

**COUNTY OF SAN DIEGO  
COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD  
REGULAR MEETING**

**September 21, 2023 10:00 A.M.**

**AT 1600 PACIFIC HIGHWAY, SAN DIEGO, ROOM 302**

**AGENDA**

Attendance by Virtual Meeting made available

[Zoom Link:](#)

Phone Option: 1-669-900-9128; Webinar ID: 827 1364 5735

- A. Call to Order
- B. Roll Call/ Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) pursuant to Assembly Bill 2449 by an Oversight Board Member (*if necessary and applicable*)
- C. Pledge of Allegiance
- D. Approval of Statement of Proceedings / Minutes of May 18, 2023
- E. Formation of Consent Calendar
- F. Public Communication Speakers: Members of the public may address the Oversight Board on subject matters within the Board's jurisdiction, but not an item on this agenda. Comments for items on this agenda will be taken as each item comes up. Each speaker is limited to three minutes.
- G. Discussion Item(s)
  - 1. Approval of FY 2023-2024 Special Liability Insurance Program (SLIP) Proposal and authorize County staff to seek reimbursement for related expenses in accordance with Health & Safety Code regulations.
- H. Action Item(s)
- I. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING FISCAL YEAR 2023-2024 SPECIAL LIABILITY INSURANCE PROGRAM (SLIP) FOR THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

Supporting documentation and attachments for items listed on this agenda can be viewed online at <http://www.sdcounty.ca.gov/community/san-diego-county-oversight-board.html> or in the Health & Human Services Agency's Financial & Support Services Division, 1255 Imperial Avenue, 6<sup>th</sup> Floor, San Diego, CA 92101.

**ASSISTANCE FOR THE DISABLED:**

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- J. Communications Received: Dr. Hall has been on extended family leave since beginning of August and no return date yet.
- K. Future Agenda Item(s): Potential Recognized Obligation Payment Schedule training for new Board Members
- L. Set Future Meeting Date(s): October 19, 2023 10:00 a.m., November 16, 2023 10:00 a.m., December 21, 2023 10:00 a.m., January 18, 2024 10 a.m.
- M. Adjournment

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**COUNTY OF SAN DIEGO  
COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD  
REGULAR MEETING  
May 18, 2023 10:00 A.M.**

**AT 1600 PACIFIC HIGHWAY, SAN DIEGO, ROOM 302  
MINUTES**

Attendance by Virtual Meeting made available

[Zoom Link:](#)

Phone Option: 1-669-900-9128; Webinar ID: 827 1364 5735

A. Call to Order at 10:02 a.m.

Chair Hagerty introduced two new members.

Rebecca Jones served 12 years as Councilmember in San Marcos prior to being elected as the city's first female mayor in 2018, last year she was re-elected to her second mayoral term. Prior to her serving on public office Rebecca was an active community volunteer and leader. She served as a member of the San Marcos Creek Specific Plan Task Force from 2005 to 2007, and as an Advisory Board Member for the San Marcos Boys and Girls Club for more than a decade! She also co-owned her own small business in furniture marketing for over 20 years. In her spare time, Rebecca hosts the inspirational "The SheEO Lead In" podcast that highlights women in leadership and their journeys that led them to their careers.

Mayor Jones expressed her excitement to be present at the meeting and mentioned the significance of San Marcos having one of the largest redevelopment agencies in the State. She noted the presence of female leaders in key positions within the County.

Dr. Kelly Hall serves as the Executive Vice-Chancellor of Fiscal Affairs & Business Services at San Diego Community College District. She has worked in the California Community College system for 20 years. Before moving into higher education, she was the Chief Financial Officer at Western Railroad Supply, Inc., in San Bernardino, California. Dr. Hall is a Certified Public Accountant who earned a Bachelor of Science in Business Administration with a focus in Accounting, Suma Cum Laude. She also holds an MBA in Corporate Management and a PhD in Management and Organizations.

Dr. Hall stated that she is happy to be serving and she hopes that she can add value to the Board's work.

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- B. Roll Call/ Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) pursuant to Assembly Bill 2449 by an Oversight Board Member (*if necessary and applicable*)

PRESENT: Board Members: Brian Hagerty, Mayor Rebecca Jones, Scott Buxbaum, Dr. Kelly Hall, Samuel Merrill and Corinne Wilson

ABSENT: Mark Baker

City of San Diego: Michael Wong, Program Manager for the Successor Agency and Jeff Zinner, Senior Project Manager

Other Attendees: Lindsay D’Andrea, Attorney at Law, Max Endoso, Principal Admin Analyst, Ardee Apostol, Group Finance Director

- C. Pledge of Allegiance

- D. Approval of Statement of Proceedings / Minutes of January 19, 2023

On motion of Board Member Buxbaum and seconded by Wilson, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD approved the minutes of the January 19, 2023 meeting. Oversight Board staff did a roll call vote of each OB member to indicate approval or non-approval. Motion passed.

AYES: Hagerty, Jones, Buxbaum, Hall, Merrill and Wilson

- E. Formation of Consent Calendar

***Items to which no opposition has been expressed by the public or this body may be placed on the Consent Calendar to be voted on without discussion.***

No items were placed on the consent calendar.

- F. Public Communication Speakers: Members of the public may address the Oversight Board on subject matters within the Board’s jurisdiction, but not an item on this agenda. Comments for items on this agenda will be taken as each item comes up. Each speaker is limited to three minutes. *No comments were received by the Board or were presented at the meeting.*

- G. Discussion Item(s)

1. Lease contract for Space at 625 Sixth Avenue, San Diego

Michael Wong provided background and responded to questions from the Board, a summary of which is provided here:

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The item before you today is the proposed Lease between the City of San Diego, solely in its capacity as the designated Successor Agency to the Redevelopment Agency to the Redevelopment Agency between the City of San Diego, solely in its capacity as the designated Successor Agency to the Redevelopment Agency of the City of San Diego, and Nasir and Landa Mansor doing business as San Remo Pizza, for the retail space located at 625 Sixth Avenue.

