



AGENDA OF A SPECIAL 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, DECEMBER 7, 2021 – 6:00 PM

ALEJANDRA SOTELO-SOLIS
Chairwoman

JOSE RODRIGUEZ
Boardmember

MARCUS BUSH
Boardmember

RON MORRISON
Boardmember

MONA RIOS
Boardmember

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 (hereafter referred to as Elected Body) begin at 6:00 p.m. on the third Tuesday of the months of March, June, September, and December. 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.

REPORTS: All regular meeting 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 at the entry to the Council Chambers. Regular Meeting of the Elected Boy are webcast and archived on the City's website www.nationalcityca.gov.

PUBLIC COMMENTS: The Successor Agency will receive public comments via e-mail at PublicComment@nationalcityca.gov regarding any matters within the jurisdiction of the Successor Agency. Written comments or testimony from the public (limited to three minutes) must be submitted via email **by 4:00 p.m.** on the day of the Successor Agency Meeting. All comments received from the public will be made a part of the record of the meeting. The time limit established for public testimony is three minutes per speaker. The Chairperson may limit the length of comments due to the number of persons wishing to speak or if comments become repetitious or unrelated.

1243 National City Blvd.
National City, CA 91950
619-336-4240

*Meeting agendas and
minutes available on web*

WWW.NATIONALCITYCA.GOV

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. Prior to such approval, any item may be removed from the consent portion of the agenda and separately considered, upon request of a Boardmember, 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)

NON CONSENT RESOLUTIONS

1. 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, 2022 through June 30, 2023 (ROPS 22-23) with Expenditures Totaling \$4,431,809, Approving the Associated Administrative Budget of \$230,000, and Authorizing the submittal of both to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board. (Successor Agency)

ADJOURNMENT

Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday – March 15, 2022 - 6:00 p.m. - Council Chambers - National City, California.



NOTICE OF SPECIAL MEETING

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

ONLINE ONLY MEETING

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LIVE WEBCAST

COUNCIL CHAMBERS

CIVIC CENTER

1243 NATIONAL CITY BOULEVARD

NATIONAL CITY, CALIFORNIA

TUESDAY, DECEMBER 7, 2021 – 6:00 PM

NOTICE IS HEREBY GIVEN, that the Successor Agency to the Community Development Commission as the National City Redevelopment Agency will hold a Special Meeting on **Tuesday, December 7, 2021, at 6:00 p.m.**, or as soon thereafter as the matter may be considered, in the Council Chambers at the Civic Center, 1243 National City Boulevard, National City, California, 91950. The business to be transacted at said meeting will be for the Successor Agency to the Community Development Commission as the National City Redevelopment Agency to consider the following:

OPEN TO THE PUBLIC

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS (THREE-MINUTE TIME LIMIT)

NON CONSENT RESOLUTIONS

1. 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, 2022 through June 30, 2023 (ROPS 22-23) with Expenditures Totaling \$4,431,809, Approving the Associated Administrative Budget of \$230,000, and Authorizing the submittal of both to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board. (Successor Agency)

ADJOURNMENT

Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday – March 15, 2022 - 6:00 p.m. - Council Chambers - National City, California.

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

MEETING DATE: December 07, 2021

AGENDA ITEM NO. 1

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, 2022 through June 30, 2023 (ROPS 22-23) with Expenditures Totaling \$4,431,809, Approving the Associated Administrative Budget of \$230,000, and Authorizing the submittal of both to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board.

PREPARED BY: Janel Pehau, Finance Analyst

DEPARTMENT: Successor Agency

PHONE: 619-336-4330

APPROVED BY: *Molly Brown*

EXPLANATION:

The proposed Recognized Obligation Payment Schedule (ROPS) for the period July 1, 2022 through June 30, 2023 (ROPS 22-23) totals \$4.4 million and includes an administrative allowance of \$230,000, 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 20, 2022 meeting. ROPS 22-23 is due to the State Department of Finance by February 1, 2022. Please see the attached staff report for further details regarding the ROPS.

FINANCIAL STATEMENT:

APPROVED: _____ **Finance**

ACCOUNT NO.

APPROVED: _____ **MIS**

If approved by the County Oversight Board and California Department of Finance, the revenue and expenditures listed in the ROPS 22-23 will be reflected in the FY22-23 budget.

