

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



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

**TUESDAY, JUNE 7, 2016 – 6:00 PM**

**RON MORRISON**  
*Chairman*

**JERRY CANO**  
*Boardmember*

**ALBERT MENDIVIL**  
*Boardmember*

**MONA RIOS**  
*Boardmember*

**ALEJANDRA SOTELO-SOLIS**  
*Boardmember*

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

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

**WWW.NATIONALCITYCA.GOV**

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

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

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

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

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

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

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

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

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

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

**CALL TO ORDER**

**ROLL CALL**

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

**CONSENT CALENDAR**

1. [Approval of the Minutes of the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of May 17, 2016. \(City Clerk\)](#)
2. [Successor Agency Warrant Register #43 for the period of 04/20/16 through 04/26/16 in the amount of \\$2,754.64. \(Finance\)](#)
3. [Successor Agency Warrant Register #44 for the period of 04/27/16 through 05/03/16 in the amount of \\$0.00. \(Finance\)](#)
4. [Successor Agency Warrant Register #45 for the period of 05/04/16 through 05/10/16 in the amount of \\$1,091.34. \(Finance\)](#)
5. [Investment Report for the quarter ended March 31, 2016. \(Finance\)](#)

**PUBLIC HEARINGS**

**NON CONSENT RESOLUTIONS**

6. [Resolution of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Adopting a Budget for Fiscal Year 2017. \(Successor Agency\)](#)

**NEW BUSINESS**

**STAFF REPORTS**

**MEMBER REPORTS**

**CLOSED SESSION REPORT**

**ADJOURNMENT**

Regular Meeting - Successor Agency to the Community Development Commission as the National City Redevelopment Agency Meeting -

Tuesday - June 21, 2016 - 6:00 p.m. - Council Chambers - National City, California.

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#### CITY COUNCIL SUMMER LEGISLATIVE RECESS

July 5, 2016 - Regular Successor Agency to the Community Development Commission as the National Redevelopment Agency Meeting - Suspended

July 19, 2016 - Regular Successor Agency to the Community Development Commission as the National Redevelopment Agency Meeting - Suspended

The following page(s) contain the backup material for Agenda Item: Approval of the Minutes of the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of May 17, 2016. (City Clerk)

Item #\_\_\_\_  
06/07/16

**APPROVAL OF THE MINUTES OF THE REGULAR  
MEETING OF THE SUCCESSOR AGENCY TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
AS THE NATIONAL CITY REDEVELOPMENT  
AGENCY OF MAY 17, 2016**

(City Clerk)

DRAFT      DRAFT      DRAFT

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

**May 17, 2016**

The Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency was called to order at 7:34 p.m. by Chairman Ron Morrison.

**ROLL CALL**

Board members present: Cano, Mendivil, Morrison, Rios, Sotelo-Solis.  
Administrative Officials present: Dalla, Deese, Raulston, Silva.

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

**ADOPTION OF CONSENT CALENDAR.** Item No. 1 (Minutes), Item Nos. 2 and 3 (Warrant Registers). Motion by Sotelo-Solis, seconded by Cano, to approve the Consent Calendar. Carried by unanimous vote.

**APPROVAL OF MINUTES**

1. Approval of the Minutes of the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of May 3, 2016. (City Clerk)  
**ACTION:** Approved. See above.

**SUCCESSOR AGENCY 2016 (406-10-14)**

2. Successor Agency Warrant Register #41 for the period of 04/06/16 through 04/12/16 in the amount of \$2,237.26. (Finance)  
**ACTION:** Approved. See above.

**SUCCESSOR AGENCY 2016 (406-10-14)**

3. Successor Agency Warrant Register #42 for the period of 04/13/16 through 04/19/16 in the amount of \$221.28. (Finance)  
**ACTION:** Approved. See above.

## NON CONSENT RESOLUTIONS

### SUCCESSOR AGENCY 2016 (406-10-14)

#### SUCCESSOR AGENCY - OWNED LAND ADMIN (1001-4-1)

4. Resolution No. 2016-77. RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF REAL PROPERTIES FROM THE SUCCESSOR AGENCY TO THE CITY OF NATIONAL CITY TO BE RETAINED FOR GOVERNMENTAL USE AND FOR FUTURE DEVELOPMENT. (Housing, Grants, and Asset Management)

**RECOMMENDATION:** Adopt the Resolution approving the transfer of real properties to the City of National City.

**TESTIMONY:** None.

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

### CONTRACT (C2016-23)

#### SUCCESSOR AGENCY 2016 (406-10-14)

5. Resolution No. 2016-78. RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY APPROVING A REAL PROPERTY PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS FOR THE SALE OF A CONDOMINIUM UNIT LOCATED AT 45 E. 12<sup>TH</sup> STREET, #401 IN NATIONAL CITY TO CENTRO INDY, LLC. (Housing, Grants, and Asset Management).

