

Lawndale Successor Agency  
**OVERSIGHT BOARD**  
**REGULAR MEETING**

**AGENDA**

**September 3, 2014**

**4:00 PM**

Lawndale City Council Chambers  
14717 Burin Avenue, Lawndale, California 90260

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- A. CALL TO ORDER
  
- B. ROLL CALL / INTRODUCTIONS - Board Members: Patricia Flynn, Joann Higdon, Steve Mandoki, Michael Stewart, Greg Tsujiuchi, John Vinke, Barry Waite.
  
- C. PLEDGE OF ALLEGIANCE
  
- D. ADMINISTRATION – NEW BUSINESS
  - 1. UPDATE
  
  - 2. USE OF SUCCESSOR AGENCY PROPERTY BY THE PRSSC AND CHAMBER OF COMMERCE
  
  - 3. ROPS 14-15B AND ADMINISTRATIVE BUDGET
  
- E. CONSENT CALENDAR
  - 1. MINUTES May 22, 2014, MEETING
  
- F. PUBLIC COMMENTS
  
- G. ITEMS FROM SECRETARY/ADMINISTRATIVE CLERK
  
- H. ITEMS FROM BOARD MEMBERS

**I. ADJOURNMENT**

The next scheduled Oversight Board meeting is **Thursday, February 19, 2015.**

Copies of staff reports or other written documentation relating to each agenda item are on file with the Oversight Board and are available for public inspection prior to the meeting.

It is the intention of the Oversight Board to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the Board will attempt to accommodate you in every reasonable manner. Please contact the Lawndale Community Development Department at (310) 973-3230, at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.

**CERTIFICATION**

Pursuant to the requirements of Government Code Section 54954.2, agendas for each Oversight Board meeting must be posted at least 72 hours in advance in a location that is freely accessible to members of the public. As the Secretary/Administrative Clerk of the Oversight Board, I declare under penalty of perjury that I caused the Oversight Board Agenda to be posted on **August 27, 2014** in accordance with the provisions of State Law and local regulations.

\_\_\_\_\_  
Otis W. Ginoza, Secretary/Administrative Clerk



# OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE LAWNDALE REDEVELOPMENT AGENCY

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260  
PHONE (310) 973-3200, FAX (310) 644-4556  
www.lawndalecity.org

DATE: September 4, 2014

TO: Honorable Chairman and Agency Members

FROM: Otis Ginoza, Deputy City Manager *awg*

SUBJECT: PRSSC and Chamber of Commerce Use of Land at Hawthorne and Manhattan Beach Boulevards

## BACKGROUND

Recently, the California Department of Finance (DOF) objected to the use of Successor Agency property at the southwest corner of Hawthorne and Manhattan Beach Boulevards for fireworks sales and carnivals. Staff proposes that the Oversight Board adopt a resolution that will provide additional assurances to the DOF.

The former Lawndale Redevelopment Agency owned property located at the southwest corner of Manhattan Beach and Hawthorne Boulevards (the Site). A portion of the site is occupied by the Blue Bonnet Trailer Park and a portion is vacant. For years, the Lawndale Redevelopment Agency allowed the Lawndale Chamber of Commerce (Chamber) and the Lawndale Parks Recreations and Social Services Commission (PRSSC) to use the vacant portion of the Site for fundraising activities. The PRSSC used the Site for seven days each year to sell fireworks and the Chamber used the site for 30 days each year for Christmas Tree sales and an occasional weekend carnival.

The Successor Agency recognized the public benefits provided by both organizations and wished to continue to allow them the use of the Site for fund raising. The Successor Agency asked the Lawndale Oversight Board to approve a resolution approving short term rentals to the PRSSC and Chamber. The Oversight Board approved a resolution allowing PRSSC and Chamber use for one year on February 14, 2013, and a second resolution renewing its permission on May 22, 2014.

The California Department of Finance (DOF) approved the February 14, 2013, resolution, but did not approve the second resolution. In a letter dated July 7, 2014, the DOF explained that the proposed use of the Site by PRSSC and the Chamber was inconsistent with the recently approved Long Range Property Management Plan (LRPMP) which states that the Successor Agency will sell the Site for retail development.

