Agenda Of The Regular Meeting – Oversight Board to the Successor Agency to the Redevelopment Agency of the City of National City

Council Chambers
Civic Center
1243 National City Boulevard
National City, California
Wednesday – September 16, 2015 – 3:00 P.M.

Open To The Public

Please complete a request to speak form prior to the commencement of the meeting and submit it to the Oversight Board Secretary.

It is the intention of your National City Oversight Board to be receptive to your concerns in this community. Your participation in local government will assure a responsible and efficient City of National City. We invite you to bring to the attention of the Board Chairman any matter that you desire the National City Oversight Board to consider. We thank you for your presence and wish you to know that we appreciate your involvement.

ROLL CALL

Pledge of Allegiance to the Flag by Chairman Ron Morrison

Public Oral Communications (Three-Minute Time Limit)

NOTE: Pursuant to state law, items requiring National City Oversight Board action must be brought back on a subsequent National City Oversight Board Agenda unless they are of a demonstrated emergency or urgent nature.

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.

It is Requested That All Cell Phones
And Pagers Be Turned Off During The Meetings

OVERSIGHT BOARD MEETING 09/16/2015 - Page 2

OVERSIGHT BOARD ACTIONS

- Approval of the Minutes of the Regular Meeting of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency meeting held on August 19, 2015.
- 2. Resolution of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the Recognized Obligation Payment Schedule (ROPS) for the Period January 1, 2016 through June 30, 2016 (ROPS 15-16B) Successor Agency (Reso 2015-10)

REPORTS

1. Update on Redevelopment Issues

ADJOURNMENT

Adjourn to the next Regular meeting of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency scheduled on October 21, 2015 at 3:00 p.m. in Council Chambers, Civic Center.



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MINUTES OF THE SPECIAL MEETING OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF NATIONAL CITY

AUGUST 19, 2015

This Regular Meeting of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency was called to order at 3:03 pm by Chairman Ron Morrison.

ROLL CALL

Board Members Present: Fellows, Desrochers, Morrison, Perri, Hentschke

Board Members Absent: Carson, McCarthy

OTHER STAFF PRESENT: Brad Raulston, Executive Director; Carlos Aguirre, Community Development Manager; Claudia Silva, Successor Agency Counsel; Janel Pehau, Accountant

PLEDGE OF ALLEGIANCE by Chairman Morrison

PRESENTATIONS: None

OVERSIGHT BOARD ACTIONS

1. **SUBJECT:** Approval of the Minutes of the Regular Meeting of the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of National City Meeting held on June 17, 2015.

RECOMMENDATION: Approve minutes as presented.

ACTION: Motion by Desrochers, seconded by Perri to approve the minutes of the Regular Meeting of the Oversight Board meeting held June 17, 2015. Motion carried by the following vote:

Ayes: Perri, Morrison, Hentschke, Desrochers Absent: Fellows, Carson, McCarthy

Note: Board Member Fellows entered the chambers at 3:05 pm

2. SUBJECT: Resolution of the Oversight Board to 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 and Community HousingWorks, Providing a Grand of \$14,909,000 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 and Illes Family Trust Site. (Housing & Grants/Asset Management) (Reso 2015-09)

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Item presented by Carlos Aguirre, Community Development Manager, Housing & Grants/Asset Management Department.

A red-line revised copy and a clean copy of the Grant Agreement and Escrow Instructions were presented to the board for review in exchange for the copy in the original agenda packet.

RECOMMENDATION: Approve the Resolution (Resolution 2015-09).

ACTION: Motion by Desrochers, seconded by Morrison to approve the Resolution.

Motion carried by the following vote:

Ayes: Fellows, Perri, Morrison, Hentschke, Desrochers

Absent: Carson, McCarthy

REPORTS

3. Update on Redevelopment Issues

Brad Raulston gave an update on the following:

Successor Agency currently working on the final draft of the LRPMP and anticipates the process to be completed in time for the next Oversight Board meeting.

ADJOURNMENT

RECOMMENDATION: Adjourn Oversight Board meeting to next regularly scheduled meeting on September 16, 2015.

ACTION: Motioned by Hentschke, seconded by Perri to adjourn the meeting to September 16, 2015.

Motion carried by the following vote:

Ayes: Fellows, Perri, Morrison, Hentschke, Desrochers

Absent: Carson, McCarthy

The regular meeting was adjourned to the next Regular Meeting of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency to be held on September 16, 2015 at 3:00 p.m., Council Chambers – National City Civic Center, California.

The meeting adjourned at 3:16 p.m.	
	Clerk
	Secretary
The foregoing minutes were approved at the 2015.	ne Regular Meeting of September 16,
	Oversight Board Chairman

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

MEETING DATE:

September 16, 2015

AGENDA ITEM NO.

ITEM TITLE: Resolution of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Approving the Recognized Obligation Payment Schedule (ROPS) for the Period January 1, 2016 through June 30, 2016 (ROPS 15-16B)

PREPARED BY: Brad Raulston, Executive Director

DEPARTMENT: Successor Agency

PHONE: (619) 336-4256

EXPLANATION:

Effective February 1, 2012, all redevelopment agencies in California were dissolved and "Successor Agencies" were established to wind down the affairs of the former redevelopment agency in accordance with the direction of an oversight board. Health and Safety Code Section 34177 requires Successor Agencies to perform a number of functions in that regard, one of which is to prepare a Recognized Obligation Payment Schedule (ROPS) before each six-month fiscal period that details amounts required to be spent and the source of funds for those expenditures. Each ROPS must be submitted to the Oversight Board for approval after which it is forwarded for review and approval to the State Department of Finance, with copies to the County Auditor and Controller and State Controller's Office.

Before the Oversight Board today is the ROPS for the period January 1, 2016 through June 30, 2016, which is referred to as ROPS 15-16B. Upon the Oversight Board's approval, it will be submitted to the State Department of Finance and other agencies as noted above. ROPS 15-16A is due to the State Department of Finance by October 5, 2015. Please see attached staff report for further details regarding the ROPS.

FINANCIAL STATEMENT:

APPROVED:

Finance

ACCOUNT NO. Pursuant to AB 1X 26/AB 1484

APPROVED:

ENVIRONMENTAL REVIEW:

Pursuant to Title 15 of the California Code of Regulations, Section 15378(b)(4), this item is not subject to the California Environmental Quality Act review because the recommended approvals are not considered a project and are governmental funding mechanisms and fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant environmental impact.

ORDINANCE: INTRODUCTION:

FINAL ADOPTION:

STAFF RECOMMENDATION:

Adopt the resolution to approve the ROPS 15-16B and authorize staff to submit it to the State Department of Finance, the State Controller and the County of San Diego.

BOARD / COMMISSION RECOMMENDATION:

Successor Agency: Adopt the resolution to approve the ROPS 15-16B and authorize staff to submit it to the State Department of Finance, the State Controller and the County of San Diego.

ATTACHMENTS:

- 1. Staff Report
- 2. Recognized Obligation Payment Schedule for the period January 1, 2016 through June 30, 2016 (ROPS 15-16B)
- 3. Proposed Oversight Board Resolution 2015-10

Oversight Board - September 16, 2015

Staff Report – ROPS 15-16B

The proposed Recognized Obligation Payment Schedule for the January 1, 2016 through June 30, 2016 (ROPS 15-16B) period for the National City Successor Agency total \$7.551 million and includes required debt service payments on the Agency's tax allocation bonds of \$1.563 million, \$4.506 million to remediate unanticipated soil conditions on the WI-TOD housing development site, \$0.200 million for services of an environmental consultant and oversight by the Department of Toxic Substance Control (DTSC) related to the WI-TOD project, \$0.300 million to provide the Housing Authority with an administrative cost allowance for Housing Successor Agency responsibilities, \$0.240 million to demolish a Successor Agency owned property that was damaged by a fire, and \$0.742 million for potential legal services and various other operational and administrative costs. By funding source, the ROPS proposes the use of \$7.451 million of redevelopment property tax trust fund (RPTTF) revenues, and \$0.100 million of other funds, primarily revenues from interest earnings and loan repayments from prior periods.

