

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, DECEMBER 17, 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 December 3, 2019. \(City Clerk\)](#)
2. [Successor Agency Warrant Register #19 for the period of 10/30/19 through 11/5/19 in the amount of \\$0.00. \(Finance\)](#)
3. [Successor Agency Warrant Register #20 for the period of 11/6/19 through 11/12/19 in the amount of \\$0.00. \(Finance\)](#)

PUBLIC HEARINGS

NON CONSENT RESOLUTIONS

4. [Resolution of the 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, 2020 through June 30, 2021 \(ROPS 20-21\) with Expenditures Totaling \\$4,740,540, Approving the Associated Administrative Budget OF \\$250,000, and Authorizing them to be Submitted to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board. \(Finance\)](#)

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 -

January 21, 2020 - 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 December 3, 2019. \(City Clerk\)](#)

Please scroll down to view the backup material.

Item #____
12/17/19

**APPROVAL OF THE MINUTES OF THE REGULAR
MEETING OF THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION AS THE
NATIONAL CITY REDEVELOPMENT AGENCY
OF DECEMBER 3, 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**

December 3, 2019

The Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency was called to order at 8:38 p.m. by Chairwoman Alejandra Sotelo-Solis.

ROLL CALL

Board members present: Cano, Morrison, Quintero, Rios, Sotelo-Solis.
Administrative Officials present: Aguirre, Dalla, Duong, Manganiello, Meteau, Morris-Jones, Parra, Raulston, Roberts, Tellez, Vergara, Ybarra.

PUBLIC COMMENTS – None.

CONSENT CALENDAR

ADOPTION OF CONSENT CALENDAR. Item No. 1 (Minutes), Item No. 2 (Report), Item Nos. 3 and 4 (Warrant Registers). Motion by Morrison, seconded by Cano, to approve the Consent Calendar. Carried by unanimous vote.

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 November 19, 2019. (City Clerk)
ACTION: Approved. See above.

SUCCESSOR AGENCY 2019 (406-10-17)

2. Investment Report for the quarter ended September 30, 2019 (Finance)
ACTION: Approved. See above.

SUCCESSOR AGENCY 2019 (406-10-17)

3. Successor Agency Warrant Register #17 for the period of 10/16/19 through 10/22/19 in the amount of \$0.00. (Finance)
ACTION: Approved. See above.

SUCCESSOR AGENCY 2019 (406-10-17)

4. Successor Agency Warrant Register #18 for the period of 10/23/19 through 10/29/19 in the amount of \$4,041.25. (Finance)
ACTION: Approved. See above.

ADJOURNMENT

Motion by Cano, seconded by Rios, to adjourn the meeting to the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday – December 17, 2019 - 6:00 p.m. – Council Chambers - National City, California. Carried by unanimous vote.

The meeting closed at 8:39 p.m.

Secretary

The foregoing minutes were approved at the Regular Meeting of December 17, 2019.

Chairwoman

DRAFT

The following page(s) contain the backup material for Agenda Item: [Successor Agency Warrant Register #19 for the period of 10/30/19 through 11/5/19 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: December 17, 2019

AGENDA ITEM NO. |

ITEM TITLE:

Successor Agency Warrant Register #19 for the period of 10/30/19 through 11/5/19 in the amount of \$0.00. (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, 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 10/30/19 – 11/5/19.

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 # 19



**SUCCESSOR AGENCY
WARRANT REGISTER # 19
11/5/2019**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
	NO WARRANTS PROCESSED TO SUCCESSOR AGENCY FOR THE WEEK OF 10/30/2019 - 11/5/2019			
			A/P Total	\$ -
			Total disbursements paid with City's Funds	
			GRAND TOTAL	\$ -

The following page(s) contain the backup material for Agenda Item: [Successor Agency Warrant Register #20 for the period of 11/6/19 through 11/12/19 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: December 17, 2019

AGENDA ITEM NO. |

ITEM TITLE:

Successor Agency Warrant Register #20 for the period of 11/6/19 through 11/12/19 in the amount of \$0.00. (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, 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 11/6/19 – 11/12/19.

