

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

**REGULAR MEETING
November 20 2025, 10:00 A.M.
AT 1600 PACIFIC HIGHWAY, SAN DIEGO, ROOM 402A
AGENDA**

Attendance by Virtual Meeting made available.

[Zoom Link](#)

Phone Option: 1-669-444-9171; Meeting ID: 87893548493; Passcode (if prompted): 135246

- 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 October 16, 2025 Regular Meeting
- E. Formation of Consent Calendar – Under this item, the Oversight Board may place action items under Section G on the consent calendar to be voted on in one motion.
- 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 on items on the agenda will be taken as each item comes up. Each speaker is limited to three minutes.
- G. Informational Item(s)
 - 1. Introduction of new Seat 1 Oversight Board Member: Steve Lockett
- H. Action Item(s)
 - 1. APPROVAL OF A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE LAST AND FINAL ROPS FOR THE NATIONAL CITY SUCCESSOR AGENCY FOR THE PERIOD OF JULY 1, 2026 THROUGH JUNE 30, 2033 (ROPS 26-27 THROUGH ROPS 32-33)

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 Office of Economic Development & Government Affairs, 1600 Pacific Highway, Room 152, San Diego, CA 92101.

ASSISTANCE FOR THE DISABLED:

Agendas and records are available in alternative formats upon request. Contact the Office of Economic Development & Government Affairs at (619) 531-5198 with questions or to request a disability-related accommodation. Individuals requiring sign language interpreters should contact the Americans with Disabilities Coordinator at (619) 531-4908. To the extent reasonably possible, requests for accommodation or assistance should be submitted at least 24 hours in advance of the meeting so that arrangements may be made. An area in the front of the room is designated for individuals requiring the use of wheelchair or other accessible devices.

I. Communications Received:

J. Future Agenda Item(s):

1. January 15, 2026 Regular Meeting: Submission and approval of all remaining County of San Diego Successor Agencies' ROPS for FY26-27.

K. Set Future Meeting Date(s): December 18th, 2025 10:00 a.m., January 15th, 2026 10:00 a.m., February 19th, 2026 10:00 a.m.

L. Adjournment

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

**REGULAR MEETING
October 16, 2025, 10:00 A.M.
AT 1600 PACIFIC HIGHWAY, SAN DIEGO, ROOM 402A
Minutes**

A. Call to Order **at 10:00am**

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: Brian Hagerty, Rebecca Jones (attendance Item G onwards), Scott Buxbaum, Daniel Troy, Corinne Wilson

ABSENT: Jesse Robles, Samuel Merrill

C. Pledge of Allegiance

D. Approval of Statement of Proceedings / Minutes of September 18, 2025 Regular Meeting

On motion of Chair Buxbaum and seconded by Troy, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD approved the minutes of September 18, 2025 Regular Meeting. Oversight Board staff did a roll call vote of each OB member to indicate approval or non-approval. ***Motion passed.***

AYES: Hagerty, Buxbaum, Troy, and Wilson

E. Formation of Consent Calendar – Under this item, the Oversight Board may place action items under Section H on the consent calendar to be voted on in one motion. ***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 on items on the 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.***

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G. Action Item(s)

1. APPROVAL OF A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING AMENDMENT NUMBER 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE SAN DIEGO SUCCESSOR AGENCY'S DESIGNATED AGENT AND KIMLEY-HORN AND ASSOCIATES, INC. FOR CIVIL ENGINEERING CONSULTING SERVICES ON THE B STREET PEDESTRIAN CORRIDOR PROJECT

On motion of Chair Buxbaum and seconded by Troy, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD approved the RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING AMENDMENT NUMBER 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE SAN DIEGO SUCCESSOR AGENCY'S DESIGNATED AGENT AND KIMLEY-HORN AND ASSOCIATES, INC. FOR CIVIL ENGINEERING CONSULTING SERVICES ON THE B STREET PEDESTRIAN CORRIDOR PROJECT. Oversight Board staff did a roll call vote of each OB member to indicate approval or non-approval. *Motion passed.*

AYES: Hagerty, Jones, Buxbaum, Troy, Wilson

H. Communications Received:

1. Resignation of Oversight Board Seat 1 Member Brian Hagerty, effective after 10/16/2025. ***Brian Hagerty attended meeting in-person and was acknowledged for service to the Oversight Board.***
2. Appointment of Steve Lockett to Oversight Board Seat 1 by the San Diego County Board of Supervisors, effective 10/17/2025. ***Steve Lockett attended meeting in-person and was introduced.***

