Agenda Of The Regular 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 – February 19, 2014 – 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 MEETING 02/19/2014 - Page 2

OVERSIGHT BOARD ACTIONS

- 1. Approval of the Minutes of the Special Meeting of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency meeting held on December 18, 2013.
- 2. Resolution of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the Recognized Obligation Payment Schedule for July 1 through December 31, 2014 (ROPS 14-15A). (Reso 2014-01)
- 3. 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 \$100,000 for a total amount of \$562,500. (Reso No. 2014-02)

REPORTS

4. 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 March 19, 2014 at 3:00 p.m. in Council Chambers, Civic Center.

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

DECEMBER 18, 2013

This Special 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, Hentschke, Perri Board Members Absent: Donaldson

PLEDGE OF ALLEGIANCE by Chairman Ron Morrison

PRESENTATIONS: None

OVERSIGHT BOARD ACTIONS

1. SUBJECT: Approval of the Minutes of the Special Meeting of the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of National City Meeting held on September 25, 2013.

RECOMMENDATION: Approve the minutes as presented.

ACTION: Motion by Perri, seconded by Carson to approve the minutes of the Special Meeting of the Oversight Board meeting held September 25, 2013. Motion carried by the following vote: Ayes Fellows, Carson, Desrochers, Morrison, Perri, Hentschke Absent: Donaldson

2. SUBJECT: Resolution of the Oversight Board to the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the Successor Agency's proposed approval of an Assumption and Assignment Agreement for Legal Services related to the Agreement for Legal Services by and between the Successor Agency to the Community Development Commission as the National City Redevelopment Agency and Cummins & White, LLP, dated June 19, 2012 and Approved by Resolution 2012-10. (Reso No. 2013-10)

RECOMMENDATION: Approve the Resolution. (Resolution 2013-10)

ACTION: Motioned by Carson, seconded by Desrochers to approve the resolution. Motion carried by the following vote: Ayes: Fellows, Carson, Desrochers, Morrison, Perri, Hentschke Absent: Donaldson

Note for the record: Mr. Kotkin recused himself from participating in this item as he has a direct financial interest in the outcome.

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3. SUBJECT: Resolution of the Oversight Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency approving the Second Amendment to the agreement for legal services between the Successor Agency, Community Development Commission – Housing Authority of the City of National City, and Kane Ballmer & Berkman pertaining to Redevelopment and Housing Authority Matters to increase the not to exceed amount by \$43,000 for a total amount of \$93,000. (Reso No. 2013-11)

RECOMMENDATION: Approve the Resolution. (Resolution 2013-11)

ACTION: Motioned by Carson, seconded by Hentschke to approve the resolution. Motion carried by the following vote: Ayes: Fellows, Carson, Desrochers, Morrison, Perri, Hentschke Absent: Donaldson

REPORTS

4. SUBJECT: Update on Redevelopment
Update given by Brad Raulston, Executive Director regarding letter Asset
Transfer Review Report, letter received from DOF regarding ROPS 13-14B,
LMIHF demand letter and Property Management Plan status.

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 January 15, 2014 at 3:00 p.m., Council Chambers – National City Civic Center, California.

RECOMMENDATION: Adjourn the meeting.

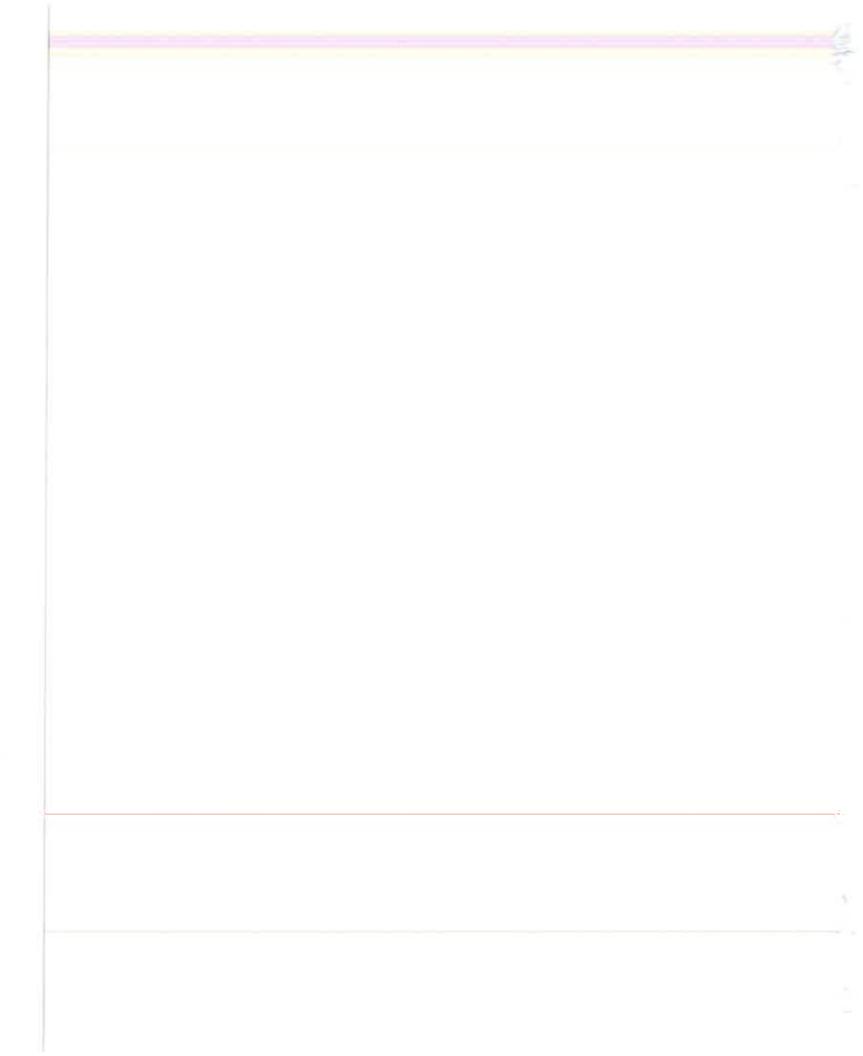
ACTION: Motion by Desrochers, seconded by Carson to adjourn. Motion carried by the following vote:

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

Absent: Donaldson

The meeting adjourned at 3:19 p.m.