## STAFF REVIEW

The Successor Agency believes that the use of the Site for a few days each year is consistent with the LRPMP. The primary objective of the Successor Agency is the sale of the Site. However the sale process is likely to take many months. During the many months that the sale process will require, the Successor Agency would like to utilize the site in a manner that benefits the community and other government agencies including the State of California.

The Chamber of Commerce uses funds raised from Christmas Tree sales to promote the interests of Lawndale small businesses. Other government agencies benefit from sale taxes in the amount of \$3,630 paid on the sale of fireworks with a value of \$41,332. The community benefits from the \$19,915 that PRSSC raises each year through the sale of fireworks. The PRSSC uses it funds to pay for athletic equipment and other special purchases that benefit Lawndale youth.

The Successor Agency believes that allowing short term uses of the site will not delay the possibly lengthy disposition process. The sale process is likely to take many months as the Successor agency will need to obtain an appraisal, market the site, negotiate a purchase and sale agreement. The terms of the sale must be separately approved by the Successor Agency, Oversight Board and DOF. Potential purchasers may require that the Successor Agency close the mobile home park prior to the sale of the site which could add up to a year to the disposition. To ensure that temporary activities do not delay the sale of the Site, any temporary use agreement with PRSSC and the Chamber of Commerce will state that the Successor Agency is in the process of selling the Site and the approval of a sale agreement ends the use of the site for fundraising.

## FUNDING

None required at this time.

## RECOMMENDATION

Staff recommends that the Oversight Board adopt Resolution 2014-14 that allows the use of property located at the southeast corner of Hawthorne and Manhattan Beach Boulevards for fundraising by the PRSSC and Chamber of Commerce for the period September 3, 2014, to September 31, 2015.

Attachments: July 7, 2014, DOF Letter  
Resolution 2014-14



July 7, 2014

Mr. Otis Ginoza, Deputy City Manager  
City of Lawndale  
14717 Burin Avenue  
Lawndale, CA 90260

Dear Mr. Ginoza:

Subject: Determination of Oversight Board Actions

The City of Lawndale Successor Agency (Agency) notified the California Department of Finance (Finance) of its May 22, 2014 Oversight Board (OB) resolutions on May 22, 2014 and May 27, 2014. Pursuant to Health and Safety Code (HSC) section 34179 (h), Finance has completed its review of the OB actions.

Based on our review and application of the law, Finance has made the following determinations:

**Resolution No. 2014-10**

This OB Resolution approving the use of Agency property located at the southwest corner of Hawthorne and Manhattan Beach Boulevard for fireworks sales and fundraising activities for the period June 1, 2014 through May 31, 2015 is not approved. The Agency's Long-Range Property Management Plan (LRPMP), which was approved by Finance on June 18, 2014, listed the disposition of this property as for sale. Pursuant to HSC section 34191.3, once the LRPMP is approved by Finance, the plan shall govern. The use of the property authorized through OB Resolution No. 2014-10 is not consistent with the approved LRPMP. This is our determination with respect to the OB action taken.

Resolution No. 2014-11

This OB Resolution authorizing the Agency to amend an Audit Services Agreement (Agreement) with Marcum LLP, to provide a comprehensive audit of financial statements for the year ending June 30, 2014 is approved. It is our understanding the Agreement is not to exceed \$47,600. This is our determination with respect to the OB action taken.

Resolution No. 2014-12

This OB Resolution approving a repayment schedule for loan agreements and a reimbursement agreement between the former Redevelopment Agency and the City of Lawndale is not approved. It is our understanding the Agency intends to allocate the maximum repayment

Mr. Otis Ginoza  
July 7, 2014  
Page 2

amount allowed pursuant to 34176 (e) (6) (B) first to the Public Works Agreement, and then to the five City loan agreements, in proportion to the original loan amounts.

Finance's April 2, 2014 OB Resolution Nos. 14-1 through 14-5 determination letter approved the five City loan agreements. As a result, the Agency may request loan repayment on a ROPS. While the repayment of these City loans is subject to the repayment formula outlined in HSC section 34176 (e) (6) (B), a separate OB action approving a repayment schedule is not necessary.