Debt Service

Debt service payments are made in two installments each year: in August, both principal and interest payments are made, while in February, only interest payments are due. After making the August 1, 2015 debt service payments, the Successor Agency has three remaining series of tax allocation bonds: 1999, 2005B, and 2011. In August 2015, the final scheduled principal payment was made on the 2005 Series A bonds, and as provided for in ROPS 15-16A, the outstanding principal on the 2004 bonds of \$2.8 million was redeemed early. Debt service payments for ROPS 15-16B interest payments due in February 2016 total \$1.563 million. For ROPS 15-16B the early redemption of the 2004 bonds results in a savings of about \$75,000. On a fiscal year basis, total scheduled debt service payments will drop from \$7.8 million in FY 2016 (corresponding to ROPS 15-16A and 15-16B) to \$5.15 million in FY 2017 (corresponding to ROPS 16-17A and 16-17B) and years following.

WI-TOD Project

Phase I of the Westside Infill Transit Oriented Development (WI-TOD) housing project is under way and a new grant agreement with Community Housing Works will provide \$14.909 million from proceeds of the 2011 tax allocation bonds for Phase II of the project (authorized as part of ROPS 15-16A) is in the process of being executed. As work on the Phase I site has progressed, unanticipated soil conditions have continued to surface. These conditions are required to be remediated and are not the responsibility of the developer under the Disposition and Development Agreement (DDA). In ROPS 15-16A, \$1,324,450 of RPTTF revenues was authorized to be spent on remediation work for Phase I of the project. Subsequently, staff were notified that the Phase I remediation costs are now likely to exceed \$3.0 million. As a result, staff recommends seeking an additional \$1.716 million of RPTTF funding to be prepared to meet this obligation (item 175). In addition, this ROPS includes a request for \$2,790,000 of RPTTF funding (Item 176) to meet the estimated site remediation costs related to the Phase II site of the WI-TOD project. The estimates have been provided by the developer, and as is the practice for Phase I remediation costs, would be paid to the developer on a reimbursement basis upon submittal of documented invoices.

Related to the additional site remediation costs is the necessity to extend contracts with two vendors: E2 Manage Tech and the State Department of Toxic Substance Control (DTSC). \$100,000 in an equal combination of "Other" and RPTTF funding is requested for each of these vendors (see items 12 and 13).

E2 Manage Tech and DTSC work together to ensure that appropriate environmental remediation work is performed.

Housing Successor Administrative Allowance

The State Department of Finance denied the SA's ROPS 14-15A request to fund an administrative allowance pursuant to HSC 34171(p) of \$150,000 for the Housing Successor Agency, which is the Housing Authority of the City of National City. Based on a tentative ruling in a case filed by the City of Montclair, the SA is reinstating its request. The amount requested is for two fiscal years - FY 2014-15 and FY 2015-16. The Housing Authority of the City of National City, not the City of National City, was designated to be the "Housing Successor Agency" and tasked with assuming the housing functions of the former redevelopment agency as detailed in HSC sections 34176 and 34176.1. Previously the low and moderate income housing fund set aside (20% of tax increment revenue) was used to fund these or similar activities. The Housing Authority cannot meet its responsibilities under the law without an ongoing funding stream.

Demolition of Lamb's Theatre

The Lamb's Theatre building (500 Plaza Blvd., APN 556-560-39), a property owned by the Successor Agency, experienced a fire on May 23, 2015 that damaged this already deteriorating facility that was previously found too costly to bring up to code. RPTTF funding in the amount of \$240,000 is requested (Item 177) to demolish the structure to avoid possible future liabilities. The amount is an estimate based on input from a construction consultant with the addition of a contingency and City project management costs. Actual costs would be subject to a competitive bidding process.

Other Costs

Other costs totaling \$0.742 million include \$220,000 for the administrative cost allowance, and \$331,000 for contracted legal services for existing or anticipated litigation as well as advisory services related to the WI-TOD project or other Successor Agency matters. Also in the "other" category is approximately \$191,000 for various property maintenance obligations, environmental monitoring services, financial services related to the tax allocation bonds, and appraisal services as needed with respect to the long range property management plan.

Projected RPTTF Funding

Staff projects that approximately \$5.8 million will be available to meet the \$7.5 million of obligations identified in the ROPS 15-16A for RPTTF funding, resulting in a funding gap of \$1.7 million. The available RPTTF amount is comprised of a projected \$4.8 million in new RPTTF revenues (after required pass-through and administrative cost payments), and approximately \$1.0 million that remains from ROPS 14-15B (the ROPS 15-16B RPTTF prior period adjustment). Of note related to pass-through payments is the tax sharing agreement between the former RDA and the County of San Diego that states: "If the 1992 Downtown Redevelopment Plan remains in effect beyond Fiscal Year 2014-2015, beginning with Fiscal Year 2015-2016, the County shall receive its full share of all tax increment as if that Redevelopment Plan were not in effect." While it is clear that this language means a loss of RPTTF revenues for the Successor Agency beginning with ROPS 15-16B, the amount of the loss is under review by both County and City staff. The anticipated maximum loss (approximately \$3.5 million on an annual basis) was taken into account in arriving at the projected \$4.8 million in RPTTF revenues for ROPS 15-16B. Once the impact of the tax sharing agreement is resolved, staff will determine whether it will be necessary to defer some of the ROPS items to a future ROPS, and will return to Council and the Oversight Board if additional guidance is required.

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Recognized Obligation Payment Schedule (ROPS 15-16B) - Summary Filed for the January 1, 2016 through June 30, 2016 Period

Name o	of Successor Agency:	National City			
Name o	of County:	San Diego	<u> </u>		
Curren	t Period Requested Fu	nding for Outstanding Debt or Obliga	tion	Six-	Month Total
Α	Enforceable Obligation Sources (B+C+D):	ons Funded with Non-Redevelopment	Property Tax Trust Fund (RPTTF) Funding	\$	100,000
В	Bond Proceeds Ful	nding (ROPS Detail)			÷
С	Reserve Balance F	unding (ROPS Detail)			-
D	Other Funding (RO	PS Detail)			100,000
E	Enforceable Obligation	ons Funded with RPTTF Funding (F+0	3):	\$	7,451,034
F	Non-Administrative	Costs (ROPS Detail)			7,231,034
G	Administrative Cos	ts (ROPS Detail)			220,000
н	Total Current Period	Enforceable Obligations (A+E):		\$	7,551,034
Succes	sor Agency Self-Repo	rted Prior Period Adjustment to Curre	nt Period RPTTF Requested Funding		
ı	Enforceable Obligation	s funded with RPTTF (E):			7,451,034
J	Less Prior Period Adjus	stment (Report of Prior Period Adjustme	nts Column S)		(1,027,630)
K	Adjusted Current Per	iod RPTTF Requested Funding (I-J)		\$	6,423,404
County	Auditor Controller Re	ported Prior Period Adjustment to Cu	rrent Period RPTTF Requested Funding		
L	Enforceable Obligation	s funded with RPTTF (E):			7,451,034
М	Less Prior Period Adjus	stment (Report of Prior Period Adjustme	nts Column AA)		=
N	Adjusted Current Per	iod RPTTF Requested Funding (L-M)			7,451,034
	ation of Oversight Board	Chairman: of the Health and Safety code, I			
hereby	certify that the above is	a true and accurate Recognized	Name		Title
Obligati	on Payment Schedule fo	or the above named agency.	isi		
			Signature		Date