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 22-23 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 22-23) and Exhibit "B" (ROPS 22-23 Administrative Budget)



CITY OF NATIONAL CITY
SUCCESSOR AGENCY STAFF REPORT

December 7, 2021

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, 2022 through June 30, 2023 (ROPS 22-23) with Expenditures Totaling \$4,431,809, Approving the Associated Administrative Budget of \$230,000, and Authorizing the Submittal of Both 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. The San Diego County Oversight Board will consider the Agency's ROPS at its January 20, 2022 meeting. ROPS 22-23 is due to the State Department of Finance by February 1, 2022. 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 per ROPS period. 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, 2022 through June 30, 2023 (ROPS 22-23) period for the National City Successor Agency, attached as Exhibit A to the resolution, totals \$4.4 million. Of that amount, \$3.9 million is allocated to the first half of the fiscal year and \$0.5 million to the second half of the fiscal year. (Note: The ROPS schedules attached to the resolution are in the form of the anticipated schedules to be issued by the State Department of Finance. These schedules must be completed on DOF's website. Once they are available, staff will enter the amounts shown in Exhibit A.)

Enforceable obligations for the ROPS 22-23 period may be grouped into the following categories:

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 22-23 period, debt service payments on the 2017 refunding bonds will total \$4.06 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 \$8,000 (Items 128 and 162).

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 2021-22 adjusted RPTTF for the National City Successor Agency is \$2,524,128. When multiplied by 3%, it would result in an ACA for ROPS 22-23 of \$75,725. 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 and the estimated administrative costs, ROPS 22-23 requests \$230,000 for the ACA. The Administrative Budget, attached as Exhibit B to the resolution, details the estimated administrative expenditures for the ROPS 22-23 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 was originally being shared by eight agencies, but after a change during this past year in the arrangement for outside counsel for this matter, the costs are now being shared by ten agencies. ROPS 22-23 requests \$10,000 for this item because it is uncertain when the case will reach a conclusion.

Other Costs: Earlier in 2021 the California Department of Tax and Fee Administration (CDTFA) notified the City that a hazardous waste generator fee was due for the period of January 1, 2019 through December 31, 2019 for hazardous waste generated at the Paradise Creek Park site undergoing environmental remediation pursuant to ROPS Item #176. The letter from CDTFA indicated that the City owed a fee of \$95,660 plus interest and penalties of \$27,560 for a total of \$123,220. None of the parties involved in the remediation work were aware of the requirement to pay this fee and the Successor Agency had no authority to pay this fee under ROPS 20-21 or ROPS 21-22. The City has been in discussions with CDTFA and has paid the fee portion of the billing on behalf of the Successor Agency, but it appears unlikely that CDTFA will waive any of the remaining liability. This item would reimburse the City for this unanticipated cost.

Recommendation:

Adopt the resolution and authorize staff to take all necessary actions to submit the ROPS 22-23 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 22-23 total \$4.4 million, all of which is proposed to be funded from RPTTF. The amount of new RPTTF projected to be available to the Successor Agency for ROPS 22-23 is \$20.4 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 \$16.0 million would be available for distribution to the affected taxing entities as residual balance, of which the City of National City's share would be approximately \$2.9 million.

EXHIBIT A

Recognized Obligation Payment Schedule (ROPS 22-23) Summary for the July 1, 2022 through June 30, 2023 Period

Successor Agency: National City
County: San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	22-23A Total (July - December)	22-23B Total (January - June)	ROPS 22-23 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 3,910,416	\$ 521,394	\$ 4,431,809
F RPTTF	3,795,416	406,394	4,201,809
G Administrative RPTTF	115,000	115,000	230,000
H Current Period Enforceable Obligations (A+E)	\$ 3,910,416	\$ 521,394	\$ 4,431,809

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

EXHIBIT A

National City Successor Agency
Recognized Obligation Payment Schedule (ROPS) 22-23 Excel Format

