

**Agenda Of The SPECIAL Meeting – Oversight Board for the Successor Agency to the
Redevelopment Agency of the City of National City
Council Chambers
Civic Center
1243 National City Boulevard
National City, California
Wednesday – September 25, 2013 – 3:00 P.M.**

Open To The Public

Please complete a request to speak form prior to the commencement of the meeting and submit it to the Oversight Board Secretary.

It is the intention of your National City Oversight Board to be receptive to your concerns in this community. Your participation in local government will assure a responsible and efficient City of National City. We invite you to bring to the attention of the Board Chairman any matter that you desire the National City Oversight Board to consider. We thank you for your presence and wish you to know that we appreciate your involvement.

ROLL CALL

Pledge of Allegiance to the Flag by Chairman Ron Morrison

Public Oral Communications (Three-Minute Time Limit)

NOTE: Pursuant to state law, items requiring National City Oversight Board action must be brought back on a subsequent National City Oversight Board Agenda unless they are of a demonstrated emergency or urgent nature.

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.

**It Is Requested That All Cell Phones
And Pagers Be Turned Off During The Meetings**

OVERSIGHT BOARD ACTIONS

1. Approval of the Minutes of the Adjourned Meeting of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency meeting held on June 19, 2013.
2. Resolution of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the Fourth Amendment to the Agreement for Legal Defense Services between the City, the Successor Agency to the Community Development Commission as the National City Redevelopment Agency, and Best Best & Kreiger, LLP, to increase the not to exceed amount by \$53,500, for a total amount of \$462,500. (Reso No. 2013-07)
3. 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 Recognized Obligation Payment Schedule for the period January 1, 2014 through June 30, 2014 (ROPS 13-14B). (Reso No. 2013-08)
4. Resolution of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving and ratifying the transfer of the housing functions, assets and obligations from the Successor Agency to the Community Development Commission of the City of National City to the Housing Authority of the City of National City. (Reso No. 2013-09)

REPORTS

5. Update on Redevelopment Issues

ADJOURNMENT

Adjourn to the next regular meeting of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency scheduled on October 16, 2013 at 3:00 p.m. in Council Chambers, Civic Center.

**MINUTES OF THE ADJOURNED MEETING OF THE OVERSIGHT BOARD TO
THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF
THE CITY OF NATIONAL CITY**

June 19, 2013

This Adjourned Meeting of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency was called to order at 3:02 pm by Chairman Ron Morrison.

ROLL CALL

Board Members Present: Fellows, Carson, Desrochers, Morrison, Perri, Hentschke
Board Members Absent: Donaldson

PLEDGE OF ALLEGIANCE by Chairman Ron Morrison

PRESENTATIONS: None

OVERSIGHT BOARD ACTIONS

- SUBJECT:** Approval of the Minutes of the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of National City Meeting on April 17, 2013.

RECOMMENDATION: Approve the minutes as presented.

ACTION: Motion by Desrochers, seconded by Carson to approve the minutes of the Oversight Board meeting held April 17, 2013. Motion carried by the following vote:

Ayes: Desrochers, Morrison, Perri, Hentschke

Abstain: Carson, Fellows

Absent: Donaldson

- SUBJECT:** Resolution of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency ratifying the Addendum to the Settlement and Mutual Release of Claims dated December 22, 2005 between the CDC and Beauchamp Family Trust.

RECOMMENDATION: Approve the Resolution. **(Resolution 2013-06)**

ACTION: Motioned by Hentschke, seconded by Carson to approve the resolution. Motion carried by the following vote:

Ayes: Fellows, Carson, Desrochers, Morrison, Perri, Hentschke

Absent: Donaldson

REPORTS

- Update on AB 981 presented by Brad Raulston.**

ADJOURNMENT

The meeting was adjourned to the next Regular Meeting of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency to be held on July 17, 2013 at 3:00 p.m., Council Chambers – National City Civic Center, California.

RECOMMENDATION: Adjourn the meeting.

ACTION: Motion by Desrochers, seconded by Perri to adjourn.

Motion carried by the following vote:

Ayes Fellows, Carson, Desrochers, Morrison, Perri, Hentschke

Absent: Donaldson

The meeting adjourned at 3:16 p.m.

Clerk

Secretary

The foregoing minutes were approved at the Regular Meeting of August 21, 2013.

Oversight Board Chairman

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

MEETING DATE: September 25, 2013

AGENDA ITEM NO. 2

ITEM TITLE: Resolution of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the Fourth Amendment to the Agreement for Legal Defense Services between the City, the Successor Agency to the Community Development Commission as the National City Redevelopment Agency, and Best Best & Krieger, LLP, to increase the not to exceed amount by \$53,500, for a total amount of \$462,500.

PREPARED BY: Brad Raulston

DEPARTMENT: Redevelopment

PHONE: Ext. 4256

APPROVED BY: 

EXPLANATION:

Please see attached staff report.

FINANCIAL STATEMENT:

APPROVED: _____ Finance

ACCOUNT NO.

APPROVED: _____ MIS

Funds are budgeted in Account 711-409-000-209-0000

ENVIRONMENTAL REVIEW:

N/A

ORDINANCE: INTRODUCTION: FINAL ADOPTION:

STAFF RECOMMENDATION:

BOARD / COMMISSION RECOMMENDATION:

Adopt the Resolution

ATTACHMENTS:

1. Staff Report
2. Fourth Amendment to the Agreement with BB&K for legal services
3. Proposed Resolution

STAFF REPORT

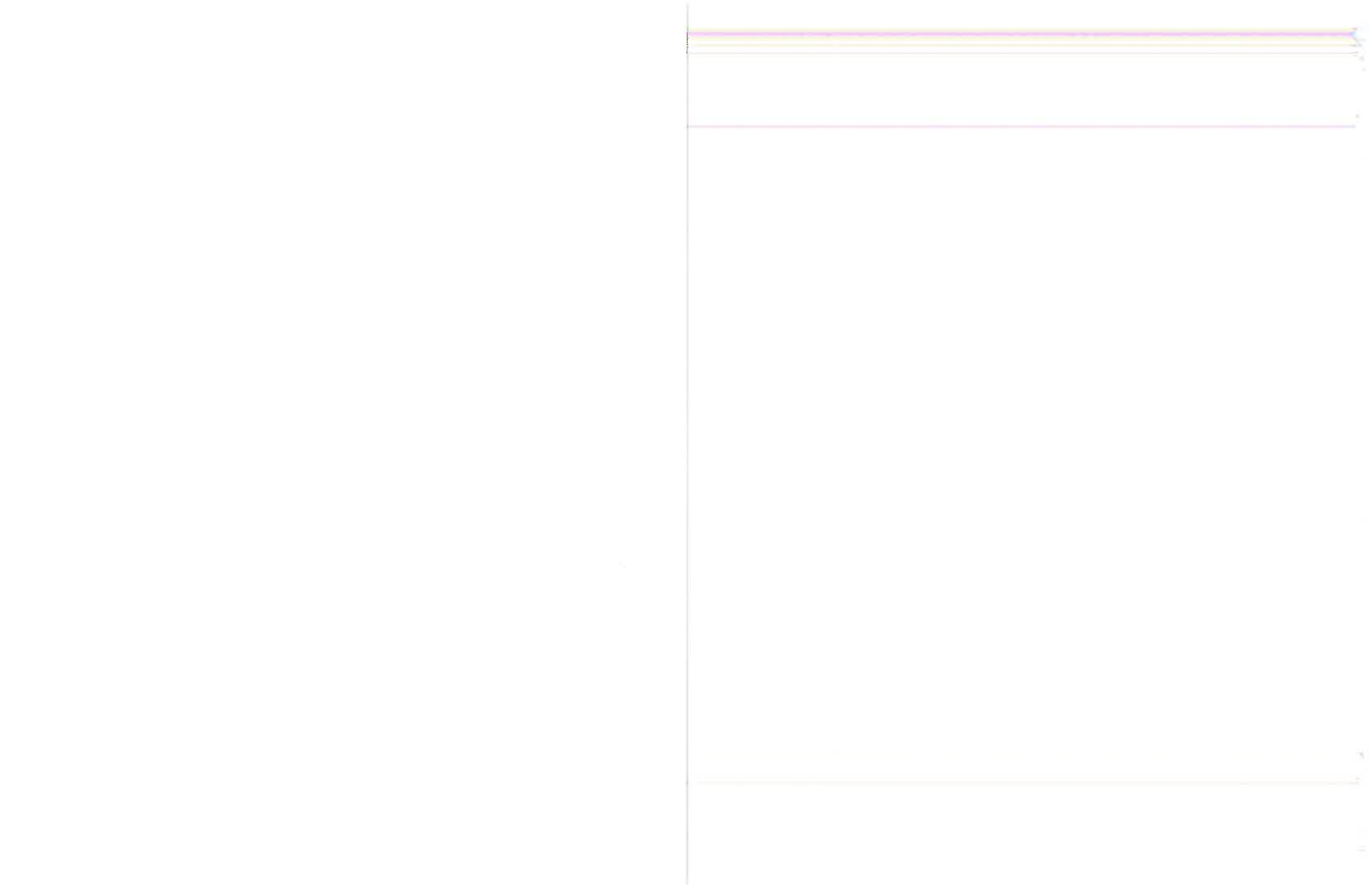
This matter is a result of the Community Youth Athletic Center ("CYAC") legal challenge to the 2007 Redevelopment Plan Amendment. In addition to the Plan Amendment challenge, the CYAC made other claims, including violations of the Public Records Act and due process. This lawsuit has been working its way through the legal system since the Fall of 2007. Currently, the case is on appeal from Judge Denton's decision. Judge Denton invalidated the 2007 Redevelopment Plan Amendment, found that the Public Records Act was not complied with when draft notes and consultant's documents were not provided, and found the CYAC was not provided due process because they did not have sufficient time to object to the plan amendment. CYAC has cross-appealed on all the claims in which the Court held against them. The Court's award of attorney's fees totaling approximately two-million dollars (\$2,000,000) has been also appealed to the 4th District Court of Appeals.