National City Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail January 1, 2016 through June 30, 2016 (Report Amounts in Whole Dollars)

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A	В	С	D	E	F	G	н	1	J	K	L	iM i	N	0		P
												Funding Source	·		Ţ.	
										Non-Redev	elopment Property (Non-RPTTF)	Tax Trust Fund	RPTT	F		
Item#	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-M	fonth Total
			0.001000	014/0004	5 1 (1) 4 1		100	\$ 205,928,053	N	\$ -	\$ -	\$ 100,000		220,000	\$	7,551,034
	1999 Tax Allocation Bond	Bonds Issued On or			Bank of New York	Bonds to fund non-housing tax-exempt		4,631,481			ļ		82,838		\$	82,838
	2004 Tax Allocation Bond	Bonds Issued On or Before 12/31/10		8/1/2032	US Bank	Bonds to fund non-housing tax-exempt projects		-	Y			1	-		\$	
	2005 Tax Allocation Bond	Bonds Issued On or Before 12/31/10		8/1/2032	US Bank	Bonds to fund non-housing tax-exempt projects		13,228,785					222,346		\$	222,346
	2011 Tax Allocation Bond	12/31/10	3/3/2011		US Bank	Bonds to fund WI-TOD and other non- housing tax-exempt projects	Merged	66,665,425	N				1,257,850		\$	1,257,850
	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi on	6/21/2011	12/31/2014	Paradise Creek Housing Partners	Pre-development loan	Merged	-	N						\$	
6	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi on	6/21/2011	12/31/2014	Paradise Creek Housing Partners	Phase I Agency Loan/local support	Merged	-	N						\$	
	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi	6/21/2011	12/31/2014	Paradise Creek Housing Partners	Phase I Agency Loan/local support	Merged	-	N						\$	
	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi	6/21/2011	12/31/2015	Paradise Creek Housing Partners	Phase II	Merged	-	N						\$	
. 9	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi	2/15/2011	6/30/2020		Public Works Relocation - Design / Engineering	Merged		N						\$	
	Wi-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DBA/Constructi	2/15/2011	8/99/2020	City of National City/Property Owner	Purchase/Lease Replacement Yard	Merged		N						\$	
	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants	OPA/DDA/Constructi	2/15/2011	6/30/2020	City of National City	Building/Relocation Costs	Merged		N						\$	
	WI-TOD (DDA/Co-Op/Bond	OPA/DDA/Constructi	2/15/2011	6/30/2020	City of National City/E2 ManageTech	Remediation Planning	Merged	100,000	N			50,000	50,000		\$	100,000
13	Docs/Other Grants) WI-TOD (DDA/Co-Op/Bond	OPA/DDA/Constructi	2/15/2011	6/30/2020	City of National City/DTSC	Environmental Oversight	Merged	100,000	N			50,000	50,000		\$	100,000
	Docs/Other Grants) WI-TOD (DDA/Co-Op/Bond	OPA/DDA/Constructi	2/15/2011	6/30/2020	City of National	Environmental Clean-Up	Merged	-	N						\$	
	Docs/Other Grants) WI-TOD (DDA/Co-Op/Bond	on OPA/DDA/Constructi	2/15/2011	6/30/2020	City/Contractor City of National	Site Demolition / Grading	Merged	-	N						\$	
	Docs/Other Grants)	on	011510044	0.000,0000	City/Contractor		Mara and									
16	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged		N		ļ				\$	
17	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi	2/15/2011	6/30/2020	City of National City/Opper & Varco	Environmental Outside Counsel	Merged	-	N						\$	
18	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi	2/15/2011	6/30/2020	City of National City	Project Management & Administration	Merged		N						\$	
19	SR54 and National City Blvd	Improvement/Infrastr	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	2,500,000	N					-	\$	
20	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Harris & Associates	Design / Engineering	Merged	308,360	N					*	\$	•
22	(Co-Op/Bond Docs/Grants)	Professional Services	5/3/2011			Phase II - Construction Management & Inspections	Microed		N						\$	
23	8th St Smart Growth Revitalization	Improvement/infrastr	3/3/2011	8/1/2032	City of National	Phase II - Construction	Merged	1,800,000	N						\$,
24	(Co-Op/Bond Docs/Grants) 8th St Smart Growth Revitalization	Professional	3/3/2011	8/1/2032	City/Contractor City of National City/URS	Program Management	Merged		M						\$	
25	8th St Smart Growth Revitalization	Services Project Management	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	300,000	N						\$	
26	(Co-Op/Bond Docs/Grants) 8th St Safety Enhancements (Co-	Costs Professional	3/3/2011	8/1/2032	City of National City/RBF	Design / Engineering	Merged	65,000	N					8	\$	
	Op/Bond Docs/Grants) 6th St Safety Enhancements (So- Op/Bond Docs/Grants)	Services Professional Services	3/3/2011	8/1/2032	Consultants Gity of National City/Bureau Veritas North America	Construction Management & Inspections	Merged		N						\$	
28	8th St Safety Enhancements (Co- Op/Bond Dece/Grents)	improvement/infrastr	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		N						\$	

National City Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail January 1, 2016 through June 30, 2016 (Report Amounts in Whole Dollars)

Α	В	С	а	E	F	G	Н	j t	. J	К	L	М	N	0	Р
							34			Non-Redeve	elopment Property T (Non-RPTTF)	Funding Source ax Trust Fund	RP*		
item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee City of National CityURS	Description/Project Scope Program Management	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Tota
	On/Gond Coes/Grants) 8th St Safety Enhancements (Co-	Services Project Management	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	50,000	N					4	\$
	Op/Bond Docs/Grants) Highland Ave Safety Enhancements	Costs	3/5/2011	8/1/2002	City of National City/Harris	Design / Engineering	Merged							The second secon	S
	(Co-Op/Sond Doos/Grants)	Services		\.******************\	& Associates										•
	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Services	3/3/2011	8/1/2032	City of National City/Consultant	Construction Management & Inspections	Merged	300,000	N						\$
38	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	improvement/infrestructure	3/3/2014	8/172032	City of National City/Centractor	Construction	Merged		N			_*1			3
34	Highland Ave Safety Enhancements		3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		N						\$
35	Highland Ave Safety Enhancements	Project Management	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	200,000	N						\$
36	(Co-Op/Bond Docs/Grants) D Ave Community Corridor / Round-	Costs Professional	3/3/2011	8/1/2032	City of National City/Kimley- Horn & Associates	Design / Engineering	Merged	36,000	N						\$
37	about (Co-Op/Bond Docs/Grants) B Ave Community Conidor / Round- about (Co-Op/Bond Docs/Grants)	Services Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged		N					183 2	\$
	D Ave Community Comdor / Round- about (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Centractor	Construction	Merged		N						\$
39	D Ave Community Corridor / Round-		3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		N						\$
40	D Ave Community Corridor / Round-	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	50,000	N						\$
41	Coolidge Ave Community Conidor (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley- Horn & Associates	Design / Engineering	Merged		N					w.U. Fr	\$
42	Coolidge Ave Community Corridor (Co-Op/Bond Pocs/Grants)	Professional Services	3/3/2011	6/1/2032		Construction Management & Inspections	Merged		N						\$
	Coolidge Ave Community Corridor (Go-Op/Bond Docs/Grants/Construction Agreement)	Improvement/Infrastr ucture	8/14/2012	8/1/2032	City of National City/Contractor	Construction	Merged		N						\$
44	Coolidge Ave Community Condor (Co-Op/Gond Doos/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		N				v n-		\$
45	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	100,000	N						\$
AT		Professional Services	9/3/2011	6/1/2052	City of National City/Harris & Associates	Construction Management & Inspections	Merger		N						\$
48	4th St Community Corndor (Co- Op/Gond Doce/Grents)	Improvement/Infrastr	8/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		N			14111111			\$
49	4th St Community Corridor (Co- Op/Bond Docs/Grants)	Project Management	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	100,000	N						\$
54	Las Palmas Park Improvements (Co-		15/3/2011	91/2032	City of National City/Rimley- Horn & Associates	Design / Engineering	Werged		N						\$
52	Op/Bond Docs) Lac Palmac Park Improvements (Co- Op/Bond Docs)	Services Services	3/3/2011	8/1/2082	City of National City/Project	Construction Management & Inspections	Merged		N						\$
	Las Palmas Park Improvements (Co- Op/Bond Docs)	Improvement/Infrastr	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		, N						\$
54	Las Palmas Park Improvements (Co-		3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		N						\$
55	Op/Road Decs) Las Palmas Park Improvements (Co- Op/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	500,000	N						\$
57	YMCA Pledge Agreement/Challenge		8/14/2012	6/1/2052	South Bay YMCA	Pledge/Grant	Merged		N						\$