Clerk		



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The foregoing minutes were approved at the Regular Meeting of February 19, 2014.	
Oversight Board Chairman	

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

MEETING DATE: February 19, 2014	AGENDA ITEM NO. 2
ITEM TITLE: Resolution of the Oversight Board to the Successor Commission as the National City Redevelopment Ager Payment Schedule (ROPS) for the period July 1, 2014 thro	ncy approving the Recognized Obligations
PREPARED BY: Brad Raulston, Executive Director PHONE: 336-4256	DEPARTMENT: APPROVED BY:
EXPLANATION:	
Effective February 1, 2012, all redevelopment agencies in agencies" were established to wind down the affairs of the with the direction of an oversight board. Health and Safety Agencies to perform a number of functions in that regard, cobligation Payment Schedule (ROPS) before each six-mo to be spent and the source of funds for those expenditures oversight board for approval after which it is forwarded for of Finance, with copies to the County Auditor and Controlled.	former redevelopment agency in accordance Code Section 34177 requires Successor one of which is to prepare a Recognized onth fiscal period that details amounts required a Each ROPS must be submitted to the review and approval to the State Department
Staff recommends board approval of this ROPS for submit other agencies as noted above. ROPS 14-15A is due to the 2014.	tal to the State Department of Finance and ne State Department of Finance by March 1,
FINANCIAL STATEMENT:	APPROVED: Finance
ACCOUNT NO. Pursuant to AB 1X 26.	APPROVED: Finance APPROVED: MIS
ENVIRONMENTAL REVIEW:	MIS MIS
Pursuant to Title 15 of the California Code of Regulations, to the California Environmental Quality Act review because considered a project and are governmental funding mecha any commitment to any specific project that may result in a ORDINANCE: INTRODUCTION: FINAL ADOPTION:	the recommended approvals are not nisms and fiscal activities that do not involve potentially significant environmental impact.
STAFF RECOMMENDATION: Adopt the resolution and submit for certification and submit	tal to the County and the State.
BOARD / COMMISSION RECOMMENDATION:	
Not Applicable.	

Recognized Obligation Payment Schedule (for the period July 1, 2014 through December 31, 2014).
 Proposed Resolution

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RESOLUTION NO. 2014-01

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
JULY 1, 2014 THROUGH DECEMBER 31, 2014 (ROPS 14-15A)

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

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

WHEREAS, the City Council established the Community Development Commission of the City of National City (the "CDC") by Ordinance No. 1484, dated October 14, 1975, and vested the CDC with all of the powers, duties and responsibilities of both the Redevelopment Agency and the Housing Authority, among other matters, for the purpose of enabling the CDC to operate and govern the Redevelopment Agency and the Housing Authority under a single board and as a single operating entity. The Community Development Commission of the City of National City acting in its capacity as the Redevelopment Agency of the City of National City is referred to herein as the "CDC-RDA"; and

WHEREAS, pursuant to Assembly Bill No. X1 26 (2011-2012 1st Ex. Sess.) signed by the California Governor on June 28, 2011 ("AB 26"), as modified by the California Supreme Court on December 29, 2011 pursuant to its decision in *California Redevelopment Association v. Matosantos*, which amended, among other statutes, the California Community Redevelopment Law (Health & Safety Code §§ 33000 *et seq.*) (the "CRL"), all California redevelopment agencies, including the Redevelopment Agency and the CDC-RDA, were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, pursuant to AB 26, the City Council of the City adopted Resolution No. 2012-15 on January 10, 2012, electing to be the Successor Agency to the CDC-RDA. The Successor Agency is a legal entity that exists separate and independent from the City. The Successor Agency formally named itself the "Successor Agency to the Community Development Commission as the National City Redevelopment Agency"; and

WHEREAS, on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings and equipment of the Redevelopment Agency and the CDC-RDA were transferred by operation of law to the control of the Successor Agency and all authority, rights, powers, duties, and obligations previously vested in the Redevelopment Agency and the CDC-RDA were vested in the Successor Agency, for administration pursuant to Part 1.85 of AB 26; and

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

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

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

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

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

WHEREAS, pursuant to AB 26, the ROPS shall be forward looking to the next six months, thus a recognized obligation payment schedule for the period of July 1, 2014 through December 31, 2014 ("ROPS 14-15A") was prepared for consideration and approval by the Successor Agency; and

WHEREAS, according to Health and Safety Code Section 34177(I)(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 14-15A 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

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34177(a)(1), agreements between the City and the CDC have been included in the ROPS 14-15A 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, -----ROPS 14-15A – to be forwarded to OB attorney once the draft Reso is received from the Successor Agency.

WHEREAS, the Successor Agency, approved a resolution on February 19, 2014 approving the ROPS 14-15A, subject to the contingencies and reservations set forth herein; and

WHEREAS, on February 19, 2014 in the course of taking action on a properly agendized item at a regular meeting, the Oversight Board considered the ROPS 14-15A 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 14-15A should be approved; and

WHEREAS, the Successor Agency's ROPS 14-15A, 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 14-15A subsequent to the approval to have it compliant with the changing Department of Finance requirements; and

WHEREAS, ROPS 14-15A 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 14-15A is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because the ROPS 14-15A 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 approvai 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.



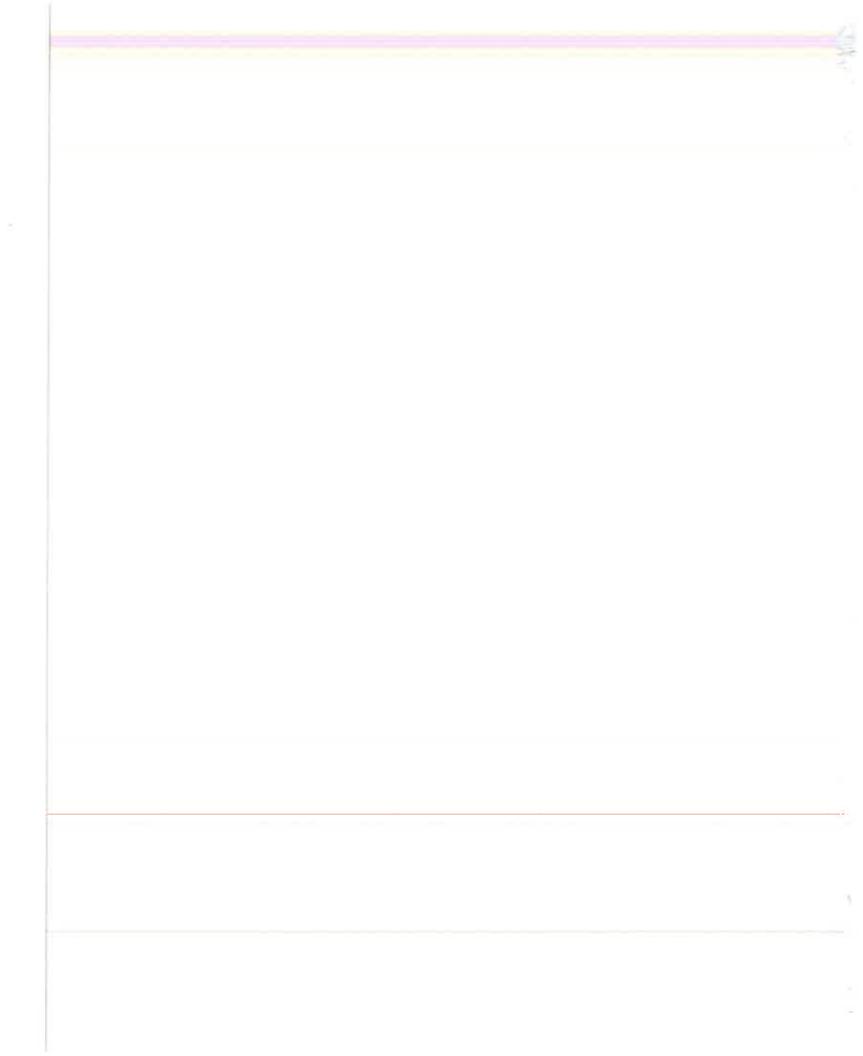
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Section 2. The adoption of this Resolution and the Oversight Board's approval of ROPS 14-15A are not intended to and shall not constitute a waiver by the

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 14-15A, 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 14-15A, including modifying and/or amending the ROPS 14-15A administratively to conform to the direction, guidance, and/or requirements related to ROPS 14-15A 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 14-15A is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because ROPS 14-15A and this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines.
- Section 6. This Resolution shall take effect upon the date of its adoption and notice of this Resolution shall be transmitted to the Department of Finance by electronic means and shall be subject to review pursuant to Health& Safety Code Section 34177(m).