I. Future Agenda Item(s):

1. Tentative item: National City Successor Agency, November 2025. ***Oversight Board staff also referenced upcoming consideration of various Successor Agencies' Recognized Obligation Payment Schedules (ROPS) anticipated at the January 2026 regular meeting.***

- J. Set Future Meeting Date(s): November 20, 2025 10:00 a.m., December 18th, 2025 10:00 a.m., January 15th, 2026 10:00 a.m., February 19th, 2026 10:00 a.m.

K. Adjournment **at 10:08am**

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COUNTY OF SAN DIEGO

COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

STEVE LOCKETT

REBECCA JONES

JESSE ROBLES

SCOTT BUXBAUM

DANIEL TROY

SAMUEL MERRILL

CORINNE WILSON

AGENDA ITEM

COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

DATE: November 20, 2025

01

TO: Countywide Redevelopment Successor Agency Oversight Board

SUBJECT: NATIONAL CITY SUCCESSOR AGENCY LAST AND FINAL ROPS

SUMMARY:

Overview

On October 21, 2025, the Board of the National City Successor Agency (Agency) adopted Resolution No. 2025-119, thereby approving the Last and Final ROPS for the Agency. The Last and Final ROPS spans the periods of ROPS 26-27 through ROPS 32-33. The total amount of Redevelopment Property Tax Trust Fund (RPTTF) monies requested over the seven years is \$25,074,220, of which \$24,607,550 is for the remaining principal and interest payments on the Agency's 2017 Refunding Bonds and \$466,070 is for administrative costs.

Recommendation(s)

Adopt the resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE LAST AND FINAL ROPS FOR THE NATIONAL CITY SUCCESSOR AGENCY FOR THE PERIOD OF JULY 1, 2026 THROUGH JUNE 30, 2033 (ROPS 26-27 THROUGH ROPS 32-33)

Fiscal Impact

The Last and Final ROPS covers the seven-year period corresponding to ROPS 26-27 through ROPS 32-33. Obligations under the Last and Final ROPS total \$25,074,220. Annual amounts of RPTTF payments will range from a high of \$3.8 million for ROPS 26-27 down to \$3.3 million for ROPS 32-33. During that same time period, conservative estimates for Pass-Through payments to the affected agencies show them growing from an annual \$7.7 million to \$9.0 million. Likewise, Residual Balance payments are estimated to grow from \$21.3 million to \$24.8 million.

BACKGROUND:

Countywide Redevelopment Successor Agency Oversight Board Template

SUBJECT: NATIONAL CITY SUCCESSOR AGENCY LAST AND FINAL ROPS

Pursuant to Health and Safety Code (HSC) section 34191.6(a), successor agencies that have received a Finding of Completion may file a Last and Final ROPS if all of the following conditions are met:

- The remaining debt is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules including, but not limited to, debt service, loan agreements, and contracts.
- All remaining obligations have been previously listed on the ROPS and approved for payment by Finance pursuant to HSC section 34177 (m) or (o).
- The agency is not a party to outstanding/unresolved litigation, except as specified in HSC section 34191.6 (a) (3).

The National City Successor Agency meets all of those conditions. The only remaining obligations are debt service on the Agency's 2017A Tax Allocation Refunding Bonds and 2017B Taxable Tax Allocation Refunding Bonds, and administrative costs to be paid to the City of National City. The final payment on the Series 2017A bonds will be in August of 2032. The final payment on the Series 2017B bonds will be in August of 2029. The primary administrative costs pertain to financial services (provided both internally and by outside vendors) and the execution of the Long-Range Property Management Plan whereby the City is tasked with the disposition of the former redevelopment agency's properties that were previously acquired for various community development purposes.

Attachment A shows the proposed Last and Final ROPS with the amounts requested for each of the remaining seven periods. The total amount requested over the seven-year period is \$25,074,220. Of that amount, \$24,607,550 is for the remaining principal and interest payments on the 2017 Refunding Bonds and \$466,070 is for administrative costs to be paid to the City of National City. Attachment B details the administrative costs that are included in the Last and Final ROPS. Of note is that amounts for two of the obligations that have previously been listed separately on the ROPS, items 128 (bond disclosure services) and 162 (trustee fees), at \$4,000 each, have been incorporated into the administrative cost component of the Last and Final ROPS. This change will simplify the payment process with respect to these vendors.

