



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

**COUNCIL CHAMBERS
CIVIC CENTER
1243 National City Blvd.
National City, CALIFORNIA
FEBRUARY 19, 2013 – 6:00 PM**

RON MORRISON
Chairman

LUIS NATIVIDAD
Boardmember

JERRY CANO
Boardmember

MONA RIOS
Boardmember

ALEJANDRA SOTELO-SOLIS
Boardmember

**1243 National City Blvd.
National City, CA 91950
619-336-4300**

**Meeting agendas and
minutes available on web**

WWW.NATIONALCITYCA.GOV

ORDER OF BUSINESS: Public sessions of all Regular Meetings of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency begin at 6:00 p.m. on the first and third Tuesday of each month. Public hearings begin at 6:00 p.m. unless otherwise noted. Closed Sessions begin at 5:00 p.m. or such other time as noted on the agenda. If a workshop is scheduled, the subject and time of the workshop will appear on the agenda.

REPORTS: All regular meeting agenda items and reports as well as all documents and writings distributed to the Board less than 72 hours prior to the meeting, are available for review at the entry to the Council Chambers. Regular Meetings of the Board are webcast and archived on the City's website **WWW.NATIONALCITYCA.GOV**.

PUBLIC COMMENTS: Prior to the Business portion of the agenda, the Board will receive public comments regarding any matters within the jurisdiction of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency. Members of the public may also address any item on the agenda at the time the item is considered by the Board. Persons who wish to address the Board are requested to fill out a "Request to Speak" form available at the entrance to the City Council Chambers, and turn in the completed form to the City Clerk. The Chairperson will separately call for testimony of those persons who have turned in a "Request to Speak" form. If you wish to speak, please step to the podium at the appropriate time and state your name and address (optional) for the record. The time limit established for public testimony is three minutes per speaker unless a different time limit is announced. Speakers are encouraged to be brief. The Chairperson may limit the length of comments due to the number of persons wishing to speak or if comments become repetitious or irrelevant.

WRITTEN AGENDA: With limited exceptions, the Board may take action only upon items appearing on the written agenda. Items not appearing on the agenda must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature, and the need to take action on such items arose after the agenda was posted.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the City Clerk's Office at (619) 336-4228 to request a disability-related modification or accommodation. Notification 24-hours prior

to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Spanish audio interpretation is provided during Board Meetings. Audio headphones are available in the lobby at the beginning of the meeting.

Audio interpretación en español se proporciona durante sesiones del Consejo Municipal. Los audiófonos están disponibles en el pasillo al principio de la junta.

THE BOARD REQUESTS THAT ALL CELL PHONES AND PAGERS BE TURNED OFF DURING BOARD MEETINGS.

OPEN TO THE PUBLIC
SUCCESSOR AGENCY AGENDA

CALL TO ORDER

ROLL CALL

PUBLIC ORAL COMMUNICATIONS (THREE-MINUTE TIME LIMIT)

CONSENT CALENDAR

1. Approval of the Minutes of the Regular Meeting of the National City Successor Agency to the Community Development Commission as the National City Redevelopment Agency of February 5, 2013. (City Clerk)

PUBLIC HEARINGS

ORDINANCES FOR INTRODUCTION

ORDINANCES FOR ADOPTION

NON CONSENT RESOLUTIONS

2. Resolution of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency adopting the February 13, 2013 Recognized Obligations Payment Schedule (ROPS) for the period July 1, 2013 through December 30, 2013. (SA)

NEW BUSINESS

STAFF REPORTS

3. Update on Redevelopment Dissolution. (Redevelopment)

CLOSED SESSION REPORT

ADJOURNMENT

Regular Meeting - Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday, March 5, 2013 - 6:00 p.m., Council Chambers, Civic Center - National City, California

**ITEM #1
2/19/13**

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF
THE NATIONAL CITY SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION AS THE
NATIONAL CITY REDEVELOPMENT AGENCY
OF FEBRUARY 5, 2013**

(CITY CLERK)

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

MEETING DATE: February 19, 2012

AGENDA ITEM NO. | _____

ITEM TITLE:

Resolution of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency adopting the February 13, 2013 Recognized Obligations Payment Schedule (ROPS) for the period July 1, 2013 through December 30, 2013.

PREPARED BY: Brad Raulston, Executive Director

DEPARTMENT: _____

PHONE: 336-4256

APPROVED BY: _____

EXPLANATION:

On September 27, 2011, the National City Community Development Commission adopted the Draft Initial Recognized Obligations Payment Schedule, subsequently amended on January 31, 2012. On January 10, 2012, National City declared itself the successor agency to the Redevelopment Agency and created the Successor Agency to the Community Development Commission as the National City Redevelopment Agency by way of Resolution No. 2012-15. The Successor Agency adopted the Draft Initial Recognized Obligations Payment Schedule on February 21, 2012 and the Amended Recognized Obligations Payment Schedule on April 24, 2012 and May 29, 2012. The Department of Finance had inquiries to the ROPS previously adopted by the Oversight Board and requested reconsideration. The Successor Agency approved the Amended ROPS based on the response from the DOF and on May 30, 2012, the Oversight Board approved the ROPS with revisions. Staff recommends the Successor Agency adopt the Recognized Obligations Payment Schedule for the period July 1, 2013 through December 31, 2013. If adopted, the ROPS will be reviewed for adoption by the Oversight Board and forwarded to the San Diego County Auditor-Controller and California Department of Finance for consideration.

FINANCIAL STATEMENT:

APPROVED: _____ **Finance**

ACCOUNT NO. Pursuant to AB 1X 26.

APPROVED: _____ **MIS**

ENVIRONMENTAL REVIEW:

Pursuant to Title 15 of the California Code of Regulations, Section 15378(b)(4), this item is not subject to the California Environmental Quality Act review because the recommended approvals are not considered a project and are governmental funding mechanisms and fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant environmental impact.

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

STAFF RECOMMENDATION:

Adopt the resolution and submit for certification and submittal to the County and the State.

BOARD / COMMISSION RECOMMENDATION:

Not Applicable.