Item #	Project Name/Debt Obligation	Obligation Type	Payee	Total Outstanding Debt or Obligation	Retired	ROPS 22-23 Total	Funding Sources ROPS 22-23A (Jul - Dec)					ROPS 22-23A Total	Funding Sources ROPS 22-23B (Jan - Jun)					ROPS 22-23B Total
							Bond Proceeds	Reserve Balance	Other Funds	Redevelopment Property Tax Trust Fund (RPTTF)	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	Redevelopment Property Tax Trust Fund (RPTTF)	Admin RPTTF	
Totals				41,263,434		4,431,809	-	-	-	3,795,416	115,000	3,910,416	-	-	-	406,394	115,000	521,394
12	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	City of National City/EnSafe	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
13	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	City of National City/DTSC	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
87	Personnel and Admin Costs	Admin Costs	City of National City	250,000	N	230,000	-	-	-	-	115,000	115,000	-	-	-	-	115,000	115,000
110	Environmental Monitoring for CDC Properties	OPA/DDA/Construction	County of San Diego	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
111	Environmental Monitoring for CDC Properties	Remediation	GeoSyntec Consultants	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Contract for Financial Analysis	Fees	NHA Advisors	4,500	N	4,000	-	-	-	4,000	-	4,000	-	-	-	-	-	-
144	Contract for Legal Services	Legal	Kane, Ballmer, & Berkman	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
146	Contract for Legal Services	Legal	Opper & Varco, LLP/ Richard Opper	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
147	Contract for Legal Services	Legal	Christensen & Spath, LLP	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
162	Bonds	Fees	Bank of New York	44,000	N	4,000	-	-	-	4,000	-	4,000	-	-	-	-	-	-
167	Contract for Legal Services	Legal	Meyers Nave Hoffman Riback Silver & Wilson	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Unforseen SA remediation cost obligation - estimated additional costs Phase II WI-TOD	OPA/DDA/Construction	Paradise Creek Housing Partners	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
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/Colantuono, Highsmith & Whatley, PC	10,000	N	10,000	-	-	-	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.	34,078,000	N	2,996,000	-	-	-	2,996,000	-	2,996,000	-	-	-	-	-	-
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.	4,714,890	N	811,242	-	-	-	424,271	-	424,271	-	-	-	386,971	-	386,971
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.	1,858,000	N	212,000	-	-	-	212,000	-	212,000	-	-	-	-	-	-
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.	180,824	N	41,347	-	-	-	21,924	-	21,924	-	-	-	19,423	-	19,423
184	Bonds	Fees	US Bank	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
185	Bonds	Fees	US Bank	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
186	CDTFA Hazardous Waste Generator Fee	Fees	City of National City	123,220	N	123,220	-	-	-	123,220	-	123,220	-	-	-	-	-	-

EXHIBIT A

National City
Recognized Obligation Schedule (ROPS 22-23) - Notes
July 1, 2022 through June 30, 2022

Item #	Notes/Comments
179	This case continues to be in litigation and there is no certainty regarding when it will reach a final conclusion. \$10,000 is requested in this ROPS for the Agency's potential share of costs should the case continue into the ROPS 22-23 period.
186	Earlier in 2021 CDTFA notified the City that a hazardous waste generator fee was due for the period of January 1, 2019 through December 31, 2019 for hazardous waste generated at the Paradise Creek Park site undergoing environmental remediation pursuant to ROPS Item #176. The letter from CDTFA indicated that the City owed a fee of \$95,660 plus interest and penalties of \$27,560 for a total of \$123,220. None of the parties involved in the remediation work were aware of the requirement to pay this fee and the Successor Agency had no authority to pay this fee under ROPS 20-21 or ROPS 21-22. The City has been in discussions with CDTFA and has paid the fee portion of the billing on behalf of the Successor Agency, but it appears unlikely that CDTFA will waive any of the remaining liability. This item would reimburse the City for this unanticipated cost.

EXHIBIT A

Report of Cash Balances

Pursuant to Health and Safety Code section 34177 (I), 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								
A	B	C	D	E	F	G	H	
		Fund Sources						
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF		
ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)		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	Comments	
1	Beginning Available Cash Balance (Actual 07/01/19) RPTTF amount should exclude "A" period distribution amount		8,382	7,142,239	631,091	227,726	E1 = total SA beginning cash less OF cash (\$631,091) from 18-19 PPA, less ROPS 19A-20 RPTTF distribution, and less PPA of \$227,726 applied to R19-20	
2	Revenue/Income (Actual 06/30/20) RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller		13		215,238	4,972,019	G2 = ROPS 19-20A (\$4,361,655) + ROPS 19-20B (\$610,364)	
3	Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)		6,930	2,255,407	0	4,652,231		
4	Retention of Available Cash Balance (Actual 06/30/20) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			4,877,553	407,355		E4 = amount of RB applied to ROPS 20-21 and 21-22 by DOF and SA; F4 = sum of \$158,652 and \$248,703 applied by DOF to R20-21 and R21-22, respectively	
5	ROPS 19-20 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC	No entry required					547,514	
6	Ending Actual Available Cash Balance (06/30/20) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 1,465	\$ 9,279	\$ 438,974	\$ 0		