Respectfully submitted,

STEVE LOCKETT
Deputy Director, EDGA

ATTACHMENT(S)

A – National City Successor Agency Last and Final ROPS

B – National City Successor Agency Last and Final ROPS Administrative Costs Detail

C – National City Successor Agency Resolution No. 2025-119

D – Oversight Board Resolution NC SA Last and Final ROPS

SUBJECT: NATIONAL CITY SUCCESSOR AGENCY LAST AND FINAL ROPS

AGENDA ITEM INFORMATION SHEET

PREVIOUS RELEVANT BOARD ACTIONS:

N/A

MANDATORY COMPLIANCE:

N/A

CONTACT PERSON(S):

Steve Lockett

Name

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Matthew Ostlund

Name

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Phone

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**Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary
Filed for the July 1, 2026 through June 30, 2033 Period**

Successor Agency: National City
County: San Diego
Initial ROPS Period: 26-27A
Final ROPS Period: 32-33B

Requested Funding for Enforceable Obligations		Total Outstanding Obligation
A	Enforceable Obligations Funded as Follows (B+C)	\$-
B	Bond Proceeds	-
C	Other Funds	-
D	Redevelopment Property Tax Trust Fund (RPTTF) (E+F)	\$25,074,220
E	RPTTF	24,607,550
F	Administrative RPTTF	466,670
G	Total Outstanding Obligations (A+D)	\$25,074,220

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

National City
Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary by ROPS Period
July 1, 2026 through June 30, 2033

A Period July - December					
ROPS Period	Fund Sources				Six-Month Total
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	
	\$-	\$-	\$23,759,838	\$233,335	\$23,993,173
ROPS 26-27A	-	-	3,463,125	35,104	\$3,498,229
ROPS 27-28A	-	-	3,414,660	35,737	\$3,450,397
ROPS 28-29A	-	-	3,446,313	36,385	\$3,482,698
ROPS 29-30A	-	-	3,437,085	37,050	\$3,474,135
ROPS 30-31A	-	-	3,469,475	37,731	\$3,507,206
ROPS 31-32A	-	-	3,244,792	27,276	\$3,272,068
ROPS 32-33A	-	-	3,284,388	24,052	\$3,308,440

B Period January - June						Twelve-Month Total
ROPS Period	Fund Sources				Six-Month Total	
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF		
	\$-	\$-	\$847,712	\$233,335	\$1,081,047	\$25,074,220
ROPS 26-27B	-	-	241,660	35,104	\$276,764	\$3,774,993
ROPS 27-28B	-	-	202,312	35,737	\$238,049	\$3,688,446
ROPS 28-29B	-	-	162,085	36,385	\$198,470	\$3,681,168
ROPS 29-30B	-	-	121,475	37,050	\$158,525	\$3,632,660
ROPS 30-31B	-	-	79,792	37,731	\$117,523	\$3,624,729
ROPS 31-32B	-	-	40,388	27,276	\$67,664	\$3,339,732
ROPS 32-33B	-	-	-	24,052	\$24,052	\$3,332,492

National City
Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail
July 1, 2026 through June 30, 2033
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstaning Obligation
								\$25,074,220
87	Personnel and Admin Costs	Admin Costs	07/01/2026	06/30/2033	City of National City	Personnel and other support services for SA	Merged	466,670
128	Contract for Financial Analysis	Fees	02/01/2017	06/30/2033	NHA Advisors	Financial and bond adviser/annual disclosure	Merged	-
162	Bonds	Fees	07/01/2019	06/30/2033	Bank of New York	Fiscal Agent Fees	Merged	-
180	2017 Tax Allocation Refunding Bond - Series A Principal Payment	Refunding Bonds Issued After 6/27/12	09/27/2017	08/01/2032	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 2005B and 2011 TABs (replaces Items 3 and 4)	Merged	21,660,000
181	2017 Tax Allocation Refunding Bond - Series A Interest Payment	Refunding Bonds Issued After 6/27/12	09/27/2017	08/01/2032	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 2005B and 2011 TABs (replaces Items 3 and 4)	Merged	1,929,975
182	2017 Tax Allocation Refunding Bond - Series B Principal Payment	Refunding Bonds Issued After 6/27/12	09/27/2017	08/01/2029	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 1999 TAHBs (replaces Item 1)	Merged	971,000
183	2017 Tax Allocation Refunding Bonds - Series B Interest Payment	Refunding Bonds Issued After 6/27/12	09/27/2017	08/01/2029	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 1999 TAHBs (replaces Item 1)	Merged	46,575