National City Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail January 1, 2016 through June 30, 2016 (Report Amounts in Whole Dollars)

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		-	_									Funding Source		•	
	8.1							T. 10	•	Non-Redev	elopment Property Ta (Non-RPTTF)	ax Trust Fund	RP	TTF	
em#	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Tota
	Kmball Park Improvements (Co- Op/Bond Docs)		5/3/2011	0/1/20 5 2	City of National City/Kimley- Hom & Associates	Design / Engineering	Merged		N						\$
	Kimball Park Improvements (Co- Op/Bond Docs)		\$/3/2011	8/1/2032		Construction Management & Inspections	Werged		N						\$
	Kimbali Park improvements (Co- Op/Bond Docs)	improvement/infrastr ucture	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		N						\$
61	Kimball Park Improvements (Co- Op/Sand Dows)		3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		N						\$
62	Kimball Park Improvements (Co- Op/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	120,000	N						\$
			5/5/2011	B/1/2032	City of National City/Safdie Rabines Architects	Architectural Services	Merged		N						\$
84	Aquatic Center (Co-Op/Bond Docs)		3/3/2011	8/1/2032	City of National City/Project Professionals Corp	Construction Management	Merged	3,300,000	N						s
65	Aquatic Center (Co-Op/Bond Docs)	Improvement/Infrastr ucture	3/3/2011	8/1/2032	City of National	Construction	Merged		N						\$
66	Aquatic Center (Co-Op/Bond Docs)		3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		N						\$
67	Aquatic Center (Co-Op/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	100,000	N						\$
68	Granger Hall and Property (Co-Op)	OPA/DDA/Constructi	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	1,200,000	N						\$
69	Street Resufacing (Co-op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	6,500,000	N						\$
70	Concrete Improvements (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	1,400,000	N						\$
71	Traffic Signal Timing (Co-Op)	Improvement/Infrastr	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	150,000	N						\$
72	Plaza Blvd Widening (Co-Op)	Improvement/Infrastr	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	4,709,300	N						\$
73	Traffic Monitoring (Co-Op)	improvement/infrastr	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	150,000	N						\$
74	Drainage Improvements (Co-Op)	Improvement/infrastr	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	2,200,000	N						\$
75	Senior Village (Co-Op)	OPA/DDA/Constructi	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	13,000,000	N						\$
76	Pacific Stee! (Co-Op)	Improvement/Infrastr ucture	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	60,000	N			-			\$
77	Kimbali Way Creek Improvements (Co-Op)	Improvement/Infrastr	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	100,000	N						\$
78	B-1 Site Development (Co-Op)	Improvement/Infrastr	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	200,000	N						\$
79	Storefront Renovation Program (Co-	OPA/DDA/Constructi	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	250,000	N						\$
80		Improvement/Infrastr	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	2,300,000	N						\$
81	Op) RHNA, Housing Element, and other	OPA/DDA/Constructi	1/1/1992	6/30/2021	CDC-Housing Authority	State Mandates/Goals for Housing	Merged	71,192,024	N					·	\$
8	housing mandates Loan Agreement with JFFA	Gonds Issued On or Gefore 12/31/10	4/16/1981	10/1/2017	Bank of America	Loan for construction of police station	Merged		N						\$
86	Loan from Sewer Fund		6/22/2010	6/30/2013	Sewer Fund	Loan repayment pursuant to HSC section 34191.4 (b) for street resurfacing	Merged	271,678	N						\$
87	Personnel and Admin Costs	Admin Costs	7/1/2015	12/31/2015	City of National City	Personnel and other support services for SA	Merged	220,000	N					220,000	220,0

National City Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail January 1, 2016 through June 30, 2016 (Report Amounts in Whole Dollars)

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A	В	С	D	E	F F	G	н		J,	K	L		N	0		Р
										Non-Redev	/elopment Property ?	Funding Source ax Trust Fund			-	
											(Non-RPTTF)		RPT	TF	4	
tem#	Project Name / Debt Obligation	Übligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Mc	onth Total
94	Las Palmes Park Improvements (Cu- Op/Bond Docs/Purchase Order)	Improvement/infrestructure	8/14/2812	0/1/2092	Contractor - ROM FEC	Construction	Merged		N						\$	
	Kimball Park Improvements (Co- Op/Bond Docs/Purchase Order)	Improvement/infrastr	8	8/1/2032	Contractor - ROMTEC	Construction	Merged		N						\$	
	CVAC vs CDC - Ameurican Appeal		4/20/2011	6/80/2016	CYAC/Leti	Judgment for Legal Foos (Appended)	Merged	400 000	N				40,000		\$	40.00
	General Property Management	Maintenance	2/15/2011	5/16/2036	City of National City	Ongoing management of CDC assets	Merged	400,000	N				40,000		\$	40,00
102	Kimball House Maintenance Agreement	Property Maintenance	8/19/2008	8/19/2023	National City Historical Society & County of San Diego	Annual payment per lease agreement, possessory interest tax, or repairs per agreement	Merged	440,000	N				5,000		\$	5,00
103	Trash Service for CDC properties	Property Maintenance	1/1/2015	6/30/2015	EDCO	Trash hauting all RDA owned properties	Merged	-	Y				-		\$	
104	Landscape Services for CDC Properties		3/21/2011	6/30/2016	NBS	Landscape Services	Merged	5,000	N				5,000		\$	5,00
105			7/1/2013	6/30/2016	Power Plus	Rental of temporary power poles	Merged	18,000	N				3,000		\$	3,00
106	Power for CDC properties		7/1/2015	6/30/2016	SDG&E	Electricity & gas for RDA properties	Merged	3,000	N				3,000	-	\$	3,00
107	Security Contract for Old Library		1/1/2014	6/30/2016	Stanley Sonitrol	Fire alarm monitoring	Merged	-	N				-		\$	
108	Water Service for CDC properties		1/1/2015	6/30/2016	Sweetwater Authority	Water including irrigation RDA properties	Merged	4,000	N				4,000		\$	4,00
109	Security Fence for Palm Plaza	Property Dispositions	7/1/2013	6/30/2016	National Construction Rental	Temporary fencing of RDA site	Merged	1,000	N				1,000		\$	1,00
110	Environmental Monitoring for CDC Properties	Property Maintenance	7/1/2013	6/30/2016	County of San Diego	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive and other SA properties as necessary		30,000	N				10,000		\$	10,00
111	Environmental Monitoring for CDC Properties	Property Maintenance	7/1/2011	10/6/2017	GeoSyntec Consultants	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cieveland, 835 Bay Marina Drive and other SA properties as necessary		285,000	N				50,000		\$	50,00
123	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	Keagy	Real Estate Appraisal Services	Merged	-	N						\$	
124	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	PGP	Real Estate Appraisal Services	Merged	-	N						\$	
125	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	Ken Carpenter	Real Estate Appraisal Services	Merged	-	N			- <u>-</u>			\$	
128	B Contract for Financial Analysis	Fees	7/1/2010	6/30/2016	Urban Futures	Financial and bond adviser/annual disclosure	Merged	15,000	N				10,000		\$	10,00
130	Contract for Environmental Services	Property Maintenance	7/1/2011	10/6/2017	GeoSyntec Consultants	PSI Environmental Investigation	Merged	-	N						\$	
144	4 Contract for Legal Services	Legal	2/1/2011	6/30/2016	Kane, Ballmer, & Berkman	Legal support for state actions on Redevelopment/Litigation support for protecting legal interests, e.g., Affordable Housing Coalition v. Sandoval, et al.	Merged	31,000	N			1772)	31,000		\$	31,00
146	S Contract for Legal Services	Legal	10/3/2011	6/30/2017	Opper & Varco, LLP	Litigation for Education Village/Legal support re: environmental compliance with DTSC, DEH, etc. for SA properties or responsibilities	Merged	75,000	N				75,000		\$	75,00