**RECOMMENDATION:** Adopt the Resolution approving the sale of Successor Agency-owned property to Centro Indy, LLC.

**TESTIMONY:** None.

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

## CLOSED SESSION REPORT

Agency Counsel Claudia Silva stated there was no Closed Session.

## ADJOURNMENT

The meeting was adjourned in memory of Lydia delos Santos.

Motion by Sotelo-Solis, seconded by Cano, to adjourn the meeting to the next Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency to be held Tuesday, June 7, 2016, 6:00 p.m., Council Chambers, National City, California. Carried by unanimous vote.

The meeting closed at 7:35 p.m.



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Secretary

The foregoing minutes were approved at the Regular Meeting of June 7, 2016.

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Chairman

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**2016 City Council Summer Legislative Recess**

- July 5 – Regular Successor Agency to the Community Development Commission as the National Redevelopment Agency Meeting – Suspended
- July 19 – Regular Successor Agency to the Community Development Commission as the National Redevelopment Agency Meeting – Suspended

The following page(s) contain the backup material for Agenda Item: Successor Agency Warrant Register #43 for the period of 04/20/16 through 04/26/16 in the amount of \$2,754.64. (Finance)

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

**MEETING DATE:** June 7, 2016

**AGENDA ITEM NO.**

**ITEM TITLE:**

Successor Agency Warrant Register #43 for the period of 04/20/16 through 04/26/16 in the amount of \$2,754.64. (Finance)

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

**DEPARTMENT:** Finance

**APPROVED BY:** 

**EXPLANATION:**

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

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

Attached is a detailed listing of all Successor Agency expenses for the period, which total \$2,754.64. Staff requests approval of payments of Successor Agency expenses.

**FINANCIAL STATEMENT:**

**APPROVED:** 

Finance

**ACCOUNT NO.**

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

MIS

Reimbursement total \$2,754.64

**ENVIRONMENTAL REVIEW:**

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

**ORDINANCE:** INTRODUCTION:  FINAL ADOPTION:

**STAFF RECOMMENDATION:**

Ratification of reimbursement in the amount of \$2,754.64

**BOARD / COMMISSION RECOMMENDATION:**

N/A

**ATTACHMENTS:**

Successor Agency Warrant Register #43



**SUCCESSOR AGENCY  
WARRANT REGISTER #43  
4/26/2016**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
SWEETWATER AUTHORITY	WATER UTILITIES / S A	323154	4/26/16	54.64
US BANK	ADMIN FEES 3/1/16 - 2/28/17 / S A	323155	4/26/16	1,500.00
US BANK	ADMIN FEES 2/1/16 - 1/31/17 / S A	323156	4/26/16	1,200.00
			<b>A/P Total</b>	<b>\$ 2,754.64</b>
		<b>GRAND TOTAL</b>		<b>\$ 2,754.64</b>

The following page(s) contain the backup material for Agenda Item: Successor Agency Warrant Register #44 for the period of 04/27/16 through 05/03/16 in the amount of \$0.00. (Finance)

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

**MEETING DATE:** June 7, 2016

**AGENDA ITEM NO.** |

**ITEM TITLE:**

Successor Agency Warrant Register #44 for the period of 04/27/16 through 05/03/16 in the amount of \$0.00. (Finance)

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

**DEPARTMENT:** Finance

**APPROVED BY:** *Wahid Ratan*

**EXPLANATION:**

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

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

No Successor Agency Warrants issued for the period of 04/27/16 – 05/03/2016.

**FINANCIAL STATEMENT:**

**ACCOUNT NO.**

Reimbursement total \$0.00.

**APPROVED:** *Wahid Ratan*

Finance

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

MIS

**ENVIRONMENTAL REVIEW:**

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

**ORDINANCE:**  **INTRODUCTION:**  **FINAL ADOPTION:**

**STAFF RECOMMENDATION:**

Ratification of reimbursement in the amount of \$0.00.

**BOARD / COMMISSION RECOMMENDATION:**

N/A

**ATTACHMENTS:**

Successor Agency Warrant Register #44



**SUCCESSOR AGENCY  
WARRANT REGISTER #44  
5/3/2016**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
	NO CHARGES TO SUCCESSOR AGENCY FOR THE WEEK OF 4/24/16 - 5/03/2016			
			A/P Total	\$ -
		GRAND TOTAL		\$ -

The following page(s) contain the backup material for Agenda Item: Successor Agency Warrant Register #45 for the period of 05/04/16 through 05/10/16 in the amount of \$1,091.34. (Finance)



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

**MEETING DATE:** June 7, 2016

**AGENDA ITEM NO.** |

**ITEM TITLE:**

Successor Agency Warrant Register #45 for the period of 05/04/16 through 05/10/16 in the amount of \$1,091.34. (Finance)

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

**DEPARTMENT:** Finance

**APPROVED BY:** *Mark Rabin*

**EXPLANATION:**

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

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

Attached is a detailed listing of all Successor Agency expenses for the period, which total \$1,091.34. Staff requests approval of payments of Successor Agency expenses.