Bruce Beach and Rebecca Andrews of Best Best & Krieger, LLP ("BB&K") have been our outside counsel in this case. Given the nature and length of the case, additional funds in the amount of \$53,500 are needed for the on-going appeal.

The Successor Agency has previously approved the following:

1. Original Agreement for Legal Services in the amount of \$160,000 (November 12, 2010).
2. First Amendment to the Agreement in the amount of \$134,000 (October 18, 2011).
3. Second Amendment to the Agreement in the amount of \$70,000 (May 15, 2012).
4. Third Amendment to the Agreement in the amount of \$45,000 (October 30, 2012).

This Fourth Amendment to the Agreement in the amount of \$53,500 is necessary for the ongoing appeal process, which will bring the total not-to-exceed amount to \$462,500. The appeal process is anticipated to be completed and decision rendered within the next 12 months. Because all redevelopment agencies were dissolved by the State, this Fourth Amendment is between the Successor Agency to the Community Development Commission as the National City Redevelopment Agency and BB&K. The Fourth Amendment will also require the approval of the Oversight Board to the Successor Agency prior to being effective.



**FOURTH AMENDMENT TO AGREEMENT
BY AND BETWEEN
THE CITY OF NATIONAL CITY,
THE SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
AND
BEST BEST & KRIEGER, LLP**

This Fourth Amendment to Agreement is entered into this 3rd day of September, 2013, by and between THE CITY OF NATIONAL CITY, a municipal corporation, (the "CITY"), THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY, a public body, corporate and politic, (the "SUCCESSOR AGENCY"), and BEST BEST & KRIEGER, LLP, (the "FIRM").

RECITALS

- A. The CITY, the SUCCESSOR AGENCY and the FIRM (the "Parties") entered into an agreement on October 9, 2010, ("the Agreement") wherein the FIRM agreed to provide legal services in the defense of the case entitled *Community Youth Athletic Association v. All Persons Interested in the Matter of the Amendment to National City's Redevelopment Plan as Adopted by Ordinance 2007-2295*, Case No. 37-2007-00076404-CU-EI-CTL, in the amount of \$160,000, and subject to the terms of the Agreement.
- B. The Parties entered into the First Amendment to the Agreement on October 18, 2011, (the "First Amendment") to increase the not-to-exceed amount of the Agreement by \$134,000, for a total Agreement not-to-exceed amount of \$294,000.
- C. The Parties entered into a Second Amendment on May 15, 2012 to increase the not-to-exceed amount by \$70,000 for a total not-to-exceed amount of \$364,000.
- D. The Parties entered into a Third Amendment on October 30, 2012 to increase the not-to-exceed amount of the Agreement by \$45,000 for a total not-to-exceed amount of \$409,000.
- E. The Parties desire to amend the Agreement to increase the not-to-exceed amount of the Agreement by \$53,500 for a total not-to-exceed amount of \$462,500.
- F. The case remains on-going as it is on appeal, and requires continued legal representation.
- G. On January 10, 2012, the City Council adopted Resolution No. 2012-15, pursuant to Part 1.85 of the California Health and Safety Code, electing for the City to serve as the successor agency to the CDC upon the dissolution of the Redevelopment Agency.
- H. On February 1, 2012, all California redevelopment agencies were dissolved, successor agencies were established as successor agencies to the former redevelopment agencies pursuant to Health and Safety Code Section 34173, and successor agencies are tasked with paying, performing and enforcing the enforceable obligations of the former redevelopment agencies.

I. This Fourth Amendment will require the approval of the Oversight Board to the Successor Agency prior to being effective.

NOW, THEREFORE, the Parties agree that the Agreement entered into on October 9, 2010, and amended on October 18, 2011, May 15, 2012, and October 30, 2012, shall be amended by amending Article 3 (Compensation), Section C of the Agreement by increasing the not-to-exceed amount by \$53,500 for a total not-to-exceed amount of \$462,500.

The parties further agree that with the foregoing exception, each and every term and provision of the Agreement dated October 9, 2010, shall remain in full force and effect.

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

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

BEST, BEST, & KRIEGER, LLP

By: _____
Ron Morrison, Chairman

By: _____
Bruce Beach, Esq.

APPROVED AS TO FORM:

By: _____
Claudia Gacitua Silva
Successor Agency Counsel

CITY OF NATIONAL CITY

By: _____
Ron Morrison, Mayor

APPROVED AS TO FORM:

By: _____
Claudia Gacitua Silva
City Attorney

RESOLUTION NO. 2013 – 07

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
AUTHORIZING THE CHAIRMAN TO EXECUTE A FOURTH AMENDMENT
TO THE AGREEMENT FOR LEGAL SERVICES
BY BEST BEST & KRIEGER, LLP, FOR THE CYAC LEGAL
CHALLENGE DEFENSE TO INCREASE THE NOT TO EXCEED
AMOUNT BY \$53,500 FOR A TOTAL AMOUNT OF \$462,500

WHEREAS, on November 23, 2010, the Community Development Commission of the City of National City ("CDC") adopted Resolution No. 2010-265 approving an Agreement between the City of National City, the CDC, and Best Best & Krieger, LLP ("BB&K"), to provide legal defense services regarding the Community Youth Athletic Center ("CYAC") litigation in the not to exceed amount of \$160,000; and

WHEREAS, on October 18, 2011, the CDC (now the Successor Agency) adopted Resolution No. 2011-233 approving the First Amendment to the Agreement that increased the not to exceed amount by \$134,000, bringing the total not to exceed amount to \$294,000; and

WHEREAS, on May 15, 2012, the Successor Agency adopted Resolution No. 2011-10 authorizing the Second Amendment to the Agreement in the amount of \$70,000 for the on-going appeal process, for a total not-to-exceed amount of \$364,000; and

WHEREAS, on October 30, 2012, the Successor Agency adopted Resolution No. 2012-25 authorizing the Third Amendment to the Agreement in the amount of \$45,000 for the on-going appeal process, for a total not-to-exceed amount of \$409,000; and

WHEREAS, a Fourth Amendment to the Agreement in the amount of \$53,500 is necessary for the final process of the appeal, which will bring the total not-to-exceed amount to \$462,500; and

WHEREAS, the Fourth Amendment must also be approved by the Oversight Board to the Successor Agency prior to being effective; and

WHEREAS, on September 25, 2013 in the course of taking action on an properly agendized item at a special meeting, the Oversight Board considered the approval of the Fourth Amendment, and upon *(i)* further consideration of all information and documentation presented by staff, *(ii)* all public comment and Oversight Board deliberation, if any, and *(iii)* the recommendation of the Successor Agency's staff, did independently find and determine that the Fourth Amendment should be approved.

NOW, THEREFORE, BE IT RESOLVED that the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency hereby authorizes the Chairman to execute the Fourth Amendment to the Agreement with Best Best & Krieger, LLP ("BB&K"), to increase the not to exceed amount by \$53,500, which will bring the total not-to-exceed amount to \$462,500, to cover legal services for the appeal regarding the Community Youth Athletic Center ("CYAC") litigation. Said Fourth Amendment to the Agreement is on file in the office of the City Clerk.

OB Resolution No. 2013 – 07
September 25, 2013
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NOW, THEREFORE, BE IT RESOLVED that 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 25th day of September, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Ron Morrison, Chairman

Brad Raulston, Executive Director
Secretary to the Oversight Board

APPROVED AS TO FORM:

Oversight Board Counsel
Edward Z. Kotkin, Esq.
The Law Offices of Edward Z. Kotkin

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

MEETING DATE: September 25, 2013

AGENDA ITEM NO. 3

ITEM TITLE:

Resolution of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the Recognized Obligations Payment Schedule (ROPS) for the period January 1, 2014 through June 30, 2014 (ROPS 13-14B).