Photos provided in the presentation are of the inside and outside of San Remo Pizza. Tenants Landa and Nasir Mansor have substantially upgraded the aesthetic of the space to its current condition.

San Remo Pizza is located within the Park it on Market garage at 614 Market Street in downtown San Diego which opened to the public in 2001 and is included in the Successor Agency's Amended and Restated Long Range Property Management Plan and as such must ultimately be disposed of in accordance with redevelopment dissolution law.

Nasir and Landa Mansor are the current tenants and assumed the Lease in August 2021 through a Third Assignment of the Lease.

The Term shall terminate on the later of either September 1, 2025, co-terminus with bond covenants or the date that the Successor Agency transfers its ownership of the premises to the City. There are no extensions.

The monthly rent is to remain at \$1858.88 during the term of the lease with no increases.

Staff completed an analysis of lease rates in the downtown area. This analysis showed that for comparable lease spaces (generally commercial/retail spaces of 800 sf or less) rates ranged from approximately \$1.25 per sf/month to \$3.50 per sf/month, with CoStar showing a median rent of \$2.25 per sf/month.

The lease requires a 45-day review by the department of finance and the effective date of the lease is when the Successor Agency receives final DOF approval.

Member Wilson asked about the process if the tenant wants to continue operating after the lease term ends. Mr. Wong clarified that a new lease would be required, either with the city or a new owner if the property is sold.

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Member Buxbaum asked if the current tenants are able to assign their right to another lessee and if so, does this item have to come back to the board. Mr. Wong responded that they have not gone back to the Board in previous assignments, so he does not think so.

Member Buxbaum asked if other tenants will come to the Board before the Bonds become due. Mr. Zinner responded that within the garage, there are only two retail spaces. Remo Pizza and the other one by another retail business selling flowers. Their lease does not expire for another year or so and they've been there for many years so it is unlikely that another tenant would come to this Board in the near future.

Chair Hagerty provided background that under Health & Safety code 34181(e) these types of arrangements are regularly brought and reviewed by the Board.

## 2. Dept. of Finance Decisions on ROPS 23-24

Chair Hagerty provided background and opened up discussion to the Board, a summary of which is provided here:

In January, the Board approved the FY 23-24 Recognized Obligation Payment Schedules (ROPS) and administrative budgets for all 17 Successor Agencies in the San Diego County. The Department of Finance (DOF) completed their review on April 15, 2023. A total of \$168.5 million of Redevelopment Property Tax Trust Fund (RPTTF) money was requested. DOF has the right to dispute any requests and could hold a meeting or discuss it over the phone. The state rejected about \$1.4 million of the requested amount for specific reasons. Significant RPTTF reductions were made on requests from La Mesa and the City of San Diego, including an amendment related to the Balboa theater. The state also asked some successor agencies to use existing funds before requesting new money. Written warnings were issued for excessive administrative effort, but they didn't have strong consequences. The total reduction amounted to less than 1% of the approved amount. The Department of Finance is responsible for publishing the reviewed FY 23-24 ROPS, but the County has access to those approval letters because The County's Auditor & Controller, Property Tax Services Division received them directly from DOF so they can send those funds to respective Successor Agencies.

Member Hall asked if the State provided a justification for the \$547 thousand reduction tied to Balboa Theater. Chair Hagerty responded that per the DOF City of San Diego 2023-

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24 ROPS approval letter, The Agency requested \$547,154 from the Redevelopment Property Tax Trust Fund (RPTTF) in error. Therefore, with the Agency's concurrence, Finance made an adjustment of \$547,154 to decrease the requested amount to \$0.

Member Hall asked the rationale for the La Mesa \$504 thousand reduction. Chair Hagerty responded that per the DOF LA Mesa Successor Agency ROPS 23-24 Approval letter, item No. 3 – AD98-1 Limited Obligation Bonds in the amount of \$504,088 has been reclassified from the Redevelopment Property Tax Trust Fund (RPTTF) to Bond Proceeds. The Agency has cash in its bond reserve account which must be used to satisfy the final debt service payment. Therefore, with the Agency's concurrence, \$504,088 has been reclassified from RPTTF to Bond Proceeds.

Member Jones added that the excessive administrative costs may be justified by the need for employees dedicated to running a Successor agency. These employees have specific responsibilities and it's not feasible to transfer their salaries to other budget areas.

Chair Hagerty added that this is particularly challenging for smaller agencies. The dialogue in January highlighted the limited flexibility and the significant amount of work involved. The legislation was created to establish limits on administrative budget debates, ensuring successor agencies can manage their funds. However, the written warnings issued for excessive costs have limited consequences.

#### H. Action Item(s)

1. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD FOR THE CITY OF SAN DIEGO REDEVELOPMENT SUCCESSOR AGENCY APPROVING A LEASE BETWEEN THE CITY OF SAN DIEGO, SOLELY IN ITS CAPACITY AS THE DESIGNATED SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, AND NASIR AND LANDA MANSOR, DOING BUSINESS AS SAN REMO PIZZA, FOR RETAIL SPACE LOCATED AT 625 SIXTH AVENUE IN THE EAST VILLAGE NEIGHBORHOOD OF THE DOWNTOWN COMMUNITY PLAN AREA

On motion of Board Member Jones and seconded by Wilson, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD approved A

