



AGENDA OF A REGULAR MEETING – SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY
REDEVELOPMENT AGENCY
ONLINE ONLY MEETING

<https://www.nationalcityca.gov/webcast>

LIVE WEBCAST
COUNCIL CHAMBERS
CIVIC CENTER

1243 NATIONAL CITY BOULEVARD
NATIONAL CITY, CALIFORNIA
TUESDAY, JUNE 15, 2021 – 6:00 PM

ALEJANDRA SOTELO-SOLIS
Chairwoman

JOSE RODRIGUEZ
Boardmember

MARCUS BUSH
Boardmember

RON MORRISON
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

NOTICE: The health and well-being of National City residents, visitors, and employees during the COVID-19 outbreak remains our top priority. The City of National City is coordinating with the County of San Diego Health And Human Services Agency, and other agencies to take measures to monitor and reduce the spread of the novel coronavirus (COVID-19). **The World Health Organization has declared the outbreak a global pandemic and local and state emergencies have been declared providing reprieve from certain public meeting laws such as the Brown Act.**

As a result, the Successor Agency Meeting will occur only online to ensure the safety of City residents, employees and the communities we serve. A live webcast of the meeting may be viewed on the city's website at www.nationalcityca.gov/webcast. **For Public Comments see "Public Comments" section below.**

ORDER OF BUSINESS: Public sessions of all Regular Meetings of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency (hereafter referred to as Elected Body) begin at 6:00 p.m. Public Hearings begin at 6:00 p.m. unless otherwise noted. Closed 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. The Mayor and Council members also sit as the Chairperson and Members of the Board of the Community Development Commission (CDC).

REPORTS: All open session agenda items and reports as well as all documents and writings distributed to the Elected Body less than 72 hours prior to the meeting, are available for review on the City's website at www.nationalcityca.gov/webcast. Regular Meetings of the Elected Body are webcast and archived on the City's website at www.nationalcityca.gov/webcast.

PUBLIC COMMENTS: There are multiple ways you can make sure your opinions are heard and considered by our City Council as outlined below:

Submit your public comment prior to the meeting: To submit a comment in writing, email PublicComment@nationalcityca.gov, provide the agenda item number and title of the item in the subject line of your email. Public comments or testimony is limited to up to three (3) minutes. If the comment is not related to a specific agenda item,

indicate General Public Comment in the subject line. All email comments received by 2:00 p.m. on the day of the meeting will be emailed to the City Council Members and made a part of the official record.

***Please note that email comments received prior to the meeting will no longer be read into the meeting's record but will be distributed to the City Council. If you would like to share your comments live during the meeting, please follow the instructions below..

Register online and participate in live public comment during the meeting: To provide live public comment during the meeting, you must pre-register on the City's website at <https://www.nationalcityca.gov/publiccomment> by 2:00 p.m. on the day of the regular meeting to join the City Council Meeting.

***Please note that you do not need to pre-register to watch the meeting online, but you must pre-register if you wish to speak.

Once registered, you will receive an email with a link from Zoom to join the live meeting. You can participate by phone or by computer. Please allow yourself time to log into Zoom before the start of the meeting to ensure you do not encounter any last-minute technical difficulties.

***Please note that members of the public will not be shown on video; they will be able to watch and listen and speak when called upon. Public microphones will be muted until it is your turn to comment.

Each speaker is allowed up to three (3) minutes to address the City Council. Please be aware that the Mayor may limit the comments' length due to the number of persons wishing to speak or if comments become repetitious or unrelated.

All comments are subject to the same rules as would otherwise govern speaker comments at the meeting. Speakers are asked to be respectful and courteous. Please address your comments to the City Council as a whole and avoid personal attacks against members of the public, City Council, and city staff.

Questions about public comment or City Council protocols? Please contact the City Clerk's Office at (619) 336-4228 or via email at Clerk@nationalcityca.gov.

INTERPRETATION SERVICES: To use the Zoom interpretation feature you must first Pre-Register on Zoom. Once logged into Zoom to use the interpretation feature, please scroll to the bottom of the Zoom screen (where the meeting controls are), click on the interpretation icon (world), and select English as your language. If you are joining using the Zoom mobile app (cell phone, tablet, etc.), please press the ellipsis (...), then Interpretation, and then choose your language.

WRITTEN AGENDA: With limited exceptions, the Elected Body 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.

