

**AGENDA OF A REGULAR MEETING - SUCCESSOR AGENCY TO THE  
COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY  
REDEVELOPMENT AGENCY**



**COUNCIL CHAMBERS  
CIVIC CENTER  
1243 National City Blvd.  
National City, California**

**TUESDAY, SEPTEMBER 1, 2015 – 6:00 PM**

**RON MORRISON**  
*Chairman*

**JERRY CANO**  
*Boardmember*

**ALBERT MENDIVIL**  
*Boardmember*

**MONA RIOS**  
*Boardmember*

**ALEJANDRA SOTELO-SOLIS**  
*Boardmember*

**1243 National City Blvd.  
National City  
619-336-4240**

***Meeting agendas and  
minutes available on web***

**WWW.NATIONALCITYCA.GOV**

**ORDER OF BUSINESS:** Public sessions of all Regular Meetings of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency begin at 6:00 p.m. on the first and third Tuesday of each month. Public hearings begin at 6:00 p.m. unless otherwise noted. Closed Sessions begin at 5:00 p.m. or such other time as noted on the agenda. If a workshop is scheduled, the subject and time of the workshop will appear on the agenda.

**REPORTS:** All regular meeting agenda items and reports as well as all documents and writings distributed to the Board less than 72 hours prior to the meeting, are available for review at the entry to the Council Chambers. Regular Meetings of the Board are webcast and archived on the City's website [www.nationalcityca.gov](http://www.nationalcityca.gov).

**PUBLIC COMMENTS:** Prior to the Business portion of the agenda, the Board will receive public comments regarding any matters within the jurisdiction of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency. Members of the public may also address any item on the agenda at the time the item is considered by the Board. Persons who wish to address the Board are requested to fill out a "Request to Speak" form available at the entrance to the City Council Chambers, and turn in the completed form to the City Clerk. The Chairperson will separately call for testimony of those persons who have turned in a "Request to Speak" form. If you wish to speak, please step to the podium at the appropriate time and state your name and address (optional) for the record. The time limit established for public testimony is three minutes per speaker unless a different time limit is announced. Speakers are encouraged to be brief. The Chairperson may limit the length of comments due to the number of persons wishing to speak or if comments become repetitious or irrelevant.

**WRITTEN AGENDA:** With limited exceptions, the Board may take action only upon items appearing on the written agenda. Items not appearing on the agenda must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature, and the need to take action on such items arose after the agenda was posted.

**CONSENT AGENDA:** Consent calendar items involve matters which are of a routine or noncontroversial nature. All consent items are adopted by approval of a single motion by the City Council. Prior to such approval, any item may be removed from the consent portion of the agenda and separately considered, upon request of a Councilmember, a staff member, or a member of the public.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the City Clerk's Office at (619) 336-4228 to request a disability-related modification or accommodation. Notification 24-hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

*Spanish audio interpretation is provided during Board Meetings. Audio headphones are available in the lobby at the beginning of the meeting.*

*Audio interpretación en español se proporciona durante sesiones del Consejo Municipal. Los audiófonos están disponibles en el pasillo al principio de la junta.*

**THE BOARD REQUESTS THAT ALL CELL PHONES AND PAGERS BE TURNED OFF DURING BOARD MEETINGS.**

**OPEN TO THE PUBLIC**  
**SUCCESSOR AGENCY AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENTS (THREE-MINUTE TIME LIMIT)**

**CONSENT CALENDAR**

1. [Approval of the Minutes of the Regular Meeting of the Successor Agency to the Community Development as the National City Redevelopment Agency of August 18, 2015. \(City Clerk\)](#)
2. [Successor Agency Warrant Register #2 for the period of 7/08/15 through 7/14/15 in the amount of \\$0.00. \(Finance\)](#)
3. [Successor Agency Warrant Register #3 for the period of 07/15/15 through 07/21/15 in the amount of \\$3,245,746.12 \(Finance\)](#)

**PUBLIC HEARINGS**

**NON CONSENT RESOLUTIONS**

**NEW BUSINESS**

4. [Successor Agency Investment Report for the quarter ended June 30, 2015 \(Finance\)](#)

**STAFF REPORTS**

**MEMBER REPORTS**

**CLOSED SESSION REPORT**

**ADJOURNMENT**

Regular Successor Agency to the Community Development Commission as The National City Redevelopment Agency Meeting on Tuesday, September 15, 2015 at 6:00 p.m. - Council Chambers, National City, California.