ATTACHMENTS:

1. Recognized Obligation Payment Schedule (for the period July 1, 2013 through December 31, 2013).
2. Proposed Resolution

RESOLUTION NO. 2013 –02

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION AS
THE NATIONAL CITY REDEVELOPMENT AGENCY APPROVING
THE SUCCESSOR AGENCY'S February 19, 2013 RECOGNIZED
OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD
JULY 1, 2013 THROUGH DECEMBER 31, 2013

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 Community Development Commission of the City of National City acting in its capacity as the Redevelopment Agency of the City of National City is referred to herein as the "CDC-RDA"; and

WHEREAS, pursuant to Assembly Bill No. X1 26 (2011-2012 1st Ex. Sess.) signed by the California Governor on June 28, 2011 ("AB 26"), as modified by the California Supreme Court on December 29, 2011 pursuant to its decision in *California Redevelopment Association v. Matosantos*, which amended, among other statutes, the California Community Redevelopment Law (Health & Safety Code §§ 33000 *et seq.*) (the "CRL"), 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 of the City 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, on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings and equipment of the Redevelopment Agency and the CDC-RDA were transferred by operation of law to the control of the Successor Agency and all authority, rights, powers, duties, and obligations previously vested in the Redevelopment Agency and the CDC-RDA were vested in the Successor Agency, for administration pursuant to Part 1.85 of AB 26; and

WHEREAS, as part of the FY 2012-2013 State budget package, on June 27, 2012, the Legislature passed and the Governor signed Assembly Bill No. 1484 ("AB 1484", Chapter 26, Statutes 2012). Although the primary purpose of AB 1484 is to make technical and substantive amendments to AB 26 based on issues that have arisen in the implementation of

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AB 26, AB 1484 imposes additional statutory provisions relating to the activities and obligations of successor agencies and to the wind down process of former redevelopment agencies; and

WHEREAS, the Successor Agency is required to undertake several actions pursuant to Part 1.85 of AB 26 as amended by AB 1484, including submitting additional information with the ROPS and in a changed format as set by the Department of Finance; and

WHEREAS, under AB 26 as amended by AB 1484, each successor agency shall have an oversight board with fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property taxes and other revenues pursuant to Health and Safety Code Section 34188; and

WHEREAS, the oversight board has been established for the Successor Agency (hereinafter referred to as the "Oversight Board") and all seven (7) members have been appointed to the Oversight Board pursuant to Health and Safety Code Section 34179. The duties and responsibilities of the Oversight Board are primarily, though not exclusively, set forth in Health and Safety Code Sections 34179 through 34181 of AB 26 as amended by AB 1484; and

WHEREAS, pursuant to AB 26, the ROPS shall be forward looking to the next six months, thus a recognized obligation payment schedule for the period of July 1, 2013 through December 31, 2013 ("ROPS 13-14A") was prepared for consideration and approval by the Successor Agency; and

WHEREAS, according to Health and Safety Code Section 34177(l)(1) of AB 26, for each recognized obligation, the ROPS shall identify one or more of the following sources of payment: (i) Low and Moderate Income Housing Funds, (ii) bond proceeds, (iii) reserve balances, (iv) administrative cost allowance, (v) the Redevelopment Property Tax Trust Fund, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation or by the provision of Part 1.85 of AB 26 and (vi) other revenue sources; and

WHEREAS, the ROPS 13-14A shall thereafter be submitted for review and approval to the Oversight Board, and submitted to the County Auditor/Controller and Department of Finance.; and

WHEREAS, it is the intent of AB 26 that the ROPS serve as the designated reporting mechanism for disclosing the Successor Agency's bi-annual payment obligations by amount and source and, subsequent to the audit and approval of the ROPS as specified in AB 26, the County Auditor/Controller will be responsible for ensuring that the Successor Agency receives revenues sufficient to meet the requirements of the ROPS during each bi-annual period; and

WHEREAS, notwithstanding the provisions of Health and Safety Code Section

34177(a)(1), agreements between the City and the CDC have been included in the ROPS 13-14A because, among other things, the Successor Agency believes that they have been validated by operation of law prior to the Governor's signature of AB 26 on June 28, 2011; and

WHEREAS, the Successor Agency, approved a resolution on February 19, 2013 approving the ROPS 13-14A, subject to the contingencies and reservations set forth herein; and

WHEREAS, the Successor Agency's ROPS 13-14A, 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 Department of Finance periodically changes the format of reporting and the requirements, thus the Successor Agency staff may need to make changes to the ROPS 13-14A subsequent to the approval, to have it compliant with the changing Department of Finance requirements; and

WHEREAS, ROPS 13-14A has been reviewed by the Successor Agency 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, the Successor Agency has determined and the Oversight Board has also determined (to the extent it is required to do so) that ROPS 13-14A is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because the ROPS 4 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 approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board as follows:

- Section 1. The foregoing recitals are true and correct, and are incorporated herein as a substantive part of this Resolution.
- Section 2. The adoption of this Resolution and the Oversight Board's approval of ROPS 13-14A are not intended to and shall not constitute a waiver by the Successor Agency of any rights the Successor Agency may have to challenge the effectiveness and/or legality of all or any portion of AB 26 or AB 1484 through administrative or judicial proceedings.
- Section 3. The Successor Agency's ROPS 13-14A, which is attached hereto as Exhibit "A", is approved except as specifically changed by the Oversight Board in approving this resolution.

- Section 4. The Executive Director, or designee, is hereby authorized and directed to:
- (i) Take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Oversight Board; and
 - (ii) Take such other actions and execute such other documents as are necessary to effectuate the intent of AB 26 and AB 1484 in regard to ROPS 13-14A, including modifying and/or amending the ROPS 13-14A administratively to conform to the direction, guidance, and/or requirements related to ROPS 13-14A by of the Department of Finance.
- Section 5. The Oversight Board confirms the Successor Agency’s determination (to the extent it is required to do so) that this ROPS 13-14A is not a “project” for purposes of CEQA, as that term is defined by Guidelines section 15378, because ROPS 13-14A and 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 and notice of this Resolution shall be transmitted to the Department of Finance by electronic means and shall be subject to review pursuant to Health & Safety Code Section 34177(m).