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 # 20



SUCCESSOR AGENCY
WARRANT REGISTER # 20
11/12/2019

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
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NO WARRANTS PROCESSED TO SUCCESSOR AGENCY FOR THE WEEK OF 11/6/2019 - 11/12/2019	
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A/P Total \$ -

Total disbursements paid with City's Funds -

GRAND TOTAL -

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 Approving the Recognized Obligation Payment Schedule \(ROPS\) for the Period July 1, 2020 through June 30, 2021 \(ROPS 20-21\) with Expenditures Totaling \\$4,740,540, Approving the Associated Administrative Budget OF \\$250,000, and Authorizing them to be Submitted to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board. \(Finance\)](#)

Please scroll down to view the backup material.

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

MEETING DATE: December 17, 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 Approving the Recognized Obligation Payment Schedule (ROPS) for the Period July 1, 2020 through June 30, 2021 (ROPS 20-21) with Expenditures Totaling \$4,740,540, Approving the Associated Administrative Budget OF \$250,000, and Authorizing them to be Submitted to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board.

PREPARED BY: Janel Pehau, Finance Analyst

DEPARTMENT: Successor Agency

PHONE: 619-336-4246

APPROVED BY: _____


EXPLANATION:

The proposed Recognized Obligation Payment Schedule (ROPS) for the period July 1, 2020 through June 30, 2021 (ROPS 20-21) totals \$4.74 million and includes an administrative allowance of \$250,000, which costs are itemized in the associated Administrative Budget. Upon approval of this ROPS and the Administrative Budget, staff will submit them to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board for its January 16, 2020 meeting. ROPS 20-21 is due to the State Department of Finance by February 1, 2020. Please see the attached staff report for further details regarding the ROPS.

FINANCIAL STATEMENT:

APPROVED: Marko Ralento **Finance**

ACCOUNT NO.

APPROVED: _____ **MIS**

NA

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 direct staff to take all necessary steps to submit the ROPS 20-21 and Administrative Budget to the Countywide Oversight Board and subsequently to the State of California.

BOARD / COMMISSION RECOMMENDATION:

NA

ATTACHMENTS:

1. Staff Report
2. Resolution with Exhibit "A" (ROPS 20-21) and Exhibit "B" (ROPS 20-21 Administrative Budget)

CITY OF NATIONAL CITY
SUCCESSOR AGENCY STAFF REPORT

December 17, 2019

Item:

Resolution of the 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, 2020 through June 30, 2021 (ROPS 20-21) with Expenditures Totaling \$4,740,540, Approving the Associated Administrative Budget of \$250,000, and Authorizing Them to be Submitted to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board

Background:

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 agencies under the direction of oversight boards. Health and Safety Code Section 34177 requires successor agencies to perform a number of functions, 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 successor agency must submit the ROPS to its 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. ROPS 20-21 is due to the State Department of Finance by February 1, 2020. In addition, successor agencies are required to prepare and submit to the oversight board an administrative budget that details the estimated administrative costs for each upcoming ROPS period.

Even though the ROPS covers an entire fiscal year, 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). The assignment of expenses to one half or the other of the fiscal year is designed not to restrict when authorized amounts may be spent during the fiscal year, but to facilitate the distribution of redevelopment property tax trust fund (RPTTF) monies, the primary source of funding for the ROPS. RPTTF monies are distributed on June 1 and January 2 by the County Auditor and Controller; the June 1 distribution applies to expenditures expected to occur during the "A" portion of the upcoming ROPS cycle, while the January 2 distribution provides cash for the second half ("B" portion) of the fiscal year.

Should changes to the ROPS be necessary, each successor agency is allowed to amend the approved ROPS one time. The amendment must be submitted to DOF by October 1, and successor agencies may amend only 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.

Discussion:

The proposed Recognized Obligation Payment Schedule for the July 1, 2020 through June 30, 2021 (ROPS 20-21) period for the National City Successor Agency, attached as Exhibit A to the resolution, totals \$4.74 million. Of that amount, \$4.3 million is allocated to the first half of the fiscal

year and \$0.5 million to the second half of the fiscal year. Enforceable obligations for the ROPS 20-21 period include debt service and associated fees on the Successor Agency's tax allocation refunding bonds of \$4.30 million, final environmental remediation costs of \$0.2 million for the park component of the Paradise Creek housing project, environmental monitoring services costs of \$0.05 million, legal services totaling \$0.03 million, and an administrative cost allowance of \$0.25 million.

