

**OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA**

**REGULAR MEETING
AGENDA**

September 12, 2013

2:00 PM

County Government Center
Hall of Administration
County Executive Office
CEO Large Conference Room – 4th Floor
800 S. Victoria Avenue
Ventura, California 93009

Members of the Board: Bill Bartels - Chair
Paula Driscoll - Vice Chair
Matt Carroll
Tom Kasper
David Keebler
Heather Kurpiewski
Christy Madden

Persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Oversight Board per the American Disabilities Act (ADA), may obtain assistance by requesting such accommodation in writing addressed to the County Executive Office, 800 South Victoria Avenue, Loc. #1940, Ventura, CA 93009 or telephonically by calling (805) 477-1994. Any such request for accommodation should be made at least 48 hours prior to the scheduled meeting for which assistance is requested.

All agenda reports and supporting data, including those filed in accordance with Government Code Section 54957.5 (b) (1) and (2) are available from the County Executive Office, Ventura County Government Center, Hall of Administration, 4th Floor, 800 South Victoria Avenue, Ventura, California. The same materials will be available and attached with each associated agenda item, when received, at the following website: www.countyofventura.org/ceo/divisions/communitydevelopment/RDA.

Welcome to the Meeting of the Oversight Board to the Successor Agency to the Former Redevelopment Agency of the County of Ventura.

The following information is provided to help you understand, follow, and participate in the Board meeting:

Pursuant to California Government Code Section 54953 (a) et al., time is set aside for citizen presentations regarding Oversight Board related matters. Those wishing to speak must fill out a speaker card and submit it to the Secretary. Speaker cards for issues not on the agenda must be submitted to the Secretary prior to the beginning of the public comment period. Agendized item, speaker cards must also be submitted before the item is taken up for consideration. The Secretary may not accept any additional speaker cards once an item commences.

Members of the public making oral presentations to the Board in connection with one or more agenda or non-agenda items at a single meeting are limited to a cumulative total of time not to exceed five (5) minutes for all of their oral presentations at such meeting unless otherwise provided. The entire public comment period is limited to no more than thirty (30) minutes total for all speakers.

Members of the public who desire to augment their comments with visual or audio presentations using County equipment must submit their materials to the County Executive Office and the Chair for review before use of County equipment will be allowed. The review will be conducted to determine only whether the materials are on matters within the jurisdiction of the Board, would be disruptive of the meeting, or would foster illegality, such as identity theft. If it is determined the materials are about matters not within the Board's jurisdiction, or would be disruptive of the meeting, or would foster illegality, use of County equipment will not be allowed.

OPENING

1. Call to Order.
2. Roll Call.
3. Pledge of Allegiance to the Flag of the United States of America.
4. Public Comments – Citizen presentations regarding Board related matters NOT appearing on this agenda. (See Guidelines above)
5. **Receive and File Without Objection or Amendment the Minutes for August 8, 2013 Regular Meeting.**

Minutes for August 8, 2013 Regular Meeting are submitted for your receipt and review.

Staff Recommends: Receive and file as submitted.

6. **Review the Successor Agency Monthly Administrative Financial Status Report and Take Action as Needed Thereon.**
7. **Review the Transfer of the Town Square Project and Storm Drain Project to the County of Ventura and Take Action as Needed Thereon.**
8. **Review the Department of Finance Response to the Successor Agency Inquiry Regarding Accelerated Bond Payments and its Impact on the Potential Transfer of the Town Square and the Storm Drain Projects to the County of Ventura and Take Action as Needed Thereon.**
9. **Review the Department of Finance Response to the Long Range Property Management Plan and Take Action as Needed Thereon.**
10. **Receive and File Resolution No. 13-07, Directing Successor Agency Staff to Send a Letter to the Piru Neighborhood Council Requesting Reimbursement for Lechler Museum Items.**
11. **Adoption of Resolution No. 13-08 Authorizing the Successor Agency to the Former Redevelopment Agency of the County of Ventura (SA) to Enter into an Amendment of the Memorandum of Agreement Between the County of Ventura's General Services Agency (GSA) and the SA to Expand the Services and Reimbursement Rate and Methodology to Include GSA Parks Department and Direct Secretary to Sign Amendment.**
12. **Adoption of Resolution No. 13-09 Authorizing the Successor Agency to the Former Redevelopment Agency of the County of Ventura (SA) to Request a Risk Analysis of the Water Fountain at the Piru Town Square Depot and Direct SA Staff to Report Back to the Oversight Board With Recommendations Based Upon the Analysis.**
13. **Adoption of Resolution No. 13-10 Approving the Administrative Budget for the Time Period of January 1, 2014, through June 30, 2014.**
14. **Adoption of Resolution No. 13-11 Approving the Recognized Obligation Payment Schedules (ROPS 13-14B) for January 1, 2014 through June 30, 2014 Setting Forth a Schedule of Payments for Obligations of the Successor Agency and Transmission of Schedules to the Ventura County Auditor-Controller, State Controller's Office, State Department of Finance with Posting of Schedules to Successor Agency Internet Website.**
15. **Announcements and Future Agenda Items**
 - A. Announcements
 - Pending Legislation

B. Future Agenda Items

- Lechler Museum Items
- Town Square Water Fountain – Risk Assessment
- Other Administrative Issues

Next Regular Oversight Board meeting is scheduled for October 10, 2013 at 2:00 p.m.

Adjournment

**OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA**

**OFFICIAL SUMMARY
MINUTES
August 8, 2013
2:00 PM**

County Government Center
Hall of Administration
County Executive Office
CEO Atrium Room - 4th Floor
800 S. Victoria Avenue
Ventura, California 93009

OPENING

1. Call to Order.
2. Roll Call.

Quorum established.

Members Present: Bill Bartels, Matt Carroll, Tom Kasper, David Keebler, Heather Kurpiewski, and Christy Madden
Members Absent: Paula Driscoll
Staff Present: Donna McKendry, Mary Ann Guariento, Roberto Orellana, and Beverly Monnier
Staff Absent: Mike Powers, Jaclyn Smith, Rosanna Bati

3. Pledge of Allegiance to the Flag of the United States of America.
4. Public Comments

No public comments.

5. Receive and File Without Objection or Amendment the Minutes for May 9, 2013 Regular Meeting.

Motion to receive and file without objection or amendment the Minutes for May 9, 2013 Regular Meeting.

Without objection or modification, the Minutes were received and filed.

6. Review the Successor Agency (SA) Monthly Administrative Financial Status Report (FSR) and Take Action as Needed Thereon.

Discussion: Mary Ann Guariento, CEO Fiscal Dept., explained the FSR and noted that Ventura County General Services Agency (GSA) upkeep costs for Piru properties will increase. After discussion about the costs related to the Piru Town Square fountain maintenance, Chair Bartels requested that staff Agendize its recommendation regarding the fountain and address whether it needs to be removed due to maintenance costs and damage from vandalism. The Chair directed staff to notify the Piru Neighborhood Council (PNC) of its right to attend the Oversight Board meeting on September 12, 2013, if they wish to make any comments.

Motion to receive and file FSR and in support of Successor Agency's payment plan, as detailed by MaryAnn Guariento, CEO Fiscal Dept.

Motion to Direct SA Staff to Agendize a recommendation as to issues related to the Piru Town Square fountain, and to notify the PNC of its right to attend the Oversight Board meeting on September 12, 2013, if they wish to comment on the matter.

Motions Moved by Christy Madden, seconded by David Keebler

Vote: 6-0

Yes: Bill Bartels, Matt Carroll, Tom Kasper, David Keebler, Heather Kurpiewski, and Christy Madden

7. Review the Transfer of the Town Square Project and Storm Drain Project to the County of Ventura and Take Action as Needed Thereon.

No report this month.

8. Review the Department of Finance (DOF) Response to the SA Inquiry Regarding Accelerated Bond Payments and its Impact on the Potential Transfer of the Town Square and the Storm Drain Projects to the County of Ventura and Take Action as Needed Thereon.

No report this month.

9. Review the Possession of Lechler Museum Items and Communication with DOF Regarding How to Handle the Items and Take Action as Needed Thereon.

Donna McKendry, SA secretary, reported that in April, 2013, staff was made aware that a number of items were obtained from the Piru Lechler Museum with RDA money. They were purchased for economic development reasons in the hopes of placing them into a future Piru Museum. RDA funds of \$4,948 were spent on the items listed in the email to the DOF. The PNC also purchased \$2,550 worth of items for the same reason. It was intended for the PNC to reimburse the entire \$4,948, however, they only paid \$1,965.00. The balance of \$2,983 was not repaid.

Since late 2000, the items have been stored by the County Sheriff's Department in an old County facility in Piru for safe keeping at no charge to the former RDA.

On June 5, 2013, staff sent an email to DOF requesting direction on what to do with the property. On July 1, the DOF responded suggesting that, due to their minimal value, the Oversight Board adopt a resolution authorizing the SA to donate the items to a local non-profit museum.

The Board discussed the DOF's recommendation and decided to follow its advice, after making a final attempt to get full reimbursement from the PNC.

Motion to direct SA Staff to (1) send a letter to the PNC providing it a 30-day deadline for full reimbursement of the unpaid balance of \$2,983, (2) agendaize item for the October Oversight Board meeting, and (3) prepare and send Resolution No. 13-07 to DOF after review and approval by Chair Bartels and counsel.

Moved by Christy Madden, seconded by Heather Kurpiewski

Vote: 6-0

Yes: Bill Bartels, Matt Carroll, Tom Kasper, David Keebler, Heather Kurpiewski, and Christy Madden

10. Adoption of Resolution No. 13-06 Approving the Long Range Property Management Plan (LRPMP) and Directing SA Staff to Submit the LRPMP to the DOF.

Consider Adoption of a Resolution No. 13-06 Approving the LRPMP and Directing SA Staff to Submit the LRPMP to the DOF.

Staff Recommends: Adoption of Resolution No. 13-06.

Donna McKendry reports the SA has 6 months after the completed Finding of Completion on April 26, to submit an Oversight Board approved LRPMP to the DOF – deadline is October 26, 2013.

Motion to adopt Resolution No. 13-16 approving the LRPMP and direct SA Staff to submit the LRPMP to the DOF.

Moved by Christy Madden, seconded by David Keebler

Vote: 6-0

Yes: Bill Bartels, Matt Carroll, Tom Kasper, David Keebler, Heather Kurpiewski, and Christy Madden

11. Announcements and Future Agenda Items

A. Announcements

- Pending Legislation

Assistant County Counsel Roberto R. Orellana distributed California Redevelopment legislative updates to Board members for their information. Counsel will provide additional updates at next meetings.

- DOF July 18, 2013 Letter and Spreadsheet: Summary of Residual Payments

B. Future Agenda Items

- ROPS 13-14B

- Other Administrative Issues

- Further discussion (questions to staff, but no action taken) regarding GSA contract modification raised during discussion of Agenda Item 6. Donna McKendry responded that SA staff may be coming to OB with a GSA proposal to allocate up to \$75,000 for future maintenance by GSA Parks Department. The current contract covers costs for complaint-based repairs only. Mary Ann Guariento explained the billing challenges of shifting this contract from GSA's Facilities/Maintenance Division to its Parks Department. Oversight Board members asked SA staff to Agendize the issue and to notify the PNC that the maintenance issues will be discussed by the Board at its September meeting.

Next Regular Oversight Board meeting is scheduled for September 12, 2013 at 2:00 p.m.

