

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



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

**TUESDAY, SEPTEMBER 20, 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 \_\_\_\_\_. (City Clerk)
2. [Successor Agency Warrant Register #6 for the period of 08/03/16 through 08/09/16 in the amount of \\$1,245.54. \(Finance\)](#)
3. [Successor Agency Warrant Register #7 for the period of 8/10/16 through 8/16/16 in the amount of \\$0.00. \(Finance\)](#)
4. [Successor Agency Warrant Register #8 for the period of 8/17/16 through 8/23/16 in the amount of \\$0.00. \(Finance\)](#)

**PUBLIC HEARINGS**

**NON CONSENT RESOLUTIONS**

5. [Resolution of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the amended Recognized Obligation Payment Schedule \(ROPS\) for the period January 1, 2017 through June 30, 2017 \(ROPS 16-17B\) \(Successor Agency\)](#)

**NEW BUSINESS**

**STAFF REPORTS**

**MEMBER REPORTS**

**CLOSED SESSION REPORT**

**ADJOURNMENT**

Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday - October 4, 2016 - 6:00 p.m. - Council Chambers - National City, California.



The following page(s) contain the backup material for Agenda Item: Successor Agency Warrant Register #6 for the period of 08/03/16 through 08/09/16 in the amount of \$1,245.54. (Finance)

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

**MEETING DATE:** September 20, 2016

**AGENDA ITEM NO.**

**ITEM TITLE:**

Successor Agency Warrant Register #6 for the period of 08/03/16 through 08/09/16 in the amount of \$1,245.54. (Finance)

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

**DEPARTMENT:** Finance

**APPROVED BY:** *Wahy Zetris*

**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 \$1,245.54. Staff requests approval of payments of Successor Agency expenses.

**FINANCIAL STATEMENT:**

**APPROVED:** *Wahy Zetris* Finance

**ACCOUNT NO.**

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

Reimbursement total \$1,245.54

**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 \$1,245.54

**BOARD / COMMISSION RECOMMENDATION:**

N/A

**ATTACHMENTS:**

Successor Agency Warrant Register #6



**SUCCESSOR AGENCY  
WARRANT REGISTER #6  
8/9/2016**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
POWER PLUS	EQUIPMENT RENTAL / S A	324826	8/9/16	390.00
THE HOME DEPOT CREDIT SERVICES	CHAINLINK FABRIC / S A	324827	8/9/16	855.54
			<b>A/P Total</b>	<b>\$ 1,245.54</b>
		<b>GRAND TOTAL</b>		<b>\$ 1,245.54</b>

The following page(s) contain the backup material for Agenda Item: Successor Agency Warrant Register #7 for the period of 8/10/16 through 8/16/16 in the amount of \$0.00. (Finance)



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

**MEETING DATE:** September 20, 2016

**AGENDA ITEM NO.**

**ITEM TITLE:**

Successor Agency Warrant Register #7 for the period of 8/10/16 through 8/16/16 in the amount of \$0.00. (Finance)

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

**DEPARTMENT:** Finance

**APPROVED BY:** Mark Roberts

**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 8/10/16 – 8/16/16.

**FINANCIAL STATEMENT:**

**APPROVED:** Mark Roberts Finance

**ACCOUNT NO.**

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

Reimbursement total \$0.00.

**ENVIRONMENTAL REVIEW:**

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

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

**STAFF RECOMMENDATION:**

Ratification of reimbursement in the amount of \$0.00.

**BOARD / COMMISSION RECOMMENDATION:**

N/A

**ATTACHMENTS:**

Successor Agency Warrant Register #7



**SUCCESSOR AGENCY  
WARRANT REGISTER #7  
8/16/2016**

<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 8/10/16 - 8/16/2016			
			A/P Total	\$ -
		GRAND TOTAL		\$ -

The following page(s) contain the backup material for Agenda Item: Successor Agency Warrant Register #8 for the period of 8/17/16 through 8/23/16 in the amount of \$0.00. (Finance)

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

**MEETING DATE:** September 20, 2016

**AGENDA ITEM NO.**

**ITEM TITLE:**

Successor Agency Warrant Register #8 for the period of 8/17/16 through 8/23/16 in the amount of \$0.00. (Finance)

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

**DEPARTMENT:** Finance

**APPROVED BY:** *W. Mark P. [Signature]*

**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 8/17/16 – 8/23/16.

**FINANCIAL STATEMENT:**

**ACCOUNT NO.**

Reimbursement total \$0.00.