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

Administrative Budget: ROPS 22-23A and 22-23B

Expenditures (Estimated Amounts per GC 34177(j)(1))

	Annual Salaries & Benefits (R22-23)	% Allocated	Annual Cost	Six Month Cost Admin Budget ROPS 22-23A	Six Month Cost Admin Budget ROPS 22-23B
Personnel*					
City Manager/Executive Director	326,190	5%	16,309.50	8,155	8,155
Executive Secretary	93,270	5%	4,663.50	2,332	2,332
Executive Assistant	113,920	5%	5,696.00	2,848	2,848
City Attorney	286,120	5%	14,306.00	7,153	7,153
Executive Assistant	107,020	3%	3,210.60	1,605	1,605
City Clerk/Records Management Officer	139,220	8%	11,137.60	5,569	5,569
Executive Secretary	89,370	8%	7,149.60	3,575	3,575
Community Development Manager	142,760	5%	7,138.00	3,569	3,569
Real Property Agent	119,710	10%	11,971.00	5,986	5,986
Administrative Services Director	225,120	3%	6,753.60	3,377	3,377
Financial Services Officer	159,910	3%	4,797.30	2,399	2,399
Budget Manager	155,240	4%	6,209.60	3,105	3,105
Financial Analyst (part time)	58,000	65%	37,700.00	18,850	18,850
Senior Accountant	116,800	5%	5,840.00	2,920	2,920
Accountant	103,590	2%	2,071.80	1,036	1,036
Accountant	103,590	4%	4,143.60	2,072	2,072
Buyer	88,260	1%	882.60	441	441
Budget Technician	90,380	3%	2,711.40	1,356	1,356
Accounting Assistant	76,980	4%	2,980.00	1,490	1,490
Various as needed		N/A	31,928.00	15,964	15,964
Total Personnel			187,600	93,800	93,800
Maintenance & Operations					
Professional Services			14,400	7,200	7,200
Internal Service Charges			23,000	11,500	11,500
Miscellaneous Expenditures (supplies, equipment use, etc)			5,000	2,500	2,500
Total M&O			42,400	21,200	21,200
Total Expenditures			230,000	115,000	115,000
Funding Sources					
RPTTF - Administrative Allowance			230,000	115,000	115,000
Total Funding Sources			230,000	115,000	115,000

* 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 service providers, executing the Long Range Property Management Plan, 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. 2021 –

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, 2022 THROUGH JUNE 30, 2023 (“ROPS 22-23”) WITH EXPENDITURES TOTALING \$4,431,809, APPROVING THE ASSOCIATED ADMINISTRATIVE BUDGET OF \$230,000, AND APPROVING THE SUBMITTAL OF BOTH TO THE COUNTY OF SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

WHEREAS, the City of National City (“City”) City Council established the City’s Redevelopment Agency (the “Redevelopment Agency”) by Ordinance No. 1164, dated April 11, 1967; and

WHEREAS, the City Council established the City’s Housing Authority (the “Housing Authority”) by Ordinance No. 1484, dated October 14, 1975; and

WHEREAS, the City Council established the City’s Community Development Commission (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 City’s Redevelopment Agency 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, 2022 through June 30, 2023 (“ROPS 22-23”) with expenditures totaling \$4,431,809 has been submitted by the Executive Director for consideration and approval by the Board of the Successor Agency; and

WHEREAS, the ROPS 22-23 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

WHEREAS, an Administrative Budget for the Successor Agency for the ROPS 22-23 period with estimated expenditures totaling \$230,000 has been submitted by the Executive Director for consideration and approval by the Board of the Successor Agency; and

WHEREAS, the ROPS 22-23 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 22-23 and the associated Administrative Budget, desires to approve the ROPS 22-23 and the ROPS 22-23 Administrative Budget; and

WHEREAS, the Successor Agency's ROPS 22-23, 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 22-23 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, THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: The foregoing recitals are true and correct, and are hereby made by this reference a substantive part of this Resolution.

Section 2: The Successor Agency's ROPS 22-23, which is attached hereto as Exhibit "A", is approved.

Section 3: The Successor Agency's ROPS 22-23 Administrative Budget, which is attached hereto as Exhibit "B", is approved.