PREPARED BY: Brad Raulston, Executive Director

DEPARTMENT:

PHONE: 336-4256

APPROVED BY: 

EXPLANATION:

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 agency in accordance with the direction of an oversight board. Health and Safety Code Section 34177 requires Successor Agencies to perform a number of functions in that regard, one of which is to prepare a Recognized Obligation Payment Schedule (ROPS) before each six-month fiscal period that details amounts required to be spent and the source of funds for those expenditures. Each ROPS must be submitted to the 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.

Staff recommends board approval of this ROPS for submittal to the State Department of Finance and other agencies as noted above. ROPS 13-14B is due to the State Department of Finance by October 1, 2013.

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 January 1, 2014 through June 30, 2014).
2. Proposed Resolution

RESOLUTION NO. 2013 – 08

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 RECOGNIZED
OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD
JANUARY 1, 2014 THROUGH JUNE 30, 2014 (ROPS 13-14B)

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, 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 January 1, 2014 through June 30, 2014 ("ROPS 13-14B") 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 13-14B 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 13-14B 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 September 17, 2013 approving the ROPS 13-14B, subject to the contingencies and reservations set forth herein; and

WHEREAS, on September 25, 2013 in the course of taking action on a properly agendized item at a special meeting, the Oversight Board considered the ROPS 13-14B as approved by the Successor Agency, and upon (i) further consideration of all information and documentation presented by staff, (ii) all public comment and Oversight Board deliberation, if any, and (iii) the recommendation of the Successor Agency's staff, did independently find and determine that the ROPS 13-14B should be approved; and

WHEREAS, the Successor Agency's ROPS 13-14B, 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 13-14B subsequent to the approval to have it compliant with the changing Department of Finance requirements; and

WHEREAS, ROPS 13-14B 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 13-14B is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because the ROPS 13-14B 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 13-14B 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 13-14B, 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 13-14B, including modifying and/or amending the ROPS 13-14B administratively to conform to the direction, guidance, and/or requirements related to ROPS 13-14B 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 13-14B is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because ROPS 13-14B 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 ---

OB Resolution No. 2013-08
September 25, 2013
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NOW, THEREFORE, BE IT RESOLVED that 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 25th day of September, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Ron Morrison, Chairman

Brad Raulston, Executive Director
Secretary to the Oversight Board

APPROVED AS TO FORM:

Oversight Board Counsel
Edward Z. Kotkin, Esq.
The Law Offices of Edward Z. Kotkin

Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: National City
 Name of County: San Diego

Current Period Requested Funding for Outstanding Debt or Obligation Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):	Six-Month Total
A	\$ 21,217,836
B	17,094,561
C	4,063,275
D	60,000
E	\$ 10,034,927
F	9,527,938
G	506,989
H	\$ 31,252,763

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I	10,034,927
J	(329,856)
K	\$ 9,705,071

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L	10,034,927
M	10,034,927
N	10,034,927

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
 /s/ _____
 Signature

 Date

Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund Balances

(Report Amounts in Whole Dollars)

A	B	C										K					
		Fund Sources															
		Bond Proceeds		Reserve Balance		Other		RPTTF		Total							
Bonds issued on or before 12/31/10		Bonds issued on or after 01/01/11		Review balances retained for approved enforceable obligations		RPTTF balances retained for bond reserves		Rent, Grants, Interest, Etc.		Non-Admin		Admin		Total			
Fund Balance Information by ROPS Period:																	
ROPS III Actuals (01/01/13 - 6/30/13)																	
	Beginning Available Fund Balance (Actual 01/01/13) Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)																
1	Revenue/Income (Actual 06/30/13) Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller.	32,591,086		7,838,851		45,587	(5,647,864)										
2	Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13) Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs		59,891	19,469		60,234	3,883,862			249,906							
3	Retention of Available Fund Balance (Actual 06/30/13) Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III		1,767,578	1,511,209		68,043	2,051,911			249,906							
4	ROPS III RPTTF Prior Period Adjustment Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.						2,000,000										
5																	
6	Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)			6,347,111		36,778	(5,815,913)										
ROPS 13-14A Estimate (07/01/13 - 12/31/13)																	
7	Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 5, F = H4 + F6, and H = 5 + 6)			6,347,111		36,778	(5,486,057)										
8	Revenue/Income (Estimate 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller.					50,000	7,371,242										
9	Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)					50,000	7,371,242										
10	Retention of Available Fund Balance (Estimate 12/31/13) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A				2,000,000												
11	Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)			6,347,111		36,778	(5,486,057)										

The DDR retained balance amount is in the LMHF and is disputed by DOF. The negative balance in the Non-Admin RPTTF column is the result of the true-up payment and ROPS 2 obligations exceeding RPTTF funding. The two amounts must be netted for an accurate look at cash balances for the SA.

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail
January 1, 2014 through June 30, 2014
 (Report Amounts in Whole Dollars)

A Item #	B Project Name / Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	I Total Outstanding Debt or Obligation	J Retired	K Funding Source					P Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										L Bond Proceeds	M Reserve Balance	N Other Funds	Non-Admin	Admin	
1	1999 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	6/3/1999	6/1/2031	Bank of New York	Bonds to fund non-housing tax-exempt projects	Merged	\$ 287,362,181	N	\$ 17,094,561	\$ 4,063,275	\$ 60,000	\$ 9,527,938	\$ 506,989	\$ 31,252,763
2	2004 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	6/30/2004	8/1/2032	Deutsche Bank	Bonds to fund non-housing tax-exempt projects	Merged	5,290,831	N				90,463		\$ 90,463
3	2005 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	1/25/2005	8/1/2032	Deutsche Bank	Bonds to fund non-housing tax-exempt projects	Merged	5,933,390	N				88,170		\$ 88,170
4	2011 Tax Allocation Bond	Bonds Issued After 12/31/10	3/3/2011	8/1/2032	Deutsche Bank	Bonds to fund WI-TOD and other non-housing tax-exempt projects	Merged	21,817,400	N				395,464		\$ 395,464
5	2011 Tax Allocation Bond	Bonds Issued After 12/31/10	3/3/2011	8/1/2032	Deutsche Bank	Bonds to fund WI-TOD and other non-housing tax-exempt projects	Merged	72,372,188	N				1,271,141		\$ 1,271,141
6	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	6/21/2011	12/31/2014	Paradise Creek Housing Partners	Pre-development loan	Merged	2,604,261	N		2,606,117				\$ 2,606,117
7	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	6/21/2011	12/31/2014	Paradise Creek Housing Partners	Phase I Agency Loan/local support	Merged	7,237,825	N	4,979,425	1,457,158		801,242		\$ 7,237,825
8	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	6/21/2011	12/31/2014	Paradise Creek Housing Partners	Phase I Agency Loan/local support	Merged	9,977,575	N	9,977,575					\$ 9,977,575
9	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	6/21/2011	12/31/2015	Paradise Creek Housing Partners	Phase II	Merged	14,909,000	N						\$ -
10	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/Kimley-Horn & Associates	Public Works Relocation - Design / Engineering	Merged	-	N						\$ -
11	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/Property Owner	Purchase/Lease Replacement Yard	Merged	-	N						\$ -
12	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City	Building/Relocation Costs	Merged	-	N						\$ -
13	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/E2 ManageTech	Remediation Planning	Merged	-	N						\$ -
14	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/DTSC	Environmental Oversight	Merged	-	N						\$ -
15	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/Contractor	Environmental Clean-Up	Merged	-	N						\$ -
16	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/Contractor	Site Demolition / Grading	Merged	-	N						\$ -
17	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged	-	N						\$ -
18	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/Opper & Varco	Environmental Outside Counsel	Merged	-	N						\$ -
19	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City	Project Management & Administration	Merged	-	N						\$ -
20	SR54 and National City Blvd Infrastructure Improvements	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	2,500,000	N						\$ -
21	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Harris & Associates	Design / Engineering	Merged	308,360	N						\$ -
22	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Phase II - Construction Management & Inspections	Merged	400,000	N						\$ -
23	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Phase II - Construction	Merged	4,500,000	N						\$ -
24	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	20,000	N						\$ -
25	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	300,000	N						\$ -
26	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/RBF Consultants	Design / Engineering	Merged	65,000	N						\$ -
27	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Bureau Veritas North America	Construction Management & Inspections	Merged	150,000	N						\$ -
28	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	1,160,000	N						\$ -