Debt service: In September 2017 all of the Successor Agency's outstanding tax allocation bonds (Series 1999, 2005B and 2011) were refunded to reduce future debt service costs on the bonds. For the ROPS 20-21 period, debt service payments on the 2017 refunding bonds will total \$4.20 million (Items 180 – 183). Overall, the refunding bonds will result in an annual average debt service savings of \$1.0 million through final maturity in August 2032. Annual Trustee and financial reporting fees related to the bonds are expected to total about \$9,000 (Items 128, 162 and 185).

WI-TOD (Paradise Creek) Housing Project: The Westside Infill Transit-Oriented Development (WI-TOD) housing project, now known as the Paradise Creek apartment community, is being developed in two phases. Phase I opened in the spring of 2017 with 109 units. Phase II of the project includes an additional 92 units and a four-acre public park. The housing portion of Phase II was completed in May 2018 and all units are occupied.

The park portion of Phase II of the project is underway. Environmental remediation of the park site, funded through previous ROPS, is substantially complete and park construction is underway. The park is scheduled to be finished in May, 2020, after which the contractor must close out the remediation component. In the event that delays occur in the construction of the park that would prevent the remediation contractor from closing out its work before the end of the ROPS 19-20 period, it is requested that \$200,000 of the funds authorized in ROPS 19-20 for Item 176 be carried over to ROPS 20-21.

Two other items on the ROPS are related to the environmental remediation work on the WI-TOD project: remediation planning (Item 12 - EnSafe) and environmental oversight (Item 13 – DTSC). While the completion date for the park project might slip, EnSafe's and DTSC's work will be completed during the ROPS 19-20 period and consequently no resources are requested for these two items in ROPS 20-21.

Administrative Cost Allowance and Administrative Budget: The administrative cost allowance is governed by Health and Safety Code (HSC) section 34171 (b) and is calculated based on what is termed "the adjusted Redevelopment Property Tax Trust Fund (RPTTF) distribution" from the prior year. The adjusted RPTTF distribution equals the RPTTF revenue distributed for the prior ROPS 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 2019-20 adjusted RPTTF for the National City Successor Agency is \$4.72 million. When multiplied by 3%, it would result in an ACA for ROPS 20-21 of \$141,661. This calculated amount is less, however, than the minimum provided for in redevelopment dissolution law. The minimum ACA is \$250,000 annually, but may not exceed 50% of the adjusted RPTTF distribution. Based on the foregoing information, the ACA for ROPS 20-21 is requested to be \$250,000. The Administrative Budget, attached as Exhibit B to the resolution, details the estimated administrative expenditures for the ROPS 20-21 period.

Legal Services: The Successor Agency has only one litigation matter remaining: the Affordable Housing Coalition v. Sandoval, et al case. In July, 2013, the Affordable Housing Coalition of San Diego County filed a lawsuit in the Sacramento County Superior Court against the City of National

City in its capacity as the Successor Agency to the Community Development Commission of National City, as well as other cities/successor agencies in San Diego County, claiming that 1) the statutes under the former Redevelopment Law imposing affordable housing obligations upon redevelopment agencies created enforceable obligations under the redevelopment dissolution statutes, and 2) if enforceable obligations were not created, the dissolution statutes unconstitutionally impaired the obligations of contracts. In September, 2016, the Court ruled against the petitioner and in favor of the respondent cities/successor agencies. Judgment based upon this ruling was entered in November, 2016, but the ruling was appealed and is still in the appeal process.

The cost of the litigation is being shared by eight agencies. ROPS 17-18, Item 179, included \$20,000 for the National City Successor Agency's share of the costs. In the Amended ROPS 17-18B, \$10,000 was added, bringing the authorized total spending for this obligation to \$30,000. Currently \$12,572 of the original \$30,000 remains unspent and is requested to be carried over to ROPS 20-21 because it is uncertain when the case will reach a final conclusion.

In addition to the \$12,572 noted above, ROPS 20-21 requests the carryover of \$20,000 from ROPS 19-20 for Item 147 for legal services that will provide as-needed subject matter expertise to ensure compliance with agreements entered into by the former redevelopment agency.