The following page(s) contain the backup material for Agenda Item: Approval of the Minutes of the Regular Meeting of the Successor Agency to the Community Development as the National City Redevelopment Agency of August 18, 2015. (City Clerk)

Item #\_\_\_\_  
09/01/15

**APPROVAL OF THE MINUTES OF THE REGULAR  
MEETING OF THE SUCCESSOR AGENCY TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
AS THE NATIONAL CITY REDEVELOPMENT  
AGENCY OF AUGUST 18, 2015.**

(City Clerk)

DRAFT      DRAFT      DRAFT

**MINUTES OF THE REGULAR MEETING OF THE  
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT  
COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY**

**August 18, 2015**

The Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency was called to order at 9:19 p.m. by Chairman Ron Morrison.

**ROLL CALL**

Board members present: Cano, Mendivil, Morrison, Rios (9:21 p.m.), Sotelo-Solis.

Administrative Officials present: Dalla, Deese, Raulston, Silva.

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

**ADOPTION OF CONSENT CALENDAR.** Item No. 1 (Minutes), Item Nos. 2 and 3 (Warrant Registers). Motion by Sotelo-Solis, seconded by Cano, to approve the Consent Calendar. Carried by the following vote, to-wit: Ayes: Cano, Mendivil, Morrison, Sotelo-Solis. Nays: None. Abstain: None. Absent: Rios.

**APPROVAL OF MINUTES**

1. Approval of the Minutes of the Adjourned Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of August 4, 2015. (City Clerk)

**ACTION:** Approved. See above.

**SUCCESSOR AGENCY 2015 (406-10-13)**

2. Successor Agency Warrant Register #53 for the period of 06/24/15 through 06/30/15 in the amount of \$0.00. (Finance)

**ACTION:** Approved. See above.

**SUCCESSOR AGENCY 2015 (406-10-13)**

3. Successor Agency Warrant Register #1 for the period of 07/01/15 through 07/07/15 in the amount of \$141,329.45. (Finance)

**ACTION:** Approved. See above.

Member Rios arrived at 9:21 p.m.

## NON CONSENT RESOLUTIONS

### CONTRACT (C2011-31)

#### SUCCESSOR AGENCY 2015 (406-10-13)

4. Resolution No. 2015-70. RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY APPROVING A GRANT AGREEMENT AND ESCROW INSTRUCTIONS BY AND BETWEEN THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY AND COMMUNITY HOUSINGWORKS PROVIDING A GRANT OF \$14,909,000 TO COMMUNITY HOUSINGWORKS TO ASSIST DEVELOPMENT OF PHASE II OF AN INFILL AFFORDABLE HOUSING PROJECT, PUBLIC FACILITIES, OPEN SPACES AND COMMUNITY SERVICES ON 12.75 ACRES FORMERLY KNOWN AS THE NATIONAL CITY PUBLIC WORKS CENTER (2200 HOOVER AVENUE) AND ILLES FAMILY TRUST SITE (2020 HOOVER AVENUE). (Housing, Grants, and Asset Management)

**RECOMMENDATION:** Adopt the Resolution.

**TESTIMONY:** Mary Jain Jagodzinski, Community HousingWorks and Marie Debore, Related Companies of California responded to questions.

**ACTION:** Motion by Sotelo-Solis, seconded by Cano, to adopt the Resolution including corrections to written report. Carried by unanimous vote.