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

(i) submit the ROPS 22-23 and the ROPS 22-23 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 22-23, and to amend the ROPS 22-23 administratively to reflect the most current cost estimates for all items and the most current prior period actual cost or cash data, or to conform to the direction, guidance, and/or requirements related to ROPS 22-23 by the Oversight Board, Department of Finance, or other reviewing agencies.

Section 5: 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 6: This Resolution shall take effect upon the date of its adoption.

Section 7: 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 7th day of December 2021.

Alejandra Sotelo-Solis, Chairwoman

ATTEST:

Luz Molina, Secretary

APPROVED AS TO FORM:

Charles E. Bell, Jr., Successor Agency Counsel

EXHIBIT A

**Recognized Obligation Payment Schedule (ROPS 22-23)
Summary for the July 1, 2022 through June 30, 2023 Period**

Successor Agency: National City
County: San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	22-23A Total (July - December)	22-23B Total (January - June)	ROPS 22-23 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 3,910,416	\$ 521,394	\$ 4,431,809
F RPTTF	3,795,416	406,394	4,201,809
G Administrative RPTTF	115,000	115,000	230,000
H Current Period Enforceable Obligations (A+E)	\$ 3,910,416	\$ 521,394	\$ 4,431,809

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

EXHIBIT A

National City Successor Agency
Recognized Obligation Payment Schedule (ROPS) 22-23 Excel Format

Item #	Project Name/Debt Obligation	Obligation Type	Payee	Total Outstanding Debt or Obligation	Retired	Funding Sources ROPS 22-23A (Jul - Dec)					ROPS 22-23A Total	Funding Sources ROPS 22-23B (Jan - Jun)					ROPS 22-23B Total	
						Bond Proceeds	Reserve Balance	Other Funds	Redevelopment Property Tax Trust Fund (RPTTF)	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	Redevelopment Property Tax Trust Fund (RPTTF)	Admin RPTTF		
Totals				41,264,094		4,431,809	-	-	-	3,795,416	115,000	3,910,416	-	-	-	406,394	115,000	521,394
12	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	City of National City/EnSafe	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
13	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	City of National City/DTSC	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
87	Personnel and Admin Costs	Admin Costs	City of National City	250,000	N	230,000	-	-	-	-	115,000	115,000	-	-	-	-	115,000	115,000
110	Environmental Monitoring for CDC Properties	OPA/DDA/Construction	County of San Diego	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
111	Environmental Monitoring for CDC Properties	Remediation	GeoSyntec Consultants	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Contract for Financial Analysis	Fees	NHA Advisors	4,500	N	4,000	-	-	-	4,000	-	4,000	-	-	-	-	-	-
144	Contract for Legal Services	Legal	Kane, Ballmer, & Berkman	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
146	Contract for Legal Services	Legal	Opper & Varco, LLP/ Richard Opper	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
147	Contract for Legal Services	Legal	Christensen & Spath, LLP	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
162	Bonds	Fees	Bank of New York	44,000	N	4,000	-	-	-	4,000	-	4,000	-	-	-	-	-	-
167	Contract for Legal Services	Legal	Meyers Nave Hoffman Riback Silver & Wilson	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Unforeseen SA remediation cost obligation - estimated additional costs Phase II WI-TOD	OPA/DDA/Construction	Paradise Creek Housing Partners	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
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/Colantuono, Highsmith & Whatley, PC	10,000	N	10,000	-	-	-	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.	34,078,000	N	2,996,000	-	-	-	2,996,000	-	2,996,000	-	-	-	-	-	-
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.	4,714,890	N	811,242	-	-	-	424,271	-	424,271	-	-	-	386,971	-	386,971
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.	1,858,000	N	212,000	-	-	-	212,000	-	212,000	-	-	-	-	-	-
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.	180,824	N	41,347	-	-	-	21,924	-	21,924	-	-	-	19,423	-	19,423
184	Bonds	Fees	US Bank	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
185	Bonds	Fees	US Bank	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
186	CDTFA Hazardous Waste Generator Fee	Fees	City of National City	123,880	N	123,220	-	-	-	123,220	-	123,220	-	-	-	-	-	-

EXHIBIT A

National City
Recognized Obligation Schedule (ROPS 22-23) - Notes
July 1, 2022 through June 30, 2022

