

**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 – January 20, 2016 – 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 December 16, 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 Obligations Payment Schedule (ROPS) for the Period July 1, 2016 through June 30, 2017 (ROPS 16-17) (Reso 2016-01)

REPORTS

3. 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 February 17, 2016 at 3:00 p.m. in Council Chambers, Civic Center.

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

DECEMBER 16, 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 3:07 pm by Chairman Ron Morrison.

ROLL CALL

Board Members Present: Fellows, Morrison, Perri, Desrochers, McCarthy, Kerl
Board Members Absent: Carson

Note: Welcome Sandra Kerl, SDCWA to the National City Oversight Board

OTHER STAFF PRESENT: Brad Raulston, Executive Director; Claudia Silva, Successor Agency Counsel; Carlos Aguirre, Community Development Manager; Alfredo Ybarra, Director of Housing, Grants and Asset Management; Janel Pehau, Accountant

PLEDGE OF ALLEGIANCE by Chairman Morrison

PRESENTATIONS: None

OVERSIGHT BOARD ACTIONS

- 1. SUBJECT:** Approval of the Minutes of the Special Meeting of the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of National City Meeting held on October 21, 2015.

RECOMMENDATION: Approve minutes as presented.

ACTION: Motion by Desrochers, seconded by Fellows to approve the minutes of the Regular Meeting of the Oversight Board meeting held October 21, 2015.

Motion carried by the following vote:

Ayes: Fellows, Desrochers, McCarthy, Perri, Morrison

Absent: Carson

Abstain: Kerl

- 2. SUBJECT:** Resolution of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the first revision to the Long Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5. (Housing/Grants/Asset Management) (Reso 2015-12)

Item presented by Carlos Aguirre, Community Development Manager

RECOMMENDATION: Approve the Resolution (**Resolution 2015-12**).

ACTION: Motion by Fellows, seconded by Perri to approve the Resolution (2015-12).

Motion carried by the following vote:

Ayes: Fellows, Perri, Morrison, Desrochers, McCarthy, Kerl

Absent: Carson

REPORTS

3. Update on Redevelopment Issues

Brad Raulston, Executive Director welcomed new member, Sandy Kerl, and gave a brief overview of upcoming items for 2016

ADJOURNMENT

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 January 20, 2016 at 3:00 p.m., Council Chambers – National City Civic Center, California.

The meeting adjourned at 3:27 p.m.

Clerk

Secretary

The foregoing minutes were approved at the Regular Meeting of January 20, 2016.

Oversight Board Chairman

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

MEETING DATE: January 20, 2016

AGENDA ITEM NO. 2

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 July 1, 2016 through June 30, 2017 (ROPS 16-17)

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 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. Beginning with the ROPS that will be effective on July 1, 2016, payment schedules are to be prepared on an annual basis instead of every six months as was the case through ROPS 15-16B.

Before the Oversight Board today is the ROPS for the period July 1, 2016 through June 30, 2017, which is referred to as ROPS 16-17. Upon the Oversight Board's approval, it will be submitted to the State Department of Finance and other agencies as noted above. ROPS 16-17 is due to the State Department of Finance by February 1, 2016. Please see attached staff report for further details regarding the ROPS.

FINANCIAL STATEMENT:

APPROVED:  Finance

ACCOUNT NO. Pursuant to AB 1X 26/AB 1484/AB 2493/ SB 107

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 16-17 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 16-17 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 July 1, 2016 through June 30, 2017 (ROPS 16-17)
3. Proposed Oversight Board Resolution 2016-01

CITY OF NATIONAL CITY
OVERSIGHT BOARD STAFF REPORT

January 20, 2016

Item:

Resolution of the Oversight Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the Recognized Obligation Payment Schedule (ROPS) for the period July 1, 2016 through June 30, 2017 (ROPS 16-17)

Background:

