

**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 ACTIONS

1. 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.

**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)

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 Regular Meeting of September 16, 2015.

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

APPROVED BY: 

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: _____ MIS

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.

Recognized Obligation Payment Schedule (ROPS 15-16B) - Summary

Filed for the January 1, 2016 through June 30, 2016 Period

Name of Successor Agency: National City
Name of County: San Diego

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A Sources (B+C+D):		\$ 100,000
B Bond Proceeds Funding (ROPS Detail)		-
C Reserve Balance Funding (ROPS Detail)		-
D Other Funding (ROPS Detail)		100,000
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 7,451,034
F Non-Administrative Costs (ROPS Detail)		7,231,034
G Administrative Costs (ROPS Detail)		220,000
H Total Current Period Enforceable Obligations (A+E):		\$ 7,551,034

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I Enforceable Obligations funded with RPTTF (E):		7,451,034
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)		<u>(1,027,630)</u>
K Adjusted Current Period RPTTF Requested Funding (I-J)		\$ 6,423,404

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L Enforceable Obligations funded with RPTTF (E):		7,451,034
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)		-
N Adjusted Current Period RPTTF Requested Funding (L-M)		7,451,034

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (m) of the Health and Safety code, I
hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named agency.

Name	Title
/s/ _____	
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)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
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-Month Total
								\$ 205,928,053		\$ -	\$ -	\$ 100,000	\$ 7,231,034	\$ 220,000	\$ 7,551,034
1	1999 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	6/3/1999	6/1/2031	Bank of New York	Bonds to fund non-housing tax-exempt projects	Merged	4,631,481	N				82,838		\$ 82,838
2	2004 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	6/30/2004	8/1/2032	US Bank	Bonds to fund non-housing tax-exempt projects	Merged		Y						\$ -
3	2005 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	1/25/2005	8/1/2032	US Bank	Bonds to fund non-housing tax-exempt projects	Merged	13,228,785	N				222,346		\$ 222,346
4	2011 Tax Allocation Bond	Bonds Issued After 12/31/10	3/3/2011	8/1/2032	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
5	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	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/Construction	6/21/2011	12/31/2014	Paradise Creek Housing Partners	Phase I Agency Loan/local support	Merged		N						\$ -
7	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	6/21/2011	12/31/2014	Paradise Creek Housing Partners	Phase I Agency Loan/local support	Merged		N						\$ -
8	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	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/Construction	2/15/2011	6/30/2020	City of National City/Kimley-Horn & Associates	Public Works Relocation - Design / Engineering	Merged		N						\$ -
10	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/Property Owner	Purchase/Lease Replacement Yard	Merged		N						\$ -
11	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City	Building/Relocation Costs	Merged		N						\$ -
12	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	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	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/DTSC	Environmental Oversight	Merged	100,000	N			50,000	50,000		\$ 100,000
14	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/Contractor	Environmental Clean-Up	Merged		N						\$ -
15	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/Contractor	Site Demolition / Grading	Merged		N						\$ -
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						\$ -
17	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	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/Construction	2/15/2011	6/30/2020	City of National City	Project Management & Administration	Merged		N						\$ -
19	SR54 and National City Blvd Infrastructure Improvements	Improvement/Infrastructure	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	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Phase II - Construction Management & Inspections	Merged		N						\$ -
23	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Phase II - Construction	Merged	1,800,000	N						\$ -
24	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		N						\$ -
25	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	300,000	N						\$ -
26	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/RBF Consultants	Design / Engineering	Merged	65,000	N						\$ -
27	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Bureau Ventas North America	Construction Management & Inspections	Merged		N						\$ -
28	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	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)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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						
29	6th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		N						\$
30	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	50,000	N						\$
31	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Harris & Associates	Design / Engineering	Merged		N						\$
32	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Consultant	Construction Management & Inspections	Merged	300,000	N						\$
33	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		N						\$
34	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		N						\$
35	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	200,000	N						\$
36	D Ave Community Corridor / Roundabout (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	36,000	N						\$
37	D Ave Community Corridor / Roundabout (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged		N						\$
38	D Ave Community Corridor / Roundabout (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		N						\$
39	D Ave Community Corridor / Roundabout (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		N						\$
40	D Ave Community Corridor / Roundabout (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	50,000	N						\$
41	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged		N						\$
42	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged		N						\$
43	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants/Construction Agreement)	Improvement/Infrastructure	8/14/2012	8/1/2032	City of National City/Contractor	Construction	Merged		N						\$
44	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		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						\$
47	4th St Community Corridor (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Harris & Associates	Construction Management & Inspections	Merged		N						\$
48	4th St Community Corridor (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		N						\$
49	4th St 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						\$
51	Las Palmas Park Improvements (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged		N						\$
52	Las Palmas Park Improvements (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged		N						\$
53	Las Palmas Park Improvements (Co-Op/Bond Docs)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		N						\$
54	Las Palmas Park Improvements (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged		N						\$
55	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 Grant - Las Palmas Park Improvements	Improvement/Infrastructure	8/14/2012	8/1/2032	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)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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						
58	Kimball Park Improvements (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged		N						\$
59	Kimball Park Improvements (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged		N						\$
60	Kimball Park Improvements (Co-Op/Bond Docs)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		N						\$
61	Kimball Park Improvements (Co-Op/Bond Docs)	Professional Services	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						\$
63	Aquatic Center (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Safdie Rabines Architects	Architectural Services	Merged		N						\$
64	Aquatic Center (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corp	Construction Management	Merged	3,300,000	N						\$
65	Aquatic Center (Co-Op/Bond Docs)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		N						\$
66	Aquatic Center (Co-Op/Bond Docs)	Professional Services	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/Construction	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	1,200,000	N						\$
69	Street Resurfacing (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/Infrastructure	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/Infrastructure	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/Infrastructure	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/Infrastructure	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/Construction	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	13,000,000	N						\$
76	Pacific Steel (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	60,000	N						\$
77	Kimball Way Creek Improvements (Co-Op)	Improvement/Infrastructure	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/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	200,000	N						\$
79	Storefront Renovation Program (Co-Op)	OPA/DDA/Construction	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	250,000	N						\$
80	Paradise Creek Enhancement (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	2,300,000	N						\$
81	RHNA, Housing Element, and other housing mandates	OPA/DDA/Construction	1/1/1992	6/30/2021	CDC-Housing Authority	State Mandates/Goals for Housing	Merged	71,192,024	N						\$
85	Loan Agreement with JPFA	Bonds Issued On or Before 12/31/10	4/16/1991	10/1/2017	Bank of America	Loan for construction of police station	Merged		N						\$
86	Loan from Sewer Fund	City/County Loans On or Before 6/27/11	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	\$ 220,000