Other Operational Costs: Other operational costs of \$45,000 include amounts for environmental monitoring services arising from agreements entered into by the former redevelopment agency (Items 110 and 111). Of the \$45,000 in RPTTF requested, \$15,000 is for Item 110 and \$30,000 is for Item 111. Regarding Item 111, staff continue to work with Geosyntec to perform, review and address remaining ongoing Successor Agency remediation monitoring requirements and to pursue closure of cases where appropriate. The County's Environmental Services Department has oversight responsibility (Item 110) for these monitoring requirements. Funding for items 110 and 111 continue to be on an estimated basis.

Recommendation:

Adopt the resolution and authorize staff to take all necessary actions to submit the ROPS 20-21 and associated Administrative Budget to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board for approval and subsequently to the State and the County as required by redevelopment agency dissolution law.

Fiscal Impact Statement:

The expenditures for the items listed on ROPS 20-21 total \$4.74 million, \$3.4 million of which is proposed to be funded from RPTTF and \$1.4 million from Reserve Balance (unspent RPTTF amounts from prior periods). The amount of new RPTTF projected to be available to the Successor Agency for ROPS 20-21 is \$16.9 million. If RPTTF funding projections are correct and if all of the items on the ROPS proposed to be funded by RPTTF are approved, approximately \$13.5 million would be available for distribution to the affected taxing entities as residual balance. The \$13.5 million would yield approximately \$6.7 million on the June 1, 2020 distribution date and \$6.8 million on January 2, 2021.

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: National City
County: San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 1,362,604	\$ -	\$ 1,362,604
B Bond Proceeds	-	-	-
C Reserve Balance	1,362,604	-	1,362,604
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 2,892,894	\$ 485,042	\$ 3,377,936
F RPTTF	2,642,894	485,042	3,127,936
G Administrative RPTTF	250,000	-	250,000
H Current Period Enforceable Obligations (A+E)	\$ 4,255,498	\$ 485,042	\$ 4,740,540