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RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD FOR THE CITY OF SAN DIEGO REDEVELOPMENT SUCCESSOR AGENCY APPROVING A LEASE BETWEEN THE CITY OF SAN DIEGO, SOLELY IN ITS CAPACITY AS THE DESIGNATED SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, AND NASIR AND LANDA MANSOR, DOING BUSINESS AS SAN REMO PIZZA, FOR RETAIL SPACE LOCATED AT 625 SIXTH AVENUE IN THE EAST VILLAGE NEIGHBORHOOD OF THE DOWNTOWN COMMUNITY PLAN AREA. *Oversight Board staff did a roll call vote of each Board member to indicate approval or non-approval during the virtual meeting.* **Motion passed.**

AYES: Hagerty, Jones, Buxbaum, Hall, Merrill and Wilson

- I. Communications Received: Update from LAFCO regarding Mark Baker's replacement. As of May 1, 2023, returned ballots did not constitute a quorum and the deadline to return ballots was extended to July 3, 2023.
- J. Future Agenda Item(s): Special Liability Insurance Program renewal, Long-Range Property Management Plan update.
- K. Set Future Meeting Date(s): June 15, 2023 10:00 a.m., July 20, 2023 10:00 a.m., August 17, 2023 10:00 a.m., September 21, 2023 10 a.m.
- L. Adjournment at 10:44 a.m.

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# COUNTY OF SAN DIEGO

## COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

BRIAN HAGERTY

REBECCA JONES

PATRICK SANCHEZ

SCOTT BUXBAUM

KELLY HALL

SAMUEL MERRILL

CORINNE WILSON

### AGENDA ITEM

## COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

**DATE:** September 21, 2023

**01**

**TO:** Countywide Redevelopment Successor Agency Oversight Board

**SUBJECT:** APPROVAL OF FY 2023-24 SPECIAL LIABILITY INSURANCE PROGRAM (SLIP) AND AUTHORIZATION TO SEEK REIMBURSEMENT FOR RELATED EXPENSES IN ACCORDANCE WITH HEALTH AND SAFETY CODE

### SUMMARY:

#### Overview

At the request of the Oversight Board, County staff obtained Special Liability Insurance Program (SLIP) coverage in 2019. The purpose of the coverage is to protect Oversight Board members from damages and defense costs resulting from claims against appointed officials. Claims of this nature typically fall into the category of alleged wrongful acts in the performance of duties for a public entity.

Staff return to the Oversight Board at this meeting with a renewal proposal received from Alliant Insurance Services, Inc., as arranged through the Department of Human Resources Risk Management Division. The categories of insurance provided include personal injury (bodily injury and property damage), public officials errors and omissions, and fire damage. The coverage amount for personal injury and public officials errors and omissions is \$7,000,000 per occurrence and the coverage amount for fire damages is \$1,000,000 per occurrence. The annual premium and applicable fees total are \$9,003.69 which are considered oversight board administrative expenses eligible for reimbursement under Health and Safety Code regulations.

**SUBJECT: APPROVAL OF FY 2023-24 SPECIAL LIABILITY INSURANCE PROGRAM (SLIP) AND AUTHORIZATION TO SEEK REIMBURSEMENT FOR RELATED EXPENSES IN ACCORDANCE WITH HEALTH AND SAFETY CODE**

**Recommendation**

1. Approve the purchase of a Special Liability Insurance Program (SLIP) policy renewal through Alliant Insurance Services, Inc., and authorize County staff to seek reimbursement for related expenses in accordance with Health & Safety Code regulations.

**Fiscal Impact**

Funds for this oversight board administrative request are available through distributions of Fiscal Year 2023-24 Redevelopment Property Tax Trust Fund revenues, as permitted under Health & Safety Code section 34179(c). There will be no fiscal impact to the County's General Fund, and no additional staff years required.

**BACKGROUND:**

On April 17, 2023, the Fiscal Year 23-24 Pre-Renewal Application packet was completed by County staff to engage interest to similar terms and continue the existing Special Liability Insurance Program (SLIP) policy. The purpose of the coverage is to protect Oversight Board members from damages and defense costs resulting from claims against appointed officials. Claims of this nature typically fall into the category of alleged wrongful acts in the performance of duties for a public entity.

County staff worked with the Department of Human Resources Risk Management Division to obtain a policy proposal through Alliant Insurance Services, Inc., a qualified and licensed insurance broker used by the County for locating specialized insurance coverage. Oversight Board counsel reviewed the proposed policy and found the terms to be satisfactory. The Oversight Board approved purchase of the prior year policy at its September 15, 2022 regular meeting.

This policy is available for annual renewal upon approval from the Oversight Board. County staff return at this meeting with appropriate documentation for review and approval, including pricing and policy coverage information.

Respectfully submitted,



ARDEE APOSTOL  
Group Finance Director, HHSA

**ATTACHMENTS**

- A – Alliant Insurance Services, Inc. 2023-2024 Special Liability Insurance Program (SLIP) Policy
- B – Resolution OB-2023-021

**SUBJECT: APPROVAL OF FY 2023-24 SPECIAL LIABILITY INSURANCE PROGRAM (SLIP) AND AUTHORIZATION TO SEEK REIMBURSEMENT FOR RELATED EXPENSES IN ACCORDANCE WITH HEALTH AND SAFETY CODE**

**AGENDA ITEM INFORMATION SHEET**

**PREVIOUS RELEVANT BOARD ACTIONS:**

September 15, 2022 (01), Approval of FY 2022-2023 Special Liability Insurance Program (SLIP); October 21, 2021 (02), Approval of FY 2021-2022 Special Liability Insurance Program (SLIP)

**MANDATORY COMPLIANCE:**

N/A

**CONTACT PERSONS:**

Max Endoso

Name

619-455-0261

Phone

Max.Endoso@sdcounty.ca.gov

E-mail

Ardee Apostol

Name

619-338-2100

Phone

Ardee.Apostol@sdcounty.ca.gov

E-mail

A photograph of a modern glass skyscraper with a blue-tinted overlay. A person is visible walking on a balcony or walkway on one of the upper floors.