--- Signature page to follow ---

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The foregoing resolution was duly and regularly adopted at a regular meeting of the Oversight Board for the Successor Agency to the Community Development Commission as the National City Redevelopment Agency held on the 20th day of February, 2013, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Ron Morrison, Chairman

ATTEST:

Brad Raulston, Executive Director
Secretary to the Oversight Board

APPROVED AS TO FORM:

Oversight Board Counsel
Michael Houston, Esq.
Cummins & White, LLP

SUCCESSOR AGENCY CONTACT INFORMATION

Successor Agency

ID: **287**
County: **San Diego**
Successor Agency: **National City**

Primary Contact

Honorific (Ms, Mr, Mrs)	
First Name	Brad
Last Name	Raulston
Title	Executive Director
Address	1243 National City Blvd
City	National City
State	CA
Zip	91950
Phone Number	619-336-4250
Email Address	braulston@nationalcityca.gov

Secondary Contact

Honorific (Ms, Mr, Mrs)	
First Name	Denise
Last Name	Davis
Title	Executive Secretary
Phone Number	619-336-4250
Email Address	ddavis@nationalcityca.gov

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the July 1, 2013 to December 31, 2013 Period

Name of Successor Agency: **NATIONAL CITY (SAN DIEGO)**

Outstanding Debt or Obligation	Total
Total Outstanding Debt or Obligation	\$281,565,334

Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	\$37,770,000
B Enforceable Obligations Funded with RPTTF	\$8,592,936
C Administrative Allowance Funded with RPTTF	\$257,788
D Total RPTTF Funded (B + C = D)	\$8,850,724
E Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>	\$46,620,724
F Enter Total Six-Month Anticipated RPTTF Funding	\$7,485,000
G Variance (F - D = G) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	(\$1,365,724)

Prior Period (July 1, 2012 through December 31, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
H Enter Estimated Obligations Funded by RPTTF (<i>lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed</i>)	\$4,576,072
I Enter Actual Obligations Paid with RPTTF	\$6,457,247
J Enter Actual Administrative Expenses Paid with RPTTF	\$16,983
K Adjustment to Redevelopment Obligation Retirement Fund (H - (I + J) = K)	\$0
L Adjustment to RPTTF (D - K = L)	\$8,850,724

Certification of Oversight Board Chairman:

Pursuant to Section 34177(m) 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 agency.

Name	Title
/s/	
Signature	Date

NATIONAL CITY (SAN DIEGO)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source					
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
							\$281,565,334	\$48,759,523	\$32,220,000	\$3,400,000	\$257,788	\$8,592,936	\$2,150,000	#REF!
1	1999 Tax Allocation Bond	6/3/1999	6/1/2031	Bank of New York	Bonds to fund non-housing tax-exempt projects	Merged	5,529,919	329,550	0	0	0	239,087	0	239,087
2	2004 Tax Allocation Bond	6/30/2004	8/1/2032	Deutsche Bank	Bonds to fund non-housing tax-exempt projects	Merged	6,332,660	487,440	0	0	0	399,270	0	399,270
3	2005 Tax Allocation Bond	1/25/2005	8/1/2032	Deutsche Bank	Bonds to fund non-housing tax-exempt projects	Merged	25,636,471	4,214,535	0	2,000,000	0	1,819,071	0	3,819,071
4	2011 Tax Allocation Bond	3/3/2011	8/1/2032	Deutsche Bank	Bonds to fund WI-TOD and other non-housing tax-exempt projects	Merged	73,974,828	2,873,781	0	0	0	1,602,641	0	1,602,641
5	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	6/21/2011	12/31/2014	Paradise Creek Housing Partners	Pre-development loan	Merged	2,606,117	2,606,117	0	1,400,000	0	1,206,117	0	2,606,117
6	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	6/21/2011	12/31/2014	Paradise Creek Housing Partners	Phase I Agency Loan/local support	Merged	7,237,825	7,237,825	4,979,425	0	0	2,258,400	0	7,237,825
7	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	6/21/2011	12/31/2014	Paradise Creek Housing Partners	Phase I Agency Loan/local support	Merged	9,977,575	9,977,575	9,977,575	0	0	0	0	9,977,575
8	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	6/21/2011	12/31/2015	Paradise Creek Housing Partners	Phase II	Merged	14,909,000	0	0	0	0	0	0	0
9	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	2/15/2011	6/30/2020	City of National City/Kimley-Horn & Associates	Public Works Relocation - Design / Engineering	Merged	0	0	0	0	0	0	0	0
10	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	2/15/2011	6/30/2020	City of National City/Property Owner	Purchase/Lease Replacement Yard	Merged	0	0	0	0	0	0	0	0
11	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	2/15/2011	6/30/2020	City of National City	Building/Relocation Costs	Merged	0	0	0	0	0	0	0	0
12	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	2/15/2011	6/30/2020	City of National City/E2 ManageTech	Remediation Planning	Merged	0	0	0	0	0	0	0	0
13	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	2/15/2011	6/30/2020	City of National City/DTSC	Environmental Oversight	Merged	0	0	0	0	0	0	0	0
14	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	2/15/2011	6/30/2020	City of National City/Contractor	Environmental Clean-Up	Merged	0	0	0	0	0	0	0	0
15	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	2/15/2011	6/30/2020	City of National City/Contractor	Site Demolition / Grading	Merged	0	0	0	0	0	0	0	0
16	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	2/15/2011	6/30/2020	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged	0	0	0	0	0	0	0	0
17	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	2/15/2011	6/30/2020	City of National City/Opper & Varco	Environmental Outside Counsel	Merged	0	0	0	0	0	0	0	0
18	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	2/15/2011	6/30/2020	City of National City	Project Management & Administration	Merged	0	0	0	0	0	0	0	0
19	SR54 and National City Blvd Infrastructure Improvements	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	2,500,000	0	0	0	0	0	0	0
20	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Harris & Associates	Design / Engineering	Merged	308,360	0	0	0	0	0	0	0
22	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Phase II - Construction Management & Inspections	Merged	400,000	150,000	150,000	0	0	0	0	150,000
23	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Contractor	Phase II - Construction	Merged	4,500,000	2,485,000	1,985,000	0	0	0	500,000	2,485,000
24	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	20,000	20,000	20,000	0	0	0	0	20,000
25	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	300,000	120,000	120,000	0	0	0	0	120,000
26	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/RBF Consultants	Design / Engineering	Merged	65,000	10,000	10,000	0	0	0	0	10,000
27	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Bureau Veritas North America	Construction Management & Inspections	Merged	150,000	120,000	120,000	0	0	0	0	120,000
28	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	1,160,000	836,000	236,000	0	0	0	600,000	836,000
29	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	5,000	3,000	3,000	0	0	0	0	3,000
30	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	50,000	18,000	18,000	0	0	0	0	18,000
31	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Harris & Associates	Design / Engineering	Merged	300,000	100,000	100,000	0	0	0	0	100,000