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

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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						
94	Las Palmas Park Improvements (Co-Op/Bond Docs/Purchase Order)	Improvement/Infrastructure	8/14/2012	8/1/2032	Contractor - ROMTEC	Construction	Merged		N						\$ -
95	Kimball Park Improvements (Co-Op/Bond Docs/Purchase Order)	Improvement/Infrastructure	8/14/2012	8/1/2032	Contractor - ROMTEC	Construction	Merged		N						\$ -
98	CYAC vs CDC - Amount on Appeal	Litigation	4/20/2011	6/30/2016	CYAC/Lei	Judgment for Legal Fees (Assessors)	Merged		N						\$ -
101	General Property Management	Property Maintenance	2/15/2011	5/16/2036	City of National City	Ongoing management of CDC assets	Merged	400,000	N				40,000		\$ 40,000
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		\$ 5,000
103	Trash Service for CDC properties	Property Maintenance	1/1/2015	6/30/2015	EDCO	Trash hauling all RDA owned properties	Merged	-	Y				-		\$ -
104	Landscape Services for CDC Properties	Property Maintenance	3/21/2011	6/30/2016	NBS	Landscape Services	Merged	5,000	N				5,000		\$ 5,000
105	Power for Temporary Aquatic Center	Property Maintenance	7/1/2013	6/30/2016	Power Plus	Rental of temporary power poles	Merged	18,000	N				3,000		\$ 3,000
106	Power for CDC properties	Property Maintenance	7/1/2015	6/30/2016	SDG&E	Electricity & gas for RDA properties	Merged	3,000	N				3,000		\$ 3,000
107	Security Contract for Old Library	Property Maintenance	1/1/2014	6/30/2016	Stanley Sonitrol	Fire alarm monitoring	Merged	-	N				-		\$ -
108	Water Service for CDC properties	Property Maintenance	1/1/2015	6/30/2016	Sweetwater Authority	Water including irrigation RDA properties	Merged	4,000	N				4,000		\$ 4,000
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		\$ 1,000
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	Merged	30,000	N				10,000		\$ 10,000
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 Cleveland, 835 Bay Marina Drive and other SA properties as necessary	Merged	285,000	N				50,000		\$ 50,000
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						\$ -
128	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		\$ 10,000
130	Contract for Environmental Services	Property Maintenance	7/1/2011	10/6/2017	GeoSyntec Consultants	PSI Environmental Investigation	Merged	-	N						\$ -
144	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				31,000		\$ 31,000
146	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		\$ 75,000