A	L	M	P	Q	T	U	X	Y	AB	AC	AF	AG	AJ	AK	AN	AO	AR	AS
	26-27A (Jul-Dec)		26-27B (Jan-Jun)		27-28A (Jul-Dec)		27-28B (Jan-Jun)		28-29A (Jul-Dec)		28-29B (Jan-Jun)		29-30A (Jul-Dec)		29-30B (Jan-Jun)		30-31A (Jul-Dec)	
Item #	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF
	\$3,463,125	\$35,104	\$241,660	\$35,104	\$3,414,660	\$35,737	\$202,312	\$35,737	\$3,446,313	\$36,385	\$162,085	\$36,385	\$3,437,085	\$37,050	\$121,475	\$37,050	\$3,469,475	\$37,731
87	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
162	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	2,949,000	-	-	-	2,933,000	-	-	-	2,998,000	-	-	-	3,023,000	-	-	-	3,348,000	-
181	269,667	-	232,952	-	232,952	-	196,436	-	196,436	-	159,111	-	159,111	-	121,475	-	121,475	-
182	233,000	-	-	-	240,000	-	-	-	246,000	-	-	-	252,000	-	-	-	-	-
183	11,458	-	8,708	-	8,708	-	5,876	-	5,877	-	2,974	-	2,974	-	-	-	-	-

Successor Agency to the Community Development Commission
as the National City Redevelopment Agency
Administrative Budget Detail: Last and Final ROPS: 26-27 through 32-33

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

	ROPS 26-27			ROPS 27-28			ROPS 28-29			ROPS 29-30			ROPS 30-31			ROPS 31-32			ROPS 32-33		
	Annual Salaries & Benefits	% Allocated	Annual Cost	Annual Salaries & Benefits	% Allocated	Annual Cost	Annual Salaries & Benefits	% Allocated	Annual Cost	Annual Salaries & Benefits	% Allocated	Annual Cost	Annual Salaries & Benefits	% Allocated	Annual Cost	Annual Salaries & Benefits	% Allocated	Annual Cost	Annual Salaries & Benefits	% Allocated	Annual Cost
Personnel*																					
City Manager/Executive Director	\$ 328,923	2.0%	\$ 6,578	337,146	2.0%	\$ 6,743	345,574	2.0%	\$ 6,911	354,214	2.0%	\$ 7,084	363,069	2.0%	\$ 7,261	372,146	1.0%	\$ 3,721	381,449	0.5%	\$ 1,907
Community Development Director	\$ 227,755	2.0%	4,555	233,449	2.0%	4,669	239,285	2.0%	4,786	245,267	2.0%	4,905	251,399	2.0%	5,028	257,684	1.0%	2,577	264,126	0.5%	1,321
Finance Director	\$ 236,263	1.0%	2,363	242,169	1.0%	2,422	248,223	1.0%	2,482	254,429	1.0%	2,544	260,790	1.0%	2,608	267,309	1.0%	2,673	273,992	1.0%	2,740
Financial Services Officer	\$ 181,630	0.5%	908	186,171	0.5%	931	190,825	0.5%	954	195,596	0.5%	978	200,486	0.5%	1,002	205,498	0.5%	1,027	210,635	0.5%	1,053
Budget Manager	\$ 178,760	0.5%	894	183,229	0.5%	916	187,810	0.5%	939	192,505	0.5%	963	197,318	0.5%	987	202,251	0.5%	1,011	207,307	0.5%	1,037
Senior Accountant	\$ 129,765	2.0%	2,595	133,009	2.0%	2,660	136,334	2.0%	2,727	139,743	2.0%	2,795	143,236	2.0%	2,865	146,817	2.0%	2,936	150,488	2.0%	3,010
Accountant	\$ 114,390	2.0%	2,288	117,250	2.0%	2,345	120,181	2.0%	2,404	123,186	2.0%	2,464	126,265	2.0%	2,525	129,422	2.0%	2,588	132,657	2.0%	2,653
Administrative Technician	\$ 100,245	1.0%	1,002	102,751	1.0%	1,028	105,320	1.0%	1,053	107,953	1.0%	1,080	110,652	1.0%	1,107	113,418	1.0%	1,134	116,253	1.0%	1,163
Real Property Agent	\$ 108,240	10.0%	10,824	110,946	10.0%	11,095	113,720	10.0%	11,372	116,563	10.0%	11,656	119,477	10.0%	11,948	122,464	5.0%	6,123	125,525	2.5%	3,138
Various as needed - LRPMP	N/A	N/A	12,000	N/A	N/A	12,300	N/A	N/A	12,608	N/A	N/A	12,923	N/A	N/A	13,246	N/A	N/A	6,600	N/A	N/A	6,765
Total Personnel			\$ 44,008			\$ 45,108			\$ 46,236			\$ 47,391			\$ 48,576			\$ 30,392			\$ 24,786
Maintenance & Operations																					
Professional Services**			\$ 18,400			\$ 18,400			\$ 18,400			\$ 18,400			\$ 18,400			\$ 18,400			\$ 18,400
Misc. expenses (supplies, emergent costs)			1,200			1,200			1,200			1,200			1,200			1,200			1,200
Total M&O			\$ 19,600			\$ 19,600			\$ 19,600			\$ 19,600			\$ 19,600			\$ 19,600			\$ 19,600
Allocated Costs***																					
			\$ 6,601			\$ 6,766			\$ 6,935			\$ 7,109			\$ 7,286			\$ 4,559			\$ 3,718
Grand Total			\$ 70,209			\$ 71,474			\$ 72,771			\$ 74,100			\$ 75,463			\$ 54,551			\$ 48,104