**NATIONAL CITY (SAN DIEGO)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013**

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source					Six-Month Total
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	
32	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Consultant	Construction Management & Inspections	Merged	300,000	0	0	0	0	0	0	0
33	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	1,700,000	667,000	667,000	0	0	0	0	667,000
34	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	20,000	18,000	18,000	0	0	0	0	18,000
35	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	200,000	60,000	60,000	0	0	0	0	60,000
36	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	240,000	0	0	0	0	0	0	0
37	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged	100,000	80,000	80,000	0	0	0	0	80,000
38	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	730,000	547,000	247,000	0	0	0	300,000	547,000
39	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	5,000	3,000	3,000	0	0	0	0	3,000
40	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	50,000	18,000	18,000	0	0	0	0	18,000
41	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	295,000	10,000	10,000	0	0	0	0	10,000
42	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged	200,000	120,000	120,000	0	0	0	0	120,000
43	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants/Construction Agreement)	8/14/2012		City of National City/Contractor	Construction	Merged	0	0	0	0	0	0	0	0
44	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	5,000	3,000	3,000	0	0	0	0	3,000
45	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	100,000	60,000	60,000	0	0	0	0	60,000
47	4th St Community Corridor (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Harris & Associates	Construction Management & Inspections	Merged	150,000	100,000	100,000	0	0	0	0	100,000
48	4th St Community Corridor (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	800,000	531,000	231,000	0	0	0	300,000	531,000
49	4th St Community Corridor (Co-Op/Bond Docs/Grants)	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	100,000	60,000	60,000	0	0	0	0	60,000
51	Las Palmas Park Improvements (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	650,000	500,000	500,000	0	0	0	0	500,000
52	Las Palmas Park Improvements (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged	400,000	100,000	100,000	0	0	0	0	100,000
53	Las Palmas Park Improvements (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	2,000,000	5,257,000	5,257,000	0	0	0	0	5,257,000
54	Las Palmas Park Improvements (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	30,000	30,000	30,000	0	0	0	0	30,000
55	Las Palmas Park Improvements (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	500,000	120,000	120,000	0	0	0	0	120,000
56	Line left blank by SA			Line left blank	Line left blank	Line left blank	0	0	0	0	0	0	0	0
57	YMCA Pledge Agreement/Challenge Grant - Las Palmas Park Improvements	8/14/2012		South Bay YMCA	Pledge/Grant	Merged	0	0	0	0	0	0	0	0
58	Kimball Park Improvements (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	500,000	500,000	500,000	0	0	0	0	500,000
59	Kimball Park Improvements (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged	200,000	200,000	200,000	0	0	0	0	200,000
60	Kimball Park Improvements (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	2,500,000	2,080,000	2,080,000	0	0	0	0	2,080,000
61	Kimball Park Improvements (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	30,000	30,000	30,000	0	0	0	0	30,000
62	Kimball Park Improvements (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	300,000	120,000	120,000	0	0	0	0	120,000

**NATIONAL CITY (SAN DIEGO)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
July 1, 2013 through December 31, 2013**

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source					Six-Month Total
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	
63	Aquatic Center (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/Safdie Rabines Architects	Architectural Services	Merged	450,158	60,000	60,000	0	0	0	0	60,000
64	Aquatic Center (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/Project Professionals Corp	Construction Management	Merged	266,397	90,000	90,000	0	0	0	0	90,000
65	Aquatic Center (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	3,500,000	2,872,000	2,872,000	0	0	0	0	2,872,000
66	Aquatic Center (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	10,000	10,000	10,000	0	0	0	0	10,000
67	Aquatic Center (Co-Op/Bond Docs)	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	100,000	100,000	100,000	0	0	0	0	100,000
68	Granger Hall and Property (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	1,200,000	0	0	0	0	0	0	0
69	Street Resurfacing (Co-op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	6,500,000	0	0	0	0	0	0	0
70	Concrete Improvements (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	1,400,000	0	0	0	0	0	0	0
71	Traffic Signal Timing (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	150,000	0	0	0	0	0	0	0
72	Plaza Blvd Widening (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	4,709,300	0	0	0	0	0	0	0
73	Traffic Monitoring (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	150,000	0	0	0	0	0	0	0
74	Drainage Improvements (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	2,200,000	0	0	0	0	0	0	0
75	Senior Village (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	13,000,000	0	0	0	0	0	0	0
76	Pacific Steel (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	60,000	0	0	0	0	0	0	0
77	Kimball Way Creek Improvements (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	100,000	0	0	0	0	0	0	0
78	B-1 Site Development (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	200,000	0	0	0	0	0	0	0
79	Storefront Renovation Program (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	250,000	0	0	0	0	0	0	0
80	Paradise Creek Enhancement (Co-Op)	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	2,300,000	0	0	0	0	0	0	0
81	RHNA, Housing Element, and other housing mandates			CDC-Housing Authority	State Mandates/Goals for Housing	Merged	71,192,024	0	0	0	0	0	0	0
84	Loan from CalREUse	9/9/2009	9/30/2012	CalREUse	Loan for investigation of brownfield site - 835 Bay Marina Dr	Merged	completed	0	0	0	0	0	0	0
85	Loan Agreement with JPFA	4/16/1991	10/1/2017	Bank of America	Loan for construction of police station	Merged	3,280,000	320,000	0	0	0	320,000	0	320,000
86	Loan from Sewer Fund	6/22/2010	6/30/2013	Sewer Fund	Loan for street resurfacing	Merged	0	0	0	0	0	0	0	0
87	Personnel and Admin Costs	2/15/2011		City of National City	Personnel Cost (Reimbursement Agreement)	Merged	0	400,000	0	0	257,788	0	50,000	307,788
88	Legal Service for Successor Agency	2/1/2011		Kane, Ballmer, & Berkman	Legal support for Successor Agency	Merged	0	0	0	0	0	0	0	0
89	Legal Services for Oversight Board	6/19/2012		Cummins & White	Legal support for Oversight Board	Merged	0	0	0	0	0	0	0	0
90	Accounting/Audit Support	8/14/2012		Mayer Hoffman McCann	Accounting Support for SA and OB	Merged	0	0	0	0	0	25,000	0	25,000
91	Carry over for unfunded obligations			Succssor Agency	Carry over balance for unfunded obligations recognized on ROPS2	Merged	0	0	0	0	0	0	0	0
92	Reserve for Aug 2013 Bond Payments			Succssor Agency	Reserve needed to make principal and interest payments due in Aug 2013	Merged	0	0	0	0	0	0	0	0
93	Replenish Reserves/Fund Balances from True Up Payment			Succssor Agency	Encumbered housing funds were used to make July "True Up" payment	Merged	0	0	0	0	0	0	0	0
94	Las Palmas Park Improvements (Co-Op/Bond Docs/Purchase Order)	8/14/2012		Contractor - ROMTEC	Construction	Merged	0	0	0	0	0	0	0	0
95	Kimball Park Improvements (Co-Op/Bond Docs/Purchase Order)	8/14/2012		Contractor - ROMTEC	Construction	Merged	0	0	0	0	0	0	0	0
98	Pass-thru payments			Other Taxing Entities (To be paid by County)	Payments to Other Gov't Agencies	Merged	0	0	0	0	0	0	0	0
99	CYAC vs CDC - Amount on Appeal	4/20/2011		CYAC/Leif	Judgment for Legal Fees (Appealed)	Merged	0	0	0	0	0	0	0	0
100	Legal Settlement	6/18/2007		Highland Park, LLC	Legal settlement, Purple Cow	Merged	0	0	0	0	0	0	0	0
101	General Property Management	2/15/2011	5/16/2036	City of National City	Ongoing management of CDC assets	Merged	ongoing	60,000	0	0	0	30,000	0	30,000