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January 1, 2014 through June 30, 2014
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A	B	C	D	E	F	G	H	I	J	K					P
										L					
										M					
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
29	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	5,000	N						\$ -
30	8th St Safety Enhancements (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	50,000	N						\$ -
31	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Harris & Associates	Design / Engineering	Merged	300,000	N						\$ -
32	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Consultant	Construction Management & Inspections	Merged	300,000	N						\$ -
33	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	1,700,000	N						\$ -
34	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	20,000	N						\$ -
35	Highland Ave Safety Enhancements (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	200,000	N						\$ -
36	D Ave Community Corridor / Roundabout (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	240,000	N						\$ -
37	D Ave Community Corridor / Roundabout (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged	100,000	N						\$ -
38	D Ave Community Corridor / Roundabout (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	730,000	N						\$ -
39	D Ave Community Corridor / Roundabout (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	5,000	N						\$ -
40	D Ave Community Corridor / Roundabout (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	50,000	N						\$ -
41	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	295,000	N						\$ -
42	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged	200,000	N						\$ -
43	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants/Construction Agreement)	Improvement/Infrastructure	8/14/2012	8/1/2032	City of National City/Contractor	Construction	Merged	1,500,000	N						\$ -
44	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	5,000	N						\$ -
45	Coolidge Ave Community Corridor (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	100,000	N						\$ -
47	4th St Community Corridor (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032	City of National City/Harris & Associates	Construction Management & Inspections	Merged	150,000	N						\$ -
48	4th St Community Corridor (Co-Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	800,000	N						\$ -
49	4th St Community Corridor (Co-Op/Bond Docs/Grants)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	100,000	N						\$ -
51	Las Palmas Park Improvements (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	650,000	N						\$ -
52	Las Palmas Park Improvements (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged	400,000	N						\$ -
53	Las Palmas Park Improvements (Co-Op/Bond Docs)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	2,000,000	N						\$ -
54	Las Palmas Park Improvements (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	30,000	N						\$ -
55	Las Palmas Park Improvements (Co-Op/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	500,000	N						\$ -
57	YMCA Pledge Agreement/Challenge Grant - Las Palmas Park Improvements	Improvement/Infrastructure	8/14/2012	8/1/2032	South Bay YMCA	Pledge/Grant	Merged	4,500,000	N						\$ -

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A	B	C	D	E	F	G	H	I	J	K					P
										M					
										Funding Source					
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)		RPTTF		Six-Month Total	
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin		Admin
58	Kimball Park Improvements (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	500,000	N						\$ -
59	Kimball Park Improvements (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged	200,000	N						\$ -
60	Kimball Park Improvements (Co-Op/Bond Docs)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	2,080,000	N						\$ -
61	Kimball Park Improvements (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	30,000	N						\$ -
62	Kimball Park Improvements (Co-Op/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	120,000	N						\$ -
63	Aquatic Center (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Safdie Rabines Architects	Architectural Services	Merged	450,158	N						\$ -
64	Aquatic Center (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corp	Construction Management	Merged	266,397	N						\$ -
65	Aquatic Center (Co-Op/Bond Docs)	Improvement/Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged	2,137,561	N	2,137,561					\$ 2,137,561
66	Aquatic Center (Co-Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032	City of National City/URS	Program Management	Merged	10,000	N						\$ -
67	Aquatic Center (Co-Op/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	100,000	N						\$ -
68	Granger Hall and Property (Co-Op)	OPA/DDA/Construction	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	1,200,000	N						\$ -
69	Street Resurfacing (Co-op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	6,500,000	N						\$ -
70	Concrete Improvements (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	1,400,000	N						\$ -
71	Traffic Signal Timing (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	150,000	N						\$ -
72	Plaza Blvd Widening (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	4,709,300	N						\$ -
73	Traffic Monitoring (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	150,000	N						\$ -
74	Drainage Improvements (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	2,200,000	N						\$ -
75	Senior Village (Co-Op)	OPA/DDA/Construction	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	13,000,000	N						\$ -
76	Pacific Steel (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	60,000	N						\$ -
77	Kimball Way Creek Improvements (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	100,000	N						\$ -
78	B-1 Site Development (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	200,000	N						\$ -
79	Storefront Renovation Program (Co-Op)	OPA/DDA/Construction	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	250,000	N						\$ -
80	Paradise Creek Enhancement (Co-Op)	Improvement/Infrastructure	2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	2,300,000	N						\$ -
81	RHNA, Housing Element, and other housing mandates	OPA/DDA/Construction	1/1/1992	6/30/2021	CDC-Housing Authority	State Mandates/Goals for Housing	Merged	71,192,024	N						\$ -
84	Loan from CalREUse	Third-Party Loans	9/9/2009	9/30/2012	CalREUse	Loan for investigation of brownfield site - 835 Bay Marina Dr	Merged	-	Y						\$ -
85	Loan Agreement with JPFA	Bonds Issued On or Before 12/31/10	4/16/1991	10/1/2017	Bank of America	Loan for construction of police station	Merged	1,280,000	N						\$ -
86	Loan from Sewer Fund	City/County Loans On or Before 6/27/11	6/22/2010	6/30/2013	Sewer Fund	Loan for street resurfacing	Merged	420,000	N				420,000		\$ 420,000
87	Personnel and Admin Costs	Admin Costs	1/1/2014	6/30/2014	City of National City	Personnel and other support services for SA	Merged	467,115	N			60,000		506,989	\$ 566,989

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A	B	C	D	E	F	G	H	I	J	K					P	
										L						Six-Month Total
										M						
										N						
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	O		P				
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		
88	Legal Services for Successor Agency	Admin Costs	2/1/2011	6/30/2014	Kane, Ballmer, & Berkman	Legal support for Successor Agency (component of Item 87)	Merged	-	Y						\$ -	
89	Legal Services for Oversight Board	Admin Costs	6/19/2012	6/30/2014	The Law Offices of Edward Z. Kotkin	Legal support for Oversight Board (component of Item 87)	Merged	-	Y						\$ -	
90	Accounting/Audit Support	Admin Costs	8/14/2012	6/30/2014	Mayer Hoffman McCann/New Firm	Accounting Support for SA and OB (component of Item 87)	Merged	-	Y						\$ -	
91	Carry over for unfunded obligations	Prior Period RPTTF Shortfall	7/1/2012	6/30/2014	Successor Agency - LMIHF	Amount due to LMIHF to repay cash used to meet RPTTF debt service obligations in ROPS 2 that exceeded the RPTTF distribution, which has delayed payments to vendor pursuant to Items 5 and 6	Merged	1,898,158	N				1,898,158		\$ 1,898,158	
92	Reserve for Aug 2013 Bond Payments	Reserves	1/1/2013	6/30/2013	Successor Agency	Reserve needed to make principal and interest payments due in Aug 2013	Merged	-	Y						\$ -	
93	Replenish Reserves/Fund Balances from True Up Payment	Miscellaneous	1/1/2013	6/30/2013	Successor Agency	Encumbered housing funds were used to make July "True Up" payment	Merged	-	Y						\$ -	
94	Las Palmas Park Improvements (Co-Op/Bond Docs/Purchase Order)	Improvement/Infrastructure	8/14/2012	8/1/2032	Contractor - ROMTEC	Construction	Merged	345,819	N						\$ -	
95	Kimball Park Improvements (Co-Op/Bond Docs/Purchase Order)	Improvement/Infrastructure	8/14/2012	8/1/2032	Contractor - ROMTEC	Construction	Merged	345,819	N						\$ -	
98	Pass-thru payments	Miscellaneous	1/1/1992	6/30/2012	Other Taxing Entities (To be paid by County)	Payments to Other Gov't Agencies	Merged	-	Y						\$ -	
99	CYAC vs CDC - Amount on Appeal	Litigation	4/20/2011	6/30/2014	CYAC/Leif	Judgment for Legal Fees (Appealed)	Merged	2,000,000	N				2,000,000		\$ 2,000,000	
100	Legal Settlement	Litigation	6/18/2007	6/30/2015	Highland Park, LLC	Legal settlement, Purple Cow	Merged	600,000	N						\$ -	
101	General Property Management	Property Maintenance	2/15/2011	5/16/2036	City of National City	Ongoing management of CDC assets	Merged	400,000	N				40,000		\$ 40,000	
102	Kimball House Maintenance Agreement	Property Maintenance	8/19/2008	8/19/2023	National City Historical Society & County of San Diego	Annual payment per lease agreement, possessory interest tax	Merged	450,000	N				5,000		\$ 5,000	
103	Trash Service for CDC properties	Property Maintenance	1/1/2014	6/30/2014	EDCO	Trash hauling all RDA owned properties	Merged	10,000	N				900		\$ 900	
104	Landscape Services for CDC Properties	Property Maintenance	3/21/2011	6/30/2014	NBS	Landscape Services	Merged	60,000	N				6,000		\$ 6,000	
105	Power for Temporary Aquatic Center	Property Maintenance	7/1/2013	6/30/2016	Power Plus	Rental of temporary power poles	Merged	30,000	N				3,000		\$ 3,000	
106	Power for CDC properties	Property Maintenance	1/1/2014	6/30/2014	SDG&E	Electricity & gas for RDA properties	Merged	30,000	N				3,000		\$ 3,000	
107	Security Contract for Old Library	Property Maintenance	1/1/2014	6/30/2014	Stanley Sonitrol	Fire alarm monitoring	Merged	4,000	N				400		\$ 400	
108	Water Service for CDC properties	Property Maintenance	1/1/2014	6/30/2014	Sweetwater Authority	Water including irrigation RDA properties	Merged	40,000	N				4,000		\$ 4,000	
109	Security Fence for Palm Plaza	Property Dispositions	7/1/2013	6/30/2014	National Construction Rental	Temporary fencing of RDA site	Merged	5,000	N				1,000		\$ 1,000	
110	Environmental Monitoring for CDC Properties	Property Maintenance	7/1/2013	6/30/2014	County of San Diego	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive	Merged	6,000	N				6,000		\$ 6,000	
111	Environmental Monitoring for CDC Properties	Property Maintenance	7/1/2011	6/30/2013	GeoSyntec Consultants	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive	Merged	33,000	N				33,000		\$ 33,000	
123	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	Keagy	Real Estate Appraisal Services	Merged	15,000	N				15,000		\$ 15,000	
124	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	PGP	Real Estate Appraisal Services	Merged	15,000	N				15,000		\$ 15,000	
125	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	Ken Carpenter	Real Estate Appraisal Services	Merged	15,000	N				15,000		\$ 15,000	