One of the changes to the redevelopment agency dissolution law that was enacted in 2015 via SB 107 was the requirement that for fiscal periods beginning on or after July 1, 2016, the ROPS would be prepared on an annual basis instead of once every six months. The annual ROPS are due to the State Department of Finance (DOF) by February 1 of each year and DOF has until April 15 to make its determination on them. ROPS 16-17 is the first annual ROPS. Even though it is called an annual ROPS, the standardized form distributed by the DOF requires that obligation payment amounts be assigned to either the “A” portion of the fiscal year (July through December) or the “B” portion of the year (January through June). Each successor agency will be allowed one amendment to the annual ROPS, but it must be submitted to DOF by October 1 and Successor agencies may only amend the amounts requested for payment of approved enforceable obligations that fall within the “B” portion of the year; no new obligations can be created through the amendment process. Also, as part of the transition to an annual ROPS, DOF has temporarily removed the Prior Period Adjustment form to allow for future reporting of actual expenditures for a twelve month period. The Cash Balances form has been retained, however, allowing agencies to report prior period spending and available balances.

Discussion:

The proposed Recognized Obligation Payment Schedule for the July 1, 2016 through June 30, 2017 (ROPS 16-17) period for the National City Successor Agency totals \$12.96 million. Of that amount, \$7.23 million is allocated to the first half of the fiscal year and \$5.73 million to the second half of the fiscal year. Enforceable obligations include debt service on the Successor Agency’s tax allocation bonds of \$5.15 million, a reserve of \$2.0 million for early bond redemption in ROPS 17-18, environmental remediation related costs on the WI-TOD housing project site of \$6.0 million, an administrative cost allowance of \$0.38 million, legal services totaling \$0.3 million and various other operational costs totaling \$0.34 million. ROPS 16-17 totals for debt service, administrative allowance and the early bond redemption items are actual annual amounts. Most of the ROPS 16-17 totals for the other items include some allowance for delays in spending from the first half of the year to the next half, and, therefore, are greater than they would be if costs could be entered for the year as a whole.

Debt service: Scheduled debt service payments peaked at \$7.8 million in Fiscal Year 2016. For Fiscal Year 2017, debt service payments drop to \$5.15 million on the three remaining series of

tax allocation bonds (1999, 2005B and 2011). Also proposed is establishing a reserve of \$2.0 million towards paying off the principal balance of the 1999 tax allocation bonds in August 2017. At that time, the outstanding balance would be \$2,910,000, leaving \$910,000 to be requested in ROPS 17-18. Early repayment of these bonds would save over \$1.0 million in interest expense over the remaining 12 years of scheduled payments. The Successor Agency was able to pay off the 2004 bonds in August 2015 for an interest expense savings of over \$2.0 million.

WI-TOD Project: Construction of the Phase I project is currently underway with garage and podium slabs for the buildings completed and masonry walls nearing completion. However, remediation costs for the Phase I site have increased beyond previous estimates by \$700,000. Most of the cost will be paid during the "A" portion of the year, but \$100,000 is shown in the "B" portion in the event that a portion of the work is delayed. Pending remediation costs are mostly associated with the implementation of a Health and Safety Plan required for the remediated site. The Phase II Housing site has been remediated and surcharged and construction will begin in June 2016. It is estimated that of the \$2.7 million approved in ROPS 15-16B for remediation of the Phase II site, approximately \$1.2 million will not be needed until the 16-17 cycle. The "A" portion contains the entire \$1.2 million. The "B" portion contains a carryover of \$500,000 from the "A" portion in the event the spending is delayed. Pending remediation costs in the "B" portion, as with Phase I, will be mostly associated with the implementation of a Health and Safety Plan required for the remediated site. The "B" portion also includes an estimated \$2.0 million for environmental remediation of the park portion of the project which is scheduled to begin remediation in July 2016.