NATIONAL CITY (SAN DIEGO)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source						
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total	
102	Kimball House Maintenance Agreement	8/19/2008	8/19/2023	National City Historical Society & County of San Diego	Annual payment per lease agreement, possessory interest tax	Merged	0	0	0	0	0	0	0	0	0
103	Trash Service for CDC properties			EDCO	Trash hauling all RDA owned properties	Merged	ongoing	1,300	0	0	0	650	0	650	
104	Landscape Services for CDC Properties	3/21/2011	6/30/2013	NBS	Landscape Services	Merged	ongoing	12,000	0	0	0	6,000	0	6,000	
105	Power for Temporary Aquatic Center			Power Plus	Rental of temporary power poles	Merged	ongoing	2,400	0	0	0	1,200	0	1,200	
106	Power for CDC properties			SDG&E	Electricity & gas for RDA properties	Merged	ongoing	2,600	0	0	0	1,300	0	1,300	
107	Security Contract for Old Library			Stanley Sonitrol	Fire alarm monitoring	Merged	ongoing	600	0	0	0	300	0	300	
108	Water Service for CDC properties			Sweetwater Authority	Water including irrigation RDA properties	Merged	ongoing	15,000	0	0	0	7,500	0	7,500	
109	Security Fence for Palm Plaza			National Construction Rental	Temporary fencing of RDA site	Merged	ongoing	1,800	0	0	0	900	0	900	
110	Environmental Monitoring for CDC Properties			County of San Diego	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive	Merged	ongoing	9,000	0	0	0	4,500	0	4,500	
111	Environmental Monitoring for CDC Properties	7/1/2011	6/30/2013	GeoSyntec Consultants	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive	Merged	ongoing	66,000	0	0	0	33,000	0	33,000	
123	Agency Admin Expenses	7/30/2010	6/30/2012	Keagy	Real Estate Appraisal Services	Merged	15,000	15,000	0	0	0	15,000	0	15,000	
124	Agency Admin Expenses	7/30/2010	6/30/2012	PGP	Real Estate Appraisal Services	Merged	15,000	15,000	0	0	0	15,000	0	15,000	
125	Agency Admin Expenses	7/30/2010	6/30/2012	Ken Carpenter	Real Estate Appraisal Services	Merged	15,000	15,000	0	0	0	15,000	0	15,000	
126	Contract for Financial Analysis	7/14/1998		HdL Coren & Cone	Financial Analysis	Merged	0	0	0	0	0	0	0	0	
127	Contract for Financial Analysis	1/18/2011	6/30/2012	Keyser Marston Associates	Economic Analysis per 33433	Merged	0	0	0	0	0	0	0	0	
128	Contract for Financial Analysis	7/1/2010	6/30/2012	Urban Futures	Financial and bond adviser	Merged	0	0	0	0	0	0	0	0	
129	Joint Planning Obligation	5/16/2011	3/31/2012	Port of San Diego	Joint Planning	Merged	0	0	0	0	0	0	0	0	
130	Contract for Environmental Services	7/1/2011	6/30/2013	GeoSyntec Consultants	PSI Environmental Investigation	Merged	0	0	0	0	0	0	0	0	
132	Association Membership			SANDAG	Membership	Merged	0	0	0	0	0	0	0	0	
133	Association Membership	11/30/2011	11/30/2012	CRA	Membership	Merged	0	0	0	0	0	0	0	0	
134	Contract for Financial Software	9/24/1998		Tyler Technologies	Financial Systems Software Services	Merged	0	0	0	0	0	0	0	0	
135	Agency Admin Expenses			Staples	Office Supplies	Merged	0	0	0	0	0	0	0	0	
136	Agency Admin Expenses			Federal Express	Delivery Service	Merged	0	0	0	0	0	0	0	0	
137	Agency Admin Expenses			San Diego Clipping Service	Record Keeping	Merged	0	0	0	0	0	0	0	0	
138	Contract for Enterprise Zone Administration and Marketing	7/1/2007	10/14/2021	City of San Diego	Admin services for SD Regional Enterprise Zone	Merged	0	0	0	0	0	0	0	0	
139	Public Noticing Requirements			Union Tribune	Public Noticing	Merged	0	0	0	0	0	0	0	0	
140	Contract for Translation Services			Yolanda Teresa Lopez	Translation and Interpretation Services	Merged	0	0	0	0	0	0	0	0	
144	Contract for Legal Services	2/1/2011		Kane, Ballmer, & Berkman	Legal support for state actions on Redevelopment	Merged	50,000	50,000	0	0	0	25,000	0	25,000	
146	Contract for Legal Services	10/3/2011		Opper & Varco, LLP	Litigation for Education Village	Merged	30,000	30,000	0	0	0	15,000	0	15,000	
147	Contract for Legal Services	1/22/2008		Christensen & Spath, LLP	Litigation for ARE Holdings	Merged	0	0	0	0	0	0	0	0	
148	Contract for Legal Services	11/9/2010		Best Best & Krieger, LLP	Litigation CYAC	Merged	49,700	30,000	0	0	0	15,000	0	15,000	
150	Contract for Legal Services	11/21/2011		Mazzarella Lorenzana	Minimize CYAC Liability-Indemnity Claim	Merged	225,000	100,000	0	0	0	50,000	0	50,000	
151	Contract for Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Design / Engineering	Merged	0	0	0	0	0	0	0	0	
152	Contract for Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	0	0	0	0	0	0	0	0	
153	Contract for Professional Services	3/3/2011	8/1/2032	City of National City/Harris & Associates	Design / Engineering	Merged	0	0	0	0	0	0	0	0	
154	Contract for Professional Services	3/3/2011	8/1/2032	City of National City/Bureau Veritas North America	Design / Engineering	Merged	0	0	0	0	0	0	0	0	
155	Contract for Professional Services	3/3/2011	8/1/2032	City of National City/D-MAX Engineering	Engineering / Stormwater Compliance	Merged	0	0	0	0	0	0	0	0	
156	Contract for Professional Services	3/3/2011	8/1/2032	City of National City/Southern California Soils & Materials Testing	Soils & Materials Testing	Merged	0	0	0	0	0	0	0	0	
157	Contract for Professional Services	3/3/2011	8/1/2032	City of National City/Ninyo & Moore	Soils & Materials Testing	Merged	0	0	0	0	0	0	0	0	
158	Public Noticing Requirements	3/3/2011	8/1/2032	City of National City/Daily Transcript	Public Noticing	Merged	0	0	0	0	0	0	0	0	
159	Agency Admin Expenses	3/3/2011	8/1/2032	City of National City/Mayer Reprographics	Reprographics	Merged	0	0	0	0	0	0	0	0	
160	Contract for Legal Services	1/22/2008		Christensen & Spath, LLP	Legal Service for Housing Projects	Merged	120,000	40,000	0	0	0	20,000	0	20,000	