## NEW BUSINESS

### SUCCESSOR AGENCY 2015 (406-10-13)

5. Successor Agency Investment Report for the quarter ended June 30, 2015. (Finance)

**ACTION:** Item has been pulled. No action was taken.

## STAFF REPORTS

None.

## CLOSED SESSION REPORT

Agency Counsel Claudia Silva stated there was no Closed Session.

**ADJOURNMENT**

Motion by Sotelo-Solis, seconded by Cano, to adjourn the meeting to the next Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency to be held Tuesday, September 1, 2015, 6:00 p.m., Council Chambers, National City, California. Carried by unanimous vote.

The meeting closed at 9:28 p.m.

\_\_\_\_\_  
Secretary

The foregoing minutes were approved at the Regular Meeting of September 1, 2015.

\_\_\_\_\_  
Chairman



The following page(s) contain the backup material for Agenda Item: Successor Agency Warrant Register #2 for the period of 7/08/15 through 7/14/15 in the amount of \$0.00. (Finance)

**SUCCESSOR AGENCY TO  
THE COMMUNITY DEVELOPMENT COMMISSION  
AS THE NATIONAL CITY REDEVELOPMENT AGENCY  
AGENDA STATEMENT**

**MEETING DATE:** September 1, 2015

**AGENDA ITEM NO. :**

**ITEM TITLE:**

Successor Agency Warrant Register #2 for the period of 7/08/15 through 7/14/15 in the amount of \$0.00. (Finance)

**PREPARED BY:** K. Apalategui  
**PHONE:** 619-336-4572

**DEPARTMENT:** Finance

**APPROVED BY:** 

**EXPLANATION:**

Pursuant to ABX1 26, all redevelopment agencies in the State of California were dissolved as of February 1, 2012. Upon dissolution of the City of National City's Redevelopment Agency, the City assumed the role of Successor Agency to the Community Development Commission as the National City Redevelopment Agency ("Successor Agency").

In order to streamline the payment process, the City pays all expenses of the Successor Agency. The Successor Agency then reimburses the City.

No Successor Agency Warrants issued for the period of 7/08/15 – 7/14/2015.

**FINANCIAL STATEMENT:**

**APPROVED:**  Finance

**ACCOUNT NO.**

**APPROVED:** \_\_\_\_\_ MIS

Reimbursement total \$0.00.

**ENVIRONMENTAL REVIEW:**

This is not a project and, therefore, not subject to environmental review.

**ORDINANCE:** INTRODUCTION:

**FINAL ADOPTION:**

**STAFF RECOMMENDATION:**

Ratification of reimbursement in the amount of \$0.00.

**BOARD / COMMISSION RECOMMENDATION:**

N/A

**ATTACHMENTS:**

Successor Agency Warrant Register #2



**SUCCESSOR AGENCY  
WARRANT REGISTER #2  
7/14/2015**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
	NO CHARGES TO SUCCESSOR AGENCY FOR THE WEEK OF 7/8/15 - 7/14/2015			
			A/P Total	\$ -
		GRAND TOTAL		\$ -

The following page(s) contain the backup material for Agenda Item: Successor Agency Warrant Register #3 for the period of 07/15/15 through 07/21/15 in the amount of \$3,245,746.12 (Finance)

**SUCCESSOR AGENCY TO  
THE COMMUNITY DEVELOPMENT COMMISSION  
AS THE NATIONAL CITY REDEVELOPMENT AGENCY  
AGENDA STATEMENT**

**MEETING DATE:** September 1, 2015

**AGENDA ITEM NO.** |

**ITEM TITLE:**

Successor Agency Warrant Register #3 for the period of 07/15/15 through 07/21/15 in the amount of \$3,245,746.12 (Finance)

**PREPARED BY:** K. Apalategui  
**PHONE:** 619-336-4572

**DEPARTMENT:** Finance

**APPROVED BY:** Mark Rataj

**EXPLANATION:**

Pursuant to ABX1 26, all redevelopment agencies in the State of California were dissolved as of February 1, 2012. Upon dissolution of the City of National City's Redevelopment Agency, the City assumed the role of Successor Agency to the Community Development Commission as the National City Redevelopment Agency ("Successor Agency").