Administrative Cost Allowance: SB 107 also changed the way that the administrative cost allowance is determined. It is now calculated based on the amount of Redevelopment Property Tax Trust Fund (RPTTF) revenue distributed in the prior fiscal year less the prior year's authorized administrative cost allowance (ACA) and less any city loan repayments. This adjusted RPTTF amount is then multiplied by 3%. The 2016 adjusted RPTTF for the National City Successor Agency is \$12.665 million, which when multiplied by 3% results in an ACA for ROPS 16-17 of \$0.38 million, which has been split equally between the two periods of the year. The minimum ACA is still \$250,000 annually.

Legal Services: The Successor Agency litigation matters have been winding down. By the end of ROPS 15-16B (June 30, 2016), barring any new issues that might arise, most of the Successor Agency litigation matters are expected to be resolved, with only three litigation matters remaining. The Affordable Housing Coalition v. Sandoval, et al case is the matter most likely to continue into the next ROPs cycle, depending on the outcome of motions to be filed in 2016. The Morgan Square matter and CYAC Indemnity (RSG) matter are both almost concluded (anticipate completion by June 30, 2016), but may have some work remaining in the next cycle. In addition, until completion of the WI-TOD project, the Successor Agency will continue to retain outside counsel for specialized legal expertise needed to ensure compliance with the DDA. ROPS 16-17 provides amounts for anticipated legal services for the outstanding matters and subject matter expertise, as well as for the possibility that some of the litigation matters expected to reach closure by June 30, 2016 will still be active.

Other Operational Costs: Other operational costs of \$0.34 million include amounts 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.

Recommendation:

Adopt the resolution to approve the ROPS 16-17 and authorize staff to submit to it to the State Department of Finance, the State Controller and the County of San Diego.

Fiscal Impact Statement:

The items listed on ROPS 16-17 total \$12.96 million, all of which are proposed to be funded from RPTTF. The amount of new RPTTF projected to be available to the Successor Agency for ROPS 16-17 is \$11.87 million, a shortfall of just over \$1.0 million. The estimated savings from ROPS 15-16A of \$1.3 million (as shown on the Cash Balances form) may be available to make up the difference depending upon the procedures that DOF will follow under the new annual ROPS review process.

Recognized Obligation Payment Schedule (ROPS 16-17) - Summary

Filed for the July 1, 2016 through June 30, 2017 Period

Successor Agency: National City
 County: San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		16-17A Total	16-17B Total	ROPS 16-17 Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding				
A	Sources (B+C+D):	\$ -	\$ -	\$ -
B	Bond Proceeds Funding	-	-	-
C	Reserve Balance Funding	-	-	-
D	Other Funding	-	-	-
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 7,231,008	\$ 5,733,818	\$ 12,964,826
F	Non-Administrative Costs	7,041,034	5,543,844	12,584,878
G	Administrative Costs	189,974	189,974	379,948
H	Current Period Enforceable Obligations (A+E):	\$ 7,231,008	\$ 5,733,818	\$ 12,964,826

Certification of Oversight Board Chairman:
 Pursuant to Section 34177 (o) 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 successor agency.