NATIONAL CITY (SAN DIEGO)
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A)
 July 1, 2013 through December 31, 2013

Oversight Board Approval Date: February 20, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Funding Source					Six-Month Total
									Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	
161	Bonds	ongoing	ongoing	Deutsche Bank	Fiscal Agent Fees	Merged		6,000				4,000		#REF!
162	Bonds	ongoing	ongoing	Bank of New York	Fiscal Agent Fees	Merged		6,000				4,000		4,000
163	Bank Service Charges	ongoing	ongoing	Wells Fargo	Bank Service Charges	Merged		12,000						4,000
164	Loan from Sewer Fund (see line 86)	6/22/2010	6/30/2013	City of National City - Sewer Enterprise Fund	Loan for street resurfacing	Merged	420,000	420,000				420,000		1,155,000
165	Coolidge Ave (see line 43)	see line 43	see line 43	see line 43	Construction (see line 43)	Merged	1,500,000	1,155,000	755,000				400,000	#REF!
166	Required replacement of back flow valve at Historic Depot	TBD	TBD	City of National City/Contractor TBD	Replace back flow valve pursuant to issuance of violation notice from the Water Authority	Merged	40,000	40,000				40,000		40,000

NATIONAL CITY (SAN DIEGO)
Pursuant to Health and Safety Code section 34186 (a)
PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)
July 1, 2012 through December 31, 2012

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
					Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
					\$1,227,568	\$51,713	\$2,054,412	\$97,248	\$597,641	\$2,797	\$237,359	\$16,983	\$8,036,977	\$6,457,247	\$1,320,099	\$25,608
44	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	City of National City/URS	Program Management	merged			3,500									
45	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	City of National City	Project Management & Administration	merged			24,000	2	24,000	0						
46	4th St Community Corridor (Co-Op/Bond Docs/Grants)	City of National City/Consultant - Various	Design / Engineering	merged											110,000	0
49	4th St Community Corridor (Co-Op/Bond Docs/Grants)	City of National City	Project Management & Administration	merged			24,000	0	24,000	0						
50	Las Palmas Park Improvements (Co-Op/Bond Docs)	City of National City/Kimley-Horn & Associates	Design / Engineering	merged			57,666	3,938								
51	Las Palmas Park Improvements (Co-Op/Bond Docs)	City of National City/Consultant - Various	Design / Engineering	merged			247,692	0	212,308	0						
52	Las Palmas Park Improvements (Co-Op/Bond Docs)	City of National City/Consultant - Various	Construction Management & Inspections	merged			30,000	0	10,000	0						
54	Las Palmas Park Improvements (Co-Op/Bond Docs)	City of National City/URS	Program Management	merged			25,000									
55	Las Palmas Park Improvements (Co-Op/Bond Docs)	City of National City	Project Management & Administration	merged			144,000		96,000							
56	Kimball Park Improvements (Co-Op/Bond Docs)	City of National City/Kimley-Horn & Associates	Design / Engineering	merged			43,223									
57	Kimball Park Improvements (Co-Op/Bond Docs)	City of National City/Kimley-Horn	Prepare technical reports for Prop. 84 Grant application submittal	merged												
58	Kimball Park Improvements (Co-Op/Bond Docs)	City of National City/Consultant - Various	Design / Engineering	merged			85,000		85,000							
59	Kimball Park Improvements (Co-Op/Bond Docs)	City of National City/Consultant - Various	Construction Management & Inspections	merged			30,000		10,000							
61	Kimball Park Improvements (Co-Op/Bond Docs)	City of National City/URS	Program Management	merged			25,000									
62	Kimball Park Improvements (Co-Op/Bond Docs)	City of National City	Project Management & Administration	merged			80,000		40,000							
63	Aquatic Center (Co-Op/Bond Docs)	City of National City/Safdie Rabines Architects	Architectural services	merged			44,000									
64	Aquatic Center (Co-Op/Bond Docs)	City of National City/Project Professionals Corp	Construction Management	merged			120,000	113								
66	Aquatic Center (Co-Op/Bond Docs)	City of National City/URS	Program Management	merged			10,000									
67	Aquatic Center (Co-Op/Bond Docs)	City of National City	Project Management & Administration	merged			24,000		24,000							
84	Personnel and Admin Costs	City of National City	Personnel and Admin Costs	merged						161,980					20,000	
85	Legal Service for Successor Agency	Kane, Ballmer, & Berkman	Legal Services for Successor Agency	merged									49,998	0		
86	Legal Services for Oversight Board	Cummins & White	Legal Services for Oversight Board	merged									49,998	16,900		
87	Accounting/Audit Support	TBD	Accounting /Audit services for SA and OB	merged									25,002	8,160		
88	Loan from CalREUse	CalREUse	Loan for investigation of brownfield site - 835 Bay Marina Dr	merged												
89	Loan Agreement with JPFA	Bank of America	Loan for construction of police station	merged									320,000	320,000		
99	CYAC vs CDC - Amount on Appeal	CYAC/Leif	Judgment for legal fees (appealed)	merged									1,000,000	0		
101	General Property Management	City of National City	Ongoing management of CDC assets	merged						30,000						
102	Kimball House Maintenance Agreement	National City Historical Society & County of San Diego	Annual payment per lease agreement, possessory interest tax	merged						15,364	5,000					
103	Trash Service for CDC properties	EDCO	Trash hauling all RDA owned properties	merged						630						
104	Landscape Services for CDC Properties	NBS	Landscape Services	merged						6,000	2,159					
105	Power for Temporary Aquatic Center	Power Plus	Rental of temporary power poles	merged						1,170	975					
106	Power for CDC properties	SDG&E	Electricity & gas for RDA properties	merged						2,412						
107	Security Contract for Old Library	Stanley Sonitrol	Fire alarm monitoring	merged						243	273					
108	Water Service for CDC properties	Sweetwater Authority	Water including irrigation RDA properties	merged						7,500						
109	Security Fence for Palm Plaza	National Construction Rental	Temporary fencing of RDA site	merged						791	1,218					
110	Environmental Monitoring for CDC Properties	County of San Diego		merged									3,600	3,600		
111	Environmental Monitoring for CDC Properties	GeoSyntec Consultants	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive	merged									33,000	0		
112	Graffiti Abatement Program	ACE Uniform	Supplies (Graffiti)	merged									240	0		
113	Graffiti Abatement Program	Boot World Inc	Supplies (Graffiti)	merged									300	0		
114	Graffiti Abatement Program	CA Air Compressor Co.	Supplies (Graffiti)	merged									3,000	0		