--- Signature Page to Follow ---

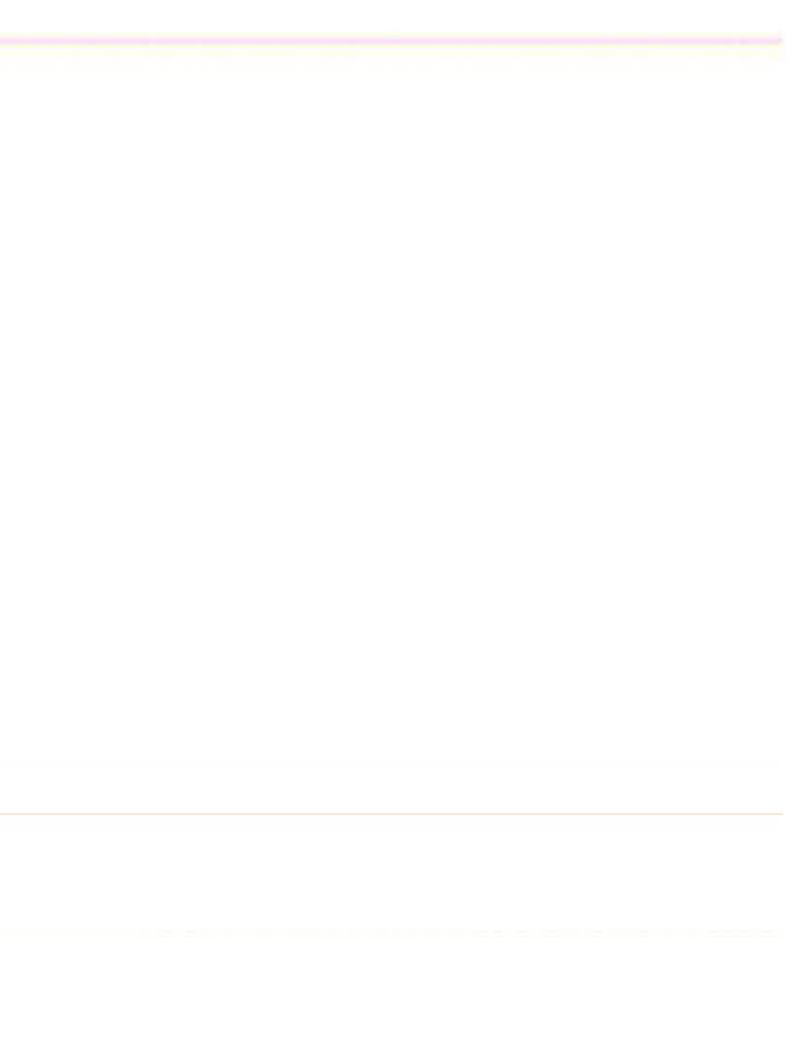


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NOW, THEREFORE, BE IT RESOLVED that the foregoing resolution was duly and regularly adopted at a regular meeting of the Oversight Board for the Successor Agency to the Community Development Commission as the National City Redevelopment Agency held on the 19th day of February 2014, 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. Law Offices of Edward Z. Kotkin	



Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary Filed for the July 1, 2014 through December 31, 2014 Period National City

		N 41		
Name	Name of County:	National City San Diego		
Currer	Current Period Requested Funding for	nding for Outstanding Debt or Obligation		Six-Month Total
•	Enforceable Obligation	Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding	ust Fund (RPTTF) Funding	Į.
∢	Sources (B+C+D):			\$ 17,017,000
В	Bond Proceeds Fur	Bond Proceeds Funding (ROPS Detail)		14,957,000
ပ	Reserve Balance Fu	Reserve Balance Funding (ROPS Detail)		2,000,000
Ω	Other Funding (ROPS Detail)	PS Detail)		000'09
ш	Enforceable Obligation	Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 10,868,886
ш	Non-Administrative	Non-Administrative Costs (ROPS Detail)		10,713,479
Ŋ	Administrative Costs (ROPS	is (ROPS Detail)		155,407
Ξ	Current Period Enforc	Current Period Enforceable Obligations (A+E):		\$ 27,885,886
Succei	Successor Agency Self-Reported Prior	ted Prior Period Adjustment to Current Period RPTTF Requested Funding	Requested Funding	
_	Enforceable Obligations	Enforceable Obligations funded with RPTTF (E):		10,868,886
7	Less Prior Period Adjust	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)		(2,232,874)
¥	Adjusted Current Period RPTT	od RPTTF Requested Funding (I-J)		\$ 8,636,012
Count	y Auditor Controller Rep	County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	TF Requested Funding	
	Enforceable Obligations	Enforceable Obligations funded with RPTTF (E):		10,868,886
Σ	Less Prior Period Adjust	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)		
z	Adjusted Current Period RPTT	od RPTTF Kequested Funding (L-M)		10,868,886
Certific Pursua hereby Obligat	Certification of Oversight Board Chairman: Pursuant to Section 34177(m) of the Healt hereby certify that the above is a true and Obligation Paymert Schedule for the abov	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.		Title
		Signature	ıre	Date