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail
January 1, 2014 through June 30, 2014
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K				O	P
										M					
										Nondisaster					
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source				Six-Month Total	
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)		RPTTF			
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
126	Contract for Financial Analysis	Miscellaneous	7/14/1998	6/30/2012	HdL Coren & Cone	Financial Analysis (component of Item 87)	Merged	-	Y						\$ -
127	Contract for Financial Analysis	Miscellaneous	1/18/2011	6/30/2012	Keyser Marston Associates	Economic Analysis per 33433 (component of Item 87)	Merged	-	Y						\$ -
128	Contract for Financial Analysis	Fees	7/1/2010	6/30/2016	Urban Futures	Financial and bond adviser/annual disclosure	Merged	40,000	N				10,000		\$ 10,000
129	Joint Planning Obligation	Miscellaneous	5/16/2011	3/31/2012	Port of San Diego	Joint Planning	Merged	-	Y						\$ -
130	Contract for Environmental Services	Property Maintenance	7/1/2011	6/30/2013	GeoSyntec Consultants	PSI Environmental Investigation	Merged	-	N						\$ -
132	Association Membership	Miscellaneous	7/1/2012	6/30/2013	SANDAG	Membership	Merged	-	Y						\$ -
133	Association Membership	Miscellaneous	11/30/2011	11/30/2012	CRA	Membership	Merged	-	Y						\$ -
134	Contract for Financial Software	Admin Costs	9/24/1998	6/30/2013	Tyler Technologies	Financial Systems Software Services (component of Item 87)	Merged	-	Y						\$ -
135	Agency Admin Expenses	Admin Costs	1/1/2014	6/30/2014	Staples	Office Supplies (component of Item 87)	Merged	-	Y						\$ -
136	Agency Admin Expenses	Admin Costs	1/1/2014	6/30/2014	Federal Express	Delivery Service (component of Item 87)	Merged	-	Y						\$ -
137	Agency Admin Expenses	Admin Costs	1/1/2014	6/30/2014	San Diego Clipping Service	Record Keeping (component of Item 87)	Merged	-	Y						\$ -
138	Contract for Enterprise Zone Administration and Marketing	Miscellaneous	7/1/2007	10/14/2021	City of San Diego	Admin services for SD Regional Enterprise Zone	Merged	-	Y						\$ -
139	Public Noticing Requirements	Admin Costs	1/1/2014	6/30/2014	Union Tribune	Public Noticing (component of Item 87)	Merged	-	Y						\$ -
140	Contract for Translation Services	Admin Costs	1/1/2014	6/30/2014	Yolanda Teresa Lopez	Translation and Interpretation Services	Merged	-	Y						\$ -
144	Contract for Legal Services	Legal	2/1/2011	6/30/2014	Kane, Ballmer, & Berkman	Legal support for state actions on Redevelopment/Litigation support for protecting legal interests, e.g., Affordable Housing Coalition v. Sandoval, et al.	Merged	50,000	N				30,000		\$ 30,000
146	Contract for Legal Services	Legal	10/3/2011	6/30/2014	Opper & Varco, LLP	Litigation for Education Village/Legal support re: environmental compliance with DTSC, DEH, etc. for SA properties or responsibilities	Merged	50,000	N				50,000		\$ 50,000
147	Contract for Legal Services	Legal	1/22/2008	12/6/2014	Christensen & Spath, LLP	Litigation for ARE Holdings/Litigation for Morgan Square, Inc./Legal Services for Westside Infill Transit Oriented Development Housing Project	Merged	275,000	N				75,000		\$ 75,000
148	Contract for Legal Services	Legal	11/9/2010	6/30/2014	Best Best & Krieger, LLP	Litigation CYAC	Merged	96,000	N				96,000		\$ 96,000
150	Contract for Legal Services	Legal	11/21/2011	6/30/2014	Mazzarella Lorenzana	Minimize CYAC Liability-Indemnity Claim	Merged	250,000	N				75,000		\$ 75,000
151	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation	Design / Engineering	Merged	300,000	N						\$ -
152	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/Kimley-Horn & Associates	Design / Engineering	Merged	300,000	N						\$ -
153	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/Harris & Associates	Design / Engineering	Merged	300,000	N						\$ -
154	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/Bureau Veritas North America	Design / Engineering	Merged	300,000	N						\$ -
155	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/D-MAX Engineering	Engineering / Stormwater Compliance	Merged	500,000	N						\$ -
156	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/Southern California Soils & Materials Testing	Soils & Materials Testing	Merged	150,000	N						\$ -
157	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/Ninyo & Moore	Soils & Materials Testing	Merged	150,000	N						\$ -

Recognized Obligation Payment Schedule 13-14B - Notes

January 1, 2014 through June 30, 2014

Item #	Notes/Comments
5	Reserve Balance: The authorized amount from ROPS 13-14A may not be spent during that period, so it is presented in ROPS 13-14B as a carryover.
6	Reserve Balance, RPTTF and Bond Proceeds: In ROPS 13-14A \$2,258,400 in RPTTF was authorized for this item. The total actual amount of RPTTF distributed, however, was less than the total authorized amount by \$1,051,242. In order to manage the shortfall, the SA has deferred the \$250,000 authorized for the administrative allowance to ROPS 13-14B and put a freeze of \$801,242 against the \$2,258,400 in RPTTF authorized for item 6. The "unfrozen" amount of \$1,457,158 is presented as a carryover because it may not be spent in the ROPS 13-14A period. The \$801,242 is requested to be reauthorized from the RPTTF in ROPS 13-14B to meet the obligation to the payee. Bond proceeds of \$4,979,425 authorized for this item in ROPS 13-14A may also not be spent. The amount presented in this ROPS is intended as a carryover.
7	Bond Proceeds: \$9,977,575 in bond proceeds were authorized for this item in ROPS 13-14A and may not be spent. The amount presented in this ROPS is intended as a carryover.
65	Aquatic Center Construction - Bond Proceeds: This item is being submitted for reconsideration. A lease agreement with the Unified Port District of San Diego dated July 29, 2010 requires the CDC-RDA to make project improvements on the leased property that have a value of at least \$2,137,561 by December 31, 2015.
86	Repayment of Sewer Fund loan: This item is being resubmitted. The loan agreement is between the RDA and the Sewer Fund, a special revenue fund the activities of which are financed by rate payers, with no involvement from the City's general fund.
87	RPTTF for Administrative Allowance: The RPTTF amount distributed for ROPS 13-14A did not include sufficient funds to cover any of the administrative allowance for that period. The amount requested for ROPS 13-14B (\$506,989) represents the amount for the full fiscal year. It is calculated as follows: 3% times the sum of the actual amount of non-admin RPTTF distributed for ROPS 13-14A (\$7,371,694) and the requested amount of non-admin RPTTF for ROPS 13-14B (\$9,527,938): 3% x \$16,899,632 = \$506,989.
91	ROPS 1 and 2 were prepared prior to the effective date of AB 1484, which specifically provided for establishing reserves for debt service payments in one ROPS period for the subsequent period. Had that language been included in AB 26, the Successor Agency would have identified the need for such a reserve in ROPS 1 for ROPS 2. In order to avoid a default on the bond debt service payments due on August 1, 2012, available cash from the LMIHF that was obligated to a housing project was used to augment the available cash in the RORF to make the required payment. No other source of funds was available.
99	CYAC vs CDC: A ruling on this litigation is expected before the end of the ROPS 13-14A period. If the ruling is not in the CDC's (now SA's) favor, the SA must be in a position to make a \$2.0 million payment.
100	Legal Settlement - Highland Park, LLC: payment is due when the property is sold, which is dependent on the approval of the Long Range Asset Management Plan. Termination date is therefore an estimate.
123	Agreements to be renegotiated once property disposal process begins
124	Agreements to be renegotiated once property disposal process begins
125	Agreements to be renegotiated once property disposal process begins
144	Actual termination date will depend upon the conclusion of litigation, which is unpredictable. Most litigation agreements have no termination dates, but provide for termination upon 60 days notice.
146	Actual termination date will depend upon the conclusion of litigation, which is unpredictable. Most litigation agreements have no termination dates, but provide for termination upon 60 days notice.
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150	Actual termination date will depend upon the conclusion of litigation, which is unpredictable. Most litigation agreements have no termination dates, but provide for termination upon 60 days notice.
167	Actual termination date will depend upon the conclusion of litigation, which is unpredictable. Most litigation agreements have no termination dates, but provide for termination upon 60 days notice.