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 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$49,925,287		\$4,740,540	\$-	\$1,362,604	\$-	\$2,642,894	\$250,000	\$4,255,498	\$-	\$-	\$-	\$485,042	\$-	\$485,042
12	WI-TOD (DDA/Co-Op/ Bond Docs/ Other Grants)	OPA/DDA/ Construction	02/15/ 2011	06/30/2021	City of National City/ E2 ManageTech/ EnSafe	Remediation Planning	Merged	138,800	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
13	WI-TOD (DDA/Co-Op/ Bond Docs/ Other Grants)	OPA/DDA/ Construction	02/15/ 2011	06/30/2021	City of National City/ DTSC	Environmental Oversight	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
87	Personnel and Admin Costs	Admin Costs	07/01/ 2019	06/30/2020	City of National City	Personnel and other support services for SA	Merged	250,000	N	\$250,000	-	-	-	-	250,000	\$250,000	-	-	-	-	-	\$-
110	Environmental Monitoring for CDC Properties	OPA/DDA/ Construction	07/01/ 2013	06/30/2020	County of San Diego	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive and other SA properties as necessary	Merged	15,000	N	\$15,000	-	-	-	15,000	-	\$15,000	-	-	-	-	-	\$-
111	Environmental Monitoring for CDC Properties	Remediation	07/01/ 2011	06/30/2020	GeoSyntec Consultants	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive and other SA properties as necessary	Merged	30,000	N	\$30,000	-	-	-	30,000	-	\$30,000	-	-	-	-	-	\$-
128	Contract for Financial Analysis	Fees	02/01/ 2017	01/31/2021	NHA Advisors	Financial and bond adviser/ annual disclosure	Merged	4,500	N	\$4,500	-	-	-	4,500	-	\$4,500	-	-	-	-	-	\$-
144	Contract for Legal Services	Legal	02/01/ 2011	06/30/2020	Kane, Ballmer, & Berkman	Legal support for state actions on	Merged	17,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						Redevelopment/ Litigation support for protecting legal interests, e.g., Affordable Housing Coalition v. Sandoval, et al.																
146	Contract for Legal Services	Legal	10/03/2011	06/30/2020	Oppen & Varco, LLP/ Richard Oppen	Litigation for Education Village/Legal support re: environmental compliance with DTSC, DEH, etc. for SA properties or responsibilities	Merged	47,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
147	Contract for Legal Services	Legal	01/22/2008	06/30/2020	Christensen & Spath, LLP	Litigation for ARE Holdings/ Litigation for Morgan Square, Inc./Legal Services for Westside Infill Transit Oriented Development Housing Project	Merged	40,000	N	\$20,000	-	20,000	-	-	-	\$20,000	-	-	-	-	-	\$-
162	Bonds	Fees	07/01/2019	06/30/2020	Bank of New York	Fiscal Agent Fees	Merged	48,000	N	\$4,000	-	-	-	4,000	-	\$4,000	-	-	-	-	-	\$-
167	Contract for Legal Services	Legal	12/15/2012	06/30/2020	Meyers Nave Hoffman Riback Silver & Wilson	Protect assets and obligations of Successor Agency	Merged	24,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
176	Unforeseen SA remediation cost obligation - estimated additional costs Phase II WI-TOD	OPA/DDA/ Construction	06/21/2011	06/30/2021	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site as required by the DDA	Merged	200,000	N	\$200,000	-	200,000	-	-	-	\$200,000	-	-	-	-	-	\$-
179	Joint Defense and Cost Sharing	Litigation	03/30/2015	06/30/2020	City of National City/ City of	The estimated amount of the SA's share of	Merged	12,572	N	\$12,572	-	12,572	-	-	-	\$12,572	-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
	Agreement with respect to the Affordable Housing Coalition of San Diego County v. Sandoval et al case				Lemon Grove	defense costs in this litigation																	
180	2017 Tax Allocation Refunding Bond - Series A Principal Payment	Refunding Bonds Issued After 6/27/12	09/27/2017	08/01/2032	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 2005B and 2011 TABs (replaces Items 3 and 4)	Merged	39,992,000	N	\$2,991,000	-	1,130,032	-	1,860,968	-	\$2,991,000	-	-	-	-	-	-	\$-
181	2017 Tax Allocation Refunding Bond - Series A Interest Payment	Refunding Bonds Issued After 6/27/12	09/27/2017	08/01/2032	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 2005B and 2011 TABs (replaces Items 3 and 4)	Merged	6,558,386	N	\$958,564	-	-	-	497,901	-	\$497,901	-	-	-	460,663	-	\$460,663	
182	2017 Tax Allocation Refunding Bond - Series B Principal Payment	Refunding Bonds Issued After 6/27/12	09/27/2017	08/01/2029	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 1999 TAHBs (replaces Item 1)	Merged	2,269,000	N	\$203,000	-	-	-	203,000	-	\$203,000	-	-	-	-	-	-	\$-
183	2017 Tax Allocation Refunding Bonds - Series B Interest Payment	Refunding Bonds Issued After 6/27/12	09/27/2017	08/01/2029	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 1999 TAHBs (replaces Item 1)	Merged	278,279	N	\$51,154	-	-	-	26,775	-	\$26,775	-	-	-	24,379	-	\$24,379	
184	Bonds	Fees	09/28/2017	08/31/2021	US Bank	Escrow agent fees for payments on the refunded 2011 TABs until	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						call date of 8/01/2021 - amount overlooked for ROPS 18-19																
185	Bonds	Fees	09/28/2017	08/31/2021	US Bank	Escrow agent fees for payments on the refunded 2011 TABs until call date of 8/01/2021	Merged	750	N	\$750	-	-	-	750	-	\$750	-	-	-	-	-	\$-

National City
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.								
A	B	C	D	E	F	G	H	
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources				Comments		
		Bond Proceeds		Reserve Balance	Other Funds			RPTTF
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.			Non-Admin and Admin
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.	647,955	5,220,691	5,779,944	1,257,191	-	C1 = debt service reserves for 1999 and 2005 bonds. D1 = debt service reserves for 2011 bonds + unspent 2011 bond proceeds.	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller	-	7,105	-	156,080	4,912,472		
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)	647,951	5,226,368	359,300	997,428	3,782,440	C3 & D3: After \$35,480 of the debt service reserves were applied to the August payments, all remaining debt service reserves and all remaining 2011 bond proceeds were applied to the refunding of the 1999, 2005 and 2011 TABs. E3, F3 & G3: amounts are detailed on ROPS 17-18 PPA form.	
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			2,678,471	257,191		E4 = RB amounts applied to ROPS 18-19 and 19-20. F4 = OF amounts applied to ROPS 18-19 and 19-20	