OPEN TO THE PUBLIC

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS (THREE-MINUTE TIME LIMIT)

CONSENT CALENDAR

1. [Approval of Meeting Minutes of the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of June 16, 2020, August 18, 2020, and September 15, 2020. \(City Clerk\)](#)

PUBLIC HEARINGS

NON CONSENT RESOLUTIONS

2. [Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Adopting a Budget of \\$4,400,238 for Fiscal Year 2022. \(Finance\)](#)

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 - September 21, 2021 - 6:00 p.m. - Council Chambers - National City, California.

The following page(s) contain the backup material for Agenda Item: [Approval of Meeting Minutes of the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of June 16, 2020, August 18, 2020, and September 15, 2020. \(City Clerk\)](#)

Please scroll down to view the backup material.

Item

06-15-2021

APPROVAL OF MEETING MINUTES

SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY MEETING MINUTES:

Virtual Regular Meeting: June 16, 2020

Virtual Regular Meeting: August 18, 2020

Virtual Regular Meeting: September 15, 2020

(City Clerk)



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

June 16, 2020

The Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency was called to order at 4:19 p.m. by Chairwoman Alejandra Sotelo-Solis.

ROLL CALL

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

Administrative Officials present: Dalla, Morris-Jones, Raulston, Winney.

PUBLIC COMMENTS – None.

CONSENT CALENDAR

ADOPTION OF CONSENT CALENDAR. Motion by Vice-Chair Rios, seconded by Board member Cano, to approve the Consent Calendar Items 1-4. Carried by unanimous vote.

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 March 17, 2020.
2. Resolution 2020-107. 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 Second Amendment to the Agreement with Ensafe, Inc., extending the term of the Agreement by six months to December 19, 2020, due to the immediate need for services to continue based on delays caused by the COVID-19 pandemic.
3. Investment transactions for the months ended January 31, 2020, February 29, 2020, March 31, 2020, and April 30, 2020.
4. Investment Report for the quarter ended March 31, 2020.

NON CONSENT RESOLUTIONS

5. Adopted Resolution 2020-108. Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Adopting a Budget of \$4,720,540 for Fiscal Year 2021.

ACTION: Motion by Board member Cano, seconded by Vice-Chair Rios, to adopt the Resolution. Carried by unanimous vote.

ADJOURNMENT

Motion by Board member Quintero, seconded by Vice-Chair Rios, to adjourn the meeting to the next Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday – June 16, 2020 - 6:00 p.m. – Council Chambers - National City, California. Carried by unanimous vote.

The meeting closed at 4:21 p.m.

Secretary

The foregoing minutes were approved at the Regular Meeting of June 15, 2021.

Chairwoman



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

August 18, 2020

The Special Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency was called to order at 10:34 p.m. by Chairwoman Alejandra Sotelo-Solis.

ROLL CALL

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

Administrative Officials present: Dalla, Morris-Jones, Raulston, Williams, Winney, and Yano.

PUBLIC COMMENTS – None.

CONSENT CALENDAR

ADOPTION OF CONSENT CALENDAR. Motion by Vice-Chair Rios, seconded by Board member Morrison, to approve the Consent Calendar Item 1. Carried by unanimous vote.

1. Investment transactions for the month ended May 31, 2020.

NON CONSENT RESOLUTIONS

2. Adopted Resolution 2020-109. Resolution of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving an increase of \$517,900 to the Recognized Obligation Payment Schedule (ROPS) 20-21 and associated FY 20-21 budget as shown in Amended ROPS 20-21B and authorizing the submittal of Amended ROPS 20-21B to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board.

ACTION: Motion by Vice-Chair Rios, seconded by Board member Cano, to adopt the Resolution. Carried by unanimous vote.

ADJOURNMENT

Motion by Board member Quintero, seconded by Vice-Chair Rios, to adjourn the meeting to the next Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday – June 16, 2020 - 6:00 p.m. – Council Chambers - National City, California. Carried by unanimous vote.

The meeting closed at 10:36 p.m.

Secretary

The foregoing minutes were approved at the Regular Meeting of June 15, 2021.

Chairwoman

DRAFT



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

September 15, 2020

The Special 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: Sotelo-Solis, Rios, Morrison, Quintero.

Administrative Officials present: Dalla, Morris-Jones, Raulston, Williams, Winney, and Yano.

PUBLIC COMMENTS – None.

CONSENT CALENDAR

ADOPTION OF CONSENT CALENDAR. Motion by Board member Morrison, seconded by Board member Cano, to approve the Consent Calendar Item 1. Carried by unanimous vote.