**FINANCIAL STATEMENT:**

**ACCOUNT NO.**

Reimbursement total \$1,091.34

**APPROVED:** *Mark Rabin*

Finance

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

MIS

**ENVIRONMENTAL REVIEW:**

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

**ORDINANCE:**  **INTRODUCTION:**  **FINAL ADOPTION:**

**STAFF RECOMMENDATION:**

Ratification of reimbursement in the amount of \$1,091.34

**BOARD / COMMISSION RECOMMENDATION:**

N/A

**ATTACHMENTS:**

Successor Agency Warrant Register #45



**SUCCESSOR AGENCY  
WARRANT REGISTER #45  
5/10/2016**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
NBS	LANDSCAPE MAINTENANCE DISTRICT / S A	323404	5/10/16	867.02
SDG&E	GAS AND ELECTRIC UTILITIES / S A	323405	5/10/16	224.32
			<b>A/P Total</b>	<b>\$ 1,091.34</b>
		<b>GRAND TOTAL</b>		<b>\$ 1,091.34</b>

The following page(s) contain the backup material for Agenda Item: Investment Report for the quarter ended March 31, 2016. (Finance)





## Successor Agency Staff Report

June 7, 2016

### ITEM

Staff Report: Successor Agency's Investment Report for the quarter ended March 31, 2016.

### BACKGROUND

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

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

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

### OVERVIEW OF SUCCESSOR AGENCY INVESTMENTS

The Successor Agency invests most of its funds with the California Treasurer's Local Agency Investment Fund ("LAIF"). This is a liquid investment pool, which allows participants to earn market rate returns of large investments, while retaining access to funds within 24 hours of a withdrawal request. For the quarter ended March 31, 2016, the LAIF's interest rate was 0.46%.

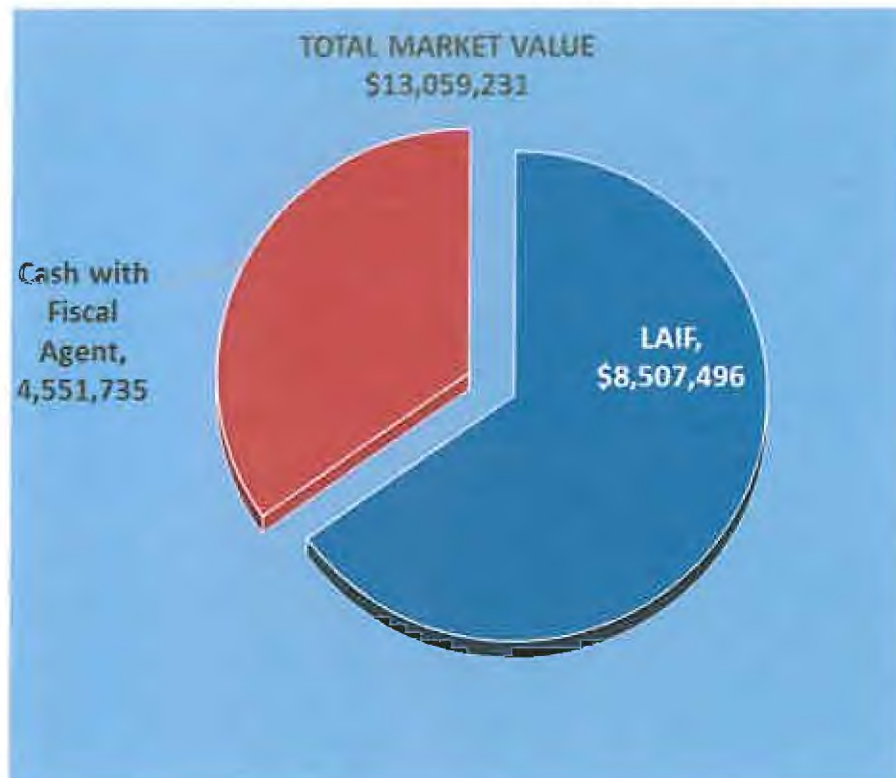
The investment of debt service reserve funds; the 1999, 2004, 2005, and 2011 Tax Allocation Bonds; and the HUD Section 108 Loan Program funds are maintained by the designated fiscal agent. These funds account for 34.9% of the Successor Agency's portfolio.

