

REDEVELOPMENT AGENCY OF THE CITY OF SAN JACINTO

Review Report

ASSET TRANSFER REVIEW

January 1, 2011, through January 31, 2012



JOHN CHIANG
California State Controller

November 2014



JOHN CHIANG
California State Controller

November 26, 2014

Thomas Prill, Finance Director
City of San Jacinto/Successor Agency
595 S. San Jacinto Avenue
San Jacinto, CA 92583

Dear Mr. Prill:

Pursuant to Health and Safety Code section 34167.5, the State Controller's Office (SCO) reviewed all asset transfers made by the Redevelopment Agency of the City of San Jacinto (RDA) to the City of San Jacinto (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 of assets to the City or any other public agency have been reversed.

Our review found that the RDA transferred \$10,675,588 in assets after January 1, 2011, including unallowable transfers to the City totaling \$2,366,810, or 22.17% of transferred assets.

However, on various dates the City turned over \$2,366,810 in assets 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.

Sincerely,

Original signed by

JEFFREY V. BROWNFIELD, CPA
Chief, Division of Audits

JVB/kw

cc: Paul Angulo, Auditor-Controller
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Fred Frontino, Chair
Oversight Board
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Asset Transfer Review Report

Summary

The State Controller's Office (SCO) reviewed the asset transfers made by the Redevelopment Agency of the City of San Jacinto (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 \$10,675,588 in assets after January 1, 2011, including unallowable transfers to the City of Jacinto (City) totaling \$2,366,810, or 22.17% of transferred assets.

However, on various dates the City turned over \$2,366,810 in assets 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 Redevelopment Agency of the City of San Jacinto transferred \$10,675,588 in assets after January 1, 2011, including unallowable transfers to the City of Jacinto (City) totaling \$2,366,810, or 22.17% of transferred assets.

However, on various dates the City turned over \$2,366,810 in assets 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

At an exit conference on October 22, 2014, we discussed the review results with Thomas Prill, Finance Director, who agreed with the review results. Mr. Prill 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 San Jacinto, 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

November 26, 2014

Finding and Order of the Controller

**FINDING—
Unallowable asset
transfers to the
City of San Jacinto**

The Redevelopment Agency of the City of San Jacinto (RDA) made unallowable asset transfers of \$2,366,810 to the City of San Jacinto (City). The transfers occurred after January 1, 2011, and the assets were not contractually committed to a third party prior to June 28, 2011.

Unallowable asset transfers were as follows:

- On various dates, the RDA transferred cash to the City totaling \$700,208, including interest, for repayment of the Soboba Springs loan.
- In the month of April 2011, the RDA transferred various parcels of land held for resale to the City, valued at \$661,252.
- On April 1, 2011, and June 30, 2011, the RDA transferred various capital assets (land and buildings) with book values totaling \$1,005,350, to the City.

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. Those assets must be turned over to the Successor Agency for disposition in accordance with H&S Code section 34177(d) and (e).

Order of the Controller

Pursuant to H&S Code section 34167.5, the City is ordered to reverse the transfers totaling \$2,366,810 and turn over the assets to the Successor Agency.

However, the following corrective actions have been taken:

- On August 20, 2013, the City turned over \$700,208 in cash and \$661,252 in land held for resale to the Successor Agency.
- On August 26, 2014, the City turned over 1,005,350 in capital assets to the Successor Agency.

Therefore, no further action is required.

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

	Total Unallowable Asset Transfers on Various Dates	Assets Transferred to Successor Agency on Various Dates	Total Remaining Transfers Subject to H&S Code section 34167.5
Cash transfers to the City of San Jacinto:			
Loan Repayment	\$ 700,208	\$ (700,208)	\$ —
Total Cash	700,208	(700,208)	—
Land Held for Resale transfers to City of San Jacinto:			
201 E. Main Street (APN 434-045-020-9)	500	(500)	—
181 E. Main Street (APN 437-046-010)	8,672	(8,672)	—
40350 Commonwealth Avenue (APN 439-110-031-4)	30,000	(30,000)	—
Commonwealth Avenue (APN 439-110-032-8 and APN 439-110-025-9)	36,000	(36,000)	—
786 N. Ramona Blvd. (APN 434-090-005-5)	45,000	(45,000)	—
NEC SJ Avenue & Commonwealth Avenue (APN 439-110-096-0)	541,080	(541,080)	—
Total Land Held for Resale	661,252	(661,252)	—
Capital Asset transfers to the City of San Jacinto:			
Industrial Way, west of Grand (APN 437-020-031-8)	—	—	—
248 E Main Street (Virginia Lee) (APN 437-072-009-4)	220,227	(220,227)	—
Khuns Drive & State Street (APN 435-211-001-1)	785,123	(785,123)	—
Total Capital Assets	1,005,350	(1,005,350)	—
Total unallowable asset transfers	<u>\$ 2,366,810</u>	<u>\$ (2,366,810)</u>	<u>\$ —</u>

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