

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 BOULEVARD
NATIONAL CITY, CALIFORNIA
TUESDAY, MAY 7, 2019 – 6:00 PM

ALEJANDRA SOTELO-SOLIS
Chairwoman

RON MORRISON
Boardmember

JERRY CANO
Boardmember

GONZALO QUINTERO
Boardmember

MONA RIOS
Boardmember

*1243 National City Blvd.
National City, CA 91950
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. Special Meetings begin in Open Session at 5:00 p.m., or such other time as noted, and after announcing closed session items, convenes into a Closed Meeting. 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**.

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 unrelated.

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 audífonos 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

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 April 16, 2019. \(City Clerk\)](#)
2. [Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency authorizing the Chairman to execute a First Amendment to the Agreement with EnSafe, Inc., increasing the not-to-exceed amount by \\$300,000 for a total Agreement amount of \\$500,000, and extending the term of the Agreement to June 19, 2020, to provide environmental remediation oversight support services for the Westside Infill Transit Oriented Development \(WI-TOD\) / Paradise Creek Park project. \(Engineering/Public Works\)](#)
3. [Successor Agency Warrant Register #40 for the period of 3/27/19 through 4/02/19 in the amount of \\$1,577.50. \(Finance\)](#)
4. [Successor Agency Warrant Register #41 for the period of 4/03/19 through 4/09/19 in the amount of \\$0.00. \(Finance\)](#)

PUBLIC HEARINGS

NON CONSENT RESOLUTIONS

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 - May 21, 2019 - 6:00 p.m. - Council Chambers - National City, California.

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 April 16, 2019. \(City Clerk\)](#)

Please scroll down to view the backup material.

Item #____
05/07/19

**APPROVAL OF THE MINUTES OF THE REGULAR
MEETING OF THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION AS THE
NATIONAL CITY REDEVELOPMENT AGENCY
OF APRIL 16, 2019.**

(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**

April 16, 2019

The Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency was called to order at 10:03 p.m. by Chairwoman Alejandra Sotelo-Solis.

ROLL CALL

Board members present: Cano, Morrison, Rios, Sotelo-Solis.

Board members absent: Quintero.

Administrative Officials present: Manganiello, Morris-Jones, Newell, Raulston, Vergara.

PUBLIC COMMENTS – None.

CONSENT CALENDAR

ADOPTION OF CONSENT CALENDAR. Item No. 1 (Minutes), Item Nos. 2 through 4 (Warrant Registers). Motion by Rios, seconded by Cano, to approve the Consent Calendar. Carried by the following vote, to-wit: Ayes: Cano, Morrison, Rios, Sotelo-Solis. Nays: None. Abstain: None. Absent: Quintero.

SUCCESSOR AGENCY 2019 (406-10-17)

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 April 2, 2019. (City Clerk)

ACTION: Approved. See above.

SUCCESSOR AGENCY 2019 (406-10-17)

2. Successor Agency Warrant Register #34 for the period of 2/13/19 through 2/19/19 in the amount of \$0.00. (Finance)

ACTION: Approved. See above.

SUCCESSOR AGENCY 2019 (406-10-17)

3. Successor Agency Warrant Register #35 for the period of 2/20/19 through 2/26/19 in the amount of \$0.00. (Finance)

ACTION: Approved. See above.

SUCCESSOR AGENCY 2019 (406-10-17)

4. Successor Agency Warrant Register #36 for the period of 2/27/19 through 3/5/19 in the amount of \$37,635.18. (Finance)

ACTION: Approved. See above.

ADJOURNMENT

Motion by Cano, seconded by Morrison, to adjourn the meeting to the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday – May 7, 2019 - 6:00 p.m. – Council Chambers - National City, California. Carried by the following vote, to-wit: Ayes: Cano, Morrison, Rios, Sotelo-Solis. Nays: None. Abstain: None. Absent: Quintero.

Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday – May 7, 2019 - 6:00 p.m. - Council Chambers - National City, California.

The meeting closed at 10:04 p.m.

Secretary

The foregoing minutes were approved at the Regular Meeting of May 7, 2019.

Chairwoman

The following page(s) contain the backup material for Agenda Item: [Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency authorizing the Chairman to execute a First Amendment to the Agreement with EnSafe, Inc., increasing the not-to-exceed amount by \\$300,000 for a total Agreement amount of \\$500,000, and extending the term of the Agreement to June 19, 2020, to provide environmental remediation oversight support services for the Westside Infill Transit Oriented Development \(WI-TOD\) / Paradise Creek Park project. \(Engineering/Public Works\)](#)

Please scroll down to view the backup material.