In order to streamline the payment process, all check-paid expenses of the Successor Agency are paid by the City. The Successor Agency then reimburses the City. Successor Agency wires are paid directly from the Successor Agency account.

Attached is a detailed listing of all Successor Agency expenses for the period, which total \$3,245,746.12. Staff requests approval of payments of Successor Agency expenses.

**FINANCIAL STATEMENT:**

**ACCOUNT NO.**

Reimbursement total \$3,245,746.12

**APPROVED:** Mark Rataj Finance

**APPROVED:** \_\_\_\_\_ MIS

**ENVIRONMENTAL REVIEW:**

This is not a project and, therefore, not subject to environmental review.

**ORDINANCE:** INTRODUCTION:  FINAL ADOPTION:

**STAFF RECOMMENDATION:**

Ratification of reimbursement in the amount of \$3,245,746.12

**BOARD / COMMISSION RECOMMENDATION:**

N/A

**ATTACHMENTS:**

Successor Agency Warrant Register #3



**SUCCESSOR AGENCY  
WARRANT REGISTER #3  
7/21/2015**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
<b><u>CHECKS</u></b>				
CHRISTENSEN & SPATH LLP	LEGAL / WESTSIDE TOD / S A	318744	7/21/15	1,093.75
POWER PLUS	EQUIPMENT RENTAL / S A	318745	7/21/15	195.00
			<b>A/P Sub-Total</b>	<b>\$ 1,288.75</b>
			<b>Total disbursements paid with City's Funds</b>	<b>\$ 1,288.75</b>
 <b><u>WIRES</u></b>				
PILLSBURY WINTHROP SHAW PITTMA	CYAC JUDGMENT PAYMENT	403390	7/15/15	453,612.75
INSTITUTE FOR JUSTICE	CYAC JUDGMENT PAYMENT	403399	7/15/15	1,466,394.62
PARADISE CREEK HOUSING PARTNER	REMEDATION COSTS	413442	7/20/15	1,324,450.00
			<b>Wires Sub-Total</b>	<b>\$ 3,244,457.37</b>
			<b>GRAND TOTAL</b>	<b>\$ 3,245,746.12</b>

The following page(s) contain the backup material for Agenda Item: Successor Agency Investment Report for the quarter ended June 30, 2015 (Finance)

**SUCCESSOR AGENCY TO  
THE COMMUNITY DEVELOPMENT COMMISSION  
AS THE NATIONAL CITY REDEVELOPMENT AGENCY  
COUNCIL AGENDA STATEMENT**

**MEETING DATE:** September 1, 2015

**AGENDA ITEM NO.** 1

**ITEM TITLE:**

Investment Report for the quarter ended June 30, 2015.

**PREPARED BY:** Ronald Gutlay

**PHONE:** (619) 336-4346

**DEPARTMENT:** Finance

**APPROVED BY:** 

**EXPLANATION:**

See attached staff report.

**FINANCIAL STATEMENT:**

**ACCOUNT NO.**

See attached staff report.

**APPROVED:** 

Finance

**APPROVED:** \_\_\_\_\_

MIS

**ENVIRONMENTAL REVIEW:**

This is not a project and, therefore, not subject to environmental review.

**ORDINANCE:** INTRODUCTION:

FINAL ADOPTION:

**STAFF RECOMMENDATION:**

Accept and file the Investment Report for the quarter ended June 30, 2015.

**BOARD / COMMISSION RECOMMENDATION:**

N/A

**ATTACHMENTS:**

1. Staff Report
2. Investment Summary





## **Successor Agency Staff Report**

September 1, 2015

### **ITEM**

Staff Report: Successor Agency's Investment Report for the quarter ended June 30, 2015.