# Countywide Redevelopment Successor Agency Oversight Board (San Diego, CA)

2023 – 2024

## Special Liability Insurance Program (SLIP) Insurance Proposal

Presented on September 5, 2023 by:

Chris Tobin  
Senior Vice President

Alliant Insurance Services, Inc.  
18100 Van Karman Avenue, 10<sup>th</sup> Floor  
Irvine, CA 92612  
O 949 756 0271  
F 619 699 0902

CA License No. 0C36861

[www.alliant.com](http://www.alliant.com)

## Your Service Team

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**Patricia Guisler**

Account Manager

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Phone: 949 660 8135

## Named Insured / Additional Named Insureds

### **Named Insured(s)**

Countywide Redevelopment Successor Agency Oversight Board (San Diego, CA)

### **Additional Named Insured(s)**

None

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### **NAMED INSURED DISCLOSURE**

- The first named insured is granted certain rights and responsibilities that do not apply to other policy named insureds and is designated to act on behalf of all insureds for making policy changes, receiving correspondence, distributing claim proceeds, and making premium payments.
- **Are ALL entities listed as named insureds?** Coverage is **not** automatically afforded to all entities unless specifically named. Confirm with your producer and service team that all entities to be protected are on the correct policy. Not all entities may be listed on all policies based on coverage line.
- Additional named insured is (1) A person or organization, other than the first named insured, identified as an insured in the policy declarations or an addendum to the policy declarations. (2) A person or organization added to a policy after the policy is written with the status of named insured. This entity would have the same rights and responsibilities as an entity named as an insured in the policy declarations (other than those rights and responsibilities reserved to the first named insured).
- Applies to Professional Liability, Pollution Liability, Directors & Officers Liability, Employment Practices Liability, Fiduciary Liability policies (this list not all inclusive). Check your Policy language for applicability. These policies provide protection to the Named Insured for claims made against it alleging a covered wrongful act. Coverage is not afforded to any other entities (unless specifically added by endorsement or if qualified as a "Subsidiary" pursuant to the policy wording) affiliated by common individual insured ownership or to which indemnification is otherwise contractually owed. If coverage is desired for affiliated entities or for contractual indemnities owed, please contact your Alliant Service Team with a full list of entities for which coverage is requested. With each request, include complete financials and ownership information for submission to the carrier. It should be noted, that the underwriter's acceptance of any proposed amendments to the policy, including expansion of the scope of "Insureds" under the policy could result in a potential diminution of the applicable limits of liability and/or an additional premium charge.

## Special Liability Insurance Program (SLIP) Coverage

<b>INSURANCE COMPANY:</b>	Great American E&S Insurance Company
<b>A.M. BEST RATING:</b>	A+, Superior; Financial Size Category XV; (Greater than or Equal to \$2 Billion) as of December 16, 2022
<b>STANDARD &amp; POOR'S RATING:</b>	A+ as of February 23, 2023
<b>STATE STATUS:</b>	Domestic Surplus Lines in OH; Non-Admitted in Washington D.C. and all other states
<b>POLICY/COVERAGE TERM:</b>	September 29, 2023 to September 29, 2024
<b>POLICY NUMBER:</b>	TBD
<b>COVERAGE:</b>	Liability Form on an Occurrence Basis

**(Coverage applies only where checked)**

		Limits	Deductible	SIR
	Maximum Per Occurrence Limit for all Coverages Combined	\$7,000,000		
<input checked="" type="checkbox"/>	Personal Injury (Including Bodily Injury and Property Damage)	\$7,000,000	\$5,000	
<input type="checkbox"/>	Broadcasters Liability			
<input type="checkbox"/>	Educators Legal Liability			
<input type="checkbox"/>	Nose Coverage   Retro Date:			
<input checked="" type="checkbox"/>	Public Officials Errors and Omissions	\$7,000,000	\$5,000	
<input type="checkbox"/>	Nose Coverage   Retro Date:			
<input type="checkbox"/>	Nonprofit Directors and Officers Liability			
<input type="checkbox"/>	Nose Coverage   Retro Date:			
<input type="checkbox"/>	Employment Practices Liability			
<input type="checkbox"/>	Nose Coverage   Retro Date:			
<input type="checkbox"/>	Owned Automobile Liability			
<input type="checkbox"/>	Uninsured Motorist Coverage			
<input checked="" type="checkbox"/>	Non-Owned and Hired Automobile Liability	\$7,000,000	\$5,000	
<input type="checkbox"/>	Sexual Abuse & Molestation			
<input type="checkbox"/>	Nose Coverage   Retro Date:			



Annual Aggregate Limits:	
<input checked="" type="checkbox"/>	Products / Completed Operations
<input checked="" type="checkbox"/>	Public Officials Errors and Omissions
<input type="checkbox"/>	Nonprofit Directors and Officers Liability
<input type="checkbox"/>	Employment Practices Liability
<input type="checkbox"/>	Sexual Abuse & Molestation

Limits
\$7,000,000
\$7,000,000

#### Sub-Limits:

(Coverage applies only where checked)

<input checked="" type="checkbox"/>	Fire Damage Liability (Sublimit of Personal Injury/Property Damage Coverage Limit) Capped at \$1,000,000
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Limits	Deductible	SIR:
\$1,000,000	\$5,000	

#### Defense Inside/Outside the Limit:

Inside

#### Who has the Duty to Defend:

Carrier

#### Special Endorsements:

#### Major Exclusions:

(including but not limited to)