NATIONAL CITY (SAN DIEGO)
 Pursuant to Health and Safety Code section 34186 (a)
PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)
 July 1, 2012 through December 31, 2012

Item #	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
					Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
					\$1,227,568	\$51,713	\$2,054,412	\$97,248	\$597,641	\$2,797	\$237,359	\$16,983	\$8,036,977	\$6,457,247	\$1,320,099	\$25,608
115	Graffiti Abatement Program	Maintex	Supplies (Graffiti)	merged									1,200	0		
116	Graffiti Abatement Program	Western Hose & Gasket	Supplies (Graffiti)	merged									600	0		
117	Graffiti Abatement Program	Smart & Final	Supplies (Graffiti)	merged									600	0		
118	Graffiti Abatement Program	Prudential Overall Supply	Laundry (Graffiti)	merged									288	0		
119	Graffiti Abatement Program	San Diego Trolley Inc	Flagging Services (Graffiti)	merged									330	0		
120	Graffiti Abatement Program	Pro Build	Supplies (Graffiti)	merged									1,200	0		
121	Graffiti Abatement Program	Vista Paint	Supplies (Graffiti)	merged									18,600	0		
122	Graffiti Abatement Program	Westflex Industrial	Supplies (Graffiti)	merged												
139	Public Noticing Requirements	Union Tribune	Public Noticing	merged					3,000	1,012						
144	Contract for Legal Services	Kane, Ballmer, & Berkman	Legal support for state actions on Redevelopment	merged							11,269	7,358				
145	Contract for Legal Services	Sohagi Law Group	Litigation CYAC, Nunez	merged									120,000			
146	Contract for Legal Services	Opper & Varco, LLP	Litigation for Education Village	merged									6,000	618		
147	Contract for Legal Services	Christensen & Spath, LLP	Litigation for ARE Holdings	merged									55,200	20,230		
148	Contract for Legal Services	Best Best & Krieger, LLP	Litigation CYAC	merged									96,500	69,773		
149	Contract for Legal Services	Christensen & Spath, LLP	Litigation Barrerra	merged									120,000	40		
150	Contract for Legal Services	Mazzarella Lorenzana	Minimize CYAC Liability-Indemnify	merged									120,000	7,676		
151	Contract for Professional Services	Project Professionals Corporation	On-call Engineering	merged			20,000	0	20,000	0					80,000	
152	Contract for Professional Services	Kimley-Horn & Associates	On-call Engineering	merged			20,000	0	20,000	0					80,000	
153	Contract for Professional Services	Harris & Associates	On-call Engineering	merged					12,000	0					108,000	
154	Contract for Professional Services	Bureau Veritas North America	On-call Engineering	merged											108,000	
155	Contract for Professional Services	D-MAX Engineering	On-call stormwater compliance	merged			36,000								126,000	
156	Contract for Professional Services	Southern California Soils & Materials Testing	On-call Soils & Materials Testing	merged			28,000								56,000	
157	Contract for Professional Services	Ninyo & Moore	On-call Soils & Materials Testing	merged			28,000								56,000	
158	Public Noticing Requirements	Daily Transcript	Public Noticing	merged		744			3,000	1,785						
159	Agency Admin Expenses	Mayer Reprographics	Reprographics	merged					8,333	0					4,167	
160	Contract for Legal Services	Christensen & Spath, LLP	On-Call for Legal Services for Housing Projects	merged					6,000	0					24,000	20,265
161	Bonds	Deutsche Bank	Fiscal agent fees - debt service payments	merged											0	1,200
162	Bonds	Bank of New York	Fiscal agent fees - debt service payments	merged											0	0
163	Banking Service Charges	Wells Fargo	Banking Service Charges	merged											0	4,143

NATIONAL CITY (SAN DIEGO)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
1	1999 Tax Allocation Bond	
2	2004 Tax Allocation Bond	
3	2005 Tax Allocation Bond	
4	2011 Tax Allocation Bond	
5	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	The amount shown in the reserve balance column is the estimated amount of cash that will be available in the LMIHF to meet unpaid obligations for this project pursuant to the DDA. The amount shown in the RPTTF column is the cash shortfall between what is owed to the vendor for this item and what is estimated to be available in the LMIHF. The shortfall in the LMIHF is due to the use of available monies in this fund to help meet the obligations of the RORF during the ROPS 2 period wherein insufficient funds were distributed from the RPTTF to meet the obligations of that fund during that period as well as to make the July 12, 2012 true up payment. The SA is in discussions with DOF regarding the status of the 2011 bond proceeds projects and the amount of the LMIHF that is obligated for this project.
6	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	The amount shown in the RPTTF column is the cash shortfall between what is owed to the vendor for this item and what is estimated to be available in the LMIHF. The shortfall in the LMIHF is due to the use of available monies in this fund to help meet the obligations of the RORF during the ROPS 2 period wherein insufficient funds were distributed from the RPTTF to meet the obligations of that fund during that period as well as to make the July 12, 2012 true up payment. The SA is in discussions with DOF regarding the status of the 2011 bond proceeds projects and the amount of the LMIHF that is obligated for this project.
7	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	
8	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	
9	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	
10	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	
11	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	
12	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	
13	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	
14	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	
15	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	
16	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	

NATIONAL CITY (SAN DIEGO)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
17	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	
18	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	
19	SR54 and National City Blvd Infrastructure Improvements	
20	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	
22	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	
23	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	
24	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	
25	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	
26	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	
27	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	
28	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	
29	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	
30	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	
31	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	
32	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	
33	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	
34	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	
35	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	