Adjournment: The Board adjourned at 3:04 PM

OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA

REGULAR MEETING
September 12, 2013

AGENDA ITEM #6:

Review the Successor Agency Monthly Administrative Financial Status Report (FSR) and Take Action as Needed Thereon.

Exhibit A – August 2013 FSR

SUCCESSOR AGENCY TO THE VENTURA COUNTY (PRU) REDEVELOPMENT AGENCY
 6900 ROF 9700
 FINANCIAL STATUS REPORT
 For the Period Ending August 31, 2013 - AP02

Expenditures	Fiscal Year 2012 - 2013		Fiscal Year 2013 - 2014		Fiscal Year 2013 - 2014		Fiscal Year 2013 - 2014		Notes
	ROPS II 7/1/12 - 12/31/12		ROPS II 1/1/13 - 6/30/13		ROPS 13-14A 7/1/13 - 12/31/13		ROPS 13-14B 1/1/14 - 6/30/14		
	Budget	Actuals	Budget	Actuals	Budget	Period End Projection	Budget	Period End Projection	
RPTTF - Non-Admin (Current Period)	37,500	1,716	37,500	705	37,500	37,500	75,000	75,000	Town Square Maintenance; County GSA
Maintenance Contract	3,600	2,858	3,600	491	3,600	3,600	7,200	7,200	Southern California Edison
Utilities - Electric	120	19	120	240	120	120	240	240	The Gas Company
Utilities - Gas	2,100	1,575	2,100	346	2,100	2,100	4,200	4,200	Water Agency
Utilities - Water	1,380	1,035	1,380	59	1,380	1,380	2,760	2,760	County of Ventura - WPD
County of Ventura - WPD	10,865	10,865	10,865	77,730	9,535	68,235	77,770	77,770	USDA Town Square Loan
Tax Allocation Bonds - 2002	15,761	15,761	15,761	48,462	15,412	33,012	48,423	48,423	USDA Storm Drain Loan
CDBG Loan	-	-	-	-	-	-	-	-	Balance of CDBG Loan, due 6/2016
Sub-total - RPTTF - Non-Admin (Current Period)	70,306	33,180	70,306	1,600	68,627	144,927	215,554	215,554	
RPTTF - Non-Admin (Prior Period Unfunded Liability)	-	-	-	-	-	-	-	-	Unfunded liability caused by incorrect presentation of ROPS I Actuals on the ROPS II
Prior period expenses - ROPS III corrections;	-	-	-	-	-	-	-	-	Unfunded liability caused by ROPS II RPTTF shortfall
ROPST actuals	-	-	-	-	-	-	-	-	Unfunded liability caused by ROPS III Admin costs in excess of originally authorized amount (does not exceed \$250,000 annual allowance)
Prior period expenses - ROPS II shortfall	-	-	-	-	-	-	-	-	
Prior period expenses - ROPS III corrections;	-	-	-	-	-	-	-	-	
Sub-total - RPTTF - Non-Admin (Prior Period Unfunded Liability)	-	-	-	-	-	-	-	-	
Total RPTTF - Non-Admin	70,306	33,180	70,306	1,600	68,627	144,927	215,554	215,554	
RPTTF - Admin	1,000	31	1,000	286	1,000	1,000	1,300	1,300	County of Ventura - GSA
Chief of Police	15,000	25,636	15,000	60,000	15,000	45,000	60,000	60,000	County of Ventura - CEO
County of Ventura - CEO	-	-	-	-	-	-	-	-	County of Ventura - CEO, supplemental, pending available budget
Accounting/Auditing Services	-	-	-	-	-	-	-	-	County of Ventura - ACO
Accounting/Auditing Services	-	-	-	-	-	-	-	-	FY 12-13 Successor Agency Audit, no longer anticipated
Training	4,500	-	4,500	-	4,500	-	-	-	See original review per 3/17/13; 3/17/13
Legal Counsel	10,500	16,141	10,500	16,141	10,500	16,141	16,141	16,141	Outside Legal Counsel
Legal Counsel	-	4,692	-	64,798	-	64,798	-	-	County Counsel fees Jul '12 - Jun '13
Auditing Services	6,000	-	6,000	-	6,000	-	-	-	County Counsel
Auditing Services	8,000	-	8,000	-	8,000	-	-	-	State Park Audit
Auditing Services	500	-	500	-	500	-	-	-	FY 11-12 Successor Agency Audit
Meeting expenses	1,000	-	1,000	-	1,000	-	-	-	FY 12-13 Successor Agency Audit
Successor HA Admin	48,500	46,500	48,500	153,000	48,500	153,000	153,000	153,000	County costs of Successor Housing Agency
Total RPTTF - Admin	70,306	33,180	70,306	1,600	68,627	144,927	215,554	215,554	
Other	24,250	-	24,250	-	24,250	-	-	-	NOTE: State Park, transferred to County, no further expenses incurred
State Park Construction & Planning	13,635	-	13,635	-	13,635	-	-	-	ROPST
State Park Construction	10,615	-	10,615	-	10,615	-	-	-	County of Ventura - PWA
State Park Planning	379	-	379	-	379	-	-	-	Community Works Design Group
State Park Construction & Planning	6,000	-	6,000	-	6,000	-	-	-	County of Ventura - BDS
State Park Construction	240,000	-	240,000	-	240,000	-	-	-	County of Ventura - Various
Total Other	284,464	-	284,464	-	284,464	-	-	-	150
Total Expenditures	401,270	79,680	401,270	286,008	391,454	301,454	604,670	604,670	Actual amounts received
Revenue	116,806	116,806	116,806	41,284	158,080	208,720	417,440	417,440	Bank building firm rentals
RPTTF Distribution	506	506	506	1,066	1,573	1,573	1,573	1,573	State Park, transferred to County so no longer applicable
Interest Earned	284,464	117,313	284,464	55,170	442,554	172,463	417,440	417,440	
CDBG Grant Revenue	481,270	117,313	481,270	55,170	442,554	172,463	417,440	417,440	
Total Revenue	1,083,816	352,435	1,083,816	223,837	1,083,816	223,837	1,083,816	1,083,816	
Net Gain / (Loss)	682,546	279,255	682,546	(223,837)	682,546	(223,837)	682,546	(223,837)	
Less: Redistributed to taxing entities	(37,632)	(37,632)	(37,632)	(37,632)	(37,632)	(37,632)	(37,632)	(37,632)	
Net Fund Balance	644,914	241,623	644,914	(261,469)	644,914	(261,469)	644,914	(261,469)	

CASH FLOW PROJECTION

Item #6 - Exhibit A

	ROPS 13-14A		ROPS 13-14B
	Aug Actual	Sep-Dec Projected	Jan-Jun Projected
Beginning Cash Balance	78,161.17	77,142.77	10,475.62
Required Expenditures			
RPTTF			
GSA Maintenance	704.85	37,500.00	37,500.00
Utilities: Water and Sanitation	58.99	294.95	353.94
Utilities: So Cal Edison	100.62	2,528.10	3,033.72
Utilities: Gas Co.	-	250.00	300.00
Utilities: Warring Water	345.15	1,147.35	1,376.82
Tax Allocation Bonds - 2002	-	9,535.13	68,235.13
Tax Allocation Bonds - 2008	-	15,411.62	33,011.62
Other Expenditures			
PWA - FY12 payable			
RMA - RDA Expenses			
Legal Counsel - ROPS I (FY 12)			
Legal Counsel - Jul '12-Apr '13			
Legal Counsel - May-Jun '13	-		
Total RPTTF	1,209.61	66,667.15	143,811.23
Administrative Allowance			
Accounting - ACO			20,000.00
County Counsel			
Total Administrative Allowance	-	-	20,000.00
Total Expenditures	1,209.61	66,667.15	163,811.23
Revenue			
Apportionment Revenue (RDA)			
RPTTF Distribution			417,440.26 <i>Represents ROPS 13-14 B and 14-15 A distributions</i>
Rental Income			
Interest Received	191.21		
CDBG Grant Revenue			
Total Revenue	191.21	-	417,440.26
Ending Cash Balance (Projected)	77,142.77	10,475.62	264,104.65
Deferred Expenditures			
Administrative Allowance			
CEO Admin - Oct '12-Jun '13	54,278.84		
CEO Admin - Add'l charges for Jul-Sep '12	1,088.40		
Legal Counsel - ROPS 13-14A		50,000.00	
CEO Admin - ROPS 13-14A		60,000.00	
Legal Counsel - ROPS 13-14B			50,000.00
CEO Admin - ROPS 13-14B			60,000.00
Total Deferred Expenditures	55,367.24	110,000.00	110,000.00
Adjusted Cash Balance	21,775.53	(154,891.62)	(11,262.59)

OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA

REGULAR MEETING
September 12, 2013

AGENDA ITEM #7:

Review the Transfer of the Town Square Project and the Storm Drain Project to the County of Ventura and Take Action as Needed Thereon.

OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA

REGULAR MEETING
September 12, 2013

AGENDA ITEM #8:

Review the Department of Finance Response to the Successor Agency Inquiry Regarding Accelerated Bond Payments and its Impact on the Potential Transfer of the Town Square and the Storm Drain Projects to the County of Ventura and Take Action as Needed Thereon.

OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA

REGULAR MEETING
September 12, 2013

AGENDA ITEM #9:

Review the Department of Finance Response to the Long Range Property Management Plan and Take Action as Needed Thereon.

**OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA
AGENDA REPORT**

DATE: September 12, 2013

TO: Oversight Board to Successor Agency

FROM: Donna McKendry, CEO Management Analyst

SUBJECT: Receive and File Resolution No. 13-07, Directing Successor Agency Staff to Send a Letter to the Piru Neighborhood Council Requesting Reimbursement for Lechler Museum Items

RECOMMENDATION:

It is recommended that your Board:

Receive and File Resolution No. 13-07, Exhibit A, Directing Successor Agency (SA) Staff to Send a Letter to the Piru Neighborhood Council Requesting Reimbursement for Lechler Museum Items.

FISCAL IMPACT:

No fiscal impact.

DISCUSSION:

At your August 8, 2013 Oversight Board meeting, SA Staff reported that in April, 2013, staff was made aware that a number of items were obtained from the Piru Lechler Museum with RDA money. They were purchased for economic development reasons in the hopes of placing them into a future Piru Museum. RDA funds of \$4,948 were spent on the items listed in the email to the DOF. The PNC also purchased \$2,550 worth of items for the same reason. It was intended for the PNC to reimburse the entire \$4,948, however, they only paid \$1,965.00. The balance of \$2,983 was not repaid.

Since late 2000, the items have been stored by the County Sheriff's Department in an old County facility in Piru for safe keeping at no charge to the former RDA.

On June 5, 2013, staff sent an email to the DOF requesting direction on what to do with the property. On July 1, the DOF responded suggesting that, due to their minimal value, the Oversight Board adopt a resolution authorizing the SA to donate the items to a local non-profit museum (Exhibit B).

Your Board discussed the DOF's recommendation and decided to follow the recommendation, after making a final attempt to get full reimbursement from the PNC. Your Board directed SA Staff to (1) send a letter to the PNC providing it a 30-day deadline for full reimbursement of the unpaid balance of \$2,983 (2) agendaize the item for the October Oversight Board meeting, and (3) prepare and send Resolution No. 13-07 to DOF after review and approval by Chair Bartels and counsel (Exhibit A).