**APPROVED:** *W. Mark P. [Signature]* 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 #8



**SUCCESSOR AGENCY  
WARRANT REGISTER #8  
8/23/2016**

<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 8/17/16 - 8/23/2016			
			A/P Total	\$ -
		GRAND TOTAL		\$ -

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 approving the amended Recognized Obligation Payment Schedule (ROPS) for the period January 1, 2017 through June 30, 2017 (ROPS 16-17B) (Su

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

**MEETING DATE:** September 20, 2016

**AGENDA ITEM NO. |**

**ITEM TITLE:**

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

**PREPARED BY:** Brad Raulston, Executive Director

**DEPARTMENT:** Successor Agency

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

**APPROVED BY:** 

**DRAFT**

**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 under 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 was effective on July 1, 2016, payment schedules are to be prepared on an annual fiscal year basis rather than semi-annually. Successor agencies are allowed to amend the annual ROPS once, but only with respect to amounts requested for the second half of the ROPS period.

Before the Successor Agency today is a proposed amendment to ROPS 16-17 that would increase the amounts authorized for items 175 and 176, which both pertain to environmental remediation costs for the Paradise Creek housing project, by a combined total of \$X. The amended ROPS is due to the State Department of Finance by October 1, 2016. Please see attached staff report for further details regarding the amended ROPS.

**FINANCIAL STATEMENT:**

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

**ACCOUNT NO.** Pursuant to AB 1X 26/ AB 1484/ AB 2493/ SB107 **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 and submit the amended ROPS 16-17B to the Oversight Board for approval and subsequent submittal to the State and the County.

**BOARD / COMMISSION RECOMMENDATION:**

Not Applicable.

**ATTACHMENTS:**

1. Staff Report
2. Amended ROPS for the period January 1, 2017 through June 30, 2017 (ROPS 16-17B)
3. Resolution

**CITY OF NATIONAL CITY  
SUCCESSOR AGENCY STAFF REPORT**

September 20, 2016

**Item:**

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

**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. ROPS 16-17 was the first annual ROPS. Even though it is called an annual ROPS, the standardized form distributed by the State Department of Finance (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 is 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. In addition, the Oversight Board must make a finding that the revision is necessary for payment of the obligation.

**Discussion:**

The amended ROPS 16-17B form shows an increase of \$XX for Item 175, Unforeseen SA Remediation cost obligation – estimated additional costs Phase I WI-TOD, and \$YY for Item 176, Unforeseen SA remediation cost obligation – estimated additional costs Phase II WI-TOD.

Item 175: The approved ROPS 16-17 included \$700,000 in RPTTF monies for environmental remediation costs for Phase I of the Westside Infill Transit Oriented Development (WI-TOD) housing project, bringing the total authorized to date for that purpose to \$3,740,450. Invoices to date total \$3,728,230; the developer has demonstrated that an estimated additional \$XX will be necessary to cover remaining remediation costs. The current and revised budgets are shown in Exhibit A.

Item 176: The approved ROPS 16-17 included \$1,200,000 in the "A" portion (not shown in the amended ROPS schedule) for environmental remediation of the Phase II WI-TOD site and \$2,000,000 in the "B" portion for environmental remediation of the park portion of the project. The amount of \$1.2 million was described in ROPS 16-17 as a carry-over amount from ROPS 15-16B where a total of \$2,790,000 was authorized for Item 176. The carry-over amount assumed that costs of \$1,590,000 would be incurred during the ROPS 15-16B period. The developer, however, submitted invoices totaling \$1,xxx,000 for that period, requiring that the



# DRAFT

carry-over amount for ROPS 16-17 be revised upwards by \$YY as shown on the amended ROPS form.

**Recommendation:**

Adopt the resolution and submit the amended ROPS 16-17B to the Oversight Board for approval and subsequent submittal to the State and the County.

**Fiscal Impact Statement:**

The amended ROPS 16-17B requests an additional allocation of \$1,xxx,xxx from the Redevelopment Property Tax Trust Fund (RPTTF). \$X of this amount will be for new, additional costs (Item 175), while \$Y is a carry-over of previously authorized, but unspent, funds (Item 176).