Item #	Notes/Comments
179	This case continues to be in litigation and there is no certainty regarding when it will reach a final conclusion. \$10,000 is requested in this ROPS for the Agency's potential share of costs should the case continue into the ROPS 22-23 period.
186	On May 11, 2021 CDTFA notified the City that a hazardous waste generator fee was due for the period of January 1, 2019 through December 31, 2019 for hazardous waste generated at the Paradise Creek Park site undergoing environmental remediation pursuant to ROPS Item #176. The letter from CDTFA indicated that the City owed a fee of \$95,660 plus interest of \$6,217.88 and a penalty of \$9,566.00 for a total of \$111,443.88. None of the parties involved in the remediation work were aware of the requirement to pay this fee and the Successor Agency had no authority to pay this fee under ROPS 20-21 or ROPS 21-22. The City has been in discussions with CDTFA and has paid the fee portion of the billing on behalf of the Successor Agency, but it appears unlikely that CDTFA will waive any of the remaining liability. This item would reimburse the City for this unanticipated cost.

EXHIBIT A

Report of Cash Balances

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								
A	B	C	D	E	F	G	H	
	ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)	Bond Proceeds		Fund Sources			Comments	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Reserve Balance	Other Funds	RPTTF		
				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 07/01/19) RPTTF amount should exclude "A" period distribution amount		8,382	7,142,239	631,091	227,726	E1 = total SA beginning cash less OF cash (\$631,091) from 18-19 PPA, less ROPS 19A-20 RPTTF distribution, and less PPA of \$227,726 applied to R19-20	
2	Revenue/Income (Actual 06/30/20) RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller		13		215,238	4,972,019	G2 = ROPS 19-20A (\$4,361,655) + ROPS 19-20B (\$610,364)	
3	Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)		6,930	2,255,407	0	4,652,231		
4	Retention of Available Cash Balance (Actual 06/30/20) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			4,877,553	407,355		E4 = amount of RB applied to ROPS 20-21 and 21-22 by DOF and SA; F4 = sum of \$158,652 and \$248,703 applied by DOF to R20-21 and R21-22, respectively	
5	ROPS 19-20 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC	No entry required					547,514	
6	Ending Actual Available Cash Balance (06/30/20) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 1,465	\$ 9,279	\$ 438,974	\$ 0		

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

Administrative Budget: ROPS 22-23A and 22-23B

Expenditures (Estimated Amounts per GC 34177(j)(1))

Personnel*	Annual Salaries & Benefits (R22-23)	% Allocated	Annual Cost	Six Month Cost Admin Budget ROPS 22-23A	Six Month Cost Admin Budget ROPS 22-23B
City Manager/Executive Director	326,190	5%	16,309.50	8,155	8,155
Executive Secretary	93,270	5%	4,663.50	2,332	2,332
Executive Assistant	113,920	5%	5,696.00	2,848	2,848
City Attorney	286,120	5%	14,306.00	7,153	7,153
Executive Assistant	107,020	3%	3,210.60	1,605	1,605
City Clerk/Records Management Officer	139,220	8%	11,137.60	5,569	5,569
Executive Secretary	89,370	8%	7,149.60	3,575	3,575
Community Development Manager	142,760	5%	7,138.00	3,569	3,569
Real Property Agent	119,710	10%	11,971.00	5,986	5,986
Administrative Services Director	225,120	3%	6,753.60	3,377	3,377
Financial Services Officer	159,910	3%	4,797.30	2,399	2,399
Budget Manager	155,240	4%	6,209.60	3,105	3,105
Financial Analyst (part time)	58,000	65%	37,700.00	18,850	18,850
Senior Accountant	116,800	5%	5,840.00	2,920	2,920
Accountant	103,590	2%	2,071.80	1,036	1,036
Accountant	103,590	4%	4,143.60	2,072	2,072
Buyer	88,260	1%	882.60	441	441
Budget Technician	90,380	3%	2,711.40	1,356	1,356
Accounting Assistant	76,980	4%	2,980.00	1,490	1,490
Various as needed		N/A	31,928.00	15,964	15,964
Total Personnel			187,600	93,800	93,800
Maintenance & Operations					
Professional Services			14,400	7,200	7,200
Internal Service Charges			23,000	11,500	11,500
Miscellaneous Expenditures (supplies, equipment use, etc)			5,000	2,500	2,500
Total M&O			42,400	21,200	21,200
Total Expenditures			230,000	115,000	115,000
Funding Sources					
RPTTF - Administrative Allowance			230,000	115,000	115,000
Total Funding Sources			230,000	115,000	115,000

* 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 service providers, executing the Long Range Property Management Plan, 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.