National City Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail January 1, 2016 through June 30, 2016 (Report Amounts in Whole Dollars)

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АВ	С	D	E	F	G	н	1	J	K	L	М	N	o		Р
m .			-					-	Non Daday	olaneaus Danausta	Funding Source	!			
		Contract/Agreement	Contract/Agreement				: Total Outstanding		Non-Redev	elopment Property (Non-RPTTF)	ax Trust Fund	RPT	TF	-	
tem # Project Name / Debt Oblig 147 Contract for Legal Services	ation Obligation Type Legal	Execution Date 1/22/2008	Termination Date 12/6/2017	Payee Christensen & Spath, LLP	Description/Project Scope Litigation for ARE Holdings/Litigation for Morgan Square, Inc./Legal Services	Project Area Merged	Debt or Obligation 125,000	Retired N	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin 125,000	Admin	Six-M	Month Total 125,00
					for Westside Infill Transit Oriented Development Housing Project	`									
148 Contract for Legal Services	Legal	11/9/2010	6/30/2016	Best Best & Krieger, LLP	Litigation CYAC	Merged	10,000	N				10,000		\$	10,00
150 Contract for Legal Services	Legal	11/21/2011	6/30/2016	Mazzarella Lorenzana	Minimize CYAC Liability-Indemnity Claim	Merged	132,000					40,000		\$	40,000
151 Contract for Professional Ser	Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Design / Engineering	Merged	-	N						\$	
152 Contract for Professional Ser	vices Professional Services	3/3/2011	8/1/2032	City of National City/Kimley- Horn & Associates		Merged	-	N						\$	
153 Contract for Professional Ser	Services	3/3/2011	8/1/2032	City of National City/Harris & Associates		Merged	-	N						\$	
154 Contract for Professional Ser	Services	3/3/2011	8/1/2032	City of National City/Bureau Veritas North America		Merged		N						\$	
. 155 Contract for Professional Ser	Services	3/3/2011	8/1/2032	Engineering	Engineering / Stormwater Compilance	Merged	-	N					11	\$	
156 Contract for Professional Ser	vices Professional Services	3/3/2011	8/1/2032	City of National City/Southern California Soils & Materials Testing	Soils & Materials Testing	Merged		N			,		·	\$	
157 Contract for Professional Ser	vices Professional Services	3/3/2011	8/1/2032	City of National City/Ninyo 8 Moore		Merged		N						\$	
161 Bonds	Fees	7/1/2015	6/30/2016		Fiscal Agent Fees	Merged	150,000					5,000		\$	5,000
162 Bonds	Fees	7/1/2015	6/30/2016	Bank of New York	Fiscal Agent Fees	Merged	150,000	N				5,000		\$	5,000
164 Loan from Sewer Fund (see	On or Before 6/27/11	6/22/2018	6/90/2013	Enterprise Fund	Loan for street resurfacing	Merged		N				1		\$	
165 Coolidge Ave (see line 43) 167 Contract for Legal Services	Improvement/infrastr tecture Legal	12/15/2012	8/1/2032 6/30/2016	see line 43 Meyers Nave Hoffman	Construction (see line 43) Protect assets and obligations of	Merged Merged	50,000	N				50,000		\$	50.000
170 Housing Entity Administrative		77:1/2014	7/1/2016	Riback Silver & Wilson	Successor Agency Administrative cost allowance for	Merged	750,000					309,600		\$	300,000
Allowance	Admin Cost			Development Commission - Housing Authority	Housing Authority per AB 471		1,55,550					330,000			500,000
171 Reserve for Aug 2015 Bond Payments	Reserves	1/1/2015	6/30/2015	Successor Agency	Reserve needed to make principal and interest payments due in Aug 2015		-	N				50.000		\$	
172 Property Appraisals	Property Dispositions	s//1/2015	12/31/2015	To be Determined	pursuant to the Long Range Property Management Plan	Merged	50,000	N				50,000		\$	50,000
173 Call outstanding 2004 Tax All Bonds	Before 12/31/10		12/31/2015	US Bank	Pay off the outstanding principal balance of the 2004 bonds	Merged		Υ						\$	
174 Unforseen SA remediation oc obligation - cost incurred to d	ate on		6/30/2016	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site	Merged	-	N				4.740.000		\$	1 715 00
175 Unforseen SA remediation of obligation - estimated addition costs Phase I WI-TOD		i 6/21/2011	6/30/2016	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site as required by the DDA	Merged	1,716,000					1,716,000		\$	1,716,000
176 Unforseen SA remediation or obligation - estimated addition costs Phase !! WI-TOD		i 6/21/2011	6/30/2016	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site as required by the DDA	Merged	2,790,000	N				2,790,000		\$	2,790,000
177 Demolish fire-damaged build	Property Maintenance	1/1/2016	6/30/2016	To be Determined	Demolish the SA owned Lamb's Theatre building to avoid future potential liabilities.	Merged	240,000					240,000		\$	240,000
178						,		N						\$	
179								N						\$	
180								N						\$	

