparation and administration of ROPS 25-26 is funded through the Successor Agency's annual administrative allowance. The California Health and Safety Code requires a \$10,000 per day fine if the ROPS is not submitted to the DOF (after required Oversight Board Approval) by the February 1, 2025 deadline.

ATTACHMENTS

1. Resolution No. OB 6396 to Approve ROPS 25-26 and the 25-26 Administrative Budget
 - Attachment 1&2: ROPS 25-26 covering July 2025 through June 2026
 - Attachment 3&4: Administrative Budget Fiscal Year 2025-26.

**FOURTH DISTRICT OVERSIGHT BOARD
RESOLUTION NO. OB-6396**

A RESOLUTION OF THE LOS ANGELES COUNTY FOURTH SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE 25-26 FISCAL PERIOD OF JULY 1, 2025 TO JUNE 30, 2026, INCLUDING THE ADMINISTRATIVE BUDGET INCLUDED THEREWITH, OF THE SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY, SUBJECT TO SUBMITTAL TO, AND REVIEW BY, THE STATE DEPARTMENT OF FINANCE PURSUANT TO THE DISSOLUTION LAW, AND AUTHORIZING POSTING THEREOF FOR THE SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, pursuant to Assembly Bill (AB) x1 26, enacted on June 28, 2011, and as subsequently amended by AB 1484, SB 341, and SB 107 ("Dissolution Act"), the Maywood Community Redevelopment Agency ("Former Agency") was dissolved as of February 1, 2012, and the City of Maywood elected to serve as the Successor Agency to the Former Agency ("Maywood Successor Agency"); and

WHEREAS, pursuant to the California Health and Safety Code Section 34179 (q), commencing on and after July 1, 2018, the County of Los Angeles, where more than 40 oversight boards were created by the Dissolution Act, shall have five consolidated oversight boards each encompassing the five supervisorial districts; and

WHEREAS, the Fourth Supervisorial District Consolidated Oversight Board ("Fourth District Oversight Board") has jurisdiction over the Maywood Successor Agency; and

WHEREAS, the Fourth District Consolidated Oversight Board held a special meeting on January 21, 2025; and

WHEREAS, every oversight board, both the prior local oversight board and this newly established Fourth District Oversight Board, has fiduciary responsibilities to the holders of enforceable obligations and to the taxing entities that benefit from distributions of property tax and other revenues under the Dissolution Law, in particular Section 34188; and

WHEREAS, Sections 34177(m), 34177(o) and 34179 provide that each Recognized Obligation Payment Schedule ("ROPS") is submitted to, reviewed and approved by the successor agency and then reviewed and approved by the oversight board before final review and approval by the State Department of Finance ("DOF"); and

WHEREAS, Section 34177(o) of the Dissolution Law requires that the annual ROPS for the 2025-26 fiscal period of July 1, 2025 to June 30, 2026 ("ROPS 25-26") be submitted to the DOF by the Maywood Successor Agency, after approval by the Fourth District Oversight Board, no later than February 1, 2025; and

WHEREAS, the ROPS 25-26, in the form required by DOF, is attached as Attachment 1 & 2 and the FY 25-26 Administrative Budget is attached as Attachment 3 & 4, and the four attachments are fully incorporated by this reference; and

WHEREAS, the Maywood Successor Agency has reviewed and approved the ROPS 25- 26, and the FY 25-26 Administrative Budget at its special meeting held on January 14, 2025; and

WHEREAS, the Fourth District Oversight Board has reviewed the Maywood Successor Agency's ROPS 25-26 and desires to approve the ROPS 25-26, including the FY 25-26 Administrative Budget included therewith, and to authorize the Maywood Successor Agency to transmit such ROPS to the DOF, with copies to the County of Los Angeles Auditor-Controller, and the State Controller's Office pursuant to the Dissolution Law.

NOW THEREFORE, THE LOS ANGELES COUNTY FOURTH SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD DOES HEREBY RESOLVE AND FIND AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated into this Resolution by this reference and constitute a material part of this Resolution.

SECTION 2. The Fourth District Oversight Board hereby approves the ROPS 25-26 submitted therewith and incorporated by this reference, including the FY 25-26 Administrative Budget submitted therewith.

SECTION 3. The Fourth District Oversight Board authorizes transmittal to the DOF of the ROPS 25-26 with copies to the County of Los Angeles Auditor-Controller, and the State Controller's Office.

SECTION 4. The Maywood City Manager/Executive Director and/or his authorized designee, is directed to post this Resolution, including the ROPS 25-26, on the City's website pursuant to the Dissolution Law.

SECTION 5. Under Section 34179(h) written notice and information about certain actions taken by the Fourth District Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing. The Fourth District Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review.

SECTION 6. The Clerk of the Board shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 21th day of January 2025, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

ATTEST:

Edward H.J. Wilson,
Chair Fourth
Supervisory District
Consolidated Oversight Board

Cesar Hernandez, Deputy Clerk