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A	В	С	D	E	F	G	н	ı	J	к	L	M	N	0		P
												Evadina Carra	1		İ	
										Non-Redev	elopment Property 1	Funding Source Tax Trust Fund			1	
			Contract/Agreement	Control All Annual A					<u> </u>		(Non-RPTTF)		RPT	TF		
Item#	Project Name / Debt Obligation	Obligation Type	Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-M	tonth Total
-	1 1999 Tax Allocation Bond	Bonds Issued On or	6/3/1999	6/1/2031	Bank of New York	Bonds to fund non-housing tax-exemp	t Morgad	\$ 253,259,689		\$ 14,957,000	\$ 2,000,000	\$ 60,000	\$ 10,713,479 \$			
	2004 Tax Allocation Bond	Bonds Issued On or		8/1/2032	Deutsche Bank	Bonds to fund non-housing tax-exemp		5,200,369 5,845,220	N N				240,463 403,170	 -	\$	240,463 403,170
	3 2005 Tax Allocation Bond	Before 12/31/10 Bonds Issued On or	1/25/2005	8/1/2032	Deutsche Bent	projects							100,170		"	403,170
		Before 12/31/10		<u>L</u> .	Deutsche Bank	Bonds to fund non-housing tax-exempt projects		21,421,936	N	ľ	2,000,000		1,900,464	- · ·	\$	3,900,464
	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	71,101,047	N		-		1,591,141		\$	1,591,141
	WI-TOD (DDA/Co-Op/Bond	OPA/DDA/Constructi	6/21/2011	12/31/2014	Paradise Creek Housing	Pre-development loan	Merged	1,411,685					1,411,685	.	\$	1,411,685
<u> </u>	Docs/Other Grants) WI-TOD (DDA/Co-Op/Bond	on OPA/DDA/Constructi	6/21/2011	12/31/2014	Partners										*	1,411,000
	Docs/Other Grants)	<u>o</u> n		12/31/2014	Paradise Creek Housing Partners	Phase I Agency Loan/local support	Merged	7,237,825	N	4,979,425			2,258,400		\$	7,237,825
	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi	6/21/2011	12/31/2014	Paradise Creek Housing	Phase I Agency Loan/local support	Merged	9,977,575	N	9,977,575					\$	9,977,575
	WI-TOD (DDA/Co-Op/Bond	OPA/DDA/Constructi	6/21/2011	12/31/2015	Partners Paradise Creek Housing	Phase II	Merged	14,909,000								
	Docs/Other Grants)	on	0450044		Partners			14,909,000	17				l		\$	
]	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi	2/15/2011	6/30/2020	City of National City/Kimley- Horn & Associates	Public Works Relocation - Design / Engineering	Merged	-	N						\$	
1/	WI TOD (DDA/Co-Op/Bond	OPA/DDA/Constructi	2/15/2011	6/30/2020	City of National	Purchase/Lease Replacement Yard	Merged		N		12					
	Docs/Other Grants) Wi-TOD (DDA/Co-Op/Bond	OPA/DDA/Construct	2/15/2011	6/30/2020	City/Property Owner City of National City	Building/Relocation Costs	Merged		N							
11	Docs/Other Grants) WI-TOD (DDA/Co-Op/Bond	ரை OPA/DDA/Constructi	2/45/2044													
	Docs/Other Grants)	on			City of National City/E2 ManageTech	Remediation Planning	Merged	-	N						\$	
1:	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi	2/15/2011	6/30/2020	City of National City/DTSC	Environmental Oversight	Merged	-	N			-			\$	-
14	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi	2/15/2011		City of National	Environmental Clean-Up	Merged	-	N			 .			\$	
18	WI-TOD (DDA/Co-Op/Bond	OPA/DDA/Constructi	2/15/2011		City/Contractor City of National	Site Demolition / Grading	Merged	-	N			 -				
- 10	Docs/Other Grants) WI-TOD (DDA/Co-Op/Bond	on OPA/DDA/Constructi	0/45/0044		City/Contractor										\$	
	Docs/Other Grants)	lon	2/15/2011	6/30/2020	Professionals Corporation	Construction Management & Inspections	Merged	-	N						\$	-
17	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Constructi	2/15/2011		City of National City/Opper	Environmental Outside Counsel	Merged	-	Ň						\$	
18	WI-TOD (DDA/Co-Op/Bond	OPA/DDA/Constructi	2/15/2011		City of National City	Project Management & Administration	Merged	-	N						\$	
19	Docs/Other Grants) SR54 and National City Blvd	on Improvement/Infrastr	3/3/2011	8/1/2032	City of National	Construction	Merged	2,500,000	N					_		
- 00	Infrastructure Improvements	ucture			City/Contractor										\$	
20	8th St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011		City of National City/Harris & Associates	Design / Engineering	Merged	308,360	N						\$	-
22	i8ih St Smart Growth Revitalization (Co-Op/Bond Docs/Grants)	Professional Services	3/3/2011	8/1/2032		Phase II - Construction Management & Inspections	Merged		N							
23	18th St Smart Growth Revitalization	Improvement/infrastr	3/3/2011	8/1/2032	City of National	Phase II - Construction	92									
	(Co-Op/Bond Docs/Grants)	ucture			City/Contractor	C. lage if a Odradianiani	Merged		N		i i					
24	6th 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		N							
25		Project Management	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	300,000	N	-					\$	
26			3/3/2011			Design / Engineering	Merged	65,000	N						S	
27	Op/Bond Docs/Grants) 8th St Safety Enhancements (Co-	Services Professional	3/3/2011		City of National City/Bureau	Construction Management &	Margad									
	Op/Bond Docs/Grants)	Services		U. 1/20/2	Veritas North America	Inspections	Merged		N							
28	8th St Safety Enhancements (Co- Op/Bond Docs/Grants)	Improvement/Infrastructure	3/3/2011		City of National City/Contractor	Construction	Merged		N							
29	8th St Safety Enhancements (Co-	Professional	3/3/2011			Program Management	Merged		N							
	Op/Bond Dous/Grants)	Services														

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail July 1, 2014 through December 31, 2014

ť	Report	Amour	its in	Whole	Dollar

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										Non Rode	velopment Property T	Funding Source	,		_
			Contract/Agreement	Contract/Agreement				T. I.O. I. I.		- Non-Rada	(Non-RPTTF)	ax Irust Fund	RPT	TF	
1#		Obligation Type	Execution Date	Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Mon
		Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	50,000	N				7,10,11	, , ,	\$
31	Highland Ave Safety Enhancements	Professional	3/3/2011	8/1/2032	City of National City/Harns	Design / Engineering	Aiergec		N						
	(Go-Up/Bong Ligoc/Gregge)	Services			& Associates						1				
32		Professional Services	3/3/2011	8/1/2032	City of National City/Consultant	Construction Management & Inspections	Merged	300,000	N						\$
	Highlano Ave Safety Enhancements	Improvement/Intrastr	3/3/2011	8 1/263	City of National	Construction	Mercen		N						
	(Co-Outbard Docs/Grapts	Othere			City/Contractor										
34	Highland Ave Safety Enhancements		3/3/2011	8/41/2032	City of National City/URS	Program Managemen	Merged		N				- Aliva		
		Services													
		Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	200,000	N						\$
	D Ave Community Corridor / Round- about (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						\$
	D Ave Community Condon Paund-		3/3/2014			Construction Management &	Mergec		N						
		Services			Professionals Corporation	Inspections									
	D Ave Community Consdor/ Round about (Co-Ob/Bond Loos/Grants)	Improvement/Infrastructure	3/3/2011		City of Mational City/Contractor	Construction	Marged		N						-
39	D Ave Community Corridor / Round	Professional	3/3/2011			Program Management	Merged		N						+
40	D Ave Community Corridor / Round-	Services Project Management	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	50,000	N						C
		Costs Professional	3/3/2011				1,75	00,000							•
	(Co-Op/Bons Does/Grants)	Services	304.20 t		City of National City/Kimley- Horn & Associates	Design / Engineering	Merged		N.						
		Professional Services	3/3/2017	8/1/2032		Construction Management & Inspections	Merged		N						
		improvement/infrastr ucture	8/14/2012		City of National City/Contractor	Construction	Marged		N						
1	(Co-On/Sond Doos/Grents)	Services		8/1/2032	City of National City/URS	Program Menagemeni	Merged		N						+
	(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						\$
		Professional Services	3/3/2011		City of National City/Harris & Associates		Merged		N						
48	4th St Community Corridor (Co-	improvement/infrastr	3/3/2011	8/1/2032	City of National	Inspections Construction	Merged		N						
49	4th St Community Corridor (Co-	ucture Project Management Costs	3/3/2011	8/1/2032	City/Contractor City of National City	Project Management & Administration	Merged	100,000	N						\$
51	Las Paimas Park Improvements (Co-I	Professional Services	3/3/2011		City of National City/Kimley- Hom & Associates	Design / Engineering	Merged		N						
	Las Paimas Park Improvements (Co-I Op/Bond Docs)	Professional Services	3/3/2011	8/1/2032		Construction Management & Inspections	Merged		N						
	Las Palmas Park improvements (Co-li Op/Bond Docs)	mprovement/infrastr	3/3/2011		City of National City/Contractor	Construction	Merged		N						