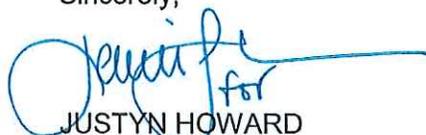
With regards to the reimbursement agreement, Finance's July 23, 2013 OB Resolution 2013-7 determination letter acknowledged the OBs finding that the Public Works Agreement was for legitimate redevelopment purposes. However, Finance also noted we would review the enforceability of the Public Works Agreement once repayment requests were placed on the Recognized Obligation Payment Schedule (ROPS). While the Public Works Agreement was not denied by Finance in either ROPS 13-14B or ROPS 14-15A, no repayments were requested.

HSC section 34191.4 (b) limits the types of City/Agency agreements that can be deemed enforceable to "loan agreements." Reimbursement agreements do not qualify as loan agreements and pursuant to HSC section 34171 (d) (2), are not enforceable. As a result, the Public Works Agreement is not enforceable and therefore, not eligible for repayment on a ROPS. This is our determination with respect to the OB action taken.

As authorized by HSC section 34179 (h), Finance is returning OB Resolution Nos. 2014-10 and 2014-12 to the board for reconsideration.

Please direct inquiries to Kylie Oltmann, Supervisor, or Veronica Green, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD  
Assistant Program Budget Manager

cc: Mr. Ken Louie, Finance Director, City of Lawndale  
Ms. Kristina Burns, Manager, Department of Auditor-Controller, Los Angeles County  
California State Controller's Office

**RESOLUTION NO. 2014 - 14**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE  
LAWNDALE SUCCESSOR AGENCY REGARDING SHORT TERM PRODUCTIVE USES OF  
SUCCESSOR AGENCY PROPERTY AWAITING SALE AS SPECIFIED IN THE LONG  
RANGE PROPERTY MANAGEMENT PLAN**

WHEREAS, in a letter dated June 18, 2014, the California Department of Finance (DOF) approved the Long Range Property Management Plan (LRPMP) for the Lawndale Successor Agency (Successor Agency); and

WHEREAS, the LRPMP specifies that former Lawndale Redevelopment Agency properties be sold by the Successor Agency, and the Successor Agency is preparing to sell those properties including land that is currently vacant; and

WHEREAS, some of the properties are unusually configured commercial sites and it may take some time to sell the property in a manner that will achieve the highest price; and

WHEREAS, while the properties are being marketed and sold, the Oversight Board wishes to see the properties managed in a manner that will benefit both the community and government entities; and

WHEREAS, one of the properties is vacant land located at the southwest corner of Hawthorne and Manhattan Beach Boulevards (Site); and

WHEREAS, for many years the Redevelopment Agency allowed the City of Lawndale Parks Recreation and Social Services Commission (PRSSC) to use the Site at no cost for fireworks sales for seven days each year prior to the fourth of July; and

WHEREAS, the PRSSC operates a fireworks sales booth for approximately seven days each year to raise funds for parks and recreation programs and equipment in the City of Lawndale and those expenditures are of great benefit to the community; and

WHEREAS, the PRSSC fireworks sales booth generates sales taxes in excess of \$3,000 over a seven day period and those sales taxes benefit those public agencies, including the State of California, that receive a share of the sales tax; and

WHEREAS, the Lawndale Chamber of Commerce has occasionally used the Site for Christmas tree sales and a carnival to raise funds for its operations, expending the money raised to promote small businesses in the City of Lawndale, and through such expenditures and payment of sales taxes benefited the community and government entities receiving sale taxes; and

WHEREAS, the Lawndale Chamber of Commerce uses the Site for Christmas tree sales 23 days each year and less frequently for a carnival for a period of four days at a time; and

WHEREAS, the Successor Agency wishes to make the Site available to the PRSSC and the Lawndale Chamber of Commerce for fund raising activities as described above, and, on September 3, 2014, asked the Oversight Board to authorize the Successor Agency to use the property in this manner.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAWDALE REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

SECTION 2. The Oversight Board finds that the temporary use of Successor Agency property will not conflict with the Successor Agency's efforts to sell the property, that the temporary uses are consistent with the LRPMP, and that the temporary uses proposed by the Successor Agency will benefit the community and governmental agencies.