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

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
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-Month Total
147	Contract for Legal Services	Legal	1/22/2008	12/6/2017	Christensen & Spath, LLP	Litigation for ARE Holdings/Litigation for Morgan Square, Inc./Legal Services for Westside Infill Transit Oriented Development Housing Project	Merged	125,000	N				125,000		\$ 125,000
148	Contract for Legal Services	Legal	11/9/2010	6/30/2016	Best Best & Krieger, LLP	Litigation CYAC	Merged	10,000	N				10,000		\$ 10,000
150	Contract for Legal Services	Legal	11/21/2011	6/30/2016	Mazzarella Lorenzana	Minimize CYAC Liability-Indemnity Claim	Merged	132,000	N				40,000		\$ 40,000
151	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Design / Engineering	Merged	-	N						\$ -
152	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	-	N						\$ -
153	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/Harris & Associates	Design / Engineering	Merged	-	N						\$ -
154	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/Bureau Veritas North America	Design / Engineering	Merged	-	N						\$ -
155	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/D-MAX Engineering	Engineering / Stormwater Compliance	Merged	-	N						\$ -
156	Contract for Professional Services	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 Services	Professional Services	3/3/2011	8/1/2032	City of National City/Ninyo & Moore	Soils & Materials Testing	Merged	-	N						\$ -
161	Bonds	Fees	7/1/2015	6/30/2016	Deutsche Bank/US Bank	Fiscal Agent Fees	Merged	150,000	N				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 line 86)	City/County Loans On or Before 6/27/11	6/22/2010	6/30/2013	City of National City - Sewer Enterprise Fund	Loan for street resurfacing	Merged	-	N						\$ -
165	Coolidge Ave (see line 43)	Improvement/Infrastructure	8/14/2012	8/1/2032	see line 43	Construction (see line 43)	Merged	-	N						\$ -
167	Contract for Legal Services	Legal	12/15/2012	6/30/2016	Meyers Nave Hoffman Riback Silver & Wilson	Protect assets and obligations of Successor Agency	Merged	50,000	N				50,000		\$ 50,000
170	Housing Entity Administrative Cost Allowance	Housing Entity Admin Cost	7/1/2014	7/1/2016	National City Community Development Commission - Housing Authority	Administrative cost allowance for Housing Authority per AB 471	Merged	300,000	N				300,000		\$ 300,000
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	Merged	-	N						\$ -
172	Property Appraisals	Property Dispositions	7/1/2015	12/31/2015	To be Determined	Property appraisals as needed pursuant to the Long Range Property Management Plan	Merged	50,000	N				50,000		\$ 50,000
173	Call outstanding 2004 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	7/1/2015	12/31/2015	US Bank	Pay off the outstanding principal balance of the 2004 bonds	Merged	-	Y						\$ -
174	Unforeseen SA remediation cost obligation - cost incurred to date	OPA/DDA/Construction	6/21/2011	6/30/2016	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site	Merged	-	N						\$ -
175	Unforeseen SA remediation cost obligation - estimated additional costs Phase I WI-TOD	OPA/DDA/Construction	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	N				1,716,000		\$ 1,716,000
176	Unforeseen SA remediation cost obligation - estimated additional costs Phase II WI-TOD	OPA/DDA/Construction	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 building	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	N				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 (l), 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](#)

A	B	C	D	E	F	G	H	I
		Fund Sources						
		Bond Proceeds		Reserve Balance		Other	RPTTF	
	Cash Balance Information by ROPS Period	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	Comments
ROPS 14-15B Actuals (01/01/15 - 06/30/15)								
1	Beginning Available Cash Balance (Actual 01/01/15)	2,555,291	20,095,732			97,604	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	65	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)	2,555,356	4,220,955				2,000,000	C4 and D4 are bond reserves w/fiscal agent
5	ROPS 14-15B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15B PPA in the Report of PPA, Column S			No entry required			1,027,630	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 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 amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015					50,000	7,902,594	RPTTF distributed was \$1,167,966 less than authorized
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	

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

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(l)(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 agendaized 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

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

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