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

**SUMMARY OF INVESTMENT PORTFOLIO**

**For the Quarter Ended March 31, 2016**

Investment Type	Book Value	Market Value	% of Portfolio
LAIF	\$ 8,505,616	\$ 8,507,496	65.1%
Cash with Fiscal Agent	4,551,735	4,551,735	34.9%
<b>Totals</b>	<b>\$ 13,057,351</b>	<b>\$ 13,059,231</b>	<b>100.00%</b>



**COMPLIANCE STATEMENT**

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

**FINANCIAL STATEMENT**

Total LAIF gains/(losses), realized and unrealized, for the period were \$9,817.

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

**RECOMMENDATIONS**

Accept and file the Successor Agency Investment Report for the quarter ended March 31, 2016.



**BETTY T. YEE**

**California State Controller**

**LOCAL AGENCY INVESTMENT FUND  
REMITTANCE ADVICE**

Agency Name

S/A CTY NATIONAL CTY

Account Number

65-37-014

As of 04/15/2016, your Local Agency Investment Fund account has been directly credited with the interest earned on your deposits for the quarter ending 03/31/2016.

Earnings Ratio		.00001268659292168
Interest Rate		0.46%
Dollar Day Total	\$	773,808,374.99
Quarter End Principal Balance	\$	8,505,616.07
Quarterly Interest Earned	\$	9,816.99

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

[www.treasurer.ca.gov/pmia-laif/laif.asp](http://www.treasurer.ca.gov/pmia-laif/laif.asp)  
April 19, 2016

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

PMIA Average Monthly Yields

Account Number:  
65-37-014

Tran Type Definitions

March 2016 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	8,505,616.07
Total Withdrawal:	0.00	Ending Balance:	8,505,616.07



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

[www.treasurer.ca.gov/pmia-laif/laif.asp](http://www.treasurer.ca.gov/pmia-laif/laif.asp)  
March 17, 2016

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

PMIA Average Monthly Yields

Account Number:  
65-37-014

Tran Type Definitions

February 2016 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	8,505,616.07
Total Withdrawal:	0.00	Ending Balance:	8,505,616.07

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

[www.treasurer.ca.gov/pmia-laif/laif.asp](http://www.treasurer.ca.gov/pmia-laif/laif.asp)  
 February 22, 2016

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

PMIA Average Monthly Yields

Account Number:  
 65-37-014

Tran Type Definitions

January 2016 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Authorized Caller	Amount
1/15/2016	1/14/2016	QRD	1489395	SYSTEM	14,477.67

Account Summary

Total Deposit:	14,477.67	Beginning Balance:	8,491,138.40
Total Withdrawal:	0.00	Ending Balance:	8,505,616.07

**SUCCESSOR AGENCY - CDC OF NC**  
**Cash with Fiscal Agents**  
**March 31, 2016**

<b>CUSIP</b>	<b>Investment #</b>	<b>Issuer</b>	<b>Purchase Date</b>	<b>Par Value</b>	<b>Market Value</b>	<b>Book Value</b>
SYS10013	10013	National City 2004 TAB		0.13	0.13	0.13
SYS10040	10040	National City 2011 TAB	07/01/2011	4,218,224.10	4,218,224.10	4,218,224.10
SYS10020	10020	National City 1999 TAB Reserve		333,511.19	333,511.19	333,511.19
				<b>4,551,735.42</b>	<b>4,551,735.42</b>	<b>4,551,735.42</b>



**ACCOUNT NUMBER: 271375**  
**COMMUNITY DEVELOPMENT COMMISSION OF**  
**THE CITY OF NATIONAL CITY**  
**NATIONAL CITY REDEVELOPMENT PROJECT**  
**2004 TAX ALLOCATION BONDS, SERIES A**  
**REDEVELOPMENT FUND**

This statement is for the period from  
March 1, 2016 to March 31, 2016

### MARKET VALUE SUMMARY

	Current Period 03/01/16 to 03/31/16	Year-to-Date 01/01/16 to 03/31/16
<b>Beginning Market Value</b>	<b>\$.13</b>	<b>\$.13</b>
<b>Ending Market Value</b>	<b>\$.13</b>	<b>\$.13</b>

### MARKET VALUE SUMMARY MESSAGES

No activity qualifies for this statement period.