SECTION 3. Pursuant to the Dissolution Act, the Lawndale Oversight Board authorizes the Successor Agency to allow the use of the Site by PRSSC and the Lawndale Chamber of Commerce for fundraising activities for short periods as long as these temporary uses do not interfere with the Successor Agency's efforts to sell property as required by the LRPMP.

SECTION 4. The Oversight Board wishes to annually review the temporary use of Successor Agency property and therefore the approval granted in this Resolution shall expire on September 31, 2015.

SECTION 5. The Oversight Board directs the Successor Agency to include language in any agreement allowing temporary uses of the Successor Agency property stating that temporary uses shall terminate with the sale of the property.

SECTION 6. The Oversight Board directs staff to submit this Resolution to the California Department of Finance.

SECTION 7. The Finance Director of the Successor Agency or the authorized designee is directed to post this Resolution on the Successor Agency's website pursuant to the Dissolution Act.

PASSED, APPROVED AND ADOPTED this 3rd day of September, 2014.

\_\_\_\_\_  
Chair

ATTEST:

State of California            )  
County of Los Angeles        )     SS  
City of Lawndale             )

I, Otis Ginoza, Secretary of the Oversight Board of the Successor Agency of the Lawndale Redevelopment Agency, do hereby certify that the Members of the Oversight Board of the Successor Agency to the Lawndale Redevelopment Agency duly approved and adopted the foregoing Resolution No. 2014-14 at a regular meeting of said Oversight Board held on the 3rd day of September, 2014, by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

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Secretary



## OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE LAWNDALE REDEVELOPMENT AGENCY

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260  
PHONE (310) 973-3200, FAX (310) 644-4556  
[www.lawndalecity.org](http://www.lawndalecity.org)

DATE: September 3, 2014

TO: Honorable Chairman and Agency Members

FROM: Otis Ginoza, Deputy City Manager  
Ken Louie, Finance Director

SUBJECT: Recognized Obligation Payment Schedule 14-15B and Administrative Budget

### BACKGROUND

ABx1 26 eliminated Redevelopment in California as of February 1, 2012. The legislation provided for the City to become the Successor Agency to the former Lawndale Redevelopment Agency responsible for winding down its affairs and paying off its debts. The ongoing financial operations of the Successor Agency are subject to the approval of an Oversight Board. The Oversight Board is comprised of representatives of the various public agencies that share property tax revenues from the former Agency's redevelopment project areas. The actions of the Oversight Board are subject to the approval of the State Department of Finance (DOF).

The Successor Agency is required to prepare a Recognized Obligation Payment Schedule ("ROPS") for each six month period of its operations (January through June, and July through December), which it submits to the Oversight Board for approval. The ROPS lists all the financial obligations of the former Agency and the amount of property tax increment revenue needed over the six month period to pay those obligations. Upon approval of the Oversight Board, and with the concurrence of the DOF, the Successor Agency may receive property tax increment revenues from the County Auditor-Controller to pay the approved obligations. Another responsibility of the Oversight Board is to approve the Successor Agency administrative budgets for each six month period.

The DOF and the Oversight Board for the Lawndale Successor Agency have approved the following ROPSs and the Los Angeles County Auditor Controller has provided the funding required for the obligations listed in the following six schedules:

- 1<sup>st</sup> ROPS (January 1, 2012 to June 30, 2012)
- 2<sup>nd</sup> ROPS (July 1, 2012 to December 31, 2012)
- 3<sup>rd</sup> ROPS (January 1, 2013 to June 30, 2013)
- ROPS 13-14 A (June 30, 2013 to December 31, 2013)
- ROPS 13-14 B (January 1, 2014 to June 30, 2014)
- ROPS 14-15 A (June 30, 2014 to December 31, 2015)

## STAFF REVIEW

The next ROPS, ROPS 14-15B (January 1, 2015 to June 30, 2015) must be submitted to the DOF by October 3, 2015. Along with the ROPS, the Successor needs to approve an administrative budget (attached) for the January 1 to June 30, 2015 period.