NATIONAL CITY (SAN DIEGO)
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)
July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
36	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	
37	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	
38	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	
39	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	
40	D Ave Community Corridor / Round-about (Co-Op/Bond Docs/Grants)	
41	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	
42	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	
43	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants/Construction Agreement)	
44	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	
45	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	
47	4th St Community Corridor (Co-Op/Bond Docs/Grants)	
48	4th St Community Corridor (Co-Op/Bond Docs/Grants)	
49	4th St Community Corridor (Co-Op/Bond Docs/Grants)	
51	Las Palmas Park Improvements (Co-Op/Bond Docs)	
52	Las Palmas Park Improvements (Co-Op/Bond Docs)	
53	Las Palmas Park Improvements (Co-Op/Bond Docs)	
54	Las Palmas Park Improvements (Co-Op/Bond Docs)	

NATIONAL CITY (SAN DIEGO)

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)

July 1, 2013 through December 31, 2013

Item #	Project Name / Debt Obligation	Notes/Comments
55	Las Palmas Park Improvements (Co-Op/Bond Docs)	
56	Line left blank by SA	
57	YMCA Pledge Agreement/Challenge Grant - Las Palmas Park Improvements	

RESOLUTION NO. 2013 – 32

RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY
REDEVELOPMENT AGENCY ADOPTING THE FEBRUARY 19, 2013
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
FOR THE PERIOD JULY 1, 2013 THROUGH DECEMBER 31, 2013

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 Community Development Commission of the City of National City acting in its capacity as the Redevelopment Agency of the City of National City is referred to herein as the "CDC-RDA"; and

WHEREAS, pursuant to Assembly Bill No. X1 26 (2011-2012 1st Ex. Sess.) signed by the California Governor on June 28, 2011 ("AB 26"), as modified by the California Supreme Court on December 29, 2011 pursuant to its decision in *California Redevelopment Association v. Matosantos*, which amended, among other statutes, the California Community Redevelopment Law (Health & Safety Code §§ 33000 *et seq.*) (the "CRL"), 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 of the City 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, on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings and equipment of the Redevelopment Agency and the CDC-RDA were transferred by operation of law to the control of the Successor Agency and all authority, rights, powers, duties, and obligations previously vested in the Redevelopment Agency and the CDC-RDA were vested in the Successor Agency, for administration pursuant to Part 1.85 of AB 26; and

WHEREAS, as part of the FY 2012-2013 State budget package, on June 27, 2012, the Legislature passed and the Governor signed Assembly Bill No. 1484 ("AB 1484", Chapter 26, Statutes 2012). Although the primary purpose of AB 1484 is to make technical and substantive amendments to AB 26 based on issues that have arisen in the implementation of AB 26, AB 1484 imposes additional statutory provisions relating to the activities and obligations of successor agencies and to the wind down process of former redevelopment agencies; and

WHEREAS, the Successor Agency is required to undertake several actions pursuant to Part 1.85 of AB 26 as amended by AB 1484, including submitting additional information with the ROPS and in a changed format as set by the Department of Finance; and

WHEREAS, under AB 26 as amended by AB 1484, each successor agency shall have an oversight board with fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property taxes and other revenues pursuant to Health and Safety Code Section 34188; and

WHEREAS, the oversight board has been established for the Successor Agency (hereinafter referred to as the "Oversight Board") and all seven (7) members have been appointed to the Oversight Board pursuant to Health and Safety Code Section 34179. The duties and responsibilities of the Oversight Board are primarily set forth in Health and Safety Code Sections 34179 through 34181 of AB 26 as amended by AB 1484; and

WHEREAS, pursuant to AB 26, the ROPS shall be forward looking to the next six months, thus a recognized obligation payment schedule for the period of July 1, 2013 through December 31, 2013 (ROPS 13-14A) was prepared for consideration and approval by the Successor Agency; and

WHEREAS, according to Health and Safety Code Section 34177(l)(1) of AB 26, for each recognized obligation, the ROPS shall identify one or more of the following sources of payment: (i) Low and Moderate Income Housing Funds, (ii) bond proceeds, (iii) reserve balances, (iv) administrative cost allowance, (v) the Redevelopment Property Tax Trust Fund, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation or by the provision of Part 1.85 of AB 26, and (vi) and other revenue sources; and

WHEREAS, the ROPS 13-14A shall hereafter be submitted for review and approval to the Oversight Board, and submitted to the County Auditor/Controller, State Department of Finance and State Controller; and

WHEREAS, it is the intent of AB 26 that the ROPS serve as the designated reporting mechanism for disclosing the Successor Agency's bi-annual payment obligations by amount and source and, subsequent to the audit and approval of the ROPS as specified in AB 26, the County Auditor/Controller will be responsible for ensuring that the Successor Agency receives revenues sufficient to meet the requirements of the ROPS during each bi-annual period; and

WHEREAS, notwithstanding the provisions of Health and Safety Code Section 34177(a)(1), agreements between the City and the CDC have been included in the ROPS 13-14A because, among other things, they have been validated by operation of law prior to the Governor's signature of AB 26 on June 28, 2011; and

WHEREAS, the Successor Agency, now having considered ROPS 13-14A, desires to consider and approve the ROPS 13-14A, subject to the contingencies and reservations set forth herein; and

WHEREAS, the Successor Agency's ROPS 13-14A, 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 Department of Finance changes the format of reporting and the requirements, thus the Successor Agency staff may need to make changes to the ROPS 13-14A subsequent to the approval, to have it compliant with the changing Department of Finance requirements; 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 approval 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 National City Redevelopment Agency, as follows:

- Section 1. The foregoing recitals are true and correct, and are a substantive part of this Resolution.
- Section 2. The adoption of this Resolution is not intended to and shall not constitute a waiver by the Successor Agency of any rights the Successor Agency may have to challenge the effectiveness and/or legality of all or any portion of AB 26 or AB 1484 through administrative or judicial proceedings.
- Section 3. The Successor Agency's ROPS 13-14A, which is attached hereto as Exhibit "A", is approved and adopted.
- Section 4. The Executive Director, or designee, is hereby authorized and directed to:
- (i) provide the ROPS 13-14A to the Oversight Board;
 - (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
 - (iii) take such other actions and execute such other documents as are necessary to effectuate the intent of AB 26 and AB 1484 in regard to ROPS 13-14A, including modifying and/or amending the ROPS 13-14A administratively to conform to the direction, guidance, and/or requirements related to ROPS 13-14A by of the Department of Finance.
- 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.

Resolution No. 2013 – 32
February 19, 2013
Page Five

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

PASSED and ADOPTED this 19th day of February, 2013.

ATTEST:

Ron Morrison, Chairman

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

APPROVED AS TO FORM:

Claudia Gacitua Silva
Successor Agency Counsel

ITEM #3
2/19/13

UPDATE ON REDEVELOPMENT DISSOLUTION
(REDEVELOPMENT)