SA Staff prepared the PNC letter, which was also approved by Chair Bartels and counsel, and submitted it to the PNC and the DOF for review (Exhibit C). The DOF responded on August 21, 2013 that pursuant to HSC 34179(h) the DOF may request a review of Oversight Board actions submitted to the department (Exhibit D). On August 23, 2013, the DOF emailed SA staff stating that its August 21, 2013 review request was in error, effectively withdrawing its request to review Resolution No. 13-07 (Exhibit E).

STAFF RECOMMENDATION:

Staff recommends that your Board receive and file Resolution No. 13-07 and associated Exhibits, Directing Successor Agency (SA) Staff to monitor the response from the Piru Neighborhood Council Requesting Reimbursement for Lechler Museum Items and report back to the Oversight Board at the October 10, 2013 meeting.

Exhibit A – Resolution No. 13-07

Exhibit B – DOF Letter dated January 25, 2013

Exhibit C – PNC Letter dated January 25, 2013

Exhibit D – DOF Response to Resolution No. 13-07

Exhibit E – DOF Withdrawal Review of Resolution No. 13-07

RESOLUTION NO. 13-07

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, DIRECTING SUCCESSOR AGENCY STAFF TO SEND A LETTER
TO THE PIRU NEIGHBORHOOD COUNCIL REQUESTING REIMBURSEMENT FOR
LECHLER MUSEUM ITEMS**

The Oversight Board for the Successor Agency to The Former Redevelopment Agency of the County of Ventura (Former RDA) does resolve as follows:

WHEREAS, Assembly Bill x1 26 ("ABx1 26") was passed by the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011, and AB 1484 was approved by Governor, effective June 27, 2012; and

WHEREAS, among other things, ABx1 26 added and AB 1484 amended Part 1.85 to the California Health and Safety Code, including Health and Safety Code section 34170 et seq.; and

WHEREAS, by enactment of Part 1.85 of Division 24 of the Health and Safety Code, The Redevelopment Agency of the County of Ventura was dissolved as of February 1, 2012, and the County of Ventura was designated the Successor Agency to The Redevelopment Agency of the County of Ventura ("Successor Agency") under Health and Safety Code Section 34173(a); and

WHEREAS, one of the goals of the Former RDA was to promote economic development by bringing new businesses into the town of Piru, increasing commerce for existing businesses and promoting tourism; and

WHEREAS, for many years the Lechler Museum, a privately owned and operated business, existed in the town of Piru and, in early 2000, the owners of the museum decided to close the museum and auction off all of the items on August 25 and 26, 2000; and

WHEREAS, the Piru Neighborhood Council (PNC) and the Former RDA discussed the need to create a Piru Museum that could display historical items native to the town of Piru and provide a venue to promote tourism and positive economic impact to the area; and

WHEREAS, the PNC and the Former RDA agreed to purchase historically important items at the Lechler Museum auction with an understanding the PNC would reimburse the Former RDA for all items purchased by the Former RDA; and

WHEREAS, on August 26, 2000, RDA staff spent \$4,948.13 of Former RDA money on museum items for the town of Piru's future museum and the PNC purchased \$2,550 worth of items; and

WHEREAS, in November 2000, the PNC reimbursed the Former RDA for \$1,965, but did not follow through with reimbursing the balance of \$2,983.13; and

WHEREAS, since the date of the purchases, all items have been stored in a County of Ventura facility in Piru at no charge; and

WHEREAS, on June 5, 2013, Successor Agency (SA) staff submitted an inquiry to the Department of Finance (DOF) for direction on what to do with the Former RDA owned items; and

WHEREAS, on July 1, 2013, the DOF responded (see Exhibit A), stating that the DOF considered an appropriate course of action would be for the Oversight Board (OB) to adopt a resolution (1) authorizing the SA to donate the items to a local nonprofit museum and (2) generally or specifically describing the items being donated, along with the approximate cash value for each individual item, and to forward such resolution to the DOF for final review; and

WHEREAS, during the August 8, 2013 OB meeting, OB members directed SA staff to prepare and send a letter to the PNC giving them a final opportunity to fully reimburse the SA for the balance of the amount due (\$2,983.13) with a 30-day response deadline for the PNC, resulting (upon payment in full) in the PNC becoming the sole owner of all of the former purchased Lechler Museum items; and

WHEREAS, if the PNC acknowledges its interest in reimbursing the SA for the full amount the balance due (\$2,983.13) within the 30-day response deadline, the OB directed SA staff to follow through with the reimbursement and the release of the Lechler Museum items to the PNC; but

WHEREAS, if the PNC does not respond within the 30-day response timeline, indicates no interest in reimbursing the SA for the balance of \$2,983.13, or otherwise fails to make payment thereon, the OB directed SA staff to draft a resolution in the form suggested by the DOF and to submit such resolution to the OB at the next available OB meeting, in or after October 2013, for final consideration and action.

NOW, THEREFORE, BE IT FOUND AND RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.
2. The Oversight Board directs Successor Agency staff to submit a letter to the PNC and follow through, as set forth hereinabove, based upon the PNC's response or lack thereof.

PASSED, APPROVED AND ADOPTED by the Oversight Board, on a motion by Board Member Christy Madden, seconded by Member Heather Kurpiewski this 8th day of August 2013.

By: 
Chair, Oversight Board.

ATTEST:

By: 
Successor Agency Secretary

From: "Hill, Chris" Chris.Hill@dof.ca.gov
To: "Donna.McKendry@ventura.org" <Donna.McKendry@ventura.org>
Date: 7/1/2013 4:22 PM
Subject: FW: Requesting DOF Direction - Ventura County

Item #10 – Exhibit B

Good afternoon-

Given the nature of these items and their apparently minimal value, the Department of Finance believes the most appropriate course of action would be for the Oversight Board to adopt a resolution authorizing the Successor Agency to donate the items to a local non-profit museum. The Piru Neighborhood Council may not be the most appropriate recipient of this material, since they failed to honor their initial agreement to fully reimburse the former RDA for the \$4,948 in tax increment monies spent to purchase the items. It would be advisable for the Oversight Board resolution to describe the items being donated (either individually or by grouping), and to provide an approximate cash value for each individual item or grouping of items. The resolution should be forwarded to Finance for review.

From: Donna McKendry [<mailto:Donna.McKendry@ventura.org>]
Sent: Thursday, June 27, 2013 9:07 AM
To: Redevelopment Administration
Cc: Christy Madden; Jaclyn Smith; Robert Orellana
Subject: Re: Requesting DOF Direction - Ventura County

Dear DOF,

The following email was sent to your agency on June 5, 2013. Aside from your automatic reply, we have not heard from your office regarding the questions outlined in the message. It is now June 27th. Could you let us know when we can expect a response?

Thank you,
Donna McKendry
Successor Agency Secretary

>>> Donna McKendry 6/5/2013 4:23 PM >>>
Dear DOF,

One of the goals of the County of Ventura's Redevelopment Agency (RDA) was to promote economic development by bringing new businesses into the town of Piru, increase commerce for existing businesses and promote tourism.

For many years the town had the "Lechler Museum" that was privately owned and operated. In early 2000, the owners of the museum decided to close the museum and auction off all of the items. This spurred the community into action, with a desire to obtain as many of the artifacts as possible and place them in, what the town hoped would be, a future Piru museum. The RDA staff thought it would be a good tourism tool to help with their economic development efforts.

So, on August 26, 2000, RDA staff spent \$4,948.13 of RDA money on museum items for the town of Piru. The Piru Neighborhood Council (PNC), a 501(c)3, purchased \$2,550 worth of items. In November 2000, the PNC reimbursed the RDA for \$1,965. The intent was for the PNC to reimburse the RDA for remaining \$2,983.13. However, the Piru museum never materialized and the PNC never paid the RDA back for the balance.

In the meantime, the artifacts, listed below, have been stored in a County facility in Piru at no charge. All of the items are partially owned by the PNC and partially by the RDA. The items include: a butter dish, old photos, ceiling fan, adding machine, grocery market scale, lanterns, citrus exchange stamp, cow skull, 2 stain glass windows and a door bell.

Unfortunately, the Successor Agency (SA) staff only recently found out about the ownership of these items. Therefore, they were never added onto the asset list or accounted for in any of the reports. We could not find any reference in the legislation of what to do with property/assets that are newly discovered.

Could you provide us with direction on how to handle this situation? Would it be acceptable to the DOF if the SA's Oversight Board disposed of this personal property by donating it to the PNC or to a local museum? Should the OB adopt a resolution for your review prior to carrying out such action?

Thank you for any assistance you can provide.

Best Regards,
Donna McKendry
Successor Agency Secretary

Donna McKendry
Management Analyst II
Ventura County Executive Office
Hall of Administration L#1940
800 South Victoria Avenue
Ventura, CA 93009
Office: 805-654-2876
FAX: 805-654-5106
donna.mckendry@ventura.org<<mailto:donna.mckendry@ventura.org>>

SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA

August 16, 2013

Piru Neighborhood Council, Inc.
piruneighborhoodcouncilinc@yahoo.com
[facebook.com/PNC](https://www.facebook.com/PNC)

Dear Ms. C.S. King:

As you know, for many years the town of Piru housed the "Lechler Museum". In early 2000, the owners of the Lechler Museum decided to close its doors and sell all its assets at auction. This spurred the Piru community into action, in an effort to obtain as many of the Lechler Museum's artifacts as possible and to hold them for what the town hoped would be a future Piru Museum.

One of the goals of the former County of Ventura's Redevelopment Agency (Former RDA) was to promote economic development by bringing new businesses into the town of Piru, increasing commerce for existing businesses, and promoting tourism. The Former RDA's staff agreed that obtaining the Lechler Museum's assets could promote tourism and help the Former RDA with its economic development efforts. On August 26, 2000, its staff spent \$4,948.13 of Former RDA funds to obtain the Lechler Museum items for the contemplated Piru Museum. As well, the Piru Neighborhood Council (PNC) separately purchased \$2,550 worth of these items.

In November 2000, the PNC reimbursed the Former RDA for \$1,965 of its \$4,948.13 in costs. The PNC also agreed to thereafter reimburse the Former RDA for its remaining \$2,983.13 in expenditures. Over time, however, the Piru Museum never materialized and the PNC never reimbursed the Former RDA for the balance due on its expenditures (\$2,983.13).

The Lechler Museum artifacts, which are listed below, have been stored in a County facility in Piru at no charge to the PNC. Currently, based on the facts related above, all items are partially owned by the PNC and partially owned by the Former RDA. The stored items include a butter dish, several vintage photos, a ceiling fan, an adding machine, a grocery market scale, some lanterns, a citrus exchange stamp, a cow skull, two stained glass windows, and a door bell.

Staff for the Successor Agency to the Former RDA (SA) was only recently able to clarify the ownership of these items with its counsel. Therefore, they were never previously added to the Former RDA's assets list or accounted for in any of the reports required to be filed with the Department of Finance (DOF) during the RDA dissolution process of the past 18 months. Since the controlling legislation provided no assistance in these circumstances, SA staff sent an e-mail to the DOF asking for guidance. The DOF responded with the attached email communication (Exhibit A).

In summary, the DOF has recommended that the items be donated to an interested, local museum (in Fillmore). The DOF has not recommended donating the items to the PNC because the PNC failed to honor its prior commitment to fully reimburse the Former RDA for the entire amount spent to purchase the items (as mentioned, above, the balance due is \$2,983.13). However, at the SA's Oversight Board meeting on August 8, 2013, the OB discussed the issue and decided to give the PNC a final opportunity to obtain full ownership of all these museum items in return for its paying the balance due within 30 days from this notice.