- NEW – Biometric Exclusion
- NEW – Total Cannabis Exclusion
- NEW – Failure to Comply with Environmental Protection Laws and Regulations
- NEW – Unlicensed E-Bike, Hoverboard, E-Skateboard, E-Unicycle, E-Foot Scooter, Motorized Scooter Exclusion
- Pyrotechnics Exclusion
- Liability for Security, Debt, Bank Deposit or Financial Interest or Instrument
- Liability for the failure or omission to purchase or maintain insurance
- Claims where payment can be obtained from other collectible insurance.
- ERISA
- Wrongful Termination, Discrimination and other Employment-related Practices as it relates to Nonprofit Directors & Officers and/or Public Officials Errors & Omissions
- Rendering or Failure to Render an opinion or service outside the scope of the insured's activities

**Major Exclusions – Continued:**  
(including but not limited to)

- Criminal, Fraudulent, Malicious or Deliberately Dishonest acts / Willful or reckless violation of a statute (Employee Benefit Endorsement)
- Purchase, Sale or Offer of Sale of a financial interest or instrument
- Silica
- Liability for Polyfluoroalkyl Substances (PFAS)
- Liability or Damages of any Organic Pathogens
- Fiduciary Liability
- Breach of Contract
- Access or Disclosure of Confidential or Personal Information and Data Related Liability Limited Bodily Injury Exception Not Included
- Workers' Compensation
- Asbestos
- Auto Liability (unless Owned Auto **is purchased**)
- Uninsured Motorist coverage **unless** Auto Liability **is purchased**
- Failure to Supply
- Pollution Except for Hostile Fire and Vehicle Upset / Overturn coverage
- Inverse Condemnation / Eminent Domain
- Care, Custody, and Control
- Medical Payment Coverage
- Dam Liability
- All Aircraft; Watercraft over 51 feet in length
- Airports
- Medical Malpractice (except incidental)
- Subsidence
- Nuclear Material
- ERISA
- Fungi or Bacteria
- War or Terrorism
- Securities and Financial Interest
- Mold
- Public Officials Errors & Omissions (if Directors & Officers **Is Purchased**)

**Major Exclusions – Continued:**  
(including but not limited to)

- Directors & Officers (if Public Officials Errors & Omissions **Is Purchased**)
- Employment Practices Liability (Unless purchased)
- Montrose Exclusion – Prior knowledge of incident or loss
- Abuse & Molestation
- Residential Construction
- Athletic Participants
- Transit Operations
- Bodily Injury of Tenants or Guests of Tenants for Habitational Risks
- Insurance Agent/Claims Administration/Mortgage Broker
- Lead
- Excess Employers Liability (for insureds in New York, Massachusetts **and Monopolistic Workers' Compensation States**)
- Cyber Liability

**Any coverages requested to be added are subject to underwriting and additional premium. Addition of coverage is not guaranteed.**

## Special Liability Insurance Program (SLIP) Coverage – Continued

### Annual Premium:

\$	7,365.00	Premium
\$	220.95	Taxes
\$	13.26	Stamping Fee
\$	846.98	Agency Fee
\$	557.50	MGA Service Fee
<b>\$</b>	<b>9,003.69</b>	<b>Total Cost</b>

MGA Service Fee is 100% earned.  
Mid-term cancellations will have a short-rate penalty applied to the return premium.

### Minimum Earned Premium:

25% of the annual premium

### Terrorism Option:

5% of premium plus applicable taxes and fees.

### Optional Coverage:

None

### Policy Auditable:

Not Auditable

### Conditions:

- Limits are exhausted by Indemnity and Defense Cost.
- Limits are Per Occurrence.
- There is no General Aggregate.
- Limits apply to each entity in the program.
- Waiver of Governmental Immunity

**\*\*This QUOTATION is subject to review and possible re-rating if there are any significant changes in operations, exposure or experience prior to carrier binding. Such significant changes include, but are not limited to, any declared or potential occurrence series, claims series or batch notices by or to the insured\*\***

## Special Liability Insurance Program (SLIP) Coverage – Continued

**Certificates:**

All requests for certificates with additional insured status must provide some sort of written agreement stating you must defend, indemnify or name the certificate holder as additional insured. This is a policy requirement. If there is no agreement that requires this, the carrier will not recognize the certificate holder as additional insured.

Certificates will not be renewed without a request from you. A certificate list will be provided with your proposal for your review to assist with this. Any certificate not marked as “Issue” will be skipped. Any certificate that goes 12 consecutive months without being renewed will be inactivated and a new request with contract will be required to have it issued.

**Quote Valid Until:**

9/29/23

**Binding Conditions:**

- Signed Request to Bind Form
- Signed Surplus Lines Forms (where applicable)
- Signed TRIA indicating accept or decline the optional coverage

**See Disclaimer Page for Important Notices and Acknowledgement**

## Disclosures

This proposal of insurance is provided as a matter of convenience and information only. All information included in this proposal, including but not limited to personal and real property values, locations, operations, products, data, automobile schedules, financial data and loss experience, is based on facts and representations supplied to Alliant Insurance Services, Inc. by you. This proposal does not reflect any independent study or investigation by Alliant Insurance Services, Inc. or its agents and employees.

Please be advised that this proposal is also expressly conditioned on there being no material change in the risk between the date of this proposal and the inception date of the proposed policy (including the occurrence of any claim or notice of circumstances that may give rise to a claim under any policy which the policy being proposed is a renewal or replacement). In the event of such change of risk, the insurer may, at its sole discretion, modify, or withdraw this proposal, whether or not this offer has already been accepted.

This proposal is not confirmation of insurance and does not add to, extend, amend, change, or alter any coverage in any actual policy of insurance you may have. All existing policy terms, conditions, exclusions, and limitations apply. For specific information regarding your insurance coverage, please refer to the policy itself. Alliant Insurance Services, Inc. will not be liable for any claims arising from or related to information included in or omitted from this proposal of insurance.