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

MEETING DATE: September 25, 2013

AGENDA ITEM NO. 4

ITEM TITLE:

Resolution of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving and ratifying the transfer of the housing functions, assets and obligations from the Successor Agency to the Community Development Commission of the City of National City to the Housing Authority of the City of National City

PREPARED BY: Alfredo Ybarra  (Ext. 4279)

DEPARTMENT: Housing, Grants and Asset Management

APPROVED BY: 

EXPLANATION:

APPROVED BY: _____

Please see attached staff report.

FINANCIAL STATEMENT:

APPROVED: _____ Finance

ACCOUNT NO.

APPROVED: _____ MIS

N/A

ENVIRONMENTAL REVIEW:

N/A

ORDINANCE: INTRODUCTION:

FINAL ADOPTION:

STAFF RECOMMENDATION:

1 Adopt resolution.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

1 Staff report
2 Successor Agency Resolution 2012-15

3. Oversight Board Resolution 2013-09-Proposed

Staff Report

On June 28, 2011, the Governor signed Assembly Bill No. ABx1 26, which legislatively eliminated redevelopment agencies. The subsequent California Supreme Court decision, in *California Redevelopment Association v. Matosantos*, affirmed the validity of ABx1 26 and made the dissolution of redevelopment agencies effective February 1, 2012. As of February 1, 2012, successor agencies were designated to wind down and carry out the business and fiscal affairs of the former redevelopment agencies.

In the City of National City, the Community Development Commission of the City of National City was created in 1975, which operated both the Redevelopment Agency and Housing Authority functions. While the Redevelopment Agency no longer exists and the Community Development Commission no longer has authority to carry out the Redevelopment Agency functions as of February 1, 2012, the Housing Authority continues to exist and the Community Development Commission continues to have authority to carry out Housing Authority functions.

Pursuant to ABx1 26, the City Council elected for the City to serve as the "Successor Agency" to the dissolved Redevelopment Agency. In addition, the City Council elected for the Housing Authority to serve as the "Successor Housing Entity" of the dissolved Redevelopment Agency, meaning that the Housing Authority is designated as the entity responsible for performing the housing functions previously performed by the Redevelopment Agency (and the Community Development Commission acting in its capacity as the Redevelopment Agency), and as the entity to receive the transfer of, without limitation, all of the housing assets, rights, powers, duties, obligations, liabilities and functions previously performed by the Redevelopment Agency (and the Community Development Commission acting in its capacity as the Redevelopment Agency).

Upon the dissolution of the Redevelopment Agency on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings and equipment of the dissolved Redevelopment Agency (and presumably the Community Development Commission acting in its capacity as the Redevelopment Agency) 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 presumably the Community Development Commission acting in its capacity as the Redevelopment Agency) were vested in the Successor Agency, for administration pursuant to Part 1.85 of ABx1 26.

ABx1 26 requires the Successor Agency to effectuate the transfer of the housing functions and assets of the Successor Agency to the Housing Authority as the Successor Housing Entity under ABx1 26.

The National City Successor Agency took action pursuant to HSC sections 34176(a) (1) and (2) and 34177(g), but inadvertently overlooked the requirements of Health & Safety Code section 34181(c), which calls for the Oversight Board to direct the

Successor Agency to transfer housing assets to the appropriate entity. On June 19, 2012 the Successor Agency approved actions to effectuate the transfer of housing functions, assets and obligations of the Successor Agency to the Housing Authority of the City of National City.

Subsequently, the State Controller's Office reviewed the asset transfers made by the Community Development Commission as the National City Redevelopment Agency. Their review concluded that the National City Redevelopment Agency made unallowable transfers of assets to the entity assuming the housing functions totaling \$8,166,792.

Staff is now bringing this matter to the attention of the Oversight Board and request approval and ratification of the transfer of the specified housing assets to the Housing Authority.

RESOLUTION NO. 2012 – 15

RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
APPROVING CERTAIN ACTIONS TO EFFECTUATE THE TRANSFER
OF THE HOUSING FUNCTIONS, ASSETS AND OBLIGATIONS OF
AND FROM THE SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION OF THE CITY OF NATIONAL CITY
ACTING IN ITS CAPACITY AS THE HOUSING AUTHORITY
OF THE CITY OF NATIONAL CITY

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

WHEREAS, the City Council of the City of National City established the Housing Authority of the City of National City (the "Authority") by Ordinance No. 1484, dated October 14, 1975; and

WHEREAS, the City Council of the City of National City 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 Agency and the Authority, among other matters, for the purpose of enabling the CDC to operate and govern the Agency and the Authority under a single board and as a single operating entity; and

WHEREAS, pursuant to Assembly Bill No. ABx1 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, by its decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Agency, 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 ABx1 26, the City Council of the City of National City adopted Resolution No. 2012-15 on January 10, 2012, electing to be the Successor Agency to the Agency (the "Successor Agency"), which is a legal entity that exists separate and independent from the City of National City; and

WHEREAS, pursuant to ABx1 26, the City Council of the City of National City adopted Resolution No. 2012-16 on January 10, 2012, designating the Authority as the entity responsible for performing the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency, and designating the Authority as the entity to receive the transfer of, without limitation, all of the housing assets, rights, powers, duties, obligations, liabilities and functions previously performed by the Agency and the CDC acting in its capacity as the Agency, upon the dissolution of the Agency under AB 26; and

WHEREAS, in accordance with ABx1 26, the Board of Directors of the Authority adopted Resolution No. 2012-01 on January 10, 2012, accepting the designation as the entity that will perform the housing functions previously performed by the Agency and the CDC acting

in its capacity as the Agency, and accepting the transfer of, without limitation, all of the housing assets, rights, powers, duties, obligations, liabilities, and functions previously performed by the Agency and the CDC acting in its capacity as the Agency, upon the dissolution of the Agency under ABx1 26; and

WHEREAS, the CDC adopted Resolution No. 2012-30 on January 24, 2012, ratifying and confirming the City Council of the City of National City's designation of the Authority to receive the transfer of, without limitation, all of the housing assets, rights, powers, duties, obligations, liabilities, and functions previously performed by the Agency and the CDC acting in its capacity as the Agency, upon the dissolution of the Agency under ABx1 26, while reserving its rights, authority and powers duly vested in the CDC; and

WHEREAS, on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the Agency 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 Agency were vested in the Successor Agency, for administration pursuant to Part 1.85 of ABx1 26; and

WHEREAS, Section 34177(g) of ABx1 26 requires the Successor Agency to effectuate the transfer of the housing functions and assets of the Successor Agency to the Authority; and

WHEREAS, in order to allow the Authority and the CDC acting in its capacity as the Authority to appropriately complete the housing projects and carry out the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency, the Successor Agency hereby finds it necessary and appropriate to effectuate the transfer of the Real Property, the Other Assets and the Obligations, all as described below, of and from the Successor Agency to the CDC acting in its capacity as the Authority at this time; and

WHEREAS, pursuant to Section 15301 of the State CEQA Guidelines, the transfer of the Real Property, the Other Assets and the Obligations is exempt from environmental review under CEQA because the transfer will result in a continuation of an existing facility involving no expansion of use, and is therefore exempt from environmental review, and any future development of the Real Property and the Other Assets will require separate environmental review; and

WHEREAS, the transfer of the Real Property, the Other Assets and the Obligations of the Successor Agency to the CDC acting in its capacity as the Authority will accomplish the public purposes of allowing the Authority and the CDC acting in its capacity as the Authority to appropriately complete the housing projects and carry out the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Board of Directors of the Successor Agency has received and heard all oral and written objections to matters pertaining to this transaction, and all such oral and written objections are hereby overruled.
2. The Board of Directors of the Successor Agency hereby finds and determines that the foregoing recitals are true and correct.
3. The Board of Directors of the Successor Agency hereby approves and authorizes the transfer to the CDC acting in its capacity as the Authority of all of the Successor Agency's right, title and interest, now held or at any time hereafter acquired, in and to the Real Property and the Other Assets for use by the CDC acting in its capacity as the Authority to carry out the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency:
 - (a) The real property which is the subject of this Resolution consists of the real property located in the City of National City, County of San Diego, State of California associated with the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency, including but not limited to the real property described in the Schedule of Real Property (Attachment No. 1) (collectively, the "Real Property"); and
 - (b) The Other Assets which are the subject of this Resolution consist of the leases, promissory notes, agreements and other rights to receive payment of funds and/or other consideration associated with the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency, including but not limited to the leases, promissory notes and agreements described in the Schedule of Other Assets (Attachment No. 2), all cash accounts, records, reports, files, furniture, fixtures, equipment, and all other tangible and intangible personal property associated with the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency (collectively, the "Other Assets").
4. The Board of Directors of the Successor Agency hereby approves of and authorizes an assignment by the Successor Agency to the CDC acting in its capacity as the Authority, of the Successor Agency's rights and obligations under any and all agreements associated with the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency, including but not limited to the agreements described in the Schedule of Obligations (Attachment No. 3) (collectively, the "Obligations"). Provided however, that the Successor Agency shall not be released from any of its

monetary obligations under any of the Obligations, and the Successor Agency and its successors and assigns, including voluntary successors, involuntary successors, and any person or entity deemed to be a successor by operation of law shall remain liable for all payments due and owing under the Obligations and all costs arising from or associated with the implementation of the Obligations, including the administrative costs of the Authority and the CDC acting in its capacity as the Authority in amounts that are not disproportionate to the costs of carrying out the Obligations.