Please accept this letter, dated August 16, 2013, as such 30-day notice to the PNC to pay the SA the sum of \$2,983.13 if it wants all the Lechler Museum items in the SA's possession. If the PNC fails to pay said amount, in full, by September 16, 2013, it will be deemed to have relinquished any claim to ownership or control over such items as the SA determines can be fairly valued at \$2,983.13. If payment is not made by the PNC within this 30-day period, the OB is expected to take the action previously suggested by the DOF at their October 10, 2013, meeting, that is, to donate such items to a local museum.

The OB's meetings are open to the public. The regular OB meetings are held on the second Thursday of every month at 2:00 p.m. in the CEO Conference Room on the 4th floor of the County of Ventura's Government Center at 800 South Victoria Ave, Ventura, CA 93009. The next regular meeting of the OB is scheduled for September 12, 2013, should you wish to address the OB at that time, i.e., four days before the expiration of the above-noticed period.

If you have any questions, feel free to contact my office at 805-654-2876.

Best Regards,



Donna McKendry
Successor Agency Secretary

Attachments

Cc: Ventura County Oversight Board
Department of Finance
County of Ventura CEO Office
County of Ventura County Counsel Office
Office of Supervisor Kathy Long

From: "Hill, Chris" Chris.Hill@dof.ca.gov
 To: "Donna.McKendry@ventura.org" <Donna.McKendry@ventura.org>
 Date: 7/1/2013 4:22 PM
 Subject: FW: Requesting DOF Direction - Ventura County

Exhibit A

Good afternoon-

Given the nature of these items and their apparently minimal value, the Department of Finance believes the most appropriate course of action would be for the Oversight Board to adopt a resolution authorizing the Successor Agency to donate the items to a local non-profit museum. The Piru Neighborhood Council may not be the most appropriate recipient of this material, since they failed to honor their initial agreement to fully reimburse the former RDA for the \$4,948 in tax increment monies spent to purchase the items. It would be advisable for the Oversight Board resolution to describe the items being donated (either individually or by grouping), and to provide an approximate cash value for each individual item or grouping of items. The resolution should be forwarded to Finance for review.

From: Donna McKendry [mailto:Donna.McKendry@ventura.org]
 Sent: Thursday, June 27, 2013 9:07 AM
 To: Redevelopment Administration
 Cc: Christy Madden; Jaclyn Smith; Robert Orellana
 Subject: Re: Requesting DOF Direction - Ventura County

Dear DOF,

The following email was sent to your agency on June 5, 2013. Aside from your automatic reply, we have not heard from your office regarding the questions outlined in the message. It is now June 27th. Could you let us know when we can expect a response?

Thank you,
 Donna McKendry
 Successor Agency Secretary

>>> Donna McKendry 6/5/2013 4:23 PM >>>
 Dear DOF,

One of the goals of the County of Ventura's Redevelopment Agency (RDA) was to promote economic development by bringing new businesses into the town of Piru, increase commerce for existing businesses and promote tourism.

For many years the town had the "Lechler Museum" that was privately owned and operated. In early 2000, the owners of the museum decided to close the museum and auction off all of the items. This spurred the community into action, with a desire to obtain as many of the artifacts as possible and place them in, what the town hoped would be, a future Piru museum. The RDA staff thought it would be a good tourism tool to help with their economic development efforts.

So, on August 26, 2000, RDA staff spent \$4,948.13 of RDA money on museum items for the town of Piru. The Piru Neighborhood Council (PNC), a 501(c)3, purchased \$2,550 worth of items. In November 2000, the PNC reimbursed the RDA for \$1,965. The intent was for the PNC to reimburse the RDA for remaining \$2,983.13. However, the Piru museum never materialized and the PNC never paid the RDA back for the balance.

In the meantime, the artifacts, listed below, have been stored in a County facility in Piru at no charge. All of the items are partially owned by the PNC and partially by the RDA. The items include: a butter dish, old photos, ceiling fan, adding machine, grocery market scale, lanterns, citrus exchange stamp, cow skull, 2 stain glass windows and a door bell.

Unfortunately, the Successor Agency (SA) staff only recently found out about the ownership of these items. Therefore, they were never added onto the asset list or accounted for in any of the reports. We could not find any reference in the legislation of what to do with property/assets that are newly discovered.

Could you provide us with direction on how to handle this situation? Would it be acceptable to the DOF if the SA's Oversight Board disposed of this personal property by donating it to the PNC or to a local museum? Should the OB adopt a resolution for your review prior to carrying out such action?

Thank you for any assistance you can provide.

Best Regards,
 Donna McKendry
 Successor Agency Secretary

Donna McKendry
 Management Analyst II
 Ventura County Executive Office
 Hall of Administration I#1940
 800 South Victoria Avenue
 Ventura, CA 93009
 Office: 805-654-2876
 FAX: 805-654-5106
donna.mckendry@ventura.org<<mailto:donna.mckendry@ventura.org>>

From: "Kyumba, Anna" <Anna.Kyumba@dof.ca.gov>
To: "Donna.McKendry@ventura.org" <Donna.McKendry@ventura.org>
CC: "Chappuie, Beliz" <Beliz.Chappuie@dof.ca.gov>, "Jaclyn Smith (Jaclyn.Smith@ventura.org)" <Jaclyn.Smith@ventura.org>
Date: 8/21/2013 8:48 AM
Subject: RE: Ventura OB Res 13-07 Approving SA to Send payment due letter to PNC RE: Lechler Museum and Letter to PNC

Good morning,

We are in receipt of your Oversight Board Action, Resolution No. 13-07 regarding letter to Piru Neighborhood Council requesting reimbursement for Lechler Museum items. Pursuant to HSC 34179(h) the Department of Finance (Finance) may request a review of Oversight Board actions submitted to the department. This email serves as notice that we are requesting a review of this action.

Since Finance is statutorily obligated to operate within a 40-day review period we may be contacting you to obtain further clarification and/or supporting documentation. We hope to work expeditiously with you to resolve these questions within the specified time frame.

Sincerely,

Anna Kyumba, MBA, CPA
Lead Analyst, Local Government Unit
Department of Finance
915 L Street
Sacramento, CA 95814

(916) 445-1546 Ext. 3725
(916) 322-2652 Fax

From: Donna McKendry [mailto:Donna.McKendry@ventura.org]
Sent: Friday, August 16, 2013 2:12 PM
To: Hill, Chris; Redevelopment Administration
Cc: Bill Bartels; Jaclyn Smith; Robert Orellana
Subject: Ventura OB Res 13-07 Approving SA to Send payment due letter to PNC RE: Lechler Museum and Letter to PNC

Chris,

Thank you for the response and direction on this matter. We agree the items should not be donated to the Piru Neighborhood Council (PNC) since they failed to pay back the full amount owed to the former RDA. We also agree with your advice, however, we are taking the opportunity to give the PNC one last chance to pay the money due and become the owner of all of the items. Please see the attached OB Resolution No. 13-07 and the letter sent to the PNC today, August, 16, 2013. If they fail to pay the money or do not respond within 30 days, the OB is prepared to take action to donate the items to a local museum.

Please let me know if you have any questions.

Best Regards,
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>>> "Hill, Chris" <Chris.Hill@dof.ca.gov<mailto:Chris.Hill@dof.ca.gov>> 7/1/2013 4:21 PM >>>

Good afternoon-

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Sent: Thursday, June 27, 2013 9:07 AM
To: Redevelopment Administration

Cc: Christy Madden; Jaclyn Smith; Robert Orellana
Subject: Re: Requesting DOF Direction - Ventura County

Dear DOF,

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Thank you,
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Successor Agency Secretary

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donna.mckendry@ventura.org<mailto:donna.mckendry@ventura.org>

From: "Kyumba, Anna" Anna.Kyumba@dof.ca.gov
To: "Donna.McKendry@ventura.org" <Donna.McKendry@ventura.org>
CC: "Chappuie, Beliz" <Beliz.Chappuie@dof.ca.gov>, "Jaclyn Smith (Jaclyn.Smith@ventura.org)" <Jaclyn.Smith@ventura.org>
Date: 8/23/2013 1:45 PM
Subject: RE: Ventura OB Res 13-07 Approving SA to Send payment due letter to PNC RE: Lechler Museum and Letter to PNC

Item 10 – Exhibit E

Hello Donna,

Please disregard my email below requesting a review of Oversight Board Action, Resolution No. 13-07.

Pursuant to HSC 34179(h) the Department of Finance (Finance) may request a review of Oversight Board actions submitted to Finance. This email serves as notice that Finance is not initiating a review of OB Resolution No. 13-07. However, the use of funds is subject to Finance's review and approval on a subsequent Recognized Obligation Payment Schedule before they can be considered enforceable.

Please direct any questions to Finance's redevelopment email address at:
Redevelopment_Administration@dof.ca.gov<mailto:Redevelopment_Administration@dof.ca.gov>

Sincerely,
Anna Kyumba, MBA, CPA
Lead Analyst, Local Government Unit
Department of Finance
915 L Street
Sacramento, CA 95814

(916) 445-1546 Ext. 3725
(916) 322-2652 Fax

From: Kyumba, Anna
Sent: Wednesday, August 21, 2013 8:48 AM
To: Donna.McKendry@ventura.org
Cc: Chappuie, Beliz; Jaclyn Smith (Jaclyn.Smith@ventura.org)
Subject: RE: Ventura OB Res 13-07 Approving SA to Send payment due letter to PNC RE: Lechler Museum and Letter to PNC

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to take action to donate the items to a local museum.

Please let me know if you have any questions.

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To: Redevelopment Administration
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Subject: Re: Requesting DOF Direction - Ventura County

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Successor Agency Secretary

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**OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA
AGENDA REPORT**

DATE: September 12, 2013

TO: Oversight Board to Successor Agency

FROM: Donna McKendry, CEO Management Analyst

SUBJECT: Adoption of Resolution No. 13-08 Authorizing the Successor Agency to the Former Redevelopment Agency of the County of Ventura (SA) to Enter into an Amendment of the Memorandum of Agreement Between the County of Ventura’s General Services Agency (GSA) and the SA to Expand the Services and Reimbursement Rate and Methodology to Include GSA Parks Department and Direct Secretary to Sign Amendment

DISCUSSION:

Pursuant to Health and Safety Code Section 34178, certain agreements, contracts, or arrangements between the County of Ventura (County) and the former Redevelopment Agency (RDA) of the County are now invalid and shall not be binding on the Successor Agency (SA). However, if the SA desires to enter into or amend agreements with the County, it may do so upon approval of its oversight board.

Currently, there is an agreement for services (“Agreement”) between the County General Services Agency (GSA) and the SA for general park maintenance and repair and facility reservations of the Town Square Park and the Piru Bank Building. (Exhibit B.) This Agreement is listed on the July 1, 2013 through December 31, 2013, and the January 1, 2014 through June 30, 2014, Recognized Obligation Payment Schedules (ROPS 13-14A and 13-14B).

The Agreement covers custodial, landscape maintenance, janitorial duties, facility repairs and general oversight services and related costs incurred that are billed at Board of Supervisors approved contract service rates effective for the fiscal year 2013-14 term. Services and related costs of staff support and expenses related to the terms within GSA film permits and facility use agreements for the Town Square Park and Bank Building facilities shall be billed using the applicable GSA fee schedules associated with processing film permits, facility reservations and associated administrative costs. All

services are in an amount estimated not to exceed \$75,000, and charged to the SA at a frequency no less than on a quarterly basis, or as may be agreed in writing by the parties.

