

# **ANAHEIM REDEVELOPMENT AGENCY**

## **ASSET TRANSFER REVIEW**

### Review Report

*January 1, 2011, through January 31, 2012*



**JOHN CHIANG**  
California State Controller

December 2014



**JOHN CHIANG**  
**California State Controller**

December 26, 2014

John Woodhead, Executive Director  
Anaheim Redevelopment/Successor Agency  
201 South Anaheim Boulevard, Suite 1003  
Anaheim, CA 92805

Dear Mr. Woodhead:

Pursuant to Health and Safety Code section 34167.5, the State Controller's Office (SCO) reviewed all asset transfers made by the Anaheim Redevelopment Agency (RDA) to the City of Anaheim (City) or any other public agency after January 1, 2011. This statutory provision states, "The Legislature hereby finds that a transfer of assets by a redevelopment agency during the period covered in this section is deemed not to be in furtherance of the Community Redevelopment Law and is thereby unauthorized." Therefore, our review included an assessment of whether each asset transfer was allowable and whether the asset should be turned over to the Successor Agency.

Our review applied to all assets including, but not limited to, real and personal property, cash funds, accounts receivable, deeds of trust and mortgages, contract rights, and rights to payment of any kind. We also reviewed and determined whether any unallowable transfers to the City or any other public agency have been reversed.

Our review found that the RDA transferred \$220,086,777 in assets after January 1, 2011, including unallowable transfers to the City totaling \$6,129,000, or 2.78% of transferred assets. However on October 27, 2014, the City turned over \$6,129,000 in cash to the Successor Agency. Therefore, no further action is necessary.

If you have any questions, please contact Elizabeth González, Chief, Local Government Compliance Bureau, by telephone at (916) 324-0622, or by email at [egonzalez@sco.ca.gov](mailto:egonzalez@sco.ca.gov).

Sincerely,

*Original signed by*

JEFFREY V. BROWNFIELD, CPA  
Chief, Division of Audits

JVB/kw

cc: Mitch Caldwell, Chair of the oversight Board  
Anaheim Successor Agency  
Jan Grimes, Auditor Controller  
County of Orange  
David Botelho, Program Budget Manager  
California Department of Finance  
Richard J. Chivaro, Chief Legal Counsel  
State Controller's Office  
Elizabeth González, Bureau Chief  
Division of Audits, State Controller's Office  
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# Asset Transfer Review Report

## Summary

The State Controller's Office (SCO) reviewed the asset transfers made by the Anaheim Redevelopment Agency (RDA) after January 1, 2011. Our review included, but was not limited to, real and personal property, cash funds, accounts receivable, deeds of trust and mortgages, contract rights, and rights to payments of any kind from any source.

Our review found that the RDA transferred \$220,086,777 in assets after January 1, 2011, including unallowable transfers to the City of Anaheim (City) totaling \$6,129,000, or 2.78% of transferred assets. However on October 27, 2014, the City turned over \$6,129,000 in cash to the Successor Agency. Therefore, no further action is necessary.

## Background

In January of 2011, the Governor of the State of California proposed statewide elimination of redevelopment agencies (RDAs) beginning with the fiscal year (FY) 2011-12 State budget. The Governor's proposal was incorporated into Assembly Bill 26 (ABX1 26, Chapter 5, Statutes of 2011, First Extraordinary Session), which was passed by the Legislature, and signed into law by the Governor on June 28, 2011.

ABX1 26 prohibited RDAs from engaging in new business, established mechanisms and timelines for dissolution of the RDAs, and created RDA successor agencies and oversight boards to oversee dissolution of the RDAs and redistribution of RDA assets.

A California Supreme Court decision on December 28, 2011 (*California Redevelopment Association et al. v. Matosantos*), upheld ABX1 26 and the Legislature's constitutional authority to dissolve the RDAs.

ABX1 26 was codified in the Health and Safety (H&S) Code beginning with section 34161.

H&S Code section 34167.5 states in part, ". . . the Controller shall review the activities of redevelopment agencies in the state to determine whether an asset transfer has occurred after January 1, 2011, between the city or county, or city and county that created a redevelopment agency or any other public agency, and the redevelopment agency."

The SCO identified asset transfers that occurred after January 1, 2011, between the RDA, the City and/or any other public agency. By law, the SCO is required to order that such assets, except those that already had been committed to a third party prior to June 28, 2011, the effective date of ABX1 26, be turned over to the Successor Agency. In addition, the SCO may file a legal action to ensure compliance with this order.