Alliant embraces a policy of transparency with respect to its compensation from insurance transactions. Details on our compensation policy, including the types of income that Alliant may earn on a placement, are available on our website at [www.alliant.com](http://www.alliant.com). For a copy of our policy or for any inquiries regarding compensation issues pertaining to your account you may also contact us at: Alliant Insurance Services, Inc., Attention: General Counsel, 701 B Street, 6th Floor, San Diego, CA 92101.

Analyzing insurers' over-all performance and financial strength is a task that requires specialized skills and in-depth technical understanding of all aspects of insurance company finances and operations. Insurance brokerages such as Alliant Insurance typically rely upon rating agencies for this type of market analysis. Both A.M. Best and Standard and Poor's have been industry leaders in this area for many decades, utilizing a combination of quantitative and qualitative analysis of the information available in formulating their ratings.

A.M. Best has an extensive database of nearly 6,000 Life/Health, Property Casualty and International companies. You can visit them at [www.ambest.com](http://www.ambest.com). For additional information regarding insurer financial strength ratings visit Standard and Poor's website at [www.standardandpoors.com](http://www.standardandpoors.com).

Our goal is to procure insurance for you with underwriters possessing the financial strength to perform. Alliant does not, however, guarantee the solvency of any underwriters with which insurance or reinsurance is placed and maintains no responsibility for any loss or damage arising from the financial failure or insolvency of any insurer. We encourage you to review the publicly available information collected to enable you to make an informed decision to accept or reject a particular underwriter. To learn more about companies doing business in your state, visit the Department of Insurance website for that state.

## New York Regulation 194

Alliant Insurance Services, Inc. is an insurance producer licensed by the State of New York. Insurance producers are authorized by their license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. The role of the producer in any particular transaction typically involves one or more of these activities.

Compensation will be paid to the producer, based on the insurance contract the producer sells. Depending on the insurer(s) and insurance contract(s) the purchaser selects, compensation will be paid by the insurer(s) selling the insurance contract or by another third party. Such compensation may vary depending on a number of factors, including the insurance contract(s) and the insurer(s) the purchaser selects. In some cases, other factors such as the volume of business a producer provides to an insurer or the profitability of insurance contracts a producer provides to an insurer also may affect compensation.

The insurance purchaser may obtain information about compensation expected to be received by the producer based in whole or in part on the sale of insurance to the purchaser, and (if applicable) compensation expected to be received based in whole or in part on any alternative quotes presented to the purchaser by the producer, by requesting such information from the producer.

## Privacy

At Alliant, one of our top priorities is making sure that the information we have about you is protected and secure. We value our relationship with you and work hard to preserve your privacy and ensure that your preferences are honored. At the same time, the very nature of our relationship may result in Alliant's collecting or sharing certain types of information about you in order to provide the products and services you expect from us. Please take the time to read our full Privacy Policy posted at [www.alliant.com](http://www.alliant.com), and contact your Alliant service team should you have any questions.

## Other Disclosures/Disclaimers

### FATCA

The Foreign Account Tax Compliance Act (FATCA) requires the notification of certain financial accounts to the United States Internal Revenue Service. Alliant does not provide tax advice so please contact your tax consultant for your obligation regarding FATCA.

### NRRA

The Non-Admitted and Reinsurance Reform Act (NRRA) went into effect on July 21, 2011. Accordingly, surplus lines tax rates and regulations are subject to change which could result in an increase or decrease of the total surplus lines taxes and/or fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes and/or fees must be promptly remitted to Alliant Insurance Services, Inc.



## Other Disclosures / Disclaimers – Continued

### Guarantee Funds

Established by law in every state, guaranty funds are maintained by a state's insurance commissioner to protect policyholders in the event that an insurer becomes insolvent or is unable to meet its financial obligations. *If your insurance carrier is identified as 'Non-Admitted', your policy is not protected by your state's Guaranty Fund.*

### Claims Reporting

Your policy will come with specific claim reporting requirements. Please make sure you understand these obligations. Contact your Alliant Service Team with any questions.

### Claims Made Policy

*(Applicable to any coverage that is identified as claims made)*

This claims-made policy contains a requirement stating that this policy applies only to any claim first made against the Insured and reported to the insurer during the policy period or applicable extended reporting period. Claims must be submitted to the insurer during the policy period, or applicable extended reporting period, as required pursuant to the Claims/Loss Notification Clause within the policy in order for coverage to apply. Late reporting or failure to report pursuant to the policy's requirements could result in a disclaimer of coverage by the insurer.

Any Employment Practices Liability (EPL) or Directors & Officers (D&O) with EPL coverage must give notice to the insurer of any charges / complaints brought by any state / federal agency (i.e. EEOC and similar proceedings) involving an employee. To preserve your rights under the policy, it is important that timely notice be given to the insurer, whether or not a right to sue letter has been issued.

### Changes and Developments

It is important that we be advised of any changes in your operations, which may have a bearing on the validity and/or adequacy of your insurance. The types of changes that concern us include, but are not limited to, those listed below:

- Changes in any operations such as expansion to another state, new products, or new applications of existing products.
- Travel to any state not previously disclosed.
- Permanent operations outside the United States, Canada or Puerto Rico.
- Mergers and/or acquisition of new companies and any change in business ownership, including percentages.
- Any newly assumed contractual liability, granting of indemnities or hold harmless agreements.
- Any changes in existing premises including vacancy, whether temporary or permanent, alterations, demolition, etc. Also, any new premises either purchased, constructed or occupied
- Circumstances which may require an increased liability insurance limit.
- Any changes in fire or theft protection such as the installation of or disconnection of sprinkler systems, burglar alarms, etc. This includes any alterations to the system.
- Immediate notification of any changes to a scheduled of equipment, property, vehicles, electronic data processing, etc.
- Property of yours that is in transit, unless previously discussed and/or currently insured.