1. Investment transactions for the month ended May 31, 2020.

ADJOURNMENT

Motion by Board member Morrison, seconded by Board member 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 - Tuesday – December 15, 2020 - 6:00 p.m. – Council Chambers - National City, California. Carried by unanimous vote.

The meeting closed at 8:41 p.m.

Secretary

The foregoing minutes were approved at the Regular Meeting of April 6, 2021.

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 Adopting a Budget of \\$4,400,238 for Fiscal Year 2022. \(Finance\)](#)

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: June 15, 2021

AGENDA ITEM NO. |

ITEM TITLE:

Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Adopting a Budget of \$4,400,238 for Fiscal Year 2021-22

PREPARED BY: Janel Pehau, Finance Analyst

DEPARTMENT: Successor Agency

PHONE: (619) 336-4330

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 \$4,400,238 and reflects amounts authorized for ROPS 21-22, covering the period of July 1, 2021 through June 30, 2022. ROPS 21-22 was approved by the State Department of Finance with a lesser amount of Redevelopment Property Tax Trust Fund (RPTTF) resources than requested. Instead of receiving the requested \$4.4 million in RPTTF, \$2.8 million was authorized. The SA was directed to utilize unexpended funds of \$1.6 million from prior ROPS periods to make up the difference. Adopting an annual budget is not required under the redevelopment agency dissolution legislation, but is recommended by staff in order to effectively track expenditures and revenues in the City's general ledger. The proposed budget includes amounts for scheduled debt service payments, legal services, professional services, City administrative services, and other miscellaneous expenses. See Exhibit A to the resolution for budget details.

FINANCIAL STATEMENT:

APPROVED:  **Finance**

ACCOUNT NO.

APPROVED: _____ **MIS**

The proposed budget provides for total expenditures of \$4,400,238, revenues of \$2,780,648, and the use of \$1,619,590 of Successor Agency fund balance.

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:

Resolution w/ Exhibit A - Fiscal Year 2022 Proposed Budget for the Successor Agency

RESOLUTION NO. 2021 –

RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY ADOPTING A BUDGET OF \$4,400,238 FOR FISCAL YEAR 2021-22

WHEREAS, on June 15, 2021, the Executive Director submitted to the Board of the Successor Agency a Proposed Budget for the 2021-22 Fiscal Year, and

WHEREAS, said budget reflects the authorized expenditures of \$4,400,238 for the 2021-22 Recognized Obligation Payment Schedule (ROPS 20-21) period of July 1, 2021 through June 30, 2022; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: By the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency that the proposed budget for the fiscal year beginning July 1, 2021, attached hereto and incorporated by this reference herein as Exhibit A, with Successor Agency expenditures totaling \$4,400,238, is hereby approved, adopted, and appropriated.

Section 2: 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.

Section 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolution.

PASSED and ADOPTED this 15th day of June, 2021.

Alejandra Sotelo-Solis, Chairwoman

ATTEST:

Luz Molina, City Clerk as
Secretary to the Successor Agency

APPROVED AS TO FORM:

Charles E. Bell, Jr., City Attorney as
Successor Agency Counsel

SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION AS THE NATIONAL
CITY REDEVELOPMENT AGENCY
FISCAL YEAR 2021-22 PROPOSED BUDGET

Contents:

- Estimated Financing Sources
- Expenditure Account Detail
- Recognized Obligation Payment Schedule (ROPS) 21-22 Authorized Items (summarized)

**SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
ESTIMATED FINANCING SOURCES
FISCAL YEAR 2021-22**

Acct. No.	Account Title	FY 2019 Actual	FY 2020 Actual	FY 2021 Adopted	FY 2022 Proposed
711- 00000	Redev Obligations Retirement Fund				
3011	RPTTF* Distribution	\$ 5,185,031	\$ 1,204,954	\$ 1,079,632	\$ 2,774,138
3300	Investment Earnings	215,536	185,161	20,000	-
3320	Interest Income - Loans	8,462	7,824	7,174	6,510
	Fund 711 Total Revenue	\$ 5,409,029	\$ 1,397,939	\$ 1,106,806	\$ 2,780,648
	Use of Fund 711 Fund Balance**			3,613,734	1,619,590
	Successor Agency Total Financing Sources	\$ 5,409,029	\$ 1,397,939	\$ 4,720,540	\$ 4,400,238

*Redevelopment Property Tax Trust Fund

** The amounts shown as the use of fund balance for the FY 2021 adopted and FY 2022 proposed budgets equal the sum of the Reserve Balance and Other Funds columns in the respective ROPS less the revenues in accounts 3300 and 3320 for the respective years. Fund balance arises either as a result of savings from prior ROPS periods or the carry-over of RPTTF allocations from one period to another.

**SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
EXPENDITURE ACCOUNT DETAIL
FISCAL YEAR 2021-22**

Account Number	Account Title	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Adopted	FY 2022 Proposed
711-409	Redev Obligations Retirement Fund				
000-209	Legal Services	788		12,572	10,000
000-210	City of National City - SA Admin Services	250,000	243,452	245,444	250,000
000-213	Professional Services	449,321	24,666	49,500	74,000
000-219	Fiscal Agent Fees	3,560	2,700	4,750	4,000
000-299	Contract Services	2,294,066	2,255,407	200,000	-
000-399	Materials & Supplies	-	-	4,556	-
Balance Sheet	Bond Principal Redemption - 2017A TARB**	2,964,000	2,918,000	2,991,000	2,923,000
Balance Sheet	Bond Principal Redemption - 2017B TARB**	202,000	198,000	203,000	208,000
000-480-0005	Bond Interest Redemption - 2017A TARB	1,105,362	1,032,130	958,564	884,934
000-480-0006	Bond Interest Redemption - 2017B TARB	60,605	55,956	51,154	46,304
	Total Fund 711	\$ 7,329,701	\$ 6,730,311	\$ 4,720,540	\$ 4,400,238

** 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.

Description

The Proposed Budget for the Successor Agency is consistent with the Recognized Obligation Payment Schedule for fiscal year 2021-22 (ROPS 21-22) as requested by the Successor Agency and approved by the State Department of Finance. The budget provides for the payment of debt service obligations for the 2017 tax allocation refunding bonds (TARBs), administrative services provided by the City, professional services pertaining to environmental remediation obligations of the former redevelopment agency, and financial services related to the TARBs. The budget also includes funding to pay for legal services as needed for an ongoing litigation matter.

National City Successor Agency
Recognized Obligation Payment Schedule (ROPS) 21-22 - Authorized Items
(Summarized)

Item #	Project Name/Debt Obligation	Obligation Type	Payee	Total Outstanding Debt or Obligation	Retired	ROPS 20-21 Total	Funding Sources				
							Bond Proceeds	Reserve Balance	Other Funds	Redevelopment Property Tax Trust Fund (RPTTF)	Admin RPTTF
Totals				45,231,949		4,400,238	-	1,377,397	248,703	2,524,138	250,000
12	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	City of National City/EnSafe	20,000	N	20,000	-	0	-	20,000	-
13	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	City of National City/DTSC	15,000	N	15,000	-	0	-	15,000	-
87	Personnel and Admin Costs	Admin Costs	City of National City	250,000	N	250,000	-	-	-	-	250,000
110	Environmental Monitoring for CDC Properties	OPA/DDA/Construction	County of San Diego	5,000	N	5,000	-	0	-	5,000	-
111	Environmental Monitoring for CDC Properties	Remediation	GeoSyntec Consultants	30,000	N	30,000	-	0	-	30,000	-
128	Contract for Financial Analysis	Fees	NHA Advisors	4,000	N	4,000	-	-	-	4,000	-
162	Bonds	Fees	Bank of New York	4,000	N	4,000	-	-	-	4,000	-
179	Joint Defense and Cost Sharing Agreement with respect to the Affordable Housing Coalition of San Diego County v. Sandoval et al case	Litigation	City of National City/City of Lemon Grove	10,000	N	10,000	-	-	-	10,000	-
180	2017 Tax Allocation Refunding Bond - Series A Principal Payment	Refunding Bonds Issued After 6/27/12	Bank of New York Mellon Trust Company, N. A.	37,001,000	N	2,923,000	-	1,377,397	248,703	1,296,900	-
181	2017 Tax Allocation Refunding Bond - Series A Interest Payment	Refunding Bonds Issued After 6/27/12	Bank of New York Mellon Trust Company, N. A.	5,599,823	N	884,934	-	-	-	884,934	-
182	2017 Tax Allocation Refunding Bond - Series B Principal Payment	Refunding Bonds Issued After 6/27/12	Bank of New York Mellon Trust Company, N. A.	2,066,000	N	208,000	-	-	-	208,000	-
183	2017 Tax Allocation Refunding Bonds - Series B Interest Payment	Refunding Bonds Issued After 6/27/12	Bank of New York Mellon Trust Company, N. A.	227,126	N	46,304	-	-	-	46,304	-