### **BACKGROUND**

The California Government Code (§ 53646(b)) requires that, when the treasurer or the chief fiscal officer of a local agency renders to the legislative body of the agency a quarterly report on the agency's investment portfolio, such report shall include the following information regarding all securities, investments, and moneys held by the local agency:

- type of investment;
- issuer (bank or institution);
- date of maturity;
- dollar amount invested; and
- current market valuation as of the date of the report.

In addition, the Government Code (§ 53646(b)(2)) requires that the report states the City's compliance with its investment policy and includes a statement regarding the ability of the local agency to meet its pool's ability to meet its expenditure requirements Code (§ 53646(b)(3)).

### **OVERVIEW OF SUCCESSOR AGENCY INVESTMENTS**

The Successor Agency invests most of its funds with the California Treasurer's Local Agency Investment Fund ("LAIF"). This is a liquid investment pool, which allows participants to earn market rate returns of large investments, while retaining access to funds within 24 hours of a withdrawal request. For the quarter ended June 30, 2015, the LAIF's interest rate was 0.28%.

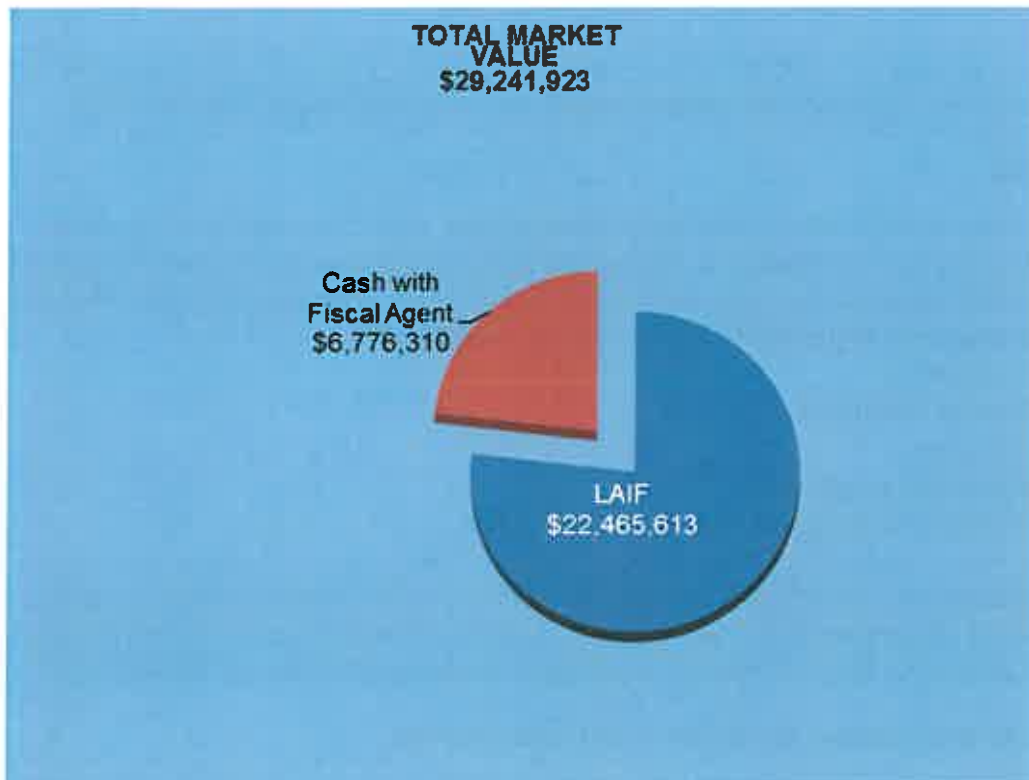
The investment of debt service reserve funds; the 1999, 2004, 2005, and 2011 Tax Allocation Bonds; and the HUD Section 108 Loan Program funds are maintained by the designated fiscal agent. These funds account for 23.17% of the Successor Agency's portfolio.

Summaries of the Successor Agency's investment portfolio are illustrated on the next page.