5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required			1,130,032	Unexpended RPTTF from ROPS 17-18 primarily as the result of savings from the refunding of the SA's TABs in September 2017.
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$4	\$1,428	\$2,742,173	\$158,652	\$-	

National City
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
12	Work is expected to be completed during ROPS 19-20 and no funding is requested for ROPS 20-21.
13	Work is expected to be completed during ROPS 19-20 and no funding is requested for ROPS 20-21.20-21 period.
87	
110	
111	Contract is up for renewal. Amount is estimated.
128	Current annual fees for managing continuing annual disclosure requirements. Contract is up for renewal.
144	
146	
147	The \$20,000 is requested to be carried over from ROPS 19-20.
162	Trustee administrative fees for the 2017A and 2017B TARBs.
167	
176	This project is scheduled to be completed by the end of ROPS 19-20, but if unforeseen circumstances should arise that would delay the completion, \$200,000 is requested to be carried over to the ROPS 20-21 period.
179	Carry-over of ROPS 19-20 authorization in the event that no court date for hearing the appeal is set until the ROPS 20-21 period.
180	Applying ROPS 17-18 PPA of \$1,130,032 toward the funding of this item.
181	
182	
183	
184	
185	

**Successor Agency to the Community Development Commission
as the National City Redevelopment Agency**

Administrative Budget: ROPS 20-21A and 20-21B

Expenditures

	Annual Salaries & Benefits	% Allocated	Annual Cost	Six Month Cost Admin Budget ROPS 20-21A	Six Month Cost Admin Budget ROPS 20-21B
Personnel*					
City Manager/Executive Director	324,100	10%	32,410	16,205	16,205
Executive Secretary	93,700	25%	23,425	11,713	11,713
Executive Assistant	111,600	5%	5,580	2,790	2,790
City Attorney	291,100	4%	11,644	5,822	5,822
Executive Assistant	99,500	3%	2,985	1,493	1,493
City Clerk/Records Management Officer	161,200	8%	12,896	6,448	6,448
Executive Secretary	86,400	8%	6,912	3,456	3,456
Community Development Manager	154,300	10%	15,430	7,715	7,715
Principal Civil Engineer	145,000	5%	7,250	3,625	3,625
Director of Finance	209,700	3%	6,291	3,146	3,146
Financial Services Officer	161,700	5%	8,085	4,043	4,043
Management Analyst III	138,500	3%	4,155	2,078	2,078
Financial Analyst (part time)	40,000	90%	36,000	18,000	18,000
Senior Accountant	106,400	7%	7,448	3,724	3,724
Accountant	95,600	4%	3,824	1,912	1,912
Accountant	100,200	6%	6,012	3,006	3,006
Buyer	84,600	2%	1,692	846	846
Administrative Technician	81,500	3%	2,445	1,223	1,223
Accounting Assistant	74,500	4%	2,980	1,490	1,490
Accounting Assistant	74,500	2%	1,490	745	745
Accounting Assistant	74,500	2%	1,490	745	745
Various as needed	N/A	N/A	45,000	22,500	22,500
Total Personnel			<u>245,444</u>	<u>122,722</u>	<u>122,722</u>
Maintenance & Operations					
Miscellaneous Expenditures			4,556	2,278	2,278
Total M&O			<u>4,556</u>	<u>2,278</u>	<u>2,278</u>
Total Expenditures			<u>250,000</u>	<u>125,000</u>	<u>125,000</u>
Funding Sources					
RPTTF - Administrative Allowance			250,000	125,000	125,000
Total Funding Sources			<u>250,000</u>	<u>125,000</u>	<u>125,000</u>

* Personnel responsibilities include, but are not limited to, providing executive direction and legal guidance for the operations of the SA, scheduling and maintaining records of the meetings of the Successor Agency, preparing agenda materials for the SA Board, managing litigation, developing the ROPS for each annual period, projecting and managing the cash flow of the SA, managing contracts with vendors (including, but not limited to, the WI-TOD housing project), managing the payments to vendors, accounting for all transactions of the SA in the general ledger, and preparing annual financial statements. Not represented on this schedule, but playing an important policy role in the administration of the Successor Agency, are the City's Mayor and Council Members who serve as the Board for the Successor Agency. All personnel costs are estimates and exclude overhead costs.