**ACCOUNT NUMBER: S668702**  
**COMMUNITY DEVELOPMENT COMMISSION OF**  
**CITY OF NATIONAL CITY**  
**NATIONAL CITY REDEVELOPMENT PROJECT**  
**2011 TAX ALLOCATION BONDS**  
**RESERVE SUBACCOUNT**

This statement is for the period from  
March 1, 2016 to March 31, 2016

### MARKET VALUE SUMMARY

	Current Period 03/01/16 to 03/31/16	Year-to-Date 01/01/16 to 03/31/16
<b>Beginning Market Value</b>	<b>\$4,214,359.18</b>	<b>\$4,194,110.36</b>
Distributions		- 19,954.75
<b>Adjusted Market Value</b>	<b>\$4,214,359.18</b>	<b>\$4,174,155.61</b>
<b>Investment Results</b>		
Interest, Dividends and Other Income		19,954.75
Net Change in Investment Value	3,864.92	24,113.74
<b>Total Investment Results</b>	<b>\$3,864.92</b>	<b>\$44,068.49</b>
<b>Ending Market Value</b>	<b>\$4,218,224.10</b>	<b>\$4,218,224.10</b>





# BNY MELLON

The Bank of New York Mellon Trust Company, N.A.

## Account Statement

Statement Period 03/01/2016 Through 03/31/2016

Account 264684  
NATIONAL CITY TAB 09 RESERVE FD

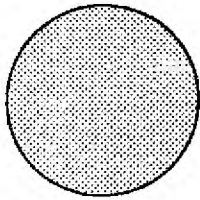
**CLIENT SERVICE MANAGER: CHRISTOPHER S JOHNSON**  
400 SOUTH HOPE STREET AIM: 901-0400  
LOS ANGELES, CA 90071  
213-630-6404  
CHRIS.JOHNSON@BNYMELLON.COM

CITY OF NATIONAL CITY  
MARK ROBERTS  
FINANCE DIRECTOR  
1243 NATIONAL CITY BOULEVARD  
NATIONAL CITY, CA 91950-4397

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Visit us at [www.bnymellon.com](http://www.bnymellon.com)

## Account Overview



Percent of all Investments	Asset Classification	Market Value
100%	CASH AND SHORT TERM	333,511.19
100%	TOTAL OF ALL INVESTMENTS	333,511.19

## Summary of Assets Held

Asset Classification	Market Value	Cost	Accrued Income	Est Annual Income	Market Yield
FIXED INCOME	0.00	0.00	0.00	0.00	0.00%
CASH AND SHORT TERM	333,511.19	333,511.19	0.00	0.00	0.00%
<b>ACCOUNT TOTALS</b>	<b>333,511.19</b>	<b>333,511.19</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>

## Summary of Cash Transactions

Transaction Category	Current Period			Year-to-Date	
	Income	Principal	Realized Gains/Losses	Income	Principal
OPENING BALANCE	0.00	0.00		0.00	0.00
DIVIDENDS	33.44	0.00	0.00	58.98	0.00
PURCHASES	33.44 -	0.00	0.00	59.98 -	0.00
<b>CLOSING BALANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

The above cash transactions summary is provided for information purposes only and may not reflect actual taxable income or deductible expenses as reportable under the Internal Revenue Code.

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The following page(s) contain the backup material for Agenda Item: Resolution of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Adopting a Budget for Fiscal Year 2017. (Successor Agency)

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

**MEETING DATE:** June 7, 2016

**AGENDA ITEM NO. :**

**ITEM TITLE:**

Resolution of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Adopting a Budget for Fiscal Year 2017.

**PREPARED BY:** Brad Raulston

**DEPARTMENT:** Successor Agency

**PHONE:** (619) 336-4256

**APPROVED BY:** 

**EXPLANATION:**

Expenditures for the Successor Agency (SA) are governed by the Recognized Obligation Payment Schedules (ROPS) that are proposed by the Successor Agency, approved by the Oversight Board, and submitted to the State Department of Finance (DOF) for authorization. The budget before the Successor Agency today totals \$10,137,517 and reflects amounts authorized for ROPS 16-17, covering the period of July 1, 2016 through June 30, 2017. Adopting an annual budget is not required under the redevelopment agency dissolution legislation, but is recommended in order to effectively track expenditures and revenues in the general ledger. The proposed budget includes amounts for scheduled debt service payments, site remediation obligations on the Westside Infill Transit-Oriented Development (WI-TOD) property, legal services, professional services, City administrative services, and other miscellaneous expenses.

**FINANCIAL STATEMENT:**

**APPROVED:**  Finance

**ACCOUNT NO.**

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

The proposed budget provides for total expenditures of \$10,137,517.

**ENVIRONMENTAL REVIEW:**

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

**ORDINANCE:**    **INTRODUCTION:**    **FINAL ADOPTION:**

**STAFF RECOMMENDATION:**

Adopt the Resolution.