 Name Title
 /s/ _____
 Signature Date

National City Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail

July 1, 2016 through June 30, 2017

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L				M				Q	R				W				
											16-17A									16-17B								
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)				RPTTF					Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)					RPTTF			
											Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Bond Proceeds	Reserve Balance	Other Funds		Non-Admin	Admin	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	ROPS 16-17 Total	16-17A Total	16-17B Total	16-17A Total	16-17B Total														
								\$ 91,960,284		\$ 12,964,826	\$ -	\$ -	\$ -	\$ 7,041,034	\$ 189,974	\$ 7,231,008	\$ -	\$ -	\$ -	\$ 5,543,844	\$ 189,974	\$ 5,733,818						
1	1999 Tax Allocation Bond	Bonds Issued On or Before	6/3/1999	6/1/2031	Bank of New York	Bonds to fund housing tax-exempt		4,548,644	N	\$ 326,551				247,838	189,974	\$ 247,838				78,713	189,974	\$ 78,713						
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		13,006,439	N	\$ 1,190,252				982,346		\$ 982,346				207,906		\$ 207,906						
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		65,407,575	N	\$ 3,632,075				2,402,850		\$ 2,402,850				1,229,225		\$ 1,229,225						
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		200,000	N	\$ 200,000				100,000		\$ 100,000				100,000		\$ 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		100,000	N	\$ 100,000				50,000		\$ 50,000				50,000		\$ 50,000						
19	SR54 and National City Blvd Infrastructure Improvements	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
62	Kimball Park Improvements (Co-Op/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration		-	Y	\$ -						\$ -						\$ -						
64	Aquatic Center (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corp	Construction Management		-	Y	\$ -						\$ -						\$ -						
67	Aquatic Center (Co-Op/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
69	Street Resurfacing (Co-op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
70	Concrete Improvements (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
71	Traffic Signal Timing (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
72	Plaza Blvd Widening (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
73	Traffic Monitoring (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
74	Drainage Improvements (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
75	Senior Village (Co-Op)	OPA/DDA/Construction	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
76	Pacific Steel (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
77	Kimball Way Creek Improvements (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
78	B-1 Site Development (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
79	Storefront Renovation Program (Co-Op)	OPA/DDA/Construction	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
80	Paradise Creek Enhancement (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration		-	Y	\$ -						\$ -						\$ -						
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		-	Y	\$ -						\$ -						\$ -						
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		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		379,948	N	\$ 379,948				189,974		\$ 189,974				189,974		\$ 189,974						
101	General Property Management	Property Maintenance	2/15/2011	5/16/2036	City of National City	Ongoing management of CDC assets		80,000	N	\$ 80,000				40,000		\$ 40,000				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		-	N	\$ -						\$ -						\$ -						
104	Landscape Services for CDC Properties	Property Maintenance	3/21/2011	6/30/2016	NBS	Landscape Services		10,000	N	\$ 10,000				5,000		\$ 5,000				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		-	Y	\$ -						\$ -						\$ -						
106	Power for CDC properties	Property Maintenance	7/1/2015	6/30/2016	SDG&E	Electricity & gas for RDA properties		6,000	N	\$ 6,000				3,000		\$ 3,000				3,000		\$ 3,000						
108	Water Service for CDC properties	Property Maintenance	1/1/2015	6/30/2016	Sweetwater Authority	Water including irrigation RDA properties		8,000	N	\$ 8,000				4,000		\$ 4,000				4,000		\$ 4,000						