ROPS 14-15 B lists the following Successor Agency obligations:

1. **Bond Debt Service** – debt service payment for the Redevelopment Agency’s 2009 bonds.
2. **California Infrastructure Loan** – debt service payment for the California Infrastructure Bank loan that was used to improve Hawthorne Boulevard.
3. **Successor Agency Staff and Supplies** (Administrative Allowance) – funding for staff and supplies needed to operate the Successor Agency.
4. **Successor Agency Audit** – funding for the preparation of the annual successor Agency Audit.
5. **Repayment of City Debt** – repayment of loans from the City to the Redevelopment agency
6. **Repayment of Debt to the Housing Fund** – repayment of money owed to the Low and Moderate Income Housing Fund by the former Lawndale Redevelopment Agency.
7. **Expenditure of Bond Proceeds** – use of bonds issued by the former Redevelopment Agency for capital projects in the City of Lawndale.
8. **Property Management and Relocation Services** – expenses related to the management of property of the former Redevelopment Agency and relocation of residents as required for capital projects.

Staff requests that the Oversight Board authorize staff to change the ROPS 14-15B and administrative budget if needed to satisfy requests from the DOF.

## FUNDING

None required at this time.

## RECOMMENDATION

Staff recommends that the Oversight Board adopt a resolution approving ROPS 14-15B, a resolution approving the Seventh Administrative Budget for the period, January 1 to June 30, 2015, and authorize staff to revise the ROPS 14-15B and the Seventh Administrative Budget as required by the California Department of Finance.

Attachments: ROPS 14-15 B  
Oversight Board Resolution 2014-15  
Administrative Budget  
Oversight Board Resolution 2014-16

**RESOLUTION NO. 2014-15**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO  
THE LAWNSDALE REDEVELOPMENT AGENCY APPROVING THE  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE  
JANUARY 1 – JUNE 30, 2015 SIX-MONTH FISCAL PERIOD  
("ROPS 14-15 B") AND MAKING RELATED FINDINGS AND  
DECLARATIONS AND TAKING RELATED ACTIONS IN  
CONNECTION THEREWITH**

WHEREAS, pursuant to ABx1 26 (as amended by AB 1484, the "Dissolution Act"), the separate legal entity known as the Successor Agency of the Lawndale Redevelopment Agency (the "Successor Agency") must prepare "Recognized Obligation Payment Schedules" ("ROPS") that enumerate the enforceable obligations and expenses of the Successor Agency for each successive six-month fiscal period until the wind down and disposition of assets of the dissolved Lawndale Redevelopment Agency (the "Dissolved RDA") has been completed; and

WHEREAS, Successor Agency staff has prepared a ROPS for the six-month fiscal period commencing on January 1, 2015 and continuing through June 30, 2015 (the "ROPS 14-15B") substantially in the form attached hereto and incorporated herein as Exhibit "1"; and

WHEREAS, under the Dissolution Act, ROPS 14-15B must be approved by the Successor Agency's oversight board (the "Oversight Board") and submitted to the Department of Finance to enable the Successor Agency to continue to make payments on enforceable obligations; and

WHEREAS, pursuant to the Dissolution Act, the Oversight Board for the Successor Agency met at a duly noticed public meeting on September 3, 2014, to consider specific obligations listed on the ROPS 14-15B and to consider approval of ROPS 14-15B, among other approvals; and

WHEREAS, evidence was heard and presented from all persons interested in affecting ROPS 14-15B presented to and recommended for approval to the Oversight Board by Successor Agency staff, including written and oral comments from the public relating thereto, and the Oversight Board has reviewed, analyzed and studied the ROPS 14-15B.

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO  
THE LAWNSDALE REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. The foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

SECTION 2. Under Health and Safety Code Section 34180(g), the Oversight Board hereby approves ROPS 14-15B for the Successor Agency, including the agreements and obligations described in the ROPS 14-15B, attached hereto as Exhibit "1" and hereby determines that such agreements and obligations constitute "enforceable obligations" and "recognized obligations" for all purposes of the Dissolution Act. In connection with such approval the Oversight Board makes the specific findings set forth below.