**BOARD / COMMISSION RECOMMENDATION:**

N/A

**ATTACHMENTS:**

1. Resolution
2. Fiscal Year 2017 Proposed Budget for the Successor Agency



**SUCCESSOR AGENCY TO THE COMMUNITY  
DEVELOPMENT COMMISSION AS THE NATIONAL CITY  
REDEVELOPMENT AGENCY  
FISCAL YEAR 2017 PROPOSED BUDGET**

**Contents:**

- **Estimated Financing Sources**
- **Expenditures and Transfers Summary**
- **Expenditure Account Detail**
- **Recognized Obligation Payment Schedule (ROPS) 16-17 Authorized Items**

**SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION  
AS THE NATIONAL CITY REDEVELOPMENT AGENCY  
ESTIMATED FINANCING SOURCES SUMMARY BY FUND AND SOURCE  
FISCAL YEAR 2016 - 2017**

Acct. No.	Account Title	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted	FY 2017 Estimated
<b>711- 00000</b>	<b>REDEV OBLIGATIONS RETIREMENT FUND</b>				
3011	RPTTF Distribution	13,608,368	12,705,481	11,100,000	10,137,517
3300	Investments Earnings	61,794	74,012	40,000	0
3309	Rental Property Income	30,000	20,000	0	0
3320	Interest Income - Loans	14,281	8,077	10,449	0
3321	HILP Payments Interest	10,936	2,874	0	0
3634	Misc Revenue			0	0
	<b>REDEV OBLIGATIONS RETIREMENT FUND TOTAL REVENUE</b>	<b>13,725,379</b>	<b>12,810,444</b>	<b>11,150,449</b>	<b>10,137,517</b>
	Transfers-In			825,000	
	Use of Fund Balance			3,630,102	
	<b>REDEV OBLIGATIONS RETIREMENT FUND TOTAL FINANCING SOURCES</b>	<b>13,725,379</b>	<b>12,810,444</b>	<b>15,605,551</b>	<b>10,137,517</b>
<b>714- 00000</b>	<b>CAPITAL PROJECTS - NON HOUSING</b>				
3300	Investments Earnings	34,916	43,016	0	0
	<b>CAPITAL PROJECTS NON HOUSING FUND TOTAL REVENUE</b>	<b>34,916</b>	<b>43,016</b>	<b>0</b>	<b>0</b>
	Use of Fund Balance			14,909,000	0
	<b>CAPITAL PROJECTS NON HOUSING FUND TOTAL FINANCING SOURCES</b>	<b>34,916</b>	<b>43,016</b>	<b>14,909,000</b>	<b>0</b>
<b>715- 00000</b>	<b>CAPITAL PROJECTS - HOUSING</b>				
3300	Investments Earnings	33,522	8,975	0	0
	<b>CAPITAL PROJECTS HOUSING FUND TOTAL REVENUE</b>	<b>33,522</b>	<b>8,975</b>	<b>0</b>	<b>0</b>
	Transfers-In			14,909,000	0
	<b>CAPITAL PROJECTS HOUSING FUND TOTAL FINANCING SOURCES</b>	<b>33,522</b>	<b>8,975</b>	<b>14,909,000</b>	<b>0</b>
<b>722- 00000</b>	<b>S/A PREVIOUSLY LOW/MOD HOUSING FUND</b>				
3300	Investments Earnings	11,239	2,540	0	0
	<b>S/A PREVIOUSLY LOW/MOD HOUSING FUND TOTAL REVENUE</b>	<b>11,239</b>	<b>2,540</b>	<b>0</b>	<b>0</b>
	Use of Fund Balance			825,000	
	<b>S/A PREVIOUSLY LOW/MOD HOUSING FUND TOTAL FINANCING SOURCES</b>	<b>11,239</b>	<b>2,540</b>	<b>825,000</b>	<b>0</b>
	<b>TOTAL REVENUES</b>	<b>13,805,056</b>	<b>12,864,975</b>	<b>11,150,449</b>	<b>10,137,517</b>
	<b>TOTAL TRANSFERS IN</b>	<b>0</b>	<b>0</b>	<b>15,734,000</b>	<b>0</b>
	<b>TOTAL USE OF FUND BALANCE</b>	<b>0</b>	<b>0</b>	<b>19,364,102</b>	<b>0</b>
	<b>GRAND TOTAL ALL FINANCING SOURCES</b>	<b>13,805,056</b>	<b>12,864,975</b>	<b>46,248,551</b>	<b>10,137,517</b>

**SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION  
AS THE NATIONAL CITY REDEVELOPMENT AGENCY  
EXPENDITURES AND TRANSFERS SUMMARY, BY OBJECT - ALL FUNDS  
FISCAL YEAR 2016 - 2017**