RESOLUTION NO. 2019 –

**RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION AS
THE CITY NATIONAL CITY REDEVELOPMENT AGENCY APPROVING
THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR
THE PERIOD OF JULY 1, 2020 THROUGH JUNE 30, 2021 (ROPS 20-21)
WITH EXPENDITURES TOTALING \$4,740,540, APPROVING THE
ASSOCIATED ADMINISTRATIVE BUDGET OF \$250,000, AND APPROVING THEM
TO BE SUBMITTED TO THE COUNTY OF SAN DIEGO COUNTYWIDE
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD**

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, Health and Safety Code section 34177(l) requires each successor agency to prepare a Recognized Obligation Payment Schedule (ROPS) prior to each upcoming fiscal period and submit it for approval to its oversight board; and

WHEREAS, a recognized obligation payment schedule for the period of July 1, 2020 through June 30, 2021 (ROPS 20-21) with expenditures totaling \$4,740,540 has been submitted by the Executive Director for consideration and approval by the Board of the Successor Agency; and

WHEREAS, the ROPS 20-21 shall hereafter be submitted for review and approval to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board, and submitted to the County Administrative Officer, County Auditor/Controller, State Department of Finance, and State Controller as required by Health and Safety Code section 34177(l); and

**Resolution No. 2019 –
Page Two**

WHEREAS, an Administrative Budget for the Successor Agency for the ROPS 20-21 period with estimated expenditures totaling \$250,000 has been submitted by the Executive Director for consideration and approval by the Board of the Successor Agency; and

WHEREAS, the ROPS 20-21 Administrative Budget shall hereafter be submitted for review and approval to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board; and

WHEREAS, the Successor Agency, now having considered ROPS 20-21 and the associated Administrative Budget, desires to approve the ROPS 20-21 and the ROPS 20-21 Administrative Budget; and

WHEREAS, the Successor Agency's ROPS 20-21, which is consistent with the requirements of the Health and Safety Code and other applicable law, is attached to this Resolution as Exhibit "A"; and

WHEREAS, the Successor Agency's ROPS 20-21 Administrative Budget, which is consistent with the requirements of the Health and Safety Code and other applicable law, is attached to this Resolution as Exhibit "B"; 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 adoption of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Successor Agency to the Community Development Commission as the City of National City Redevelopment Agency, as follows:

SECTION 1. The foregoing recitals are true and correct, and are hereby incorporated herein as though set forth in full.

SECTION 2. The Successor Agency's ROPS 20-21, which is attached hereto as Exhibit "A", is approved.

SECTION 3. The Successor Agency's ROPS 20-21 Administrative Budget, which is attached hereto as Exhibit "B", is approved.

SECTION 4. The Executive Director, or designee, is hereby authorized and directed to:

**Resolution No. 2019 –
Page Three**

(i) submit the ROPS 20-21 and the ROPS 20-21 Administrative Budget to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board for approval in such format as may be directed by the Oversight Board or the County of San Diego; and

(ii) take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency; and

(ii) take such other actions and execute such other documents as are necessary to comply with Health and Safety Code 34177 with regard to ROPS 20-21, and to amend the ROPS 20-21 administratively to reflect the most up to date prior period actual cost or cash data, or to conform to the direction, guidance, and/or requirements related to ROPS 20-21 by the Oversight Board, Department of Finance, or other reviewing agencies.

SECTION 4. The Successor Agency determines that 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.

SECTION 5. This Resolution shall take effect upon the date of its adoption.

PASSED and ADOPTED this 17th day of December, 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

**Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period**

Successor Agency: National City

County: San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 1,362,604	\$ -	\$ 1,362,604
B Bond Proceeds	-	-	-
C Reserve Balance	1,362,604	-	1,362,604
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 2,892,894	\$ 485,042	\$ 3,377,936
F RPTTF	2,642,894	485,042	3,127,936
G Administrative RPTTF	250,000	-	250,000
H Current Period Enforceable Obligations (A+E)	\$ 4,255,498	\$ 485,042	\$ 4,740,540

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

**Successor Agency to the Community Development Commission
as the National City Redevelopment Agency**

Administrative Budget: ROPS 20-21A and 20-21B

Expenditures

	Annual Salaries & Benefits	% Allocated	Annual Cost	Six Month Cost Admin Budget ROPS 20-21A	Six Month Cost Admin Budget ROPS 20-21B
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