National City Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Cash Balances (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see Cash Balance Tips Sheet G Н В **Fund Sources Bond Proceeds** Reserve Balance Other RPTTF Prior ROPS Prior ROPS RPTTF period balances Bonds Issued on and DDR RPTTF distributed as Rent. Non-Admin balances reserve for future Grants, and or before Bonds Issued on I Interest, Etc. Admin Cash Balance Information by ROPS Period 12/31/10 or after 01/01/11 retained period(s) Comments ROPS 14-15B Actuals (01/01/15 - 06/30/15) 1 Beginning Available Cash Balance (Actual 01/01/15) 97,604 2,555,291 20,095,732 2,619,772 2 Revenue/Income (Actual 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015 51,990 79.936 4.802.887 3 Expenditures for ROPS 14-15B Enforceable Obligations (Actual 06/30/15) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q 13,437 2,091,556 4 Retention of Available Cash Balance (Actual 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s) 2,000.000 C4 and D4 are bond reserves w/fiscal agent 2,555,356 4,220,955 5 ROPS 14-15B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15B PPA in the No entry required Report of PPA, Column S 1,027,630 6 Ending Actual Available Cash Balance C to G = $(1 \div 2 - 3 - 4)$, H = $(1 \div 2 - 3 - 4 - 5)$ \$ 15,926,767 \$ 164.103 \$ 2.303.473 ROPS 15-16A Estimate (07/01/15 - 12/31/15) 7 Beginning Available Cash Balance (Actual 07/01/15) (C. D. E. G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6) \$ 2,555,356 \$ 20,147,722 \$ 2,000,000 \$ 164,103 3,331,103 8 Revenue/Income (Estimate 12/31/15) RPTTF distributed was \$1,167,966 less than RPTTF amounts should tie to the ROPS 15-16A distribution from the 50,000 7,902,594 authorized County Auditor-Controller during June 2015 9 Expenditures for ROPS 15-16A Enforceable Obligations (Estimate 12/31/15) 14,909,000 2,000,000 50,000 10,206,067 10 Retention of Available Cash Balance (Estimate 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s) 11 Ending Estimated Available Cash Balance (7 + 8 - 9 -10) \$ 2,555,356 \\$ 5,238,722 \\$ \$ 164,103 \$ \$ 1,027,630

National City Recognized Obligation Payment Schedulo (ROPS 15-16B) - Report of Prior Period Adjustments Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a) (Report Amounts in Whole Dollars) IROPS 14-15B CAC PPA. To be completed by the CAC upon submittal of the ROPS 15-16B by the SA to Finance and the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the mariner in which their calculate the PPA. Also note that the Admin amounts do not need to be listed at the line item level and may be entered. ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller RPTTF Expenditures Non-RPTTF Expenditures RPTTF Expenditures Net CAC yon-Admin and Admin PPA (Amount Used to Office (ROPS 15-188 Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 16-129 Requested RPTTF) Requested RPTTF Non-Arimin GAC Available
RPTTF
(ROPS 14-15B
instributed + at oth
available as of
01/1/15) Difference (if total actual exceeds total authorized, the total difference k Oliference (If K is less than i the difference is zero) Net Lesser of Authorized / Available 205 743 Project Name / Debt Obligation Net Difference (M+R) Net Difference zero) **CAC Comments** 3,882,613 86,713 81,713 311,344 208,743 \$ 21,957,000 \$ 107,861 13,427 \$ 4,910,449 \$ 4 910,443 4.910,443 1,027,630 \$ 205,748 \$ 208,743 1,027 630 4 2011 Tax Allocatio 1,264,741 1,264,741 1,264,741 5 WI-TOD (DDA/Co-Op/Bond Docs/Othe Grants) Wi-TOD (DDA/Co-4,979,425 540,093 \$ 340 D93 Grants)
WI-TOD (DDA/Co-Op/Bond Docs/Othe 9,977,575 Grants)
Wi-TOD (DDA/Co-Op/Bond Docs/Oth) 7.000.000 Grants)
WHTOD (DDA/CoOp/Bond Docs/Oth Op/Bond Docs/Oth Grants)

WI-TOD (DDA/Co-Op/Bond Docs/Oth Grants)
12 WI-TOD (DDA/Co-Op/Bond Docs/Oth Grants)
13 WI-TOD (ODA/Go-Grants) 4 WI-TOD (DDA/Co-Grants) i WI-TOD (DDA/Co-Grants)
18 WI-TOD (DDA/Co-Op/Bond Docs/Oth Granta)
18 WI-TOD (DDA/Co-Op/Bond Docs/Other City Blvd Infrastructure 80 8th St Smart 22 Bith St Smart Growth Revitali (Co-Op/Bund Docs/Crants) 23 8th St Smart Growth Revital (Co-Op/Bond Docs/Grants) 8th St Smart Growth Revitalia (Co Op/Bond Docs/Grants) 8th St Smart 26 8th St Safety Doca/Grants) 27 8th St Safety Enhancements (C Op/Bond 28 Bih St Safety
Enhancements (Co Docs/Grants)
29 8th St Safety
Enhancements (CoOp/Bond

National City Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a) (Report Amounts in Whole Dollars) ROPS 14-15B CAC PPA. To be completed by the CAC upon submittal of the ROPS 15-16B by the SA to Finance and the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the manner in which they calculate the PPA. Also note that the Admin amounts do not need to be listed at the line item level and may be entered. ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller. Non-RPTTF Expenditures RPTTF Expenditures RPTTF Expenditures Net CAC Non-Admin and Admin PPA (Amount Used to Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 18-16B Requested RPTTF) Offset ROPS 15-15B Requested PPTTF) Pen Admin GAC Reserve Balance Availabla RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15) Available RPTTF (ROPS 14-16B Difference (If K is less than L the difference is Net Lesser of Authorized / Available Net Lesser of Authorized / Available distributed + all other evallable as of 01/1/16) 8A Comments (M+R) CAC Comments Authorized Actual Authorized Autuai Authorized zero) zero) 107,081 \$ 13,457 \$ 4,910,443 \$ 4,810,443 \$ 4,810,440 \$ 3,882,813 \$ 1,027,630 \$ 208,743 \$ 208,743 208,743 \$ \$ 21,957,000 \$ 54 Las Palmas Park 57 YMCA Pledge Agreement/Challen e Grant - Las Palmas Park 58 Kimbali Park Firmball Park
Improvements (CoOp/Sand Docs)

Kimball Park
Improvements (CoOp/Sand Docs)

Kimball Park

Kimball Park 50 Kimbell Park
Improvements (CoOp/Bond Doca)
61 Kimbell Park
Improvements (CoOp/Bond Doca)
62 Kimbell Park
Improvements (CoOp/Bond Doca)
63 Aqualic Center (CoOp/Bond Doca) (Co-op)
Concrete
Improvements (Co-Op) Traffic Signal Timin Widening (Co-Op)
73 Traffic Monitoring (Co-Op)
Drainage
Improvements (Co-Op)
5 Senior Village (Co 78 Pacific Steel (Co-Op) Kimbali Way Cree (Op) 78 B-1 Site lopment (Cohousing mandates 85 Loan Agreement with JPFA 86 Loan from Sewer Fund 87 Personnel and Admin Costs

91 Carry over for unfunded obligation

94 Las Paimas Park improvements (Co-Op/Bond Docs/Purchase Code) Order)

95 Kimball Park
Improvements (Co-Op/Bond
Doos/Purchese

National City Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments
Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
(Report Amounts in Whole Dollars)