Fund	Fund Name	Personnel Services	Maintenance and Operations	Capital Improvements	Total Expenditures	Transfers Out	Total Budget
711	Redev Obligations Retirement Fund	\$ -	\$ 10,137,517	\$ -	\$ 10,137,517	\$ -	\$ 10,137,517
714	Capital Projects Fund - Non Housing	-	-	-	-	-	-
715	Capital Projects Fund - Housing	-	-	-	-	-	-
722	S/A Previously Low Mod Housing Fund	-	-	-	-	-	-
	Total All Funds	\$ -	\$ 10,137,517	\$ -	\$ 10,137,517	\$ -	\$ 10,137,517

**SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION  
AS THE NATIONAL CITY REDEVELOPMENT AGENCY  
EXPENDITURE ACCOUNT DETAIL  
FISCAL YEAR 2016 - 2017**

Account Number	Account Title	FY 2015 Actuals	FY 2016 Adopted	FY 2016 Adjusted	FY 2017 Proposed
<b>711-409</b>	<b>Redev Obligations Retirement Fund</b>				
000-209	Legal Services	\$ 384,943	\$ 728,000	\$ 504,928	\$ 283,091
000-210	City of National City				
000-210	City of National City - Sewer Fund Loan Principal		148,322	148,322	
000-210	City of National City - SA Admin Services	348,306	300,000	300,000	350,000
000-210	City of National City - SA Property Management		80,000	80,000	-
000-212	Governmental Purposes	746	2,016,250	2,016,250	-
000-213	Professional Services	14,312	202,000	366,000	415,000
000-219	Fiscal Agent Fees	4,229	20,000	20,000	20,000
000-234	Electricity and Gas	3,196	6,000	6,000	
000-236	Water	4,147	8,000	8,000	
000-299	Contract Services	61,816	1,420,950	5,870,950	3,920,548
000-470-0001	Bond Principal Redemption - 1999 TAB*	150,000	155,000	155,000	165,000
000-470-0002	Bond Principal Redemption - 2004 TAB*	315,000	330,000	330,000	-
000-470-0002	Bond Principal Redemption - 2004 TAB*		2,815,000	2,815,000	-
000-470-0003	Bond Principal Redemption - 2005 TAB*	3,505,000	3,670,000	3,670,000	760,000
000-470-0004	Bond Principal Redemption - 2011 TAB*	320,000	315,000	315,000	1,145,000
000-480-0001	Bond Interest Redemption - 1999 TAB	174,050	169,550	169,550	161,550
000-480-0002	Bond Interest Redemption - 2004 TAB	164,502	156,413	81,713	
000-480-0003	Bond Interest Redemption - 2005 TAB	636,708	533,690	533,690	430,253
000-480-0004	Bond Interest Redemption - 2011 TAB	2,530,548	2,522,591	2,522,591	2,487,075
000-483	Sewer Fund Loan Interest Payment	-	8,785	8,785	-
	<b>Total Fund 711</b>	<b>\$ 8,617,503</b>	<b>\$ 15,605,551</b>	<b>\$ 19,921,779</b>	<b>\$ 10,137,517</b>
<b>714-409</b>	<b>Capital Projects Fund - Non Housing</b>				
099-0000	Transfers to Other Funds	\$ -	\$ 14,909,000	\$ 14,909,000	\$ -
500-598-various	Capital Projects				
	<b>Total Fund 714</b>	<b>\$ -</b>	<b>\$ 14,909,000</b>	<b>\$ 14,909,000</b>	<b>\$ -</b>
<b>715-409</b>	<b>Capital Projects Fund - Housing</b>				
000-650-9060	WI-TOD Phase II Grant	\$ -	\$ 14,909,000	\$ 14,909,000	\$ -
500-598-1592	WI-TOD Phase I				
000-650-9059	WI-TOD Phase I Grant		14,957,000		
	<b>Total Fund 715</b>	<b>\$ 14,957,000</b>	<b>\$ 14,909,000</b>	<b>\$ 14,909,000</b>	<b>\$ -</b>
<b>722-409</b>	<b>S/A Previously Low Mod Housing Fund</b>				
000-099-0000	Transfers to Other Funds	\$ -	\$ 825,000	\$ 825,000	\$ -
000-212-0000	Governmental Purposes	572,596			
500-598-1592/3934	WI-TOD Phase I	540,093			
	<b>Total Fund 722</b>	<b>\$ 1,112,689</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Successor Agency Expenditures and Transfers</b>					<b>\$ 10,137,517</b>

\* Bond Principal Redemption amounts are shown as budgetary items for informational purposes only. In the general ledger and financial statements, bond principal payments made by the Successor Agency are shown as reductions to Long-Term Debt Payable instead of expenditures, consistent with accounting standards for fiduciary entities/funds.