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												Funding Source			
			Contract/Agreement	Contract/Agreement				Total Outstanding	i.	Non-Redev	elopment Property To (Non-RPTTF)	ax Trust Fund	RP	TTF	
m #	Project Name / Debt Obligation	Obligation Type	Execution Date	Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Tota
Ju	Op/Bond Docs)	Services			City of National City/URS	Program Management	Mergori		N						1
55 L	as Palmas Park Improvements (Co- p/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	500,000	N						\$
56 Li	ine left blank by SA	Admin Costs	1/1/2014			Line left blank	Line left blank		N			_	_		\$
G	MCA Pledge Agreement/Challenge irant - Las Palmas Perk inprovements	Improvement/Infrastr Ecture	8/14/2012	8/1/2032	South Bay YMCA	Pledge/Grant	Mergeri		N						
	to a first a first and a first a first and a first a f	Professional Services	3/3/201/	8/1/2032	Oilly of Netional City/Kimley, Horn & Associates	Design / Engineering	Merged		N						
	Imball Park Improvements (Co- p/Bond Docs)	Professional Services	3/3/2011	8/1/2082	City of National City/Project Professionals Corporation	Construction Management & Inspections	Merged		N						
60 K	imball Park Improvements (Co- pr/Bond Docs)	Improvement/Infrestr	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		N						
61 K		Professional Services	3/3/201*	8/1/2032		Program Managemeni	Merged		N						
0	p/Bond Docs)	Project Management Costs	3/3/2011	8/1/2032	City of National City	Project Management & Administration	Merged	120,000	N						\$
		Services	3/3/2011	8/1/2032	City of National City/Safdie Rabines Architects		Merged		N	5020 T VO					
64 A	quatic Center (Co-Op/Bond Doos)	Endessional Services	3/3/2611	8/1/2032	City of National City/Project Professionals Corp	Construction Management	Mespe		Ν						
	quatic Center (Co-Op/Bond Docs)	Improvement Infrastructure	3/3/2011	8/1/2032	City of National City/Contractor	Construction	Merged		N						
		Sarvices	3/3/2011			Program Management	Mergec		N						
	quatic Center (Co-Op/Bond Docs)	Costs					Merged	100,000	N						\$
		OPA/DDA/Constructi on				Design, Construction, Project Management, & Administration	Merged	1,200,000	N						\$
		Improvement/Infrastr ucture				Design, Construction, Project Management, & Administration	Merged	6,500,000	N						\$
	concrete Improvements (Co-Op) raffic Signal Timing (Co-Op)	Improvement/Infrastr ucture Improvement/Infrastr			City of National City	Design, Construction, Project Management, & Administration	Merged	1,400,000	N						\$
		ucture Improvement/Infrastr				Management, & Administration Design, Construction, Project	Merged	150,000						<u> </u>	\$
		ucture Improvement/Infrastr				Management, & Administration	Merged Merged	4,709,300				-			S
	- 1	ucture Improvement/Infrastr				Management, & Administration	Merged	150,000 2,200,000				<u>-</u>		<u> </u>	\$
\perp		ucture OPA/DDA/Constructi				Management, & Administration Design, Construction, Project	Merged	13,000,000							\$
	acific Steel (Co-Op)	on Improvement/Infrastr			City of National City	Management, & Administration Design, Construction, Project	Merged	60,000							\$
	imball Way Creek Improvements	ucture Improvement/Infrastr	2/ 1 5/2011	6/30/2016	City of National City	Management, & Administration Design, Construction, Project	Merged	100,000	R .					<u> </u>	\$
		ucture Improvement/Infrastr ucture	2/15/2011	6/30/2016	City of National City	Management, & Administration Design, Construction, Project	Merged	200,000	N			-			\$
	torefront Renovation Program (Co-		2/15/2011	6/30/2016	City of National City	Management, & Administration Design, Construction, Project Management, & Administration	Merged	250,000	N			_		1 1	\$
80 Pa	aradise Creek Enhancement (Co-		2/15/2011	6/30/2016	City of National City	Design, Construction, Project Management, & Administration	Merged	2,300,000	N						\$