ISB Successor Ament Property Ta auditor-controller	x Trust Fund (RPTTF) approv	ved for the ROP	ustments (PPA § 15-16B (Janu	i); Pursuant to HS ary through June	SC Section 3416 e 2016) period w	86 (a), SAs are re vill be offset by th	e SA's self-report	ne differences betweed ROPS 14-15B p	ween their actual prior period adjus	l available funding stment, HSC Sect	; and their actual ion 34186 (a) als	expenditures for the	e ROPS 14-15B (Ja prior period adjustr	enuary through .li ments self-report	une 2015) period ed by SAs are su	. The amount of bject to audit by		the CAC Note f	that CACs will no	eed to enter their o	wn formulas at th	ne line item level p	oursuant to the m	A to Finance and nanner in which the nd may be entered	y	
В	С	D	E	F	G	н	1	J	к	L	Mi	N	0	Р	Q	R	8	۲	U	v	w	x	Υ .	z	AÀ	10.0	AB
7			Non-RPTTP	Expenditures								RPTTF Expend	ltures		, <u>-</u>							RPTTF Expendit	ires		Telephone I		
	Bond	Proceeds	Reserve	Balance	Other I	Funds			Non-Admin					Admin			Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)			Non-Admin GA1		1 4 1 1 1 1 1	Admin GAG	de	Net CAC Non- Admin and Admin PPA (Amount Used to Offset ROPS 18-18) Requested RPTTF	В	
Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-158 distributed + ail other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/16)	Authorized / Available	Artual	Difference (if total actual exceeds total authorized, the Lotal difference is zero)	Net DWerence (M+R)	SA Comments	Ne: Leaser of Authorized / Available	Actual	Difference	Ne: Leaser of Authorsted / Available		Difference	Net Difference	CAC	C Comments
Legal Settlement	\$ 21,957,000	\$.	. s .	à -	\$ 107,661	\$ 13,437	\$ 4,910,443		2 -	\$ 0,982,813	\$ -	\$ 206,743	\$ 208,743	8 206 743	\$ 208,743	\$	\$ 1,027,630				3			\$ -	8		
General Property Vanagement	-				-		40,000	40,000		-	§ 4∩,ΩΩΩ						\$ 40,000										
Kimbali House Vaintenance	-				-		4,000	4,000	\$ 4,000		\$ 4,000						\$ 4000			. ". "					19 - 1	1.2	
Agreement Trash Service for	-				-		1,000	1,000	\$ 1,000	-	\$ i 000						\$ 1,000										100
CDC properties Landacape Services or CDC Properties	-				-		6,000	6,000	\$ 6,000	2,224	\$ 3,778						\$ \$ 776										
Power for	-		-		-		3,000	3,000	\$ 3,000	1,365	\$ 1,635						\$ 1 635										
Temporary Aquatic Center																								1		1 2 2 20	
Power for GDC properties	-		•		-		3,000	3,000			\$ 781						\$ 791										
Security Contract for Old Library Water Service for			-		-		4,000	4,000									\$ 1,57;										
CDC properties Security Fence for	-		-		-		1,000	1,000		817							\$ 1E3							-			
Palm Plaza Environmental	-		-		-		8,000	6,000	\$ 6,000	-	2 6'000						\$ 6,000		-	1							-
Monitoring for CDC Properties						10.107	2.00	0.000	10.000		1.0						2 2.000								<u></u>		
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Contract for Legal Services	-		-		٠		75,000	75,000		19,328							S 55 672										
Contract for Legal Services							125,000	125,000		11,640							\$ 113,380 \$ 40,457										
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Professional Services																			•		3.5		,	- 1 T	:	- 1 - 1	
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Required			+		-		-		\$ "	-	3 .						\$.				1						
replacement of back flow valve at Historic			1											j						1 1							·
Depot Contract for Legal					-		50,000	50,000	\$ 50,000	948	\$ 49,054						\$ 49,054										
Services Reserve for Aug			-		-				\$ -		\$ -						s -										
2014 Bond Payments Development of							25,000	25,000	\$ 25,000		\$ 25,000						\$ 25,000				1	ì		1 1 1 1 1			
Long Range Property			'				25,000	20,000		i				j								\$ 15				1	

National City Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments

Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)

(Report Amounts in Whole Dollars) ROPS 14-15B CAC PPA. To be completed by the CAC upon submittal of the ROPS 15-16B by the SA to Finance and the CAC. Note that CACs will need to enter their own formulae at the line item level pursuant to the manner in which they calculate the PPA. Also note that the Admin amounts do not need to be listed at the line item level and may be entered. ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by RPTTF Expenditures Non-RPTTF Expenditures RPTTF Expenditures Net CAC Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-168) Net 8A Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-168 Requested Rivings Difference (if total actual exceeds total authorized, the total difference is zero) Difference (N K is less than i the difference is Nutborized / Available 208,743 Author/zed Actual Authorized Net Difference zera) CAC Comments < 910,445 \$ 3,862,818 \$ 1.027,630 \$ 202,749 \$ 208,743 1 027,630 107,661 \$ 13,437 \$ 4,910 443 3 4,010,443 \$ 208,743 172 Property Apprai

National City Recognized Obligation Payment Schedule (ROPS 15-16B) - Notes
January 1, 2016 through June 30, 2016

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item#	Notes/Comments
2	The 2004 TABs were paid off in August, 2015 as authorized in ROPS 15-16A.
12	Moving forward with Phase II of the WI-TOD project per the DDA and as approved in ROPS 15-16A entails environmental remediation work on the Phase II site which is adjacent to the Phase I site. This consultant advises the SA and works with the DTSC and the developer to achieve optimum site remediation solutions.
13	Moving forward with Phase II of the WI-TOD project per the DDA and as approved in ROPS 15-16A entails environmental remediation work on the Phase II site for which DTSC's oversight and approval are required.
147	The Successor Agency anticipated concluding the Morgan Square litigation during ROPS 15-16A, but court dates are being set into next year (2016), which may extend activity on this matter into ROPS 15-16B. In addition, as the WI-TOD housing project moves into Phase II, the Successor Agency must be prepared to enlist outside counsel assistance should the need arise. RPTTF funding of \$125,000 (repeating the amount authorized in ROPS 15-16A) is requested due to the timing and other uncertainties surrounding these matters.
170	Amount requested pursuant to HSC 34171(p) is for two fiscal years - FY 2014-15 and FY 2015-16 based on the tentative ruling in the case filed by the City of Montclair. Funding for FY 2014-15 was previously denied. The Housing Authority of the City of National City, not the City of National City, was designated to be the "Housing Successor Agency" and tasked with assuming the housing functions of the former redevelopment agency as detailed in HSC sections 34176 and 34176.1. Previously the low and moderate income set aside (20% of tax increment revenue) was used to fund these or similar activities. The Housing Authority cannot meet its responsibilities under the law without an ongoing funding stream.
175	Subsequent to information and estimates provided by the developer of the WI-TOD project that were used to support an RPTTF allocation of \$1,324,450 for unforseen site environmental remediation costs in ROPS 15-16A (items 174 and 175) for Phase I of the project, the SA received notification that the remediation costs are now likely to exceed \$3.0 million. Additional RPTTF funding of \$1,716,000 is requested in order to be prepared to meet this obligation. Payments will be made to the developer only upon submittal of documented invoices.
176	Analysis by the developer and engineers of the WI-TOD Phase II site indicate that soil conditions are similar to those found on the Phase I site. The current estimate to remediate those conditions is \$2,790,000. Site preparation will soon be underway and the SA needs to be prepared to pay for these costs upon the submittal of documented invoices.
177	The Lamb's Theatre building (500 Plaza Blvd., APN 556-560-39), a property owned by the Successor Agency, experienced a fire on May 23, 2015 that damaged this already deteriorating facility that was previously found too costly to bring up to code. RPTTF funding in the amount of \$240,000 is requested to demolish the structure to avoid possible future liabilities. The amount is an estimate based on input from a construction consultant with the addition of a contingency and City project management costs. Actual costs would be subject to a competitive bidding process.