SECTION 3. The Oversight Board has examined the items contained on ROPS 14-15B and finds that each of them is necessary for the continued maintenance and preservation of property owned by the Successor Agency until disposition and liquidation, the continued administration of the ongoing agreements herein approved by the Oversight Board, or the expeditious wind-down of the affairs of the Dissolved RDA by the Successor Agency.

SECTION 4. The Successor Agency is authorized and directed to enter into any agreements and amendments to agreements consistent with the Dissolution Act and necessary to memorialize and implement the agreements and obligations in ROPS 14-15B.

SECTION 5. The Oversight Board authorizes and directs the Successor Agency staff to take all actions necessary under the Dissolution Act to post ROPS 14-15B on the Successor Agency website, transmit the ROPS 14-15B to the Auditor-Controller and the County Administrator of the County of Los Angeles and to the State Controller and the State Department of Finance (the "DOF"), and to take any other actions necessary to ensure the validity of the ROPS 14-15B and the validity of any enforceable obligation approved by the Oversight Board in this Resolution. In addition, the Oversight Board authorizes and directs the Successor Agency staff to make such non-substantive revisions to the ROPS 14-15B as may be necessary to submit the ROPS 14-15B in any modified form required by the DOF, and the ROPS 14-15B as so modified shall thereupon constitute the ROPS 14-15B as approved by the Oversight Board pursuant to this Resolution.

SECTION 6. This Resolution shall be transmitted by Successor Agency staff to the Department of Finance and shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

PASSED, APPROVED AND ADOPTED this 3rd day of September, 2014.

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Chair

ATTEST:

State of California            )  
County of Los Angeles        )        SS  
City of Lawndale             )

I, Otis Ginoza, Secretary of the Successor Agency of the Lawndale Redevelopment Agency, do hereby certify that the Members of the Successor Agency of the Lawndale Redevelopment Agency duly approved and adopted the foregoing Resolution No. 2014-15 at a regular meeting of said Successor Agency held on the 3rd day of September, 2014, by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

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Secretary

**RESOLUTION NO. 2014 -16**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO  
THE LAWNSDALE REDEVELOPMENT AGENCY APPROVING THE  
SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE  
SIX-MONTH FISCAL PERIOD OF JANUARY 1 TO JUNE 30, 2015  
("SEVENTH ADMINISTRATIVE BUDGET") AND MAKING RELATED FINDINGS AND  
DECLARATIONS AND TAKING RELATED ACTIONS IN  
CONNECTION THEREWITH**

WHEREAS, pursuant to ABx1 26 (as amended by AB 1484, the "Dissolution Act"), the separate legal entity known as the Successor Agency of the Lawnsdale Redevelopment Agency (the "Successor Agency") must prepare administrative budgets for its general administrative costs and expenses for upcoming six-month intervals; and

WHEREAS, the Successor Agency staff has prepared an administrative budget for the six-month fiscal period commencing on January 1, 2015, and continuing through June 30, 2015 (the "Seventh Administrative Budget") in substantially the form attached hereto and incorporated herein as Exhibit "1"; and

WHEREAS, the Successor Agency is entitled to an administrative cost allowance (the "Administrative Cost Allowance") pursuant to Health and Safety Code Sections 34171(b) and 34183(a)(3) in the minimum amount of \$250,000 per fiscal year; and

WHEREAS, the Successor Agency will utilize \$125,000 of its administrative allowance in the period from July 1, 2014 to December 31, 2014 and \$125,000 for administrative expenses during the period from January 1, 2015 to June 30, 2015; and

WHEREAS, under the Dissolution Act, the Seventh Administrative Budget must be submitted to the Oversight Board for the Successor Agency (the "Oversight Board") for approval; and

WHEREAS, pursuant to the Dissolution Act, the Oversight Board met at a duly noticed public meeting on September 3, 2014, to consider specific costs and expenses listed on the Seventh Administrative Budget and to consider approval of the Seventh Administrative Budget, among other approvals; and

WHEREAS, evidence was heard and presented from all persons interested in affecting the Seventh Administrative Budget presented to and recommended for approval to the Oversight Board by Successor Agency staff, including written and oral comments from the public relating thereto, and the Oversight Board has reviewed, analyzed and studied the Seventh Administrative Budget.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAWNSDALE REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and incorporated herein, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, and determinations set forth below.