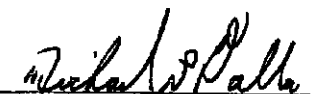
5. The Executive Director, or his/her designee, of the Successor Agency is hereby authorized and directed to take all reasonable and necessary actions and sign on behalf of the Successor Agency all reasonable and necessary documents, including without limitation assignment and assumption agreements, first approved in writing by the Successor Agency General Counsel to implement and carry out the transfer of the Real Property, Other Assets, and Obligations from the Successor Agency to the CDC acting in its capacity as the Authority.
6. The Executive Director, or his/her designee, of the Successor Agency is hereby authorized and directed to take all reasonable and necessary actions to establish and implement appropriate procedures for the Successor Agency's payment of the costs of the Authority and the CDC acting in its capacity as the Authority of carrying out the Obligations, including administrative costs in amounts that are not disproportionate to the costs of carrying out the Obligations.
7. This Resolution shall take effect immediately upon its adoption.

PASSED and ADOPTED this 19th day of June, 2012



Ron Morrison, Chairman

ATTEST:



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

APPROVED AS TO FORM:



Claudia Gacitua Silva
Successor Agency Counsel

ATTACHMENT NO. 1

SCHEDULE OF REAL PROPERTY

1. [1028 A AVE] -[APN #556 553 08 00]
REAL PROPERTY IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA
2. [SHERYL LANE- NO NUMBER] -[APN #557 430 37 00]
REAL PROPERTY IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA
3. [405 W. 18TH STREET] -[APN #559 085 08 00]
REAL PROPERTY IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

ATTACHMENT NO. 2

SCHEDULE OF OTHER ASSETS

RESIDUAL RECEIPTS PROMISSORY NOTES

Residual Receipts Promissory Note secured by Deed of Trust to the Community Development Commission of the City of National City-CDC Acquisition and Development loan dated as of 12/18/2001 from *Plaza Manor Preservation, L.P.* in the principal amount of \$260,000.

Residual Receipts Promissory Note secured by Deed of Trust to the Community Development Commission of the City of National City-CDC Acquisition and Development loan dated as of 02/19/1999 from *Copper Hills Apartments Limited Partnership* in the principal amount of \$1,915,544.

Residual Receipts Promissory Note secured by Deed of Trust to the Community Development Commission of the City of National City-CDC Acquisition and Development loan dated as of 06/01/1999 from *Copper Hills Apartments Limited Partnership* in the principal amount of \$4,454,037.

Residual Receipts Promissory Note secured by Deed of Trust to the Community Development Commission of the City of National City-CDC Acquisition and Development loan dated as of 08/28/2008 from *Casa Familiar, Inc.* in the principal amount of \$669,653.

Residual Receipts Promissory Note secured by Deed of Trust to the Community Development Commission of the City of National City-CDC Acquisition and Development loan dated as of 11/01/2005 from *Plaza City Apartments, LP* in the principal amount of \$3,722,000.

PROMISSORY NOTES

Promissory Note to the Community Development Commission of the City of National City from *Richard Azhocar* in the principal amount of \$30,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Salvador Barajas* in the principal amount of \$2,340.00.

Promissory Note to the Community Development Commission of the City of National City from *Adriana Barcena* in the principal amount of \$7,440.00.

Promissory Note to the Community Development Commission of the City of National City from *Timothy Blake* in the principal amount of \$5,196.00.

Promissory Note to the Community Development Commission of the City of National City from *Mark Brown* in the principal amount of \$19,400.00.

Promissory Note to the Community Development Commission of the City of National City from *Daniel Ceballos* in the principal amount of \$30,500.00.

Promissory Note to the Community Development Commission of the City of National City from *Leonardo Descaller* in the principal amount of \$26,500.00.

Promissory Note to the Community Development Commission of the City of National City from *Jose Espinoza* in the principal amount of \$28,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Jose Gutierrez* in the principal amount of \$1,889.00.

Promissory Note to the Community Development Commission of the City of National City from *Miguel Hernandez* in the principal amount of \$25,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Thomas Keough* in the principal amount of \$2,770.00.

Promissory Note to the Community Development Commission of the City of National City from *Salvador Leon* in the principal amount of \$12,960.00.

Promissory Note to the Community Development Commission of the City of National City from *Dora Liera* in the principal amount of \$25,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Barbara Mellor* in the principal amount of \$18,926.00.

Promissory Note to the Community Development Commission of the City of National City from *Danielle Michael* in the principal amount of \$19,900.00.

Promissory Note to the Community Development Commission of the City of National City from *Marco Najera* in the principal amount of \$21,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Victor Ramos* in the principal amount of \$15,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Eddie Rodriguez* in the principal amount of \$1,618.00.

Promissory Note to the Community Development Commission of the City of National City from *Jesus Romero* in the principal amount of \$18,050.00.

Promissory Note to the Community Development Commission of the City of National City from *Alvaro Sanchez* in the principal amount of \$18,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Carlos Solis* in the principal amount of \$15,000.00.

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Promissory Note to the Community Development Commission of the City of National City from *Albert Wertz* in the principal amount of \$18,200.00.

ATTACHMENT NO. 3
SCHEDULE OF OBLIGATIONS

AFFORDABILITY COVENANTS

Agreement Containing Covenants between the Community Development Commission of the City of National and *Plaza Manor Preservation, L.P.* dated as of 06/19/2002.

Agreement Containing Covenants between the Community Development Commission of the City of National and *Copper Hills Apartment Limited Partnership* dated as of 12/07/1998.

Agreement Containing Covenants between the Community Development Commission of the City of National and *Casa Familiar, Inc.* dated as of 11/09/2009.

ENVIRONMENTAL INDEMNITY AGREEMENTS

Environmental Indemnity by *Casa Familiar, Inc.* in favor of the Community Development Commission of the City of National City dated as of 11/09/2009.

Passed and adopted by the Successor Agency to the Community Development Commission as the Redevelopment Agency of the City of National City, California, on June 19, 2012 by the following vote, to-wit:

Ayes: Boardmembers Morrison, Natividad, Rios, Sotelo-Solis, Zarate.

Nays: None.

Absent: None.

Abstain: None.

AUTHENTICATED BY: RON MORRISON

Chairman of the Successor Agency to the
Community Development Commission
as the Redevelopment Agency of the
City of National City, California



Richard D. Palle
City Clerk Serving as Secretary
to the Successor Agency

By: _____
Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. 2012-15 of the Successor Agency to the Community Development Commission as the Redevelopment Agency of the City of National City, California, passed and adopted on June 19, 2012.

City Clerk Serving as Secretary
to the Successor Agency

By: _____
Deputy

RESOLUTION NO. 2013 – 09

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
APPROVING AND RATIFYING THE TRANSFER OF THE HOUSING FUNCTIONS, ASSETS
AND OBLIGATIONS FROM THE SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION OF THE CITY OF NATIONAL CITY
TO THE HOUSING AUTHORITY OF THE CITY OF NATIONAL CITY

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

WHEREAS, the City Council of the City of National City established the Housing Authority of the City of National City (the "Authority") by Ordinance No. 1484, dated October 14, 1975; and

WHEREAS, the City Council of the City of National City 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 Agency and the Authority, among other matters, for the purpose of enabling the CDC to operate and govern the Agency and the Authority under a single board and as a single operating entity; and

WHEREAS, pursuant to Assembly Bill No. ABx1 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, by its decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Agency, 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 of National City adopted Resolution No. 2012-15 on January 10, 2012, electing to be the Successor Agency to the Agency (the "Successor Agency"), which is a legal entity that exists separate and independent from the City of National City; and

WHEREAS, pursuant to AB 26, the City Council of the City of National City adopted Resolution No. 2012-16 on January 10, 2012, designating the Authority as the entity responsible for performing the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency, and designating the Authority as the entity to receive the transfer of, without limitation, all of the housing assets, rights, powers, duties, obligations, liabilities and functions previously performed by the Agency and the CDC acting in its capacity as the Agency, upon the dissolution of the Agency under AB 26; and

WHEREAS, in accordance with AB 26, the Board of Directors of the Authority adopted Resolution No. 2012-01 on January 10, 2012, accepting the designation as the entity that will perform the housing functions previously performed by the Agency and the CDC acting

in its capacity as the Agency, and accepting the transfer of, without limitation, all of the housing assets, rights, powers, duties, obligations, liabilities, and functions previously performed by the Agency and the CDC acting in its capacity as the Agency, upon the dissolution of the Agency under AB 26; and