Currently, the rates for work performed by the GSA Parks Department are not covered under this Agreement. Due to the need transfer responsibilities within GSA to the Parks Department, the SA is recommending modification of the Agreement (Exhibit C) to include calculated labor rates for the GSA Parks Department in the Agreement's Services Reimbursement Rate and Methodology. Labor rates for GSA Parks Department are calculated using a methodology consistent with the labor rate development for other GSA budget units and are set forth in Exhibit D. Any work performed in Piru by GSA Parks Department staff will be in accordance with the rates set forth in Exhibit D, including a blended rate for Maintenance Workers at a rate of \$70.33 per hour.

FISCAL IMPACT:

The terms of the Agreement not to exceed \$75,000 remains unchanged therefore, there is no fiscal impact.

STAFF RECOMMENDATION:

It is recommended that your Board:

1. Adopt Resolution No. 13-08 authorizing the Successor Agency to enter into an amended agreement with the County of Ventura, attached as Exhibit A.
2. Delegate authority to Successor Agency's Secretary to prepare and sign the amended agreement with the County of Ventura GSA.

Exhibit A – Resolution No 13-08

Exhibit B – Agreement for services between County of Ventura GSA and SA

Exhibit C – Amendment to Memorandum of Agreement

Exhibit D – Parks Department Labor Rates FY 2013-14

RESOLUTION NO. 13-08

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, AUTHORIZING THE SUCCESSOR AGENCY TO ENTER INTO AN AMENDMENT TO
THE MEMORANDUM OF AGREEMENT BETWEEN THE COUNTY OF VENTURA GENERAL SERVICES
AGENCY AND SUCCESSOR AGENCY TO EXPAND THE SERVICES AND REIMBURSEMENT RATE AND
METHODOLOGY TO INCLUDE THE PARKS DEPARTMENT AND DIRECT SUCCESSOR AGENCY SECRETARY
TO SIGN AMENDMENT**

The Oversight Board for the Successor Agency to The Former Redevelopment Agency of the County of Ventura ("Oversight Board") does resolve as follows:

WHEREAS, Assembly Bill x1 26 ("ABx1 26") was passed by the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011, and AB 1484 was approved by Governor, effective June 27, 2012; and

WHEREAS, among other things, ABx1 26 adds and AB 1484 amends Part 1.85 to the California Health and Safety Code, including Health and Safety Code section 34170 et seq.; and

WHEREAS, by enactment of Part 1.85 of Division 24 of the Health and Safety Code, The Redevelopment Agency of the County of Ventura was dissolved as of February 1, 2012 such that the Successor Agency to The Redevelopment Agency of the County of Ventura ("Successor Agency") shall be designated as successor entity to the former redevelopment agency under Health and Safety Code Section 34173(a); and

WHEREAS, pursuant to Health and Safety Code Section 34178, certain agreements, contracts, or arrangements between the county that created the redevelopment agency and the redevelopment agency are invalid and shall not be binding on the successor agency; and

WHEREAS, pursuant to Health and Safety Code Section 34178, a successor agency wishing to enter or reenter into agreements with the county that formed the redevelopment agency that it is succeeding may do so upon obtaining the approval of its oversight board: and

WHEREAS, the Oversight Board authorized the Successor Agency to enter into a memorandum of agreement ("Agreement") between the County of Ventura and the Successor Agency for general maintenance and repair work at the Piru Town Square Park and Piru Bank Building, which was executed on or about May 21, 2013 (Exhibit B); and


WHEREAS, the Successor Agency wishes to amend the Agreement to modify the Services Reimbursement Rate and Methodology (Exhibit C) to include the County's calculated labor rates for GSA Parks Department using a methodology consistent with the labor rate development for other GSA budget units (Exhibit D).

WHEREAS, any work performed in Piru by GSA Parks Department staff will be in accordance with the rates set forth in Exhibit D, including a blended rate for Maintenance Workers at a rate of \$70.33 per hour.

NOW, THEREFORE BE IT FOUND AND RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.
2. Entering the amended memorandum of agreement is hereby approved.
3. The Oversight Board delegates to the Successor Agency's Secretary the authority to prepare and sign said amendment.

PASSED, APPROVED AND ADOPTED by the Oversight Board, on a motion by Board Member Matt Carroll, seconded by Member Christy Madden, this 12th day of September 2013.

By: 
Chair David Keebler - Acting chair
Oversight Board

ATTEST:

By: 
Successor Agency Secretary

**MEMORANDUM OF AGREEMENT REGARDING CONTINUING SERVICES BETWEEN
THE COUNTY OF VENTURA AND THE SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA
FOR ONGOING PIRU TOWN SQUARE AND BANK BUILDING GENERAL SERVICES**

This agreement is made by and between the County of Ventura ("County") and the Successor Agency to the Former Redevelopment Agency of the County of Ventura ("SA"), and is entered into effective July 1, 2013, with respect to the following:

WHEREAS, the SA has been and is in need of County's staff services in connection with maintenance and upkeep of the Piru Town Square and the Piru Bank Building; and

WHEREAS, the County has been and is currently providing those services to the SA, and the SA desires to continue to receive those services from the County; and

WHEREAS, the County is authorized, pursuant to ABx1 26 (2011) and previously approved administrative budgets of the SA, to provide staff services to the SA at an estimated cost not to exceed \$75,000 through fiscal year 2013-14;

NOW THEREFORE, to accomplish these objectives, County and SA enter into this memorandum of agreement regarding continuing services ("Agreement"), as follows:

1. **Term of Agreement.** The Agreement shall cover the period of time from and including July 1, 2013, and to and including June 30, 2014.
2. **Scope of Services.** The County of Ventura, through its General Services Agency (GSA), shall provide services, including daily custodial service in the park, landscape maintenance, restroom janitorial duties, facility repairs and general oversight, for and on behalf of the SA, relating to the upkeep and operation of the Piru Town Square at 664 Piru Square (formerly 3977 Center Street) and the Piru Bank Building at 3940 East Center Street, which are located in the unincorporated area of the County, in the community of Piru. GSA shall also handle all facility use agreements and film permits for the Piru Town Square and the Piru Bank Building for public, private and film industry use on behalf of the SA. Revenues collected by GSA on behalf of the SA for facility use and film permits shall be remitted to the SA.
3. **Additional Services.** SA may request additional services beyond the Scope of Services in Section 2. Agreement for provision and reimbursement of such additional services is required by both parties.
4. **Services Reimbursement Rate and Methodology.** Custodial, landscape maintenance, janitorial duties, facility repairs and general oversight services and related costs incurred shall be billed at Board of Supervisors approved contract service rates effective for the fiscal year 2013-14 term. Services and related costs of staff support and expenses related to the terms within GSA film permits and facility use agreements for the Town Square Park and Bank Building facilities shall be billed using the applicable GSA fee schedules associated with processing film permits, facility reservations and associated administrative costs. All services are in an amount estimated not to exceed \$75,000, and charged to the SA at a frequency no less than on a quarterly basis, or as may be agreed in writing by the parties.
5. **Independent Contractor.** County shall perform this Agreement as an independent contractor. County and the officers, agents and employees of County are not, and shall not be deemed, SA employees for any purpose, including workers' compensation, and shall not be entitled to any of the benefits accorded to SA employees, if any.
6. **Indemnification.** SA shall defend, indemnify, and hold harmless the County, as well as its respective officers, agents, and employees who perform any services or duties under this Agreement, from any claim, loss, or liability including without limitation, those for personal injury

**MEMORANDUM OF AGREEMENT REGARDING CONTINUING SERVICES BETWEEN
THE COUNTY OF VENTURA AND THE SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA
FOR ONGOING PIRU TOWN SQUARE AND BANK BUILDING GENERAL SERVICES**

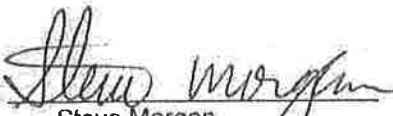
(including death) or damage to property, arising out of or connected with any aspect of the performance by the County or its officers, agents, or employees, of services under this Agreement.

7. **Amendment.** This Agreement may only be modified or amended in writing and with the prior written consent of both parties.
8. **Severability.** If any provision of this Agreement, or any portion thereof, is found by any court of competent jurisdiction to be unenforceable or invalid for any reason, such provision shall be severable and shall not in any way impair the enforceability of any other provision of this Agreement.
9. **Venue.** The venue for any legal action filed by either party in State court to enforce any provision of this Agreement shall be in the Superior Court of Ventura County, California.
10. **Entirety of Contract.** This Agreement constitutes the entire agreement between the parties relating to the specific subject of this Agreement and supersedes all previous agreements, promises, representations, understanding and negotiation, whether written or oral, among the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, this Agreement was executed by the parties hereto as of the date last signed:

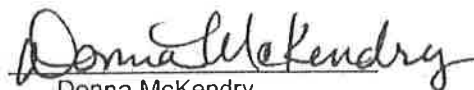
COUNTY OF VENTURA, a political
Subdivision of the State of California

Dated: 5/21/13

By: 
Steve Morgan
Chief Deputy Director
General Services Agency

SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT
AGENCY OF THE COUNTY OF VENTURA

Dated: 5/21/13

By: 
Donna McKendry
Secretary, Successor Agency to the Former
Redevelopment Agency of the County of Ventura

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT REGARDING CONTINUING SERVICES BETWEEN THE COUNTY OF VENTURA AND THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA FOR ONGOING PIRU TOWN SQUARE AND BANK BUILDING GENERAL SERVICES

This is the First Amendment to a Memorandum of Agreement made by and between the County of Ventura ("County") and the Successor Agency to the Former Redevelopment Agency of the County of Ventura ("SA"), which parties made effective July 1, 2013.

RECITALS

WHEREAS, the County entered into a memorandum of agreement ("Agreement") with the SA effective July 1, 2013 to provide services, including daily custodial service in the park, landscape maintenance, restroom janitorial duties, facility repairs and general oversight, for and on behalf of the SA, relating to the upkeep and operation of the Piru Town Square and the Piru Bank Building, which are located in the unincorporated area of the County, in the community of Piru. The County's General Services Agency (GSA) shall also handle all facility use agreements and film permits for the Piru Town Square and the Piru Bank Building for public, private and film industry use on behalf of the SA; and

WHEREAS, the term of the Agreement covers the period of time from and including July 1, 2013 and to and including June 30, 2014; and

WHEREAS, the County is authorized, pursuant to ABx1 26 (2011) and previously approved administrative budgets of the SA, to provide staff services to the SA at an estimated cost not to exceed \$75,000 through fiscal year 2013-14;

WHEREAS, this Agreement may only be modified or amended in writing and with the prior written consent of both Parties; and

WHEREAS, the Parties now wish to modify the Agreement's Services Reimbursement Rate and Methodology to include the County's calculated labor rates for GSA Parks Department for FY 2013-14 using a methodology consistent with the labor rate development for other GSA budget units (Exhibit 1 hereto). Any work performed by GSA Parks Department staff on behalf of the SA will be in accordance with the rates set forth in Exhibit 1.