SECTION 2. Under Health and Safety Code Section 34177(j) the Seventh Administrative Budget has been submitted by the Successor Agency for consideration by the Oversight Board.

SECTION 3. The Oversight Board hereby finds that the Seventh Administrative Budget supports an Administrative Cost Allowance to the Successor Agency for the period covered by the Seventh Administrative Budget in the minimum authorized amount of \$125,000 and approves the Seventh Administrative Budget attached hereto as Exhibit "1", and authorizes the Successor Agency to incur costs for the general administrative activities and functions described in the Seventh Administrative Budget.

SECTION 4. The Oversight Board authorizes and directs the Successor Agency staff to take all actions necessary under the Dissolution Act to post the Seventh Administrative Budget on the Successor Agency website, to transmit the Sixth Administrative Budget to the Auditor-Controller (the "Auditor-Controller") and the County Administrator of the County of Los Angeles and to the State Controller and the State Department of Finance, to inform the Auditor-Controller of the Administrative Cost Allowance in the amount of \$125,000 for the period covered by the Seventh Administrative Budget, and to take any other actions necessary to ensure the validity of the Seventh Administrative Budget and corresponding Administrative Cost Allowance.

SECTION 5. This Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

PASSED, APPROVED AND ADOPTED this 3rd day of September, 2014.

\_\_\_\_\_  
Chair

ATTEST:

State of California            )  
County of Los Angeles        )     SS  
City of Lawndale             )

I, Otis Ginoza, Secretary of the Successor Agency of the Lawndale Redevelopment Agency, do hereby certify that the Members of the Successor Agency of the Lawndale Redevelopment Agency duly approved and adopted the foregoing Resolution No. 2014-16 at a regular meeting of said Successor Agency held on the 3rd day of September, 2014, by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain: None

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Secretary

## Exhibit 1

### Successor Agency to the Lawndale Redevelopment Agency

#### **Administrative Budget for the Period January 1 to June 30, 2015**

ROPS 14-15 B Period

##### Personnel Costs

Community Development Department	60,900
Finance Department	49,100

Operations	5,000
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Legal	10,000
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Total Budget Costs 1/1/15 -6/30/15	125,000
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MINUTES OF THE  
LAWNDALE SUCCESSOR AGENCY  
OVERSIGHT BOARD REGULAR MEETING  
MAY 22, 2014, 4:00 P.M.

A. CALL TO ORDER

The regular meeting of the Lawndale Successor Agency Oversight Board was called to order at 4:00 p.m. in the City Hall council chamber, 14717 Burin Avenue, Lawndale, California by Chair Waite.

B. ROLL CALL

Board Members Present: Pat Flynn, Joann Higdon, Michael Stewart, Greg Tsujiuchi, Barry Waite and Steve Mandoki.

Board Members Absent: John Vinke.

Also Present: Otis Ginoza, Lawndale Deputy City Manager, Ken Louie, Lawndale Finance Director, DeDe Tran, Lawndale Associate Planner.

C. PLEDGE OF ALLEGIANCE

Flag Salute - led by Board Member Mandoki

D. ADMINISTRATION – NEW BUSINESS

1. UPDATE

**Deputy City Manager Ginoza** provided an update regarding the Successor Agency, and the Department of Finance since the last meeting. The Department of Finance reactivated the Agency's loan agreement, approved the Redevelopment Obligation Payment Schedule (ROPS) and SERAF loan payment schedule. As a result the Agency expects to receive \$850,000 next fiscal year to start affordable housing programs.

2. LONG RANGE PROPERTY MANAGEMENT PLAN AMENDMENTS

**Deputy City Manager Ginoza** delivered staff report. Staff recommends that the Oversight Board adopt Resolution 2014-9 amending the Long Range Property Management Plan.