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										Non-Redev	velopment Property	Funding Source				
11	B. J. and B. J. College	61 h			_			Total Outstanding			(Non-RPTTF)		RPT	TF		
	Project Name / Debt Obligation RHNA, Housing Element, and other housing mandates	Obligation Type OPA/DDA/Constructi	Execution Date 1/1/1992	Termination Date 6/30/2021	Payee CDC-Housing Authority	Description/Project Scope State Mandates/Goals for Housing	Project Area Merged	Debt or Obligation 71,192,024	Retired N	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-M	Month Total
	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				320,000		\$	320,00
86	Loan from Sewer Fund		6/22/2010	6/30/2013	Sewer Fund	Loan for street resurfacing	Mergad	425,000	N							
87	Personnel and Admin Costs	Admin Costs	1/1/2014	6/30/2014	City of National City	Personnel and other support services	Merged	211,491	N			60,000		155,407	\$	215,40
	Carry over for unfunded obligations		7/1/2012	6/30/2014	Successor Agency - LMIHF	for SA 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	1,863,157	N				1,863,157		\$	1,863,15
94	Las Paimas Peru Improvements (Co Op/Bond Goss/Purchase Ordn/)	Improvement/lof; asir ticlure	8-14/2012	8/1/2032	Contractor - ROMTEC	Construction	Mergec		N							-
	Kimball Park Improvements (Co- Op/Bond Docs/Purchase Order)	Improvement/infrastr ucture		8/1/2032	Contractor ROMPEC	Construction.	Merged		N							
	CYAC vs CDC · Amount on Appeal	Litigation	4/20/2011		CYAC/Laif	Judgment for Legal Fees (Appealed)	Merged		N	1						
	Legal Settlement	Litigation	6/18/2007	6/30/2015	Highland Park, LLC	Legal settlement, Purple Cow	Merged		N						4	
	General Property Management	Property Maintenance	2/15/2011		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	1	National City Historical Society & County of San Diego	Annual payment per lease agreement, possessory interest tax	Merged	450,000	N				14,538		\$	14,53
	Trash Service for CDC properties	Maintenance	1/1/2014	6/30/2015	EDCO	Trash hauling all RDA owned properties	Merged	10,000	N				900		\$	900
	Landscape Services for CDC Properties	Maintenance	3/21/2011	6/30/2015	NBS	Landscape Services	Merged	12,000	N				6,000		\$	6,000
	Power for Temporary Aquatic Center	Maintenance		6/30/2016	Power Plus	Rental of temporary power poles	Merged	25,000	N				3,000	-	\$	3,000
	Power for CDC properties	Maintenance	1/1/2014	<u>į </u>	SDG&E	Electricity & gas for RDA properties	Merged	30,000	N				3,000	· .	\$	3,000
	Security Contract for Old Library	Maintenance	1		Stanley Sonitrol	Fire alarm monitoring	Merged	4,000	N				400	<u> </u>	\$	400
	Water Service for CDC properties	Maintenance	1/1/2014	0.00	Sweetwater Authority	Water including irrigation RDA properties	Merged	40,000					4,000		\$	4,000
	Security Fence for Palm Plaza	Property Dispositions		6/30/2015	National Construction Rental	Temporary fencing of RDA site	Merged	5,000					1,000	.,	\$	1,000
110	Environmental Monitoring for CDC Properties	Property Maintenance	7/1/2013	6/30/2015	County of San Diego	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive	Merged	30,000	N	-			6,000		\$	6,000
111	Environmental Monitoring for CDC Properties	Property Maintenance	7/1/2011	6/30/2015	GeoSyntec Consultants	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive	Merged	76,700	N				33,000	<u></u>	\$	33,000
	Agency Admin Expenses	Property Dispositions		6/30/2012	Keagy	Real Estate Appraisal Services	Merged		N	_					\$	
124	Agency Admin Expenses	Property Dispositions		6/30/2012	PGP	Real Estate Appraisal Services	Merged	-	N				-	-	\$	-
125	Agency Admin Expenses	Property Dispositions	7/30/2010	6/30/2012	Ken Carpenter	Real Estate Appraisal Services	Merged		N						\$	
128	Contract for Financial Analysis	Fees	7/1/2010	6/30/2016		Financial and bond adviser/annual disclosure	Merged	40,000	N				10,000	_	\$	10,000

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				İ						Non-Redev	elopment Property T (Non-RPTTF)	ax Trust Fund	RPT	TE		
em#		Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	eiv M	lonth Tot
130	Contract for Environmental Services	Property Maintenance	7/1/2011	6/30/2013	GeoSyntec Consultants	PSI Environmental Investigation	Merged	-	N		THE STATE OF THE S	Other Funds	140H-Admin	Admin	\$	JIMI TO
	4 Contract for Legal Services	Legal	2/1/2011	6/30/2015	Kane, Balimer, & Berkman	Legal support for state actions on Redevelopment/Litigation support for protecting legal interests, e.g., Affordable Housing Coalition v. Sandoval, et al.	Merged	35,000	N				35,000		\$	35,
	Contract for Legal Services	Legal	10/3/2011	6/30/2015	Opper & Varco, LLP	Litigation for Education Village/Legal support re: environmental compliance with DTSC, DEH, etc. for SA properties or responsibilities	Merged	73,000	N			-	50,000	-	\$	50,0
147	Contract for Legal Services	Legal	1/22/2008	12/6/2015	Christensen & Spath, LLP	Litigation for ARE Holdings/Litigation for Morgan Square, Inc./Legal Services for Westside Infill Transit Oriented Development Housing Project	Merged	75,000	Ñ		-	,	75,000		\$	75,0
	Contract for Legal Services				Best Best & Krieger, LLP	Litigation CYAC	Merged	150,000	N				150,000		\$	150,0
150	Contract for Legal Services	Legal	11/21/2011	6/30/2015	Mazzarella Lorenzana	Minimize CYAC Liability-Indemnity Claim	Merged	75,000	N				75,000		\$	75,0
151	Contract for Professional Services	Professional Services	3/3/2011	8/1/2032	City of National City/Project Professionals Corporation		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		3/3/2011		City of National City/Bureau Veritas North America	Design / Engineering	Merged	300,000	N						\$	
155	Contract for Professional Services	Professional Services	3/3/2011		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		Soils & Materials Testing	Merged	150,000	N	ā			-		\$	
		Services		8/1/2032	City of National City/Ninyo & Moore	_	Merged	150,000	N						\$	
	Contract for Legal Services	Legal		12/31/2015	Christensen & Spath, LLP		Merged	85,000					83,161		\$	83,16
	Bonds Bonds				Deutsche Bank/US Bank Bank of New York	Fiscal Agent Fees	Merged Merged	150,000					10,000		\$	10,00
164	Loan from Sewer Fund (see line 86)	Cliv/County Loans On ar Before 5/27/11		6/30/2013	City of National City - Sewer Enterprise Fund		Merged	150,000	N				10,000		\$	10,00
163	Guolidge Ave (see line 43)	improvement/infrastr ucture	8/14/2012	8/1/2032	see line 43	Construction (see the 45)	Merged		N							
166	Required replacement of back flow valve at Historic Depot	Property Maintenance	12/31/2013	6/30/2014		Replace back flow valve pursuant to issuance of violation notice from the Water Authority	Merged	40,000	N				40,000			
					Meyers Nave Hoffman Riback Silver & Wilson	Protect assets and obligations of Successor Agency	Merged	50,000	N			_	50,000		\$	50,00
168	Reserve for Aug 2014 Bond Payments	Reserves	1/1/2014	6/30/2014	Successor Agency	Reserve needed to make principal and interest payments due in Aug 2014	Merged	-	N						\$	
169	Development of Long Range Property Management Plan	Property Dispositions	2/1/2014	6/30/2015	San Diego State University	Assist with preparation of Long Range Property Management Plan	Merged	25,000	N				25,000		\$	25,00
															\$	
	U .							 		-	ļ	·	-		\$	

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances (Report Amounts in Whole Dollars)