NOW THEREFORE, based upon the above stated recitals of fact and on the following terms and conditions the parties agree as follows:

1. The Agreement is hereby amended to include the GSA Parks Department rates, as set forth in Exhibit 1.
2. Except as modified hereby, all other terms and conditions of the Parties' prior Agreement, dated July 1, 2013, shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed by the Parties hereto as of the date last signed and made effective July 1, 2013.

FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT REGARDING CONTINUING SERVICES BETWEEN THE COUNTY OF VENTURA AND THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA FOR ONGOING PIRU TOWN SQUARE AND BANK BUILDING GENERAL SERVICES

COUNTY OF VENTURA, a political
Subdivision of the State of California

Dated: _____

By: _____

Paul S. Grossgold
Director
General Services Agency

SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT
AGENCY OF THE COUNTY OF VENTURA

Dated: _____

By: _____

Donna McKendry
Secretary, Successor Agency to the Former
Redevelopment Agency of the County of Ventura

ACCT #	DESCRIPTION COUNT	Maintenance	Maintenance	Maintenance	Maintenance	Public	MW Total	Park Services	Park Services	Ranger	GRAND TOTAL	
		Worker I 2	Worker II 3	Worker III 2	Worker IV 1	Works Maint Worker Spec 1		Ranger I 2	Ranger II 2	Total 4		
DIRECT LABOR		\$ 51,588	\$ 152,898	\$ 137,922	\$ 74,436	\$ 80,232	\$ 497,078	\$ 133,041	\$ 151,216	\$ 284,277	\$ 781,352	
INDIRECT LABOR												
25031	Deputy Director Gen Svcs Agy	\$ 172,369	\$ 26,518	\$ 39,777	\$ 26,518	\$ 13,259	\$ 13,259	\$ 119,337	\$ 26,518	\$ 26,518	\$ 53,037	\$ 172,369
23438	Management Assistant III	\$ 35,850	\$ 5,515	\$ 8,273	\$ 5,515	\$ 2,758	\$ 2,758	\$ 24,819	\$ 5,515	\$ 5,515	\$ 11,031	\$ 35,850
5159	Staff/Services Manager I	\$ 126,429	\$ 19,451	\$ 29,176	\$ 19,451	\$ 9,725	\$ 9,725	\$ 87,928	\$ 19,451	\$ 19,451	\$ 38,901	\$ 126,429
5197	Parks Operations Supervisor	\$ 87,900						\$ 0	\$ 43,950	\$ 43,950	\$ 87,900	\$ 87,900
5193	Maintenance Supervisor	\$ 85,176	\$ 18,928	\$ 28,392	\$ 18,928	\$ 9,464	\$ 9,464	\$ 85,176		\$ 0	\$ 0	\$ 85,176
TOTAL INDIRECT LABOR		\$ 507,724	\$ 70,412	\$ 105,618	\$ 70,412	\$ 35,204	\$ 35,204	\$ 316,855	\$ 95,434	\$ 95,434	\$ 190,687	\$ 507,724
LABOR SUBTOTAL		\$ 507,724	\$ 122,000	\$ 258,516	\$ 208,334	\$ 109,642	\$ 115,438	\$ 813,931	\$ 228,495	\$ 246,650	\$ 475,145	\$ 1,289,076
S & EB ADJUSTMENTS:												
1105	Overtime	\$ 18,404	\$ 2,831	\$ 4,247	\$ 2,831	\$ 1,416	\$ 1,416	\$ 12,741	\$ 2,831	\$ 2,831	\$ 5,663	\$ 18,404
1107	Vacation Buydown+Ben.	\$ 28,278	\$ 4,350	\$ 6,526	\$ 4,350	\$ 2,175	\$ 2,175	\$ 19,577	\$ 4,350	\$ 4,350	\$ 8,701	\$ 28,278
TOTAL S & EB ADJUSTMENTS		\$ 46,682	\$ 7,182	\$ 10,773	\$ 7,182	\$ 3,591	\$ 3,591	\$ 32,318	\$ 7,182	\$ 7,182	\$ 14,364	\$ 46,682
TOTAL S & EB		\$ 554,406	\$ 129,182	\$ 269,289	\$ 215,516	\$ 113,233	\$ 119,029	\$ 846,250	\$ 235,677	\$ 253,832	\$ 489,509	\$ 1,335,758
SERVICES & SUPPLIES INDIRECT COST:		IND. COSTS										
2021	Cloth & Pers Supp	\$ 3,100	\$ 477	\$ 715	\$ 477	\$ 238	\$ 238	\$ 2,144	\$ 477	\$ 477	\$ 954	\$ 3,100
2022	Uniform Allowance	\$ 2,000	\$ 308	\$ 462	\$ 308	\$ 154	\$ 154	\$ 1,395	\$ 308	\$ 308	\$ 615	\$ 2,000
2023	Safety Cloth & Supp	\$ 1,485	\$ 228	\$ 343	\$ 228	\$ 114	\$ 114	\$ 1,020	\$ 228	\$ 228	\$ 457	\$ 1,485
2032	Phone Non ISF	\$ 6,800	\$ 1,046	\$ 1,569	\$ 1,046	\$ 523	\$ 523	\$ 4,708	\$ 1,046	\$ 1,046	\$ 2,092	\$ 6,800
2033	Telephone	\$ 7,098	\$ 1,092	\$ 1,638	\$ 1,092	\$ 546	\$ 546	\$ 4,914	\$ 1,092	\$ 1,092	\$ 2,184	\$ 7,098
2034	Radio Co - ISF	\$ 5,339	\$ 821	\$ 1,232	\$ 821	\$ 411	\$ 411	\$ 3,696	\$ 821	\$ 821	\$ 1,643	\$ 5,339
2105	Other Equip Maint	\$ 1,000	\$ 154	\$ 231	\$ 154	\$ 77	\$ 77	\$ 692	\$ 154	\$ 154	\$ 308	\$ 1,000
2125	Facilities	\$ 19,926	\$ 3,066	\$ 4,598	\$ 3,066	\$ 1,533	\$ 1,533	\$ 13,795	\$ 3,066	\$ 3,066	\$ 6,131	\$ 19,926
2128	Other Maintenance - ISF	\$ 1,000	\$ 154	\$ 231	\$ 154	\$ 77	\$ 77	\$ 692	\$ 154	\$ 154	\$ 308	\$ 1,000
2195	Computer Service	\$ 8,976	\$ 1,381	\$ 2,071	\$ 1,381	\$ 690	\$ 690	\$ 6,214	\$ 1,381	\$ 1,381	\$ 2,762	\$ 8,976
2200	Temporary Help	\$ 1,400	\$ 215	\$ 323	\$ 215	\$ 108	\$ 108	\$ 969	\$ 215	\$ 215	\$ 431	\$ 1,400
2205	Security (Badges)	\$ 1,110	\$ 171	\$ 256	\$ 171	\$ 85	\$ 85	\$ 768	\$ 171	\$ 171	\$ 342	\$ 1,110
2211	Employee Health Services	\$ 5,000	\$ 769	\$ 1,154	\$ 769	\$ 385	\$ 385	\$ 3,462	\$ 769	\$ 769	\$ 1,538	\$ 5,000
2292	Minor Equipment	\$ 2,000	\$ 308	\$ 462	\$ 308	\$ 154	\$ 154	\$ 1,395	\$ 308	\$ 308	\$ 615	\$ 2,000
2293	Computer Equipment <5000	\$ 3,300	\$ 508	\$ 762	\$ 508	\$ 254	\$ 254	\$ 2,285	\$ 508	\$ 508	\$ 1,015	\$ 3,300
2521	In-House Transportation Costs	\$ 165,792	\$ 25,506	\$ 38,260	\$ 25,506	\$ 12,753	\$ 12,753	\$ 1,147,779	\$ 25,506	\$ 25,506	\$ 51,013	\$ 165,792
2525	Gas/Diesel/Fuel	\$ 82,379	\$ 12,674	\$ 19,011	\$ 12,674	\$ 6,337	\$ 6,337	\$ 57,032	\$ 12,674	\$ 12,674	\$ 25,347	\$ 82,379
2526	Conference & Seminar Exp. ISF	\$ 2,200	\$ 338	\$ 508	\$ 338	\$ 169	\$ 169	\$ 1,523	\$ 338	\$ 338	\$ 677	\$ 2,200
TOTAL INDIRECT COSTS		\$ 319,905	\$ 49,216	\$ 73,824	\$ 49,216	\$ 24,608	\$ 24,608	\$ 221,473	\$ 49,216	\$ 49,216	\$ 98,432	\$ 319,905
OFFSETTING REVENUES:												
8911	Interest Earnings	\$ (5,300)	\$ (964)	\$ (1,445)	\$ (964)	\$ (482)	\$ (482)	\$ (4,334)	\$ (815)	\$ (815)	\$ (1,631)	\$ (5,967)
TOTAL REDUCTIONS		\$ (5,300)	\$ (964)	\$ (1,445)	\$ (964)	\$ (482)	\$ (482)	\$ (4,334)	\$ (815)	\$ (815)	\$ (1,631)	\$ (5,967)
TOTAL OPERATING COSTS		\$ 177,435	\$ 341,668	\$ 263,769	\$ 137,359	\$ 143,155	\$ 1,043,384	\$ 284,078	\$ 302,233	\$ 584,310	\$ 1,649,696	
F/Y 13-14 FULLY-LOADED LABOR RATES (see Note)		\$ 70.33	\$ 84.55	\$ 69.95	\$ 87.25	\$ 71.54						

Note HOURLY RATES: NET S&EB DIVIDED BY (NO. OF EMPLOYEES X 1680 HRS) = COMPOSITE RATE:

GROSS YEARLY HRS	2,080
LESS:	
Holiday (8day X 8hrs)	(64)
Vacation (15 Days/Yr)	(120)
Sick Leave (80 Hrs X 80%)	(64)
Breaks (.334 Hrs Daily)	(72)
Shop meetings, Training, Safety Mtgs	(56)
Averages - Jury duty, other leave	(16)
Floating Holiday	(8)
NET YEARLY HOURS	1,680
% EXPECTED PRODUCTIVITY	80.8%

**OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA
AGENDA REPORT**

DATE: September 12, 2013

TO: Oversight Board to Successor Agency

FROM: Donna McKendry, CEO Management Analyst

SUBJECT: Adoption of Resolution No. 13-09 Authorizing the Successor Agency to the Former Redevelopment Agency of the County of Ventura (SA) to Request a Risk Analysis of the Water Fountain at the Piru Town Square Depot and Direct SA Staff to Report Back to the Oversight Board With Recommendations Based Upon the Analysis.

DISCUSSION:

The Piru Town Square Depot (“Town Square”) is located on a seven acre parcel at 664 Piru Square (formerly 3977 East Center Street), Piru, CA 93040. It contains 1,002 square feet of building space, including restrooms, maintenance room, multi-purpose room, gazebo, children’s playground and a water fountain where children often play (Exhibit A).

Because the water fountain is a magnet for children when it has water in it, the water fountain is typically shut down throughout the year. The water fountain is only turned on for special events, facility rentals or film shoots and those who rent the facility are charged a fee for this service.

GSA has determined that damage occurs when children play in and around the fountain. The fountain is not strong enough to withstand the stress of children wading in and jumping up and down inside of it. There is current concern about the integrity and function of the structure, cost of maintenance and repairs and possibility that it is an attractive nuisance. As such, Staff is recommending GSA conduct a risk analysis of the water fountain and provide recommendations and feedback regarding its future use.