* Personnel responsibilities include, but are not limited to, executing the Long Range Property Management Plan (LRPMP); managing contracts with service providers; managing the debt service payments and payments to service providers; accounting for all transactions of the SA in the general ledger; and preparing annual financial statements. All personnel costs are estimates and exclude overhead costs. Personnel costs are assumed to increase by 2.5% per year. Personnel costs decline during the last two years because it is expected that activity related to executing the LRPMP will be substantially winding down.

** Professional Services include a share of the costs for the City's annual audit, a splitting of costs between the City and the Successor Agency for a consultant that provides assessed value and property tax analytics for all parcels within National City, the Successor Agency's share of costs for bond disclosure services and the compensation to the trustee bank for making the scheduled debt service payments to bondholders.

*** Allocated costs, estimated at 15% of personnel costs, include various central support functions, including Information Technology, City Clerk (agenda and records management), City Attorney (legal guidance), Risk Management, and Facilities Maintenance.

RESOLUTION NO. 2025 – 119

RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY APPROVING THE LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR THE SEVEN ROPS PERIODS BEGINNING JULY 1, 2026 THROUGH JUNE 30, 2033 WITH OBLIGATIONS TOTALING \$25,074,222, AND APPROVING THE SUBMITTAL OF THE LAST AND FINAL ROPS TO THE COUNTY OF SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD.

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 CDC, acting in its capacity as the Redevelopment Agency of the City of National City, is referred to herein as the “CDC-RDA”; and

WHEREAS, all California redevelopment agencies, including the Redevelopment Agency, were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, pursuant to AB 26, the City Council 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 of National City. The Successor Agency formally named itself the “Successor Agency to the Community Development Commission as the National City Redevelopment Agency”; and

WHEREAS, Health and Safety Code section 34177(l) requires each successor agency to prepare a Recognized Obligation Payment Schedule (ROPS) prior to each upcoming fiscal period and submit it for approval to its oversight board; and

WHEREAS, Health and Safety Code section 34191.6(a) permits successor agencies that have received a finding of completion to file a Last and Final ROPS that covers all remaining periods if all of the following conditions are met: 1) the remaining debt is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules including, but not limited to, debt service, loan agreements, and contracts; 2) all remaining obligations have been previously listed on the ROPS and approved for payment by Finance pursuant to HSC section 34177 (m) or (o); and 3) the agency is not a party to outstanding/unresolved litigation, except as specified in HSC section 34191.6 (a) (3).