**Recognized Obligation Payment Schedule (ROPS) 16-17 - Authorized Items**  
**July 1, 2016 through June 30, 2017**  
 (Report Amounts in Whole Dollars)

A Item #	B Project Name / Debt Obligation	F Payee	G Description/Project Scope	I Total Outstanding Debt or Obligation	J Retired	M Funding Source				O RPTTF Admin	P RPTTF Total
						K Non-Redevelopment Property Tax Trust Fund			N Non-Admin		
						L Bond Proceeds	L Reserve Balance	M Other Funds			
				\$ 85,361,734		\$ -	\$ -	\$ -	\$ 6,757,569	\$ 379,948	\$ 10,137,517
1	1999 Tax Allocation Bond	Bank of New York	Bonds to fund housing tax-exempt projects	4,548,644	N				326,551		\$ 326,551
2	2004 Tax Allocation Bond	US Bank	Bonds to fund non-housing tax-exempt projects	-	N						\$ -
3	2005 Tax Allocation Bond	US Bank	Bonds to fund non-housing tax-exempt projects	13,006,439	N				1,180,252		\$ 1,180,252
4	2011 Tax Allocation Bond	US Bank	Bonds to fund WI-TOD and other non-housing tax-exempt projects	65,407,575	N				3,632,075		\$ 3,632,075
12	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	City of National City/E2 ManageTech	Remediation Planning	200,000	N				200,000		\$ 200,000
13	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	City of National City/DTSC	Environmental Oversight	100,000	N				100,000		\$ 100,000
87	Personnel and Admin Costs	City of National City	Personnel and other support services for SA	379,948	N					379,948	\$ 379,948
110	Environmental Monitoring for CDC Properties	County of San Diego	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive and other SA properties as necessary	30,000	N				20,000		\$ 20,000
111	Environmental Monitoring for CDC Properties	GeoSyntec Consultants	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive and other SA properties as necessary	300,000	N				75,000		\$ 75,000
128	Contract for Financial Analysis	Urban Futures	Financial and bond adviser/annual disclosure	25,000	N				20,000		\$ 20,000
144	Contract for Legal Services	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.	33,000	N				30,000		\$ 30,000
146	Contract for Legal Services	Opper & Varco, LLP	Litigation for Education Village/Legal support re: environmental compliance with DTSC, DE-1, etc. for SA properties or responsibilities	75,000	N				53,091		\$ 53,091
147	Contract for Legal Services	Christensen & Spath, LLP	Litigation for ARE Holdings/Litigation for Morgan Square, Inc./Legal Services for Westside Infill Transit Oriented Development Housing Project	125,000	N				100,000		\$ 100,000
148	Contract for Legal Services	Best Best & Krieger, LLP	Litigation CYAC	60,000	N						\$ -
150	Contract for Legal Services	Mezzarella Lorenzana	Minimize CYAC Liability-Indemnity Claim	150,000	N				60,000		\$ 60,000
161	Bonds	Deutsche Bank/US Bank	Fiscal Agent Fees	150,000	N				10,000		\$ 10,000
162	Bonds	Bank of New York	Fiscal Agent Fees	150,000	N				10,000		\$ 10,000
167	Contract for Legal Services	Meyers Nave Hoffman Riback Silver & Wilson	Protect assets and obligations of Successor Agency	50,000	N				30,000		\$ 30,000
172	Property Appraisals	To be Determined	Property appraisals as needed pursuant to the Long Range Property Management Plan	50,000	N				600		\$ 600
175	Unforeseen SA remediation cost obligation - estimated additional costs	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site	1,064,352	N				700,000		\$ 700,000
176	Unforeseen SA remediation cost obligation - estimated additional costs Phase II WI-TOD	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site	3,200,000					3,200,000		\$ 3,200,000

RESOLUTION NO. 2016 –

RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY  
TO THE COMMUNITY DEVELOPMENT COMMISSION  
AS THE NATIONAL CITY REDEVELOPMENT AGENCY  
ADOPTING A BUDGET FOR FISCAL YEAR 2017

WHEREAS, on June 7, 2016, the Executive Director submitted to the Board of the Successor Agency a Proposed Budget for the 2017 fiscal year; and

WHEREAS, said budget reflects the authorized expenditures of \$10,137,517 for the 2016-17 Recognized Obligation Payment Schedule (ROPS 16-17) period of July 1, 2016 through June 30, 2017; and

WHEREAS said budget has been discussed and deliberated in public session.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency that the budget for the fiscal year beginning July 1, 2016, with Successor Agency expenditures totaling \$10,137,517 is hereby approved, adopted, and appropriated.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to make budgetary revisions between budget line items within a fund as necessary for the operation of the Successor Agency.

PASSED and ADOPTED this 7th day of June, 2016.

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Ron Morrison, Chairman

ATTEST:

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Michael R. Dalla, City Clerk as  
Secretary to the Successor Agency

APPROVED AS TO FORM:

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Claudia Gacitua Silva  
Successor Agency Counsel