National City Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail

July 1, 2016 through June 30, 2017

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	16-17A				16-17B				W								
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)				RPTTF					Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)				RPTTF			
											L	M	N	O	P	Q	R	S		T	U	V	W				
																								Bond Proceeds	Reserve Balance	Other Funds	Non-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	ROPS 16-17 Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17A Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17B Total					
109	Security Fence for Palm Plaza	Property Dispositions	7/1/2013	6/30/2016	National Construction Rental	Temporary fencing of RDA site		2,000	N	\$ 2,000				1,000		\$ 1,000				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		20,000	N	\$ 20,000				10,000		\$ 10,000				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		75,000	N	\$ 75,000				50,000		\$ 50,000				25,000		\$ 25,000					
123	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	Keagy	Real Estate Appraisal Services		-	N	\$ -						\$ -						\$ -					
124	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	PGP	Real Estate Appraisal Services		-	N	\$ -						\$ -						\$ -					
125	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	Ken Carpenter	Real Estate Appraisal Services		-	N	\$ -						\$ -						\$ -					
128	Contract for Financial Analysis	Fees	7/1/2010	6/30/2016	Urban Futures	Financial and bond adviser/annual disclosure		20,000	N	\$ 20,000				10,000		\$ 10,000				10,000		\$ 10,000					
130	Contract for Environmental Services	Property Maintenance	7/1/2011	10/6/2017	GeoSyntec Consultants	PSI Environmental Investigation		-	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.		30,000	N	\$ 30,000				15,000		\$ 15,000				15,000		\$ 15,000					
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		75,000	N	\$ 75,000				50,000		\$ 50,000				25,000		\$ 25,000					
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		100,000	N	\$ 100,000				50,000		\$ 50,000				50,000		\$ 50,000					
148	Contract for Legal Services	Legal	11/9/2010	6/30/2016	Best Best & Krieger, LLP	Litigation CYAC		-	N	\$ -						\$ -						\$ -					
150	Contract for Legal Services	Legal	11/21/2011	6/30/2016	Mazzarella Lorenzana	Minimize CYAC Liability-Indemnity Claim		60,000	N	\$ 60,000				40,000		\$ 40,000				20,000		\$ 20,000					
161	Bonds	Fees	7/1/2016	6/30/2017	Deutsche Bank/US Bank	Fiscal Agent Fees		10,000	N	\$ 10,000				5,000		\$ 5,000				5,000		\$ 5,000					
162	Bonds	Fees	7/1/2016	6/30/2017	Bank of New York	Fiscal Agent Fees		10,000	N	\$ 10,000				5,000		\$ 5,000				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			Y																		
165	Coolidge Ave (see line 43)	Improvement/Infrastructure	8/14/2012	8/1/2032	see line 43	Construction (see line 43)			Y																		
167	Contract for Legal Services	Legal	12/15/2012	6/30/2017	Meyers Nave Hoffman Riback Silver & Wilson	Protect assets and obligations of Successor Agency		30,000	N	\$ 30,000				20,000		\$ 20,000				10,000		\$ 10,000					
170	Housing Entity Administrative Cost Allowance	Housing Entity Admin Cost	7/1/2014	7/1/2018	National City Community Development Commission - Housing Authority	Administrative cost allowance for Housing Authority per AB 471			N																		
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		-	Y	\$ -						\$ -						\$ -					
172	Property Appraisals	Property Dispositions	7/1/2016	6/30/2017	To be Determined	Property appraisals as needed pursuant to the Long Range Property Management Plan		100,000	N	\$ 100,000				50,000		\$ 50,000				50,000		\$ 50,000					
174	Unforseen 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		-	N	\$ -						\$ -						\$ -					
175	Unforseen SA remediation cost obligation - estimated additional costs Phase I WI-TOD	OPA/DDA/Construction	6/21/2011	6/30/2017	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site as required by the DDA		800,000	N	\$ 800,000				700,000		\$ 700,000				100,000		\$ 100,000					
176	Unforseen SA remediation cost obligation - estimated additional costs Phase II WI-TOD	OPA/DDA/Construction	6/21/2011	6/30/2017	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site as required by the DDA		3,700,000	N	\$ 3,700,000				1,200,000		\$ 1,200,000				2,500,000		\$ 2,500,000					
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.			Y																		
178	Reserve for early redemption of 1999 Tax Allocation Bonds	Reserves	7/1/2017	12/31/2017	Bank of New York	Pay off principal balance in August 2017 to save over \$1.0 million in interest payments over 12 years		2,910,000	N	\$ 2,000,000				1,000,000		\$ 1,000,000				1,000,000		\$ 1,000,000					
179									N	\$ -						\$ -						\$ -					
180									N	\$ -						\$ -						\$ -					
181									N	\$ -						\$ -						\$ -					
182									N	\$ -						\$ -						\$ -					
183									N	\$ -						\$ -						\$ -					
184									N	\$ -						\$ -						\$ -					
185									N	\$ -						\$ -						\$ -					
186									N	\$ -						\$ -						\$ -					
187									N	\$ -						\$ -						\$ -					
188									N	\$ -						\$ -						\$ -					
189									N	\$ -						\$ -						\$ -					
190									N	\$ -						\$ -						\$ -					

**National City Recognized Obligation Payment Schedule (ROPS 16-17) - 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](#)