WHEREAS, the National City Successor Agency meets all of those conditions and wishes to file a Last and Final ROPS covering the seven ROPS periods beginning with ROPS 26-27 and ending with ROPS 32-33;

WHEREAS, the Executive Director has prepared a Last and Final Recognized Obligation Payment Schedule, attached as Exhibit A, for the seven ROPS periods from ROPS 26-27 through ROPS 32-33 with obligations totaling \$25,074,220; and

WHEREAS, the \$25,074,220 includes \$24,607,550 for the remaining debt service payments on the Successor Agency's 2017 Refunding Bonds (Series A and Series B), and \$466,670 for administrative costs; and

WHEREAS, said administrative costs are detailed by year in Exhibit B; and

WHEREAS, the Last and Final ROPS, including the administrative costs detail, shall hereafter be submitted for review and approval to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board (Oversight Board) as required by Health and Safety Code section 34191.6 (b); and

WHEREAS, upon approval by the Oversight Board, the Last and Final ROPS will be submitted to the California Department of Finance for final authorization as well as to the County's Chief Administrative Officer and Auditor and Controller as required by Health and Safety Code section 34191.6 (b); and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the City's environmental guidelines; and

WHEREAS, this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines; and

WHEREAS, all of the prerequisites with respect to the adoption of this Resolution have been met.

NOW, THEREFORE, THE BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY REDEVELOPMENT AGENCY DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

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

Section 2: The Successor Agency's Last and Final ROPS, which is attached hereto as Exhibit "A", is approved.

Section 3: The Successor Agency's Last and Final ROPS Administrative Budget, which is attached hereto as Exhibit "B", is approved.

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

(i) submit the Last and Final ROPS to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board for approval in such format as may be directed by the Oversight Board or the County of San Diego; and

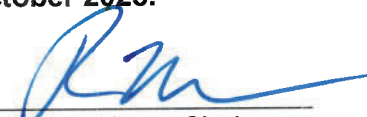
(ii) take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency; and

(ii) take such other actions and execute such other documents as are necessary to comply with or to conform to the direction, guidance, and/or requirements related to Last and Final ROPS by the Oversight Board, State Department of Finance, or other reviewing agencies.

Section 4: The Successor Agency determines that this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines.


Section 5: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 21st day of October 2025.



Ron Morrison, Chair

ATTEST:

for 

Shelley Chapel, MMC, City Clerk as
Secretary to the Successor Agency

APPROVED AS TO FORM:



Barry J. Schultz, City Attorney
Successor Agency Counsel

Passed and adopted by the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency on October 21, 2025, by the following vote, to-wit:


Ayes: Molina, Rodriguez, Yamane, Bush, Morrison
Nays: None.
Absent: None.
Abstain: None.

AUTHENTICATED BY: RON MORRISON
Chair of the Board of the Successor Agency,
City of National City, California

SHELLEY CHAPEL
Secretary of the Board of the Successor
Agency, City of National City, California



BY:

for 
Shelley Chapel, MMC, City Clerk

A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT
SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE LAST AND
FINAL ROPS FOR THE NATIONAL CITY SUCCESSOR AGENCY FOR THE
PERIOD OF JULY 1, 2026 THROUGH JUNE 30, 2033 (ROPS 26-27 THROUGH
ROPS 32-33)

WHEREAS, Health and Safety Code section 34191.6(a) permits successor agencies that have received a finding of completion to file a Last and Final ROPS that covers all remaining periods if all of the following conditions are met: 1) the remaining debt is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules including, but not limited to, debt service, loan agreements, and contracts; 2) all remaining obligations have been previously listed on the ROPS and approved for payment by Finance pursuant to HSC section 34177 (m) or (o); and 3) the agency is not a party to outstanding/unresolved litigation, except as specified in HSC section 34191.6 (a) (3); and

WHEREAS, the National City Successor Agency meets all of those conditions and has prepared a Last and Final Recognized Obligation Payment Schedule (ROPS) for the periods of ROPS 26-27 through ROPS 32-33; and

WHEREAS, pursuant to Health and Safety Code section 34191.6 (b), the Last and Final ROPS must be reviewed and approved by the Oversight Board before it can be