WHEREAS, the CDC adopted Resolution No. 2012-30 on January 24, 2012, ratifying and confirming the City Council of the City of National City's designation of the Authority to receive the transfer of, without limitation, all of the housing assets, rights, powers, duties, obligations, liabilities, and functions previously performed by the Agency and the CDC acting in its capacity as the Agency, upon the dissolution of the Agency under AB 26, while reserving its rights, authority and powers duly vested in the CDC; and

WHEREAS, on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the Agency 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 Agency were vested in the Successor Agency, for administration pursuant to Part 1.85 of ABx1 26; and

WHEREAS, California Health and Safety Code ("Code") Section 34177(g), adopted as part of ABx1 26, required the Successor Agency to effectuate the transfer of the housing functions and assets of the Successor Agency to the Authority per Code Section 34176; and

WHEREAS, Code Section 34181(c), adopted as part of AB 26 required the oversight board to direct the Successor Agency to transfer housing assets to the appropriate entity pursuant to Code Section 34176; and

WHEREAS, Assembly Bill No. 1484 (Chapter 26, Statutes 2012), passed by the legislature and signed by the Governor on June 27, 2012, did not modify the Code provisions originally adopted per AB 26 and related to this Resolution except by simplifying the assets mandated for transfer by Code Section 34181(c), eliminating statutory verbiage as to the mandated transfer of responsibilities, rights, powers, duties, and obligations along with any amounts on deposit in the low and moderate income housing fund; and

WHEREAS, the Successor Agency inadvertently overlooked the requirements of Code section 34181(c), which calls for the Oversight Board to direct the Successor Agency to transfer housing assets to the appropriate entity; and

WHEREAS, in order to allow the Authority and the CDC acting in its capacity as the Authority to appropriately complete the housing projects and carry out the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency, the Oversight Board hereby finds it necessary and appropriate to effectuate the transfer of the Real Property, the Other Assets and the Obligations, all as described below, of and from the Successor Agency to the CDC acting in its capacity as the Authority at this time; and

WHEREAS, the transfer of the Real Property, the Other Assets and the Obligations of the Successor Agency to the CDC acting in its capacity as the Authority will accomplish the public purposes of allowing the Authority and the CDC acting in its capacity as the Authority to appropriately complete the housing projects and carry out the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency; and

WHEREAS, on September 11, 2012, the Department of Finance (DOF) informed the Housing Authority of the City of National City that the DOF had no objection to any assets or transfers of assets identified on the Housing Assets Transfer Form which had been submitted to the DOF by the Housing Authority of the City of National City pursuant to Code section 34176(a)(2); and

WHEREAS, on September 25, 2013 in the course of taking action on a properly agendized and noticed item at a special meeting, the Oversight Board considered the approval, ratification and direction, as to the transfer of real property rights, title and interest hereunder, to the CDC acting in its capacity as the Authority, and upon (i) further consideration of all information and documentation presented by staff, (ii) all public comment and Oversight Board deliberation, if any, and (iii) the recommendation of the Successor Agency's staff, did independently find and determine that this Resolution should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Oversight Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency hereby approves, ratifies and directs the transfer to the CDC acting in its capacity as the Authority of all of the Successor Agency's right, title and interest, now held or at any time hereafter acquired, in and to the Real Property and the Other Assets for use by the CDC acting in its capacity as the Authority to carry out the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency:
 - (a) The real property which is the subject of this Resolution consists of the real property located in the City of National City, County of San Diego, State of California associated with the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency, including but not limited to the real property described in the Schedule of Real Property (Attachment No. 1) (collectively, the "Real Property"); and
 - (b) The Other Assets which are the subject of this Resolution consist of the leases, promissory notes, agreements and other rights to receive payment of funds and/or other consideration associated with the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency, including but not limited to the leases, promissory notes and agreements described in the Schedule of Other Assets

(Attachment No. 2), all cash accounts, records, reports, files, furniture, fixtures, equipment, and all other tangible and intangible personal property associated with the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency (collectively, the "Other Assets").

2. The Oversight Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency hereby approves, ratifies and directs an assignment by the Successor Agency to the CDC acting in its capacity as the Authority, of the Successor Agency's rights and obligations under any and all agreements associated with the housing functions previously performed by the Agency and the CDC acting in its capacity as the Agency, including but not limited to the agreements described in the Schedule of Obligations (Attachment No. 3) (collectively, the "Obligations"). Provided however, that the Successor Agency shall not be released from any of its monetary obligations under any of the Obligations, and the Successor Agency and its successors and assigns, including voluntary successors, involuntary successors, and any person or entity deemed to be a successor by operation of law shall remain liable for all payments due and owing under the Obligations and all costs arising from or associated with the implementation of the Obligations, including the administrative costs of the Authority and the CDC acting in its capacity as the Authority in amounts that are not disproportionate to the costs of carrying out the Obligations.
3. This Resolution shall take effect immediately upon its adoption.

PASSED and ADOPTED this 25th day of September 18, 2013

--- Signature Page to Follow ---

The foregoing resolution was duly and regularly PASSED and ADOPTED at a regular meeting of the Oversight Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency on this 25th day of September, 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:

Edward K. Kotkin
Cummins & White
Oversight Board Counsel

ATTACHMENT NO. 1

SCHEDULE OF REAL PROPERTY

1. [1028 A AVE] -[APN #556 553 08 00]
REAL PROPERTY IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA
2. [SHERYL LANE- NO NUMBER] -[APN #557 430 37 00]
REAL PROPERTY IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA
3. [405 W. 18TH STREET] -[APN #559 085 08 00]
REAL PROPERTY IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

ATTACHMENT NO. 2

SCHEDULE OF OTHER ASSETS

RESIDUAL RECEIPTS PROMISSORY NOTES

Residual Receipts Promissory Note secured by Deed of Trust to the Community Development Commission of the City of National City-CDC Acquisition and Development loan dated as of 12/18/2001 from *Plaza Manor Preservation, L.P.* in the principal amount of \$260,000.

Residual Receipts Promissory Note secured by Deed of Trust to the Community Development Commission of the City of National City-CDC Acquisition and Development loan dated as of 02/19/1999 from *Copper Hills Apartments Limited Partnership* in the principal amount of \$1,915,544.

Residual Receipts Promissory Note secured by Deed of Trust to the Community Development Commission of the City of National City-CDC Acquisition and Development loan dated as of 06/01/1999 from *Copper Hills Apartments Limited Partnership* in the principal amount of \$4,454,037.

Residual Receipts Promissory Note secured by Deed of Trust to the Community Development Commission of the City of National City-CDC Acquisition and Development loan dated as of 08/28/2008 from *Casa Familiar, Inc.* in the principal amount of \$669,653.

Residual Receipts Promissory Note secured by Deed of Trust to the Community Development Commission of the City of National City-CDC Acquisition and Development loan dated as of 11/01/2005 from *Plaza City Apartments, LP* in the principal amount of \$3,722,000.

PROMISSORY NOTES

Promissory Note to the Community Development Commission of the City of National City from *Richard Azhocar* in the principal amount of \$30,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Salvador Barajas* in the principal amount of \$2,340.00.

Promissory Note to the Community Development Commission of the City of National City from *Adriana Barcena* in the principal amount of \$7,440.00.

Promissory Note to the Community Development Commission of the City of National City from *Timothy Blake* in the principal amount of \$5,196.00.

Promissory Note to the Community Development Commission of the City of National City from *Mark Brown* in the principal amount of \$19,400.00.

Promissory Note to the Community Development Commission of the City of National City from *Daniel Ceballos* in the principal amount of \$30,500.00.

Promissory Note to the Community Development Commission of the City of National City from *Leonardo Descaller* in the principal amount of \$26,500.00.

Promissory Note to the Community Development Commission of the City of National City from *Jose Espinoza* in the principal amount of \$28,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Jose Gutierrez* in the principal amount of \$1,889.00.

Promissory Note to the Community Development Commission of the City of National City from *Miguel Hernandez* in the principal amount of \$25,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Thomas Keough* in the principal amount of \$2,770.00.

Promissory Note to the Community Development Commission of the City of National City from *Salvador Leonin* in the principal amount of \$12,960.00.

Promissory Note to the Community Development Commission of the City of National City from *Dora Liera* in the principal amount of \$25,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Barbara Mellor* in the principal amount of \$18,926.00.

Promissory Note to the Community Development Commission of the City of National City from *Danielle Michael is* in the principal amount of \$19,900.00.

Promissory Note to the Community Development Commission of the City of National City from *Marco Najera* in the principal amount of \$21,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Victor Ramos* in the principal amount of \$15,000.00.

Promissory Note to the Community Development Commission of the City of National City from *Eddie Rodriguez* in the principal amount of \$1,618.00.

Promissory Note to the Community Development Commission of the City of National City from *Jesus Romero* in the principal amount of \$18,050.00.

Promissory Note to the Community Development Commission of the City of National City from *Alvaro Sanchez* in the principal amount of \$18,000.00.

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