**SUMMARY OF INVESTMENT PORTFOLIO**

**For the Quarter Ended June 30, 2015**

<b>Investment Type</b>	<b>Book Value</b>	<b>Market Value</b>	<b>% of Portfolio</b>
LAIF	\$ 22,457,169	\$ 22,465,613 <sup>2</sup>	76.83%
Cash with Fiscal Agent	6,776,310	6,776,310	23.17%
<b>Totals</b>	<b>\$ 29,233,480</b>	<b>\$ 29,241,923</b>	<b>100.00%</b>



**COMPLIANCE STATEMENT**

All of the Successor Agency's investments are in compliance with the City's investment policy (City Council Policy No. 203) and the California Government Code (§ 53601 et seq).

**FINANCIAL STATEMENT**

Total LAIF gains/(losses), realized and unrealized, for the period were \$15,875.

Staff certifies that there are sufficient funds to meet the pool's expenditure requirements.

**RECOMMENDATIONS**

Accept and file the Successor Agency Investment Report for the quarter ended June 30, 2015.

Local Agency Investment Fund  
P.O. Box 942809  
Sacramento, CA 94209-0001  
(916) 653-3001

[www.treasurer.ca.gov/pmia-laif/laif.asp](http://www.treasurer.ca.gov/pmia-laif/laif.asp)  
July 16, 2015

S/A CITY OF NATIONAL CITY FOR NATIONAL  
CITY REDEVELOPMENT AGENCY  
FINANCE DIRECTOR  
1243 NATIONAL CITY BLVD  
NATIONAL CITY, CA 91950

PMIA Average Monthly Yields

Account Number:  
65-37-014

Tran Type Definitions

June 2015 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	22,457,169.18
Total Withdrawal:	0.00	Ending Balance:	22,457,169.18

Local Agency Investment Fund  
P.O. Box 942809  
Sacramento, CA 94209-0001  
(916) 653-3001

[www.treasurer.ca.gov/pmia-laif/laif.asp](http://www.treasurer.ca.gov/pmia-laif/laif.asp)  
June 18, 2015

S/A CITY OF NATIONAL CITY FOR NATIONAL  
CITY REDEVELOPMENT AGENCY  
FINANCE DIRECTOR  
1243 NATIONAL CITY BLVD  
NATIONAL CITY, CA 91950

PMIA Average Monthly Yields

Account Number:  
65-37-014

Tran Type Definitions

May 2015 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	22,457,169.18
Total Withdrawal:	0.00	Ending Balance:	22,457,169.18

Local Agency Investment Fund  
 P.O. Box 942809  
 Sacramento, CA 94209-0001  
 (916) 653-3001

[www.treasurer.ca.gov/pmia-laif/laif.asp](http://www.treasurer.ca.gov/pmia-laif/laif.asp)  
 May 18, 2015

S/A CITY OF NATIONAL CITY FOR NATIONAL  
 CITY REDEVELOPMENT AGENCY  
 FINANCE DIRECTOR  
 1243 NATIONAL CITY BLVD  
 NATIONAL CITY, CA 91950

PMIA Average Monthly Yields

Account Number:  
 65-37-014

Tran Type Definitions

April 2015 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Authorized Caller	Amount
4/15/2015	4/14/2015	QRD	1464224	SYSTEM	14,392.41

Account Summary

Total Deposit:	14,392.41	Beginning Balance:	22,442,776.77
Total Withdrawal:	0.00	Ending Balance:	22,457,169.18

**SUCCESSOR AGENCY - CDC OF NC**  
**Cash with Fiscal Agents**  
**June 30, 2015**

CUSIP	Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value
SYS10013	10013	National City 2004 TAB		35,634.12	35,634.12	35,634.12
SYS10010	10010	National City 2005A TAB	07/01/2011	2,186,336.00	2,186,336.00	2,186,336.00
SYS10040	10040	National City 2011 TAB	07/01/2011	4,220,954.75	4,220,954.75	4,220,954.75
SYS10020	10020	National City 1999 TAB Reserve		333,385.02	333,385.02	333,385.02
				<b>6,776,309.89</b>	<b>6,776,309.89</b>	<b>6,776,309.89</b>