Α	В	С	D	E	F	G	н	ı
				Fund	Sources			
		Bond P	roceeds	Reserve	Balance	Other	RPTTF	
	Cash Balance Information by ROPS Period	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for next bond payment	Rent, Grants, Interest, Etc.	Non-Admin and Admin	Comments
_	S 13-14A Actuals (07/01/13 - 12/31/13)	-						
1	Beginning Available Cash Balance (Actual 07/01/13) Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs) Revenue/Income (Actual 12/31/13)		30,763,339	506,298	2,000,000	38,037	-	
1	Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013					27,693	7,371,242	
1	Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13) Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPAs			506,298	2,000,000	50,000	5,171,530	
1	Retention of Available Cash Balance (Actual 12/31/13) Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A							
5 F	ROPS 13-14A RPTTF Prior Period Adjustment Note that the RPTTF amount should tie to column S in the Report of PPAs.			No entry required			2,232,873	
	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ 30,763,339	\$	\$ -	\$ 15,730		
OPS	3 13-14B Estimate (01/01/14 - 06/30/14)							
(Beginning Available Cash Balance (Actual 01/01/14) C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ =	\$ 30,763,339	5 -	\$ -	\$ 15,730	\$ 2,199,712	
P	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014					60,000	5,622,211	
	Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)					60,000	3,622,211	
I	Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for select service approved in ROPS 13-14B					00,000	2,000,000	
	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ -	\$ 30,763,339	\$ -	\$ -	\$ 15,730		

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments

Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Sefety Code (HSC) section 34186 (a) (Report Amounts in Whole Dollars) ROPS 13-14A CAC PPA: To be completed by the CAC upon submittal of the ROPS 14-15A by the SA to Finance and the [ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tex Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 12-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to sudit by the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the manner in which they calculate the PPA. Also note that the admin amounts do not need to be listed at the line lain level and may be entered as county auditor-controller (CAC) and the State Controller. a lump sum RPTTF Expenditures Non-RPTTF Expenditures **RPTTF Expenditures** Net CAC Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF) Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF) Available RPTTF (ROPS 13-14A Available RPTTF (ROPS 13-14A Difference (if total actual exceeds total authorized, the total difference i Net Lesser of Authorized / Available Net Lesser of If K is less than tributed + all othe ributed + all othe Net Lesser o Not Lesser of Project Name / Debt Obligation avallable as of 07/1/13) available as of 07/1/13) Authorized / Net Difference \$ 15,643,000 \$ 3,400,000 \$ 2,506,298 \$ 50,000 \$ 8,172,936 7,871,242 7,371,242 5,171,580 2,232,873 250,000 2,232,67 309,270 1,819,071 2.000.000 Bond 2011 Tax Allocation 1,602,64 1,602,641 1,602,64 1,602,641 Bond WI-TOD (DDA/Co Op/Bond 1,206,11 1.206.117 Docs/Other Grants)
Wi-TOD (DDA/Co-2.258.400 1.457.158 \$ 1,467,158 1,457,158 1.457.15 Docs/Other Grants) WI-TOD (DDA/Co-0,077,575 Docs/Other Grants)

8 WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)
Wi-TOD (DDA/Co-Op/Bond Docs/Other Grants)

WI-TOD (DDA/Co-Op/Bond
Docs/Other Grants)

WI-TOD (DDA/Co-Op/Bond Docs/Other Grants) WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)
WI-TOD (DDA/Co-Op/Bond Docs/Other Grants WI-TOD (DDA/Co-Docs/Other Grants WI-TOD (DDA/Co-Docs/Other Grants)
WI-TOD (DDA/Co-Op/Bond Docs/Other Grants WI-TOD (DDA/Co Docs/Other Grants)
SR54 and Nationa City Blvd 20 8th St Smart 22 8th St Smart 23 8th St Smart Growth Revitalization (Co-Docs/Grants) 24 8th St Smart Growth Revitalization (Coocs/Grants) 25 8th St Smart Growth Rovitalization (Co-Op/Bond Docs/Grants) 26 Bth St Safety 10,000

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (e

4A Successor Ag ment Property Tax tor-controller (CAC	k irusti-und (RPTIF) approve	or Period Adju	stments (PPA 6 14-15A (July t): Pursuant to hrough Decen	HSC Section 34*	186 (a), SAs are ! ! will be offset by	required to report the SA's self-repor	ne differences beta ted ROPS 13-14A	ween their actual prior period adju	available funding stment. HSC Sect	and their actual ion 34188 (a) al	expenditures for the so specifies that the	ROPS 13-14A (Ju prior period adjust	ly through Dece	ember 2013) period rted by SAs are sul	. The amount of bject to audit by the		ROPS 13-14A C/ CAC Note that 0 calculate the PPA a lump sum.	AC PPA To be CACs will need to A Also note tha	completed by the to enter their own at the admin amou	CAC upon submitta formulas at the line nts do not need to b	al of the ROPS 14 item level pursua be listed at the lin	I-15A by the SA ant to the manne e item level and	to Finance an ir in which they may be entere
В	G	Ü	E	F	G	н	1	J	К	L	М	N	0	P	Q	R	s	тт	U	v	W	х	Υ	z	AA
}-			Non-RPTTF	Expenditures								RPTTF Expend	litures								n escare	RPTTF Expenditu	es		
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Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a

roperty Tax	gency (SA) Self-re Trust Fund (RPTT C) and the State Co	F) approved	r Period Adju	ustments (PPA S 14-15A (July	A): Pursuant to through Dece	o HSC Section 34 ember 2014) perio	1186 (a), SAs are to feethe ed lliw b	required to report the the SA's self-reporte	differences bet d ROPS 13-14A	ween their actua prior period adj	l avaliable funding austment, HSC Soct	and their actual ion 34186 (a) al	expenditures for the so specifies that the	ROPS 13-14A (Ji	uly through Dece	mber 2013) period ted by SAs are sul	I. The amount of bject to audit by the		"GAC Note that 0	CACs will need to	saver their own t	CAC upon submitta formulas at the line rts do not need to b	tem level nursus	ni to the manne	er in which
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Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)

13-14A Successo relopment Property auditor-controller (ax Trust Fund (RPTTF) approv	rior Period Adju	ustments (PP/ § 14-15A (July	A): Pursuant to H through Decemb	HSC Section 341 ber 2014) period	186 (a), SAs are re will be offset by th	quired to report the e SA's self-reported	differences betw i ROPS 13-14A p	een their actual prior period adjus	available fundin stment. HSC Sc	and their actua ction 34186 (a) a	expenditures for the	e ROPS 13-14A (Ju	ly through Dece ments self-repor	mber 2013) period ted by SAs are sul	. The amount of bject to audit by the		ROPS 13-14A C. CAC Note that (calculate the PPA a lump sum	CACs will need to	enter their own for	CAC upon submitta ormulas at the line i ts do not need to b	item level oursuar	of to the manner	in which they
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Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)