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 15-16A Actuals (07/01/15 - 12/31/15)								
1	Beginning Available Cash Balance (Actual 07/01/15)	2,555,356	20,147,722		2,000,000	163,141	3,332,064	C1 = debt service reserves with fiscal agent; D1 = debt service reserves with fiscal agent of \$4.221 M and bond proceeds of \$15.93 M
2	Revenue/Income (Actual 12/31/15) <small>RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015</small>					1,942,681	7,902,594	G2 = release of \$1.923 M in debt service reserves plus minor revenues and other debits to cash
3	Expenditures for ROPS 15-16A Enforceable Obligations (Actual 12/31/15)	1,922,621	14,909,000		2,000,000	1,972,621	8,880,752	C3 = debt service reserves released by fiscal agent as a result of principal payments made on the 2004 and 2005A bonds in 8/2015
4	Retention of Available Cash Balance (Actual 12/31/15) <small>RPTTF amount retained should only include the amounts distributed as reserve for future period(s)</small>	632,735	4,220,955					C4 and D4 = debt service reserves with fiscal agent
5	ROPS 15-16A RPTTF Balances Remaining	No entry required					1,325,315	
6	Ending Actual Available Cash Balance <small>C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)</small>	\$ -	\$ 1,017,767	\$ -	\$ -	\$ 133,201	\$ 1,028,591	D6 = unspent bond proceeds
ROPS 15-16B Estimate (01/01/16 - 06/30/16)								
7	Beginning Available Cash Balance (Actual 01/01/16) <small>(C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)</small>	\$ 632,735	\$ 5,238,722	\$ -	\$ -	\$ 133,201	\$ 2,353,906	
8	Revenue/Income (Estimate 06/30/16) <small>RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016</small>					25,000	5,430,671	
9	Expenditures for ROPS 15-16B Enforceable Obligations (Estimate 06/30/16)					100,000	6,459,262	
10	Retention of Available Cash Balance (Estimate 06/30/16) <small>RPTTF amount retained should only include the amounts distributed as reserve for future period(s)</small>	632,735	4,220,955					
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ -	\$ 1,017,767	\$ -	\$ -	\$ 58,201	\$ 1,325,315	

RESOLUTION NO. 2016 – 01

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
JULY 1, 2016 THROUGH JUNE 30, 2017 (ROPS 16-17)

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 was to make technical and substantive amendments to AB 26 based on issues that arose in the implementation of AB 26, AB 1484 imposed 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 has been 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, SB 107, a trailer bill to the Fiscal Year 2015-16 Budget for the State of California, extended the existence and operation of the Oversight Board, changed the ROPS preparation cycle from six month periods to annual periods, and required the preparation and approval by the Successor Agency, and the approval by the Oversight Board of a recognized obligation payment schedule for the period of July 1, 2016 through June 30, 2017 (ROPS 16-17) on or before February 1, 2016; 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 and SB 107 that the ROPS serve as the designated reporting mechanism for disclosing the Successor Agency's 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 January 19, 2016, the Successor Agency considered and approved ROPS 16-17, subject to the contingencies and reservations set forth therein; and

WHEREAS, the Successor Agency's approved ROPS 16-17, 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 16-17 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 January 20, 2016 in the course of taking action on a properly agendaized item at a regular meeting, the Oversight Board considered the approval of the ROPS 16-17, 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 16-17 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 16-17 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, AB 1484, or SB 107 through administrative or judicial proceedings.
- Section 3. The Successor Agency’s ROPS 16-17, 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, AB 1484, and SB 107 in regard to ROPS 16-17, including modifying and/or amending the ROPS 16-17 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 16-17 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 16-17 nor this Resolution is a “project” for purposes of CEQA, as that term is defined by

Guidelines section 15378, because the ROPS 16-17 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 16-17 as approved, to the State of California Department of Finance and to the San Diego County auditor-controller by electronic means, and ROPS 16-17 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)(2), 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 20th day of January 2016, 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