**Board Member Stewart made a motion to adopt Resolutions 2014-9 and seconded by Board Member Flynn. Motion carried unanimous with Board Member Vinke absent.**

3. USE OF SUCCESSOR AGENCY PROPERTY BY THE PRSSC AND CHAMBER OF COMMERCE

**Deputy City Manager Ginoza** delivered staff report. Staff recommends that the Oversight Board adopt Resolution 2014-10 that allows the use of property located at the southeast corner of

Hawthorne and Manhattan Beach Boulevards for fundraising by the PRSSC and Chamber of Commerce for the period June 1, 2014, to May 31, 2015.

**Board Member Waite** questioned whether the PRSSC and Chamber of Commerce would be paying rent. **Deputy City Manager Ginoza** answered that they would not be.

**Board Member Tsujiuchi made a motion to adopt Resolution 2014-10 and seconded by Board Member Flynn. Motion carried unanimous with Board Member Vinke absent.**

#### 4. SUCCESSOR AGENCY AUDIT AGREEMENT

**Deputy City Manager Ginoza** delivered staff report. Staff recommends that the Oversight Board adopt Resolution 2014-11 approving the First Amendment to the Audit Services Contract with Marcum LLP.

**Board Member Flynn** questioned whether the increased cost of the audit was included in the ROPS. **Deputy City Manager Ginoza** answered that it was.

**Board Member Flynn made a motion to adopt Resolution 2014-11 and seconded by Board Member Mandoki. Motion carried unanimous with Board Member Vinke absent.**

#### 5. CITY LOAN REPAYMENT SCHEDULE

**Deputy City Manager Ginoza** delivered staff report. Staff recommends that the Oversight Board adopt Resolution 2014-12, which approves a repayment schedule for the loan agreements and reimbursement agreement between the City and Successor Agency that have previously been approved by the Oversight Board and California Department of Real Estate.

There was a general discussion regarding the difficulty of estimating the payments. Additionally, the timing of the approval was discussed and why it is important to approve the repayment schedule at this time.

**Board Member Flynn made a motion to adopt Resolution 2014-12 and seconded by Board Member Mandoki. Motion carried unanimous with Board Member Vinke absent.**

#### E. CONSENT CALENDAR

##### 1. MINUTES February 20, 2014, MEETING

**The Oversight Board approved the Minutes of February 20, 2014 by consensus with Board Member Vinke absent.**

#### F. PUBLIC COMMENTS

None

#### G. ITEMS FROM SECRETARY/ADMINISTRATIVE CLERK

None

**H. ITEMS FROM BOARD MEMBERS**

None

**I. ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 4:25 p.m.

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Barry Waite, Chair

ATTEST:

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Otis W. Ginoza, Deputy City Manager  
/dt

**RESOLUTION NO. 2014 -17**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE  
LAWNDALE SUCCESSOR AGENCY APPROVING THE MINUTES OF THE OVERSIGHT  
BOARD MEETING OF May 22, 2014**

WHEREAS, the Oversight Board of the Lawndale Successor Agency met on September 3, 2014; and

WHEREAS, at the Oversight board's meeting of September 3, 2014, the Oversight Board considered the minutes of the May 22, 2014 meeting and the approval of said minutes.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAWNDALE REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and incorporated herein, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

SECTION 2. That the Oversight Board hereby approves the minutes of the Oversight Board's May 22, 2014, meeting.

SECTION 3. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications or this Resolution that can be given effect without the invalid provision or application, and to the end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity or any particular portion of this Resolution.

SECTION 4. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

SECTION 5. The Secretary of the Successor Agency or the authorized designee is directed to post this Resolution on the Successor Agency's website pursuant to the Dissolution Act.

PASSED, APPROVED AND ADOPTED this 3rd day of September, 2014.

\_\_\_\_\_  
Chair

ATTEST:

State of California            )  
County of Los Angeles        )     SS  
City of Lawndale             )

I, Otis Ginoza, Secretary of the Oversight Board of the Successor Agency of the Lawndale Redevelopment Agency, do hereby certify that the Members of the Oversight Board of the Successor Agency to the Lawndale Redevelopment Agency duly approved and adopted the foregoing Resolution No. 2014-17 at a regular meeting of said Oversight Board held on the 3rd day of September, 2014, by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

\_\_\_\_\_  
Secretary