## **Objective, Scope, and Methodology**

Our review objective was to determine whether asset transfers that occurred after January 1, 2011, and the date upon which the RDA ceased to operate, or January 31, 2012, whichever was earlier, between the city or county, or city and county that created an RDA or any other public agency, and the RDA, were appropriate.

We performed the following procedures:

- Interviewed Successor Agency personnel to gain an understanding of the Successor Agency's operations and procedures.
- Reviewed meeting minutes, resolutions, and ordinances of the City, the RDA, the Successor Agency, and the Oversight Board.
- Reviewed accounting records relating to the recording of assets.
- Verified the accuracy of the Asset Transfer Assessment Form. This form was sent to all former RDAs to provide a list of all assets transferred between January 1, 2011, and January 31, 2012.
- Reviewed applicable financial reports to verify assets (capital, cash, property, etc.).

## **Conclusion**

Our review found that the Anaheim Redevelopment Agency transferred \$220,086,777 in assets after January 1, 2011, including unallowable transfers to the City of Anaheim (City) totaling \$6,129,000, or 2.78% of transferred assets. However on October 27, 2014, the City turned over \$6,129,000 in cash to the Successor Agency. Therefore, no further action is necessary.

Details of our finding are described in the Finding and Order of the Controller section of this report.

## **Views of Responsible Officials**

During a phone conference on November 10, 2014, we discussed the review results with Stacey Shokri, Accounting Manager, Brad Hobson, Community Development Deputy Director, and John Woodhead, Community Development Director, who agreed with the review results. Mr. Hobson further agreed that a draft review report was not necessary and that the report could be issued as final.

## **Restricted Use**

This report is solely for the information and use of the City of Anaheim, the Successor Agency, the Oversight Board, and the SCO; it is not intended to be and should not be used by anyone other than these specified parties. This restriction is not intended to limit distribution of this report, which is a matter of public record when issued final.

*Original signed by*

JEFFREY V. BROWNFIELD, CPA  
Chief, Division of Audits

December 26, 2014

# Finding and Order of the Controller

**FINDING—  
Unallowable asset  
transfers to the  
City of Anaheim**

The Anaheim Redevelopment Agency (RDA) made unallowable asset transfers of \$6,129,000 to the City of Anaheim. The transfers occurred after January 1, 2011, and the assets were not contractually committed to a third party prior to June 28, 2011.

Unallowable transfers were as follows:

- On January 18, 2011, the RDA transferred \$5,929,000 in cash to the City (\$3,046,000 in housing cash and \$2,883,000 in non-housing cash) for the purchase of various City-owned properties, through the City and RDA Cooperation Agreement dated January 1, 2011.
- On June 30, 2011, the RDA transferred \$200,000 in cash to the City pursuant to the first amendment of the Cooperation Agreement between the RDA and the City. The funds were to be used for the La Palma Avenue/Kraemer Boulevard Street Improvement project.

Pursuant to Health and Safety (H&S) Code section 34167.5, the RDA may not transfer assets to a city, county, city and county, or any other public agency after January 1, 2011. The assets must be turned over to the Successor Agency for disposition in accordance with H&S Code section 34177(d).

## Order of the Controller

Pursuant to H&S Code section 34167.5, the City of Anaheim is ordered to reverse the transfers in the amount of \$6,129,000 and turn over the assets to the Successor Agency. However, on October 27, 2014, the City turned over \$6,129,000 in cash to the Successor Agency. Therefore, no further action is necessary.

**Schedule 1—  
Unallowable Asset Transfers to  
the City of Anaheim  
January 1, 2011, through January 31, 2012**

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Cash transfer to city for purchase of property on January 18, 2011	
Anaheim Boulevard triangle	\$ 1,730,000
Manchester remnant 106 S. Manchester	585,000
Utility surplus parcel	105,000
Substation block parcel	463,000
Matrix alley, 1445 S. Anaheim Boulevard	346,000
Boysen property, 915 S. State College Boulevard	<u>2,700,000</u>
Total cash transfer for purchase of properties	5,929,000
Cash transfer to city for La Palma project on June 30, 2011	<u>200,000</u>
Total unallowable cash transfers	6,129,000
Less: Cash turned over to the Successor Agency on October 27, 2014	<u>(6,129,000)</u>
Total cash transfer subject to H&S Code section 34167.5	<u>\$ —</u>

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