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

MEETING DATE: | May 7, 2019 |

AGENDA ITEM NO. |

ITEM TITLE:

Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency authorizing the Chairman to execute a First Amendment to the Agreement with EnSafe, Inc., increasing the not-to-exceed amount by \$300,000 for a total Agreement amount \$500,000, and extending the term of the Agreement to June 19, 2020, to provide environmental remediation oversight support services for the Westside Infill Transit Oriented Development (WI-TOD) / Paradise Creek Park project. |

PREPARED BY: | Roberto Yano |

DEPARTMENT: | Engineering/Public Works |

PHONE: | 619-336-4383 |

APPROVED BY: 

EXPLANATION:

EnSafe, Inc. has previously provided environmental remediation oversight support services for the Westside Infill Transit Oriented Development (WI-TOD) / Paradise Creek Park project ("Project") as part of an Enforceable Obligation of the Successor Agency of the Community Development Commission as the National City Redevelopment Agency ("Successor Agency"). Based on their intimate knowledge and experience with the Project, including regulatory requirements for site remediation, staff recommends approving a First Amendment to the Agreement with EnSafe, Inc. to provide environmental remediation oversight support services through completion of the park site remediation, which is currently under construction. Final reporting to obtain regulatory closure for the park site is included as part of their scope of services. EnSafe's proposed services for the Project have been approved on the Recognized Obligation Payment Schedule ("ROPS") for Fiscal Years 2019 and 2020 by the State of California Housing and Community Development Department as Line Item No. 12.

FINANCIAL STATEMENT:

APPROVED:  Finance

ACCOUNT NO. | 711-409-000-213-0000 |

APPROVED: _____ MIS

ROPS funding of \$173,200 is authorized for FY 2019 with an additional \$120,000 programmed for FY 2020. The remaining \$6,800 could be included in the ROPS for FY 2021, if necessary. |

ENVIRONMENTAL REVIEW:

| N/A |

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

STAFF RECOMMENDATION:

Adopt Resolution executing a First Amendment to the Agreement with EnSafe, Inc., increasing the not-to-exceed amount by \$300,000, and extending the term of the Agreement to June 19, 2020. |

BOARD / COMMISSION RECOMMENDATION:

| N/A |

ATTACHMENTS:

1. First Amendment to Agreement
2. Resolution

**FIRST AMENDMENT TO AGREEMENT
BY AND BETWEEN
THE SUCCESSOR AGENCY TO
THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
AND ENSAFE INC**

This First Amendment to the Agreement is entered into this 7th day of May, 2019 by and between THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY, a public body, corporate and politic, (the "SUCCESSOR AGENCY") and ENSAFE, INC., a corporation (the "CONSULTANT").

RECITALS

WHEREAS, the SUCCESSOR AGENCY and the CONSULTANT entered into an Agreement on June 20, 2017, (the "Agreement") through the adoption of Successor Agency Resolution No. 2017-90, wherein the CONSULTANT agreed to provide environmental engineering, site investigations and remediation support services to assist staff with obtaining final regulatory approvals and implementation of the Property Mitigation Plan for environmental remediation of the Westside Infill Transit Oriented Development (WITOD) / Paradise Creek Park redevelopment area in National City, pursuant to the Disposition and Development Agreement by and between the Community Development Commission of the City of National City and Paradise Creek Housing Partners, LP; and

WHEREAS, the Agreement had a not-to-exceed amount of \$200,000 and a term of two years, with the option to extend for an additional period of up to one year; and

WHEREAS, the SUCCESSOR AGENCY desires to have the CONSULTANT continue providing environmental remediation oversight support services through project construction, including preparation of deliverables required by the State of California Department of Toxic Substances Control, and the CONSULTANT is willing to perform such services; and

WHEREAS, the environmental remediation oversight support services to be provided by the CONSULTANT for the project have been approved on the Recognized Obligation Payment Schedule ("ROPS") for Fiscal Years 2019 and 2020 by the State of California Housing and Community Development Department as Line Item No. 12.

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AGREEMENT

NOW, THEREFORE, the parties agree to amend the Agreement entered into on June 20, 2017, as follows:

1. Increase the not-to-exceed amount by \$300,000, for a total Agreement amount of \$500,000.
2. Extend the term of the Agreement to June 19, 2020.
3. The parties further agree that other than the foregoing amendment, each and every term and provision of the Agreement dated June 20, 2017, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Agreement on the date and year first above written.

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

ENSAFE INC.

