Board Meeting of
April 17, 2013

Honorable Chair and Members
of the City of Torrance Oversight Board
City Hall
Torrance, California

SUBJECT: Accept and File Finding of Completion

RECOMMENDATION

Recommendation that the Oversight Board to the City of Torrance as Successor Agency to the Redevelopment Agency of the City of Torrance accept and file the attached Finding of Completion determination letter issued to the City of Torrance on March 21, 2013 by the California Department of Finance.

BACKGROUND AND ANALYSIS

Pursuant to Health and Safety Code (HSC) Section 34179.7, the Department of Finance will issue a finding of completion to a Successor Agency once the following conditions have been met and verified: 1) The Successor Agency has paid the full amount as determined during the due diligence reviews and the county auditor-controller has reported those payments to the Department of Finance (DOF). And 2) The Successor Agency has paid the full amount as determined during the July True-Up process.

The Successor Agency to the Redevelopment Agency of the City of Torrance received its Finding of Completion determination letter on March 21, 2013. As of April 8, 2013, the City of Torrance is one of only ten cities out of over four hundred redevelopment agencies in California that has received their Finding of Completion determination letter.

Upon receiving the Finding of Completion determination letter, successor agencies are allowed to do the following:

- Retain dissolved RDA assets per HSC Section 34191.5 (c) (2)
- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC Section 34191.4 (b) (1)
- Utilize proceeds derived from bonds issued prior to Jan. 1, 2011 in a manner consistent with the original bond covenants per HSC Section 34191.4 (c)

In addition, a Long Range Property Management Plan (LRPMP) must be submitted to the Oversight Board and Department of Finance within six months of receiving a Finding of Completion. The LRPMP will address the disposition and use of the real properties of the former redevelopment agency.

Staff recommends that the Oversight Board accept and file the attached Finding of Completion determination letter issued to the City of Torrance on March 21, 2013 by the California Department of Finance.

Respectfully submitted,

Brian Sunshine
Assistant to the City Manager

By _____
Gregg Lodan, AICP
Planning Manager

CONCUR:

_____
Brian K. Sunshine
Assistant to the City Manager

_____
Kenneth Flewellyn
Assistant Finance Director

NOTED:

_____
LeRoy J. Jackson
City Manager

Attachments:
A) Finding of Completion determination letter

ATTACHMENT A

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

March 21, 2013

Mr. Kenneth Flewellyn, Assistant Finance Director
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Dear Mr. Flewellyn:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) received the City of Torrance's request for a Finding of Completion.

Finance has completed its review of your request, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance concurs that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by the criteria in HSC section 34191.4 (a) (2).

- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Ms. Wendy Wu, Accountant, City of Torrance
Ms. Kristina Burns, Manager, Los Angeles County Department of Auditor-Controller
California State Controller's Office