FISCAL IMPACT:

The terms of the Agreement not to exceed \$75,000 remains unchanged therefore, there is no fiscal impact.

STAFF RECOMMENDATION:

It is recommended that your Board:

1. Adopt Resolution No. 13-09 authorizing the Successor Agency to request a risk analysis of the Town Square water fountain and provide recommendations for future use.
2. Request the Successor Agency's Secretary to report back to the Oversight Board upon completion of the analysis.

Exhibit A – Water Fountain Photographs

Exhibit B – Resolution No 13-09





RESOLUTION NO. 13-09

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, AUTHORIZING THE SUCCESSOR AGENCY (SA) TO SUBMIT A REQUEST FOR RISK
ANALYSIS OF THE WATER FOUNTAIN AT THE PIRU TOWN SQUARE DEPOT AND DIRECT SA STAFF TO
REPORT BACK TO THE OVERSIGHT BOARD WITH RECOMMENDATIONS BASED UPON THE ANALYSIS.**

The Oversight Board for the Successor Agency to The Former Redevelopment Agency of the County of Ventura ("Oversight Board") does resolve as follows:

WHEREAS, Assembly Bill x1 26 ("ABx1 26") was passed by the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011, and AB 1484 was approved by Governor, effective June 27, 2012; and

WHEREAS, among other things, ABx1 26 adds and AB 1484 amends Part 1.85 to the California Health and Safety Code, including Health and Safety Code section 34170 et seq.; and

WHEREAS, by enactment of Part 1.85 of Division 24 of the Health and Safety Code, The Redevelopment Agency of the County of Ventura was dissolved as of February 1, 2012 such that the Successor Agency to The Redevelopment Agency of the County of Ventura ("Successor Agency") shall be designated as successor entity to the former redevelopment agency under Health and Safety Code Section 34173(a); and

WHEREAS, the Piru Town Square Depot is located on a seven acre parcel at 664 Piru Square (formerly 3977 East Center Street), Piru, CA 93040 and it contains 1,002 square feet of building space, including restrooms, maintenance room, multi-purpose room, gazebo, children's playground and a water fountain (Exhibit A); and

WHEREAS, there are questions regarding the current integrity and function of the water fountain, the cost of maintenance and repairs and whether it is an attractive nuisance; and

WHEREAS, the Successor Agency wishes to request a risk analysis of the water fountain and provide recommendations and feedback regarding its future use.

NOW, THEREFORE BE IT FOUND AND RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.
2. Requesting the assistance of GSA is hereby approved.
3. The Oversight Board requests the Successor Agency's Secretary to report back to the Oversight Board upon completion of the analysis.

PASSED, APPROVED AND ADOPTED by the Oversight Board, on a motion by Board Member Heather Kurpiewski, seconded by Member Matt Carroll, this 12th day of September 2013.

By: 
Chair David Keelber - Acting Chair
Oversight Board

ATTEST:

By: 
Successor Agency Secretary

**OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA
AGENDA REPORT**

DATE: September 12, 2013

TO: Oversight Board to Successor Agency

FROM: Donna McKendry, CEO Management Analyst

SUBJECT: Adoption of Resolution No. 13-10 Approving the Administrative Budget for the Time Period of January 1, 2014, through June 30, 2014

DISCUSSION:

Pursuant to Health and Safety Code Section 34177(j), successor agencies must prepare a proposed administrative budget and submit it to its oversight board for approval. Health and Safety Code section 34171 further provides that an administrative cost allowance is payable from property tax revenues of up to 5% of the allocated tax increment to the successor agency in FY 2011-12 and 3% annually thereafter; however, the amount permitted for administrative expenses shall not be less than \$250,000 for any fiscal year unless agreed to by the successor agency.

The Successor Agency to the former Redevelopment Agency of the County of Ventura (SA) has prepared Resolution No. 13-10, attached as Exhibit A, and the January 1, 2014-June 30, 2014 Administrative Budget, attached as Exhibit B. In accordance with section 34177(j), the proposed administrative budget includes the following: (1) estimated amounts for the SA's administrative costs for the upcoming six-month fiscal period; (2) the proposed sources of payment for the those costs; and (3) proposals for administrative and operations services.

STAFF RECOMMENDATION:

Staff recommends your Board adopt Resolution No. 13-10.

Exhibit A – Resolution No. 13-10

Exhibit B – Administrative Budget (Schedule)

RESOLUTION NO. 13-10

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, ADOPTING THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET FOR THE
PERIOD JANUARY 1, 2014 THROUGH JUNE 30, 2014**

The Oversight Board for the Successor Agency to The Former Redevelopment Agency of the County of Ventura does resolve as follows:

WHEREAS, Assembly Bill x1 26 ("ABx1 26") was passed by the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011, and AB 1484 was approved by Governor, effective June 27, 2012; and

WHEREAS, among other things, ABx1 26 adds and AB 1484 amends Part 1.85 to the California Health and Safety Code, including Health and Safety Code section 34170 et seq.; and

WHEREAS, by enactment of Part 1.85 of Division 24 of the Health and Safety Code, The Redevelopment Agency of the County of Ventura was dissolved as of February 1, 2012 such that the Successor Agency to The Redevelopment Agency of the County of Ventura ("Successor Agency") shall be designated as successor entity to the former redevelopment agency under Health and Safety Code Section 34173(a); and


WHEREAS, pursuant to Health and Safety Code Section 34177(j), administrative budgets must be prepared by the successor agency and submitted to the oversight board for approval; and

WHEREAS, the Successor Agency has prepared the administrative budget pursuant to Health and Safety Code Section 34177(j)(1)-(3), and a proposed Administrative Budget Schedule ("Schedule") is attached hereto as Exhibit B and made a part hereof.

NOW, THEREFORE, BE IT FOUND AND RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.
2. The Schedule, included as Exhibit B, is hereby adopted.
3. The Oversight Board authorizes and directs the Successor Agency to provide the Schedule to the Ventura County Auditor-Controller, the State Controller and the State Department of Finance, and to post the Schedule on the Successor Agency's internet website.

PASSED, APPROVED AND ADOPTED by the Oversight Board, on a motion by Board Member Matt Carroll, seconded by Member Heather Kurpiewski, this 12th day of September, 2013.

By: 
Chair David Keebler - Acting Chair
Oversight Board

ATTEST:

By: 
Successor Agency Secretary

Successor Agency to the Former Redevelopment Agency of the County of Ventura Piru Redevelopment Area

Administrative Budget

ROPS 13-14B - January 1, 2014 to June 30, 2014

Item	Payee	Description	Amount	Notes
Limit per line:				
Purchase Order Fees	County of Ventura - GSA	Fees for establishing purchase orders.	\$ 1,000.00	
CEO Admin	County of Ventura - CEO	Administrative services; program & fiscal.	45,000.00	Balance of annual minimum guaranteed amount
CEO Admin	County of Ventura - CEO	Administrative services; program & fiscal.	60,000.00	Additional admin contract, if Administrative Allowance permits
Accounting/Auditing Services	County of Ventura - ACO	Accounting and auditing services.	20,000.00	
Legal Counsel	County of Ventura - CSL	County Counsel fees	50,000.00	
Auditing Services	TBD	Annual audits	15,000.00	
Meeting expenses	County of Ventura	Cost of Oversight Board meetings	9,000.00	
			\$ 200,000.00	

Total Administrative Allowance Requested for ROPS 13-14B

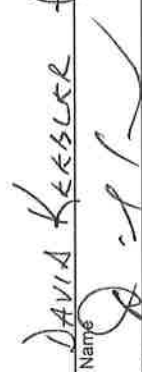
200,000.00

Per Section 34171(b) of the Health and Safety code, administrative expenses will first be paid from available sources other than property tax (such as rental and interest income); the balance to be payable from property tax revenues.

* This amount represents the maximum Administrative Budget approved by the Oversight Board. Actual payments will not exceed \$250,000 for Fiscal Year 2013-14, per Health and Safety Code Section 34171(b). Actual payments for ROPS 13-14B will not exceed \$200,000.

Certification of Oversight Board Chairman:

Pursuant to Section 34177(j) of the Health and Safety code, I hereby certify that the above Administrative Budget has been approved by the Oversight Board of the above named agency.


 Name DAVID KEELER (Active) CHAIR
 Title
 Date 9-12-13

For mention in the Board Letter:

Possible administrative costs not currently included:

Training

Auditing of financial statements - former RDA final statements, SA statements

Outside legal counsel

**OVERSIGHT BOARD – SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY OF THE
COUNTY OF VENTURA
AGENDA REPORT**

DATE: September 12, 2013

TO: Oversight Board to Successor Agency

FROM: Donna McKendry, CEO Management Analyst

SUBJECT: Adoption of Resolution No. 13-11 Approving the Recognized Obligation Payment Schedules (ROPS 13-14B) for January 1, 2014 through June 30, 2014 Setting Forth a Schedule of Payments for Obligations of the Successor Agency; Transmission of the Approved ROPS 13-14B to the Ventura County Auditor-Controller, State Controller's Office and State Department of Finance and Posting of the Approved ROPS 13-14B to Successor Agency's Internet Website

DISCUSSION:

Successor Agency (SA) staff has prepared the Recognized Obligation Payment Schedules (ROPS 13-14B), pursuant to Health and Safety Code section 34177, subdivision (m). Pursuant to section 34171, subdivision (h), a "Recognized Obligation Payment Schedule" means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each six-month fiscal period. Further, Health and Safety Code Section 34171(d) defines an enforceable obligation to mean:

1. Bonds;
2. Loans;
3. Payments required by the federal government;
4. Judgments or settlements;
5. Any legally binding and enforceable agreement or contract;
6. Contracts or agreements necessary for the continued administration or operation of the redevelopment agency (i.e. employee pay and benefits, rent, insurance, office supplies, etc.)

By October 1, 2013, the SA must submit an oversight board- approved ROPS 13-14B (Exhibit B) to the State Department of Finance (DOF) and the county auditor-controller. A copy of the oversight board-approved ROPS 13-14B must be posted on the SA's

internet website and must also be submitted to the county auditor controller, the State Controller's office and the DOF.

Currently, the SA has the authority to continue to make payments for the Former Redevelopment Agency of the County of Ventura (former RDA) listed on the ROPS 13-14A, for the period of July 1, 2013 through December 31, 2013. If the ROPS 13-14B, for the period of January 1, 2014 through June 30, 2014, is not approved by your Board and subsequently the DOF, it is possible that no payments of any future obligations of the former RDA will be made, resulting in possible defaults.

STAFF RECOMMENDATION:

1. Adopt Resolution No. 13-11 (Exhibit A) approving the ROPS 13-14B, for January 1, 2014 through June 30, 2014 (Exhibit B).
2. Upon approval of the ROPS 13-14B by the Oversight Board, direct SA staff to transmit the ROPS 13-14B to the Ventura County Auditor-Controller, State Controller's Office and DOF and post the ROPS 13-14B to the SA's internet website.