opment P	Property Ta	gency (SA) So x Trust Fund (F C) and the Sta	RPTTF) approv	rior Period Adju red for the ROPS	stments (PP/ i 14-15A (July	A): Pursuant to through Decen	HSC Section 34 nber 2014) period	186 (a), SAs are re	equired to report the ne SA's self-raporte	differences betw d ROPS 13-14A	een their actual prior period adju	avallable funding strnent, HSC Sect	and their actual ion 34188 (a) al	expenditures for the	ROPS 13-14A (Ji prior period adjus	ly through Dece ments self-repor	mber 2013) period ted by SAs are sul	. The amount of plact to audit by the		ROPS 13-14A CA CAC Note that Calculate the PPA a lump sum	CACs will need to	enter their own for	CAC upon submittel ormulas at the line it is do not need to be	tem level pursua	of to the manne	er in which they
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	Recognized Obligation Payment Schedule 14-15A - Notes July 1, 2014 through December 31, 2014
Item #	Notes/Comments
5	The \$1,411,685 in the RPTTF column represents the maximum amount that may need to be carried forward from the ROPS 13-14B authorized amount of \$2,606,117 lt is shown in the RPTTF column in order to neutralize the negative impact on cash of the Prior Period Adjustment related to ROPS 13-14A.
6	The \$2,258,400 in the RPTTF column represents the maximum amount that may need to be carried forward from the ROPS 13-14B authorized amount (\$1,457,158). Reserve Balance and \$801,242 in RPTTF). It is shown in the RPTTF column in order to neutralize the negative impact on cash of the Prior Period Adjustment related to ROPS 13-14A. Bond proceeds of \$4,979,425 are being carried forward from ROPS 13-14B.
7	Bond Proceeds of \$9,977,575 are being carried forward from ROPS 13-14B.
91	This item was approved for ROPS 13-14B, but the actual distribution of RPTTF was able to satisfy only \$35,001 of the the total \$1,898,158 that was approved. It is being resubmitted in anticipation that sufficient RPTTF monies will be available for the ROPS 14-15A period to meet the remainder of the obligation.
148	Amount requested includes \$96,000 for services in the ROPS 14-15A period plus \$42,130 to cover payments required during ROPS 13-14A that exceeded the authorized amount. Legal services are especially difficult to estimate because their use depends upon circumstances that are not always predictable.
160	Amount requested includes \$50,000 for services in the ROPS 14-15A period plus \$33,161 to cover payments required during ROPS 13-14A that exceeded the authorized amount. Legal services are especially difficult to estimate because their use depends upon circumstances that are not always predictable.
161	Effective August 23, 2013 Deutsche Bank resigned as trustee under the 2004, 2005 and 2011 TAB indentures and US Bank has assumed those duties.
166	This project was expected to be completed by the end of ROPS 13-14A, but was delayed. It started in December 2013 and will be completed during ROPS 13-14B. Number of the project for ROPS 13-14B, so it is being resubmitted in ROPS 14-15A.

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

February 19, 2014 **MEETING DATE: AGENDA ITEM NO. 3** ITEM TITLE:

Commission as the National City Redevelopment Agency Legal Defense Services between the City, the Successor as the National City Redevelopment Agency, and Best amount by \$100,000, for a total amount of \$562,500.	approving the Fifth Amendment to the Agree Agency to the Community Development Con	ment for nmission
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:		
IV/A		
ORDINANCE: INTRODUCTION: FINAL ADOPT	ΓΙΟΝ:	
STAFF RECOMMENDATION:		
BOARD / COMMISSION RECOMMENDATION:		
Adopt the Resolution		
ATTACHMENTS:		

Staff Report

Fifth Amendment to the Agreement with BB&K for legal services
 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. 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. The Court's award of attorney's fees totaling approximately two-million dollars (\$2,000,000) was appealed to the 4th District Court of Appeals. The case remains ongoing as it has been remanded to the trial court for further proceedings after appeal regarding the attorneys' fees, and the CYAC has petitioned for review to the California Supreme Court. The remand to the trial court to determine the amount of attorneys' fees, if any, in light of the reversal of the due process claims, as well as other factors of consideration, will take time. The original judge has retired, thus a new judge will need to become familiar with this case, including the weeklong trial, so that an appropriate review can occur of the attorneys' fees claimed. Accordingly, this will require an extensive amount of legal work to examine CYAC's attorney bills in light of the Court of Appeals ruling. Thus, continued legal representation remains necessary.

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 City Council 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).
- 5. Fourth Amendment to the Agreement in the amount of 53,500 (September 17, 2013).

This Fifth Amendment to the Agreement in the amount of \$100,000 is necessary for the ongoing litigation, which will bring the total not-to-exceed amount to \$562,500. The Fifth Amendment will also require the approval of the Oversight Board and State Department of Finance prior to becoming effective.

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FIFTH 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 Fifth Amendment to Agreement is entered into this 18th day of February, 2014, 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 entered into a Fourth Amendment on September 3, 2013 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 Parties desire to amend the Agreement to increase the not-to-exceed amount of the Agreement by \$100,000 for a total not-to-exceed amount of \$562,500.
- G. The case remains on-going as it has been remanded to the trial court for further proceedings after appeal, and CYAC has petitioned for review to the California Supreme Court, thus continued legal representation remains necessary.
- H. On February 1, 2012, all California redevelopment agencies were dissolved, successor agencies were established as successor agencies to the former redevelopment agencies

Fifth Amendment to Agreement

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National City, Successor Agency, and Best Best & Krieger, LLP



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 and the California Department of Finance 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, October 30, 2012, and September 3, 2013, shall be amended by amending Article 3 (Compensation), Section C of the Agreement by increasing the not-to-exceed amount by \$100,000 for a total not-to-exceed amount of \$562,500.

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

	By:	
	Bruce Beach, Esq.	
By:		
By: Ron Morrison, Chairman		
APPROVED AS TO FORM:		
Ву:		
Claudia Gacitua Silva		
Successor Agency Counsel		
CITY OF NATIONAL CITY		
By:		
Ron Morrison, Mayor		
APPROVED AS TO FORM:		

Fifth Amendment to Agreement

Claudia Gacitua Silva

City Attorney

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National City, Successor Agency, and Best Best & Krieger, LLP

BEST, BEST, & KRIEGER, LLP

RESOLUTION NO. 2014 - 02

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 \$100,000 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, on September 25, 2013, Successor Agency adopted Resolution 2013-07 authorizing the Fourth Amendment to the Agreement in the amount of \$53,500 for the on-going appeal process, for a total not-to-exceed amount to \$462,500; and

WHEREAS, a Fifth Amendment to the Agreement in the amount of \$100,000 is necessary for the final process of the appeal, which will bring the total not-to-exceed amount to \$562,500; and,

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

WHEREAS, on February 19, 2014, in the course of taking action on an properly agendized item at a special meeting, the Oversight Board considered the approval of the Fifth 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 OB

Resolution No. 2014– 02 February 19, 2014 Page Two

authorizes the Chairman to execute the Fifth Amendment to the Agreement with Best

Best & Krieger, LLP ("BB&K"), to increase the not to exceed amount by \$100,000, which will bring the total not-to-exceed amount to \$562,500, to cover legal services for the appeal regarding the Community Youth Athletic Center ("CYAC") litigation. Said Fifth Amendment to the Agreement is on file in the office of the City Clerk.

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 19th day of February, 2014, 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.		
Law Offices of Edward Z Kotkin, Esq		