By: _____
Alejandra Sotelo-Solis
Chairman

By: 
Don Bradford
President and CEO

By: 
Sharon E. Hooper
Vice President

APPROVED AS TO FORM:

Angil P. Morris-Jones
Successor Agency Council

RESOLUTION NO. 2019 –

RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY AUTHORIZING THE CHAIRMAN TO EXECUTE A FIRST AMENDMENT TO THE AGREEMENT WITH ENSAFE, INC., INCREASING THE NOT-TO-EXCEED AMOUNT BY \$300,000 FOR A TOTAL AGREEMENT AMOUNT OF \$500,000, AND EXTENDING THE TERM OF THE AGREEMENT TO JUNE 19, 2020, TO PROVIDE ENVIRONMENTAL REMEDIATION OVERSIGHT SUPPORT SERVICES FOR THE WESTSIDE INFILL TRANSIT ORIENTED DEVELOPMENT (WI-TOD) / PARADISE CREEK PARK PROJECT

WHEREAS, EnSafe, Inc. has previously provided environmental remediation oversight support services for the Westside Infill Transit Oriented Development (WI-TOD) / Paradise Creek Park project (“Project”) as part of an Enforceable Obligation of the Successor Agency of the Community Development Commission as the National City Redevelopment Agency (“Successor Agency”); and

WHEREAS, EnSafe, Inc. has intimate knowledge and experience with the project, including regulatory requirements for site remediation; and

WHEREAS, staff recommends approving a First Amendment to the Agreement with EnSafe, Inc. increasing the not-to-exceed amount by \$300,000 for a total agreement amount of \$500,000 and extending the term of the Agreement to June 19, 2020 to provide environmental remediation oversight support services through completion of the park site remediation, which is currently under construction.

NOW, THEREFORE, BE IT RESOLVED that the Successor Agency to the Community Development Commission as the National City Redevelopment Agency (“Successor Agency”) hereby authorizes the Chair to execute a First Amendment to the Agreement with EnSafe, Inc., increasing the not-to-exceed amount by \$300,000, for a total Agreement amount of \$500,000 and extend the term of the Agreement to June 19, 2020 to provide environmental remediation oversight support services through completion of the park site remediation.

PASSED and ADOPTED this 7th day of May, 2019.

Alejandra Sotelo-Solis, Chairwoman

ATTEST:

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

APPROVED AS TO FORM:

Angil P. Morris-Jones,
Successor Agency Counsel

The following page(s) contain the backup material for Agenda Item: [Successor Agency Warrant Register #40 for the period of 3/27/19 through 4/02/19 in the amount of \\$1,577.50. \(Finance\)](#)

Please scroll down to view the backup material.

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

MEETING DATE: May 7, 2019

AGENDA ITEM NO. |

ITEM TITLE:

Successor Agency Warrant Register #40 for the period of 3/27/19 through 4/02/19 in the amount of \$1,577.50. (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 \$1,577.50. Staff requests approval of payments of Successor Agency expenses.

FINANCIAL STATEMENT:

APPROVED:  **Finance**

ACCOUNT NO.

APPROVED: _____ **MIS**

Reimbursement total \$1,577.50

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 \$1,577.50

BOARD / COMMISSION RECOMMENDATION:

ATTACHMENTS:

Successor Agency Warrant Register # 40



**SUCCESSOR AGENCY
WARRANT REGISTER #40
4/2/2019**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
GEOSYNTEC CONSULTANTS INC	835 BAY MARINA CLOSURE FEB 2019	341547	4/2/19	1,577.50
				<u>A/P Total \$ 1,577.50</u>
Total disbursements paid with City's Funds				<u>\$ 1,577.50</u>
GRAND TOTAL				<u>\$ 1,577.50</u>

The following page(s) contain the backup material for Agenda Item: [Successor Agency Warrant Register #41 for the period of 4/03/19 through 4/09/19 in the amount of \\$0.00. \(Finance\)](#)

Please scroll down to view the backup material.

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

MEETING DATE: May 7, 2019

AGENDA ITEM NO. |

ITEM TITLE:

Successor Agency Warrant Register #41 for the period of 4/03/19 through 4/09/19 in the amount of \$0.00. (Finance)

PREPARED BY: K. Apalategui, Accounting Assistant
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, 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 4/03/19 – 4/09/19.

FINANCIAL STATEMENT:

APPROVED:  Finance

ACCOUNT NO.

APPROVED: _____ MIS

No reimbursements.

ENVIRONMENTAL REVIEW:

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

ORDINANCE: INTRODUCTION: FINAL ADOPTION:

STAFF RECOMMENDATION:

No action.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

Successor Agency Warrant Register # 41