RESOLUTION NO. 2015 – 10

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION AS
THE NATIONAL CITY REDEVELOPMENT AGENCY ADOPTING
THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD
JANUARY 1, 2016 THROUGH JUNE 30, 2016 (ROPS 15-16B)

WHEREAS, the City Council established the Redevelopment Agency of the City of National City (the "Redevelopment Agency") by Ordinance No. 1164, dated April 11, 1967; and

WHEREAS, the City Council established the Housing Authority of the City of National City (the "Housing Authority") by Ordinance No. 1484, dated October 14, 1975; and

WHEREAS, the City Council established the Community Development Commission of the City of National City (the "CDC") by Ordinance No. 1484, dated October 14, 1975, and vested the CDC with all of the powers, duties, and responsibilities of both the Redevelopment Agency and the Housing Authority, among other matters, for the purpose of enabling the CDC to operate and govern the Redevelopment Agency and the Housing Authority under a single board and as a single operating entity. The CDC acting in its capacity as the Redevelopment Agency of the City of National City is referred to herein as the "CDC-RDA"; and

WHEREAS, all California redevelopment agencies, including the Redevelopment Agency and the CDC-RDA, were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, pursuant to AB 26, the City Council adopted Resolution No. 2012-15 on January 10, 2012, electing to be the Successor Agency to the CDC-RDA. The Successor Agency is a legal entity that exists separate and independent from the City. The Successor Agency formally named itself the "Successor Agency to the Community Development Commission as the National City Redevelopment Agency"; and

WHEREAS, on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings and equipment of the Redevelopment Agency and the CDC-RDA were transferred by operation of law to the control of the Successor Agency and all authority, rights, powers, duties, and obligations previously vested in the Redevelopment Agency and the CDC-RDA were vested in the Successor Agency, for administration pursuant to Part 1.85 of AB 26; and

WHEREAS, as part of the FY 2012-2013 State budget package, on June 27, 2012, the Legislature passed and the Governor signed Assembly Bill No. 1484 ("AB 1484", Chapter 26, Statutes 2012). Although the primary purpose of AB 1484 is to make technical and substantive amendments to AB 26 based on issues that have arisen in the implementation of AB 26, AB 1484 imposes additional statutory provisions relating to the activities and obligations of successor agencies and to the wind down process of former redevelopment agencies; and

WHEREAS, the Successor Agency is required to undertake several actions pursuant to Part 1.85 of AB 26 as amended by AB 1484, including submitting additional information with the ROPS and in a changed format as set by the Department of Finance; and

Resolution No. 2015 – 10 September 16, 2015 Page 2

WHEREAS, under AB 26 as amended by AB 1484, each successor agency shall have an oversight board with fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property taxes and other revenues pursuant to Health and Safety Code Section 34188; and

WHEREAS, the oversight board has been established for the Successor Agency (hereinafter referred to as the "Oversight Board") and all seven (7) members have been appointed to the Oversight Board pursuant to Health and Safety Code Section 34179. The duties and responsibilities of the Oversight Board are primarily set forth in Health and Safety Code Sections 34179 through 34181 of AB 26 as amended by AB 1484; and

WHEREAS, pursuant to AB 26, the ROPS shall be forward looking to the next six months, thus a recognized obligation payment schedule for the period of January 1, 2016 through June 30, 2016 (ROPS 15-16B) was prepared for consideration and approval by the Successor Agency; and

WHEREAS, according to Health and Safety Code Section 34177(I)(1) of AB 26, for each recognized obligation, the ROPS shall identify one or more of the following sources of payment: (i) Low and Moderate Income Housing Funds, (ii) bond proceeds, (iii) reserve balances, (iv) administrative cost allowance, (v) the Redevelopment Property Tax Trust Fund, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation or by the provision of Part 1.85 of AB 26, and (vi) and other revenue sources; and

WHEREAS, it is the intent of AB 26 as amended by AB 1484 that the ROPS serve as the designated reporting mechanism for disclosing the Successor Agency's bi-annual payment obligations by amount and source and, subsequent to the audit and approval of the ROPS as specified in AB 26, the County Auditor/Controller will be responsible for ensuring that the Successor Agency receives revenues sufficient to meet the requirements of the ROPS during each bi-annual period; and

WHEREAS, on September 15, 2015, the Successor Agency considered and approved ROPS 15-16B, subject to the contingencies and reservations set forth therein; and

WHEREAS, the Successor Agency's approved ROPS 15-16B, which is consistent with the requirements of the Health and Safety Code and other applicable law, is attached to and incorporated in this Resolution as **Exhibit "A"**; and

WHEREAS, the ROPS 15-16B has been submitted for review and approval to the Oversight Board for subsequent submittal to the County Auditor/Controller, State Department of Finance and State Controller; and

WHEREAS, on September 16, 2015 in the course of taking action on a properly agendized item at a regular meeting, the Oversight Board considered the approval of the ROPS 15-16B, and upon (i) further consideration of all information and documentation presented by staff, (ii) all public comment and Oversight Board deliberation, if any, and (iii) the recommendation of the Successor Agency's staff, did independently find and determine that the ROPS 15-16B should be approved; and

Resolution No. 2015 – 10 September 16, 2015 Page 3

WHEREAS, the Department of Finance sometimes changes the format of reporting and the requirements, thus the Successor Agency staff may need to make changes to the ROPS 15-16B subsequent to the approval, to have it compliant with the changing Department of Finance requirements; and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq., hereafter the "Guidelines"), and the City's environmental guidelines; and

WHEREAS, this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency, as follows:

- Section 1. The foregoing recitals are true and correct, and are a substantive part of this Resolution.
- Section 2. The adoption of this Resolution is not intended to and shall not constitute a waiver by the Successor Agency of any rights the Successor Agency may have to challenge the effectiveness and/or legality of all or any portion of AB 26 or AB 1484 through administrative or judicial proceedings.
- Section 3. The Successor Agency's ROPS 15-16B, which is attached hereto as Exhibit "A", is approved and adopted.
- Section 4. The Executive Director, or designee, is hereby authorized and directed to:
 - (i) Take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Oversight Board; and
 - (ii) Take such other actions and execute such other documents as are necessary to effectuate the intent of AB 26 and AB 1484 in regard to ROPS 15-16B, including modifying and/or amending the ROPS 15-16B administratively to reflect the most up to date prior period actual cost or cash data, or conform to the direction, guidance, and/or requirements related to ROPS 15-16B by of the Department of Finance.
- Section 5. The Oversight Board confirms the Successor Agency's determination (to the extent that it is required to do so) that neither the ROPS 15-16B nor this Resolution is a "project" for purposes of CEQA, as that term is

Resolution No. 2015 – 10 September 16, 2015 Page 4

defined by Guidelines section 15378, because the ROPS 15-16B approved by this Resolution represents an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines.

Section 6.

The Oversight Board Secretary and/or Successor Agency Secretary shall certify to the adoption of this Resolution, and transmit notice of this Resolution, including ROPS 15-16B as approved, to the State of California Department of Finance and to the San Diego County auditor-controller by electronic means, and ROPS 15-16B shall be subject to review pursuant to California Health & Safety Code Section 34177(m).

Section 7.

Pursuant to California Health and Safety Code Section 34179(h), the State of California Department of Finance may review Oversight Board action; therefore, this Resolution shall be effective on the date five (5) business days after its adoption, absent and pending any request for review by the State of California Department of Finance.

NOW, THEREFORE, BE IT RESOLVED that the foregoing resolution was duly and regularly adopted at a regular meeting of the Oversight Board for the Successor Agency to the Community Development Commission as the National City Redevelopment Agency held on the 16th day of September 2015, by the following vote:

AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	Ron Morrison, Chairman
ATTEST:	
Brad Raulston, Executive Director Secretary to the Oversight Board	
APPROVED AS TO FORM:	
Oversight Board Counsel Edward Z. Kotkin, Esq. Law Offices of Edward Z. Kotkin	