Exhibit A – Resolution No. 13-11
Exhibit B – ROPS 13-14B

RESOLUTION NO. 13-11

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF THE COUNTY OF VENTURA,
STATE OF CALIFORNIA, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE
PERIOD OF JANUARY 1, 2014 THROUGH JUNE 30, 2014 ("ROPS 13-14B")**

The Oversight Board for the Successor Agency to The Redevelopment Agency of the County of Ventura ("Oversight Board") does resolve as follows:

WHEREAS, Assembly Bill x1 26 ("ABx1 26") was passed by the State Legislature on June 15, 2011, and signed by the Governor on June 28, 2011; and

WHEREAS, among other things, ABx1 26 adds and AB 1484 amends Part 1.85 to the California Health and Safety Code, including Health and Safety Code section 34170 et seq.; and

WHEREAS, by enactment of Part 1.85 of Division 24 of the Health and Safety Code, The Redevelopment Agency of the County of Ventura was dissolved as of February 1, 2012, such that the Successor Agency to The Redevelopment Agency of the County of Ventura ("Successor Agency") shall be designated as successor entity to the former redevelopment agency under Health and Safety Code Section 34173(a); and

WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(A) a Recognized Obligation Payment Schedule ("ROPS") must be prepared by the successor agency for the enforceable obligations of the former redevelopment agency; and

WHEREAS, the attached ROPS 13-14B identifies each enforceable obligation on which payments will be required during the period January 1, 2014 through June 30, 2014; and

WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(B), the ROPS is to be submitted to the oversight board for its approval; and


WHEREAS, pursuant to Health and Safety Code Section 34177(l)(2)(C), a copy of the approved ROPS must be submitted to the County Auditor-Controller, the State Controller's Office and the State Department of Finance and be posted on the Successor Agency's Internet Web site upon approval of the ROPS by the oversight board.

NOW, THEREFORE BE IT FOUND AND RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.
2. Based on the information, documents, and understanding set forth in Exhibit B, the Recognized Obligation Payment Schedule (ROPS 13-14B) for January 1, 2014, through June 30, 2014, and its Notes, which are also attached hereto, are hereby approved.

3. The Oversight Board authorizes and directs the Successor Agency to provide ROPS 13-14B to the Ventura County Auditor-Controller, the State Controller and the State Department of Finance and to post ROPS 13-14B on the Successor Agency's website upon approval of the ROPS 13-14B by the Oversight Board.

PASSED, APPROVED AND ADOPTED by the Oversight Board, on a motion by Board Member Tom Kasper, seconded by Member Matt Carroll, this 12th day of September 2013.

By: 
Chair David Keebler - Acting Chair
Oversight Board

ATTEST:

By: 
Successor Agency Secretary

Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: Ventura County
 Name of County: Ventura

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):		
A	Bond Proceeds Funding (ROPS Detail)	\$ -
B	Reserve Balance Funding (ROPS Detail)	-
C	Other Funding (ROPS Detail)	-
D	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 487,670
E	Non-Administrative Costs (ROPS Detail)	287,670
F	Administrative Costs (ROPS Detail)	200,000
G	Current Period Enforceable Obligations (A+E):	\$ 487,670

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	487,670
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	-
K	Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 487,670

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	487,670
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
N	Adjusted Current Period RPTTF Requested Funding (L-M)	487,670

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: JAVIA REEBLER Title: (ACTING) CHAIR
 /s/ [Signature] Date: 9.12.13

Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: Ventura County
 Name of County: Ventura

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):		
A		\$ -
B	Bond Proceeds Funding (ROPS Detail)	-
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	-
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 487,670
F	Non-Administrative Costs (ROPS Detail)	287,670
G	Administrative Costs (ROPS Detail)	200,000
H	Current Period Enforceable Obligations (A+E):	\$ 487,670

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	487,670
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	-
K	Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 487,670

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	487,670
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
N	Adjusted Current Period RPTTF Requested Funding (L-M)	487,670

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
 /s/ _____
 Signature Date

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail
January 1, 2014 through June 30, 2014
 (Report Amounts in Whole Dollars)

Item #	Project Name / Debt Obligation	C	D	E	F	G	H	I	J	K	L	M		N	O	P
												Funding Source	Other Funds			
		Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Non-Admin	Admin	Six-Month Total		
1	Maintenance Contract	Property Maintenance	5/22/2013	6/30/2014	County of Ventura - GSA	Town Square Maintenance	Piru RDA	\$ 1,705,005	75,000	\$ -	\$ -	\$ 287,870	\$ 200,000	\$ 487,870		
2	Utilities	Property Maintenance	1/1/2014	6/30/2014	Southern California Edison	Utilities		3,600	N			3,600		3,600		
3	Utilities	Property Maintenance	1/1/2014	6/30/2014	The Gas Company	Utilities		120	N			120		120		
4	Utilities	Property Maintenance	1/1/2014	6/30/2014	Warring Water Service	Utilities		2,100	N			2,100		2,100		
5	Utilities	Property Maintenance	1/1/2014	6/30/2014	County of Ventura - WPPD	Utilities		360	N			360		360		
6	Tax Allocation Bonds - 2002	Bonds issued On or Before 12/31/10	6/1/2002	1/1/2016	USDA	Town Square Loan		191,262	N			64,683		64,683		
7	Reserve Pmts - 2002 Bonds	Bonds issued On or Before 12/31/10	6/1/2002	1/1/2018	County of Ventura	Required reserve payment on Town Square Loan		7,105	N			3,553		3,553		
8	Tax Allocation Bonds - 2008	Bonds issued On or Before 12/31/10	6/1/2008	1/1/2039	USDA	Storm Drain Loan		1,059,891	N			30,011		30,011		
9	Reserve Pmts - 2008 Bonds	Bonds issued On or Before 12/31/10	6/1/2008	1/1/2039	County of Ventura	Required reserve payment on Storm Drain Loan		5,923	N			3,001		3,001		
10	CDBG Loan	Third-Party Loans	9/12/1996	6/30/2016	County of Ventura - CEO	Balance of CDBG Loan, due by 6/2016		17,500	N							
11	Piru Area Plan Update	Project Management Costs	1/1/2006	12/31/2006	County of Ventura - RMA	2006 planning work done but not invoiced prior to dissolution of RDA			Y							
12	Purchase Order Processing	Admin Costs	1/1/2014	6/30/2014	County of Ventura - GSA	PO Fees			Y							
13	CEO Admin	Admin Costs	1/1/2014	6/30/2014	County of Ventura - CEO	Administrative services			Y							
14	Accounting/Auditing Services	Admin Costs	1/1/2014	6/30/2014	County of Ventura - Auditor-Controller	Accounting and auditing services			Y							
15	Training	Admin Costs	1/1/2014	6/30/2014	TBD	Training and Seminars			Y							
16	Legal Counsel	Admin Costs	1/1/2014	6/30/2014	TBD	County Legal Counsel			Y							
17	Auditing Services	Dissolution Audits	1/1/2014	6/30/2014	TBD	FY 11-12 RDA Final Audit			Y							
18	Auditing Services	Dissolution Audits	1/1/2014	6/30/2014	TBD	FY 12-13 Successor Agency Audit			Y							
19	Auditing Services	Dissolution Audits	1/1/2014	6/30/2014	TBD	FY 12-13 Successor Agency Audit			Y							
20	Auditing Services	Dissolution Audits	9/4/2012	12/31/2012	Vavniak Time Day & Co, LLP	Due diligence review per 341179 5, 6-11916			Y							
21	Meeting expenses	Admin Costs	1/1/2014	6/30/2014	County of Ventura	Cost of Oversight Board meetings			Y							
22	Successor HA Admin	Admin Costs	1/1/2014	6/30/2014	TBD/Various	Admin costs of Successor Housing Agency		200,000	Y							
23	Administrative Expenses	Admin Costs	1/1/2014	6/30/2014	Various	Administrative costs of the Successor Agency			N			200,000		200,000		
24	Prior period expenses - ROPS III corrections, ROPS I actuals	Unfunded Liabilities	1/1/2013	12/31/2099	Various	Amount of RPTTF for ROPS III distribution correctly withheld and distributed to funding entities due to error on ROPS III		142,744	N			142,744		142,744		
25	Prior period expenses - ROPS III Shortfall	Unfunded Liabilities	1/1/2013	12/31/2099	Various	Amount by which approved ROPS III EDCs exceeded available RPTTF			Y							
26	Prior period expenses - ROPS III corrections, admin allowance	Unfunded Liabilities	1/1/2013	12/31/2099	Various	Admin expenses incurred during ROPS III, within FY 12-13 allowance			Y							

Recognized Obligation Payment Schedule 13-14B - Notes

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
1-9; 23	Amount is estimated
6	Total outstanding debt has been modified to reflect amount to be paid to USDA from RPTTF, net of the amount reported in line 7.
7	Total outstanding debt has been modified to reflect actual amount required to be paid to the Reserve Balance. Prior ROPS reported \$0, because the Reserve Balance was netted with line item 6.
8	Total outstanding debt has been modified to reflect amount to be paid to USDA from RPTTF, net of the amount reported in line 9.
9	Total outstanding debt has been modified to reflect actual amount required to be paid to the Reserve Balance. Prior ROPS reported \$0, because the Reserve Balance was netted with line item 8.
10	Non-interest bearing loan. Repayment required by 6/30/2016.
11-22	Retired.
24	Approved ROPS III contained errors on the Prior Period Estimated vs. Actuals calculations. A correction was submitted on an amended ROPS III. The DOF rejected our request to amend the ROPS III, and instructed us to include the amended items on this ROPS. The approved ROPS III stated \$208,483 was available for redistribution from ROPS I funding. However, the amount reported as being funded by RPTTF was incorrectly stated as \$397,834; the actual amount received for the period was \$260,997. Also, the actual obligations paid for that period incorrectly excluded payments made in January 2012; total expenses for the period were actually \$286,287, not the \$189,351 reported on the approved ROPS III. Using the corrected numbers, no funds were available for redistribution to the taxing entities for the ROPS III distribution. The error resulted in available RPTTF of \$182,674.42 being withheld from our ROPS III distribution and distributed to taxing entities (available RPTTF exceeded the approved distribution, and is addressed in Item 25). This created an unfunded liability of previously approved EO's, which we are including on this ROPS per direction from the DOF.
25	The ROPS 13-14A distribution contained \$90,093.38 available for Items 24-26. Items 25 & 26 have been fully recovered, with the remaining \$39,930.68 applied to this item, leaving a balance of \$142,743.74. DOF approved ROPS III RPTTF Distribution Amount was \$249,747. Actual available amount for distribution, per CAC, was \$223,958.42. The difference of \$25,788.58 represents an unfunded liability, previously approved, and has become an enforceable obligation.
26	Actual ROPS III expenses incurred were less than the amount approved. The actual amount by which ROPS III EO's exceeded available RPTTF has been adjusted to \$4,101.79. This has been fully recovered by the ROPS 13-14A distribution. Admin expenses incurred within FY 12-13 allowance. Expenses were submitted on an amended ROPS III, but per item 24 above, we are including the amount here. An additional \$97,000 was requested on the amended ROPS III, which does not exceed the FY12-13 admin allowance of \$250,000. Previously approved amounts were: ROPS II - \$46,500, ROPS III - \$106,500, leaving a remainder of \$97,000. Actual ROPS III admin expenses incurred were less than the available balance of \$97,000. The actual amount by which ROPS III Admin exceeded the original amount requested is \$46,060.91. This has been fully recovered by the ROPS 13-14A distribution.

NOTES FOR PRIOR PERIOD PAYMENTS TAB:

- 13 Expenses accrued for transfer at a later date due to cash flow issues.
- 23 Column J: Interest earned on cash balance and rental income are applied to offset Admin expenses paid with RPTTF per Section 34171(b).
- 26 Additional admin expenses incurred; approved on ROPS 13-14A. Included here to reflect proper fund balance