## Certificates / Evidence of Insurance

A Certificate or Evidence is issued as a matter of information only and confers no rights upon the certificate holder. The certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by a policy, nor does it constitute a contract between the issuing insurer(s), authorized representative, producer or recipient.

You may have signed contracts, leases or other agreements requiring you to provide this evidence. In those agreements, you may assume obligations and/or liability for others (Indemnification, Hold Harmless) and some of the obligations that are not covered by insurance. We recommend that you and your legal counsel review these documents.

In addition to providing a Certificate or Evident of Insurance, you may be required to name your landlord, client or customer on your policy as a loss payee on property insurance or as an additional insured on liability insurance. This is only possible with permission of the insurance company, added by endorsement and, in some cases, an additional premium.

By naming the certificate holder as additional insured, there are consequences to your risks and insurance policy including:

- Your policy limits are now shared with other entities; their claims involvement may reduce or exhaust your aggregate limit.
- Your policy may provide higher limits than required by contract; your full limits can be exposed to the additional insured.
- There may be conflicts in defense when your insurer has to defend both you and the additional insured.
- An additional insured endorsement will most likely not provide notification of cancellation. Some insurance companies use a "blanket" additional insured endorsement that provides coverage automatically when it is required in a written contract. Most insurance companies do not want to be notified of all additional insureds when there is a blanket endorsement on the policy. If a notice of cancellation is required for the additional insured party, you must notify us immediately and we will request an endorsement from your insurance company. There may be an additional premium for adding a notice of cancellation endorsement for an additional insured.

***See Request to Bind Coverage page for acknowledgment of all disclaimers and disclosures.***

## Request to Bind Coverage

Countywide Redevelopment Successor Agency Oversight Board (San Diego, CA)

We have reviewed the proposal and agree to the terms and conditions of the coverages presented. We are requesting coverage to be bound as outlined by coverage line below:

Coverage Line	Bind Coverage for:
Special Liability Insurance Program (SLIP)	<input type="checkbox"/>

*This Authorization to Bind Coverage also acknowledges receipt and review of all disclaimers and disclosures, including exposures used to develop insurance terms, contained within this proposal.*

_____ <b>Signature of Authorized Insurance Representative</b>	_____ <b>Date</b>
_____ <b>Title</b>	
_____ <b>Printed / Typed Name</b>	

**This proposal does not constitute a binder of insurance. Binding is subject to final carrier approval. *The actual terms and conditions of the policy will prevail.***



Alliant Insurance Services, Inc.  
Irvine – Alliant Insurance Services, Inc.  
PO Box 8473  
Pasadena, CA 91109-8473  
Phone: (949) 756-0271

<b>Invoice# 2156</b>	Page 1 of 1
ACCOUNT NUMBER	DATE
COUNRED-01	9/11/23
BALANCE DUE ON	
10/13/23	
AMOUNT PAID	AMOUNT DUE
	<b>\$9,003.69</b>

SLIP – Special Liability Insurance Program

**Countywide Redevelopment Successor Agency Oversight Board (San Diego, CA)**  
**1255 Imperial Ave, Suite 600**  
**San Diego, CA 92101**

Client:		Countywide Redevelopment Successor Agency Oversight Board (San Diego, CA)			Policy:	Special Liability Insurance (SLIP)	
Policy Number:		TBD			Effective:	9/29/2023 to 9/29/2024	
Invoice #	ICO	Trans Eff	Due Date	Trans	Description		Amount
2156	GREAM5	9/29/23	10/13/23	RENB	23-24 SLIP Renewal Business Premium		\$7,365.00
2156	GREAM5	9/29/23	10/13/23	SURT	Surplus Lines Taxes		\$220.95
2156	GREAM5	9/29/23	10/13/23	SURF	Surplus Lines Stamping Fee		\$13.26
2156	GREAM5	9/29/23	10/13/23	AFEE	Agency Fee		\$846.98
2156	GREAM5	9/29/23	10/13/23	CFEE	MGA Service Fee		\$557.50
Total Invoice Balance:						\$9,003.69	

SLIP RENEWAL BUSINESS PREMIUM FOR COVERAGE EFFECTIVE 9/29/23 to 9/29/24

**OVERNIGHT PAYMENT ADDRESS:**

Alliant Insurance Services, Inc. – Lockbox #8473  
Comerica Bank  
5th Floor  
2321 Rosecrans Ave  
El Segundo, CA 90245

**ACH/WIRE PAYMENTS**

Comerica Bank  
333 W. Santa Clara Street  
San Jose, CA 95113  
ABA/Routing Number: 121137522  
SWIFT: MNBDUS33  
Account Number: 1894398625

**ACH/Wire Reference:** Include your ten-digit Client Account Number and Invoice Number (both can be found in the top right of this invoice)  
E-mail remittances to [accountsreceivable@alliant.com](mailto:accountsreceivable@alliant.com).

**IMPORTANT NOTICE:** The Nonadmitted & Reinsurance reform act (NRRA) went into effect July 21, 2011. Accordingly, surplus lines tax rates and regulations are subject to change which could result in an increase or decrease of the total surplus lines taxes and/or fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes and/or fees owed must be promptly remitted to Alliant Insurance Services, Inc.

**IMPORTANT NOTICE:** The Foreign Account Tax Compliance Act (FATCA) requires the notification of certain financial accounts to the United States Internal Revenue Service. Alliant does not provide tax advice. Please contact your tax consultant for your obligations regarding FATCA.

Alliant embraces a policy of transparency with respect to its compensation from insurance transactions. Details on our compensation policy, including the types of income Alliant may earn on a placement, are available at [www.alliant.com](http://www.alliant.com). For a copy of our policy or for inquiries regarding compensation issues pertaining to your account contact: Alliant Insurance Services, Inc., Attn: General Counsel, 701 B St., 6th Floor, San Diego, CA 92101



## INSURANCE SUPPLEMENT

<b>AGENCY</b> <b>Alliant Insurance Services, Inc.</b>	<b>CARRIER</b> <b>Great American E&amp;S Insurance Company</b>	<b>NAIC CODE</b>
<b>POLICY NUMBER</b>	<b>APPLICANT / NAMED INSURED</b> <b>Countywide Redevelopment Successor Agency Oversight Board (San Diego, CA)</b>	

### POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from acts of terrorism. As defined in Section 102(1) of the Act: The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 85% THROUGH 2015; 84% BEGINNING ON JANUARY 1, 2016; 83% BEGINNING ON JANUARY 1, 2017; 82% BEGINNING ON JANUARY 1, 2018; 81% BEGINNING ON JANUARY 1, 2019 and 80% BEGINNING ON JANUARY 1, 2020, OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

#### Acceptance or Rejection of Terrorism Insurance Coverage

- ☐ I hereby elect to purchase terrorism coverage for a prospective premium of \$\_\_\_\_\_.
- ☐ I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.

Policyholder / Applicant's Signature	Print Name	Date
Policyholder / Applicant's Signature	Print Name	Date
Policyholder / Applicant's Signature	Print Name	Date
Effective Date		

Includes copyrighted material of the National Association of Insurance Commissioners, with its permission.

## **IMPORTANT NOTICE:**

- 1. The insurance policy that you are applying to purchase is being issued by an insurer that is not licensed by the State of California. These companies are called “nonadmitted” or “surplus line” insurers.**
- 2. The insurer is not subject to the financial solvency regulation and enforcement that apply to California licensed insurers.**
- 3. The insurer does not participate in any of the insurance guarantee funds created by California law. Therefore, these funds will not pay your claims or protect your assets if the insurer becomes insolvent and is unable to make payments as promised.**
- 4. The insurer should be licensed either as a foreign insurer in another state in the United States or as a non-United States (alien) insurer. You should ask questions of your insurance agent, broker, or “surplus line” broker or contact the California Department of Insurance at the toll-free number 1-800-927-4357 or internet website [www.insurance.ca.gov](http://www.insurance.ca.gov). Ask whether or not the insurer is licensed as a foreign or non-United States (alien) insurer and for additional information about the insurer. You may also visit the NAIC’s internet website at [www.naic.org](http://www.naic.org). The NAIC—the National Association of Insurance Commissioners—is the regulatory support organization created and governed by the chief insurance regulators in the United States.**
- 5. Foreign insurers should be licensed by a state in the United States and you may contact that state’s department of insurance to obtain more information about that insurer. You can find a link to each state from this NAIC internet website: [https://naic.org/state\\_web\\_map.htm](https://naic.org/state_web_map.htm).**

**6. For non-United States (alien) insurers, the insurer should be licensed by a country outside of the United States and should be on the NAIC's International Insurers Department (IID) listing of approved nonadmitted non-United States insurers. Ask your agent, broker, or "surplus line" broker to obtain more information about that insurer.**

**7. California maintains a "List of Approved Surplus Line Insurers (LASLI)." Ask your agent or broker if the insurer is on that list, or view that list at the internet website of the California Department of Insurance: [www.insurance.ca.gov/01-consumers/120-company/07-lasli/lasli.cfm](http://www.insurance.ca.gov/01-consumers/120-company/07-lasli/lasli.cfm).**

**8. If you, as the applicant, required that the insurance policy you have purchased be effective immediately, either because existing coverage was going to lapse within two business days or because you were required to have coverage within two business days, and you did not receive this disclosure form and a request for your signature until after coverage became effective, you have the right to cancel this policy within five days of receiving this disclosure. If you cancel coverage, the premium will be prorated and any broker's fee charged for this insurance will be returned to you.**

**Date: \_\_\_\_\_**

**Insured: Countywide Redevelopment  
Successor Agency Oversight  
Board (San Diego, CA)**

**Signature: \_\_\_\_\_**



Resolution No: OB-2023-021  
Meeting Date: September 21, 2023

A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT  
SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING FISCAL YEAR 2023-2024  
SPECIAL LIABILITY INSURANCE PROGRAM (SLIP) FOR THE COUNTYWIDE  
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

WHEREAS, the Countywide Redevelopment Successor Agency Oversight Board (“Oversight Board”) has been established to direct the county Successor Agencies to take certain actions to wind down the affairs of the Redevelopment Agencies in accordance with California Health and Safety Code; and

WHEREAS, certain actions taken by the Oversight Board may result in legal claims regarding alleged wrongdoing in the performance of the required duties of public officials; and

WHEREAS, the Oversight Board has expressed interest in the renewal policy coverage of a Special Liability Insurance Program (SLIP) that provides coverage against damages and defense costs arising from such claims; and

WHEREAS, the County staff has obtained a satisfactory proposal from Alliant Insurance Services, Inc. providing such coverage for an annual amount of \$9,003.69 in premiums and related fees, reimbursable from Redevelopment Property Tax revenues under Health and Safety Code as an allowable oversight board administrative expense.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board that purchase of the Special Liability Insurance Program (SLIP) insurance policy for Fiscal Year 2023-2024 is approved as stated in the Alliant proposal dated September 2023. Oversight Board staff is hereby authorized to seek reimbursement in the amount of premiums and related fees as described in this resolution.

**PASSED AND ADOPTED** by the Oversight Board at a duly noticed meeting of the Oversight Board held on September 21, 2023.

Approved as to Form and Legality  
By Steven Mattas, Oversight Board Counsel

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Brian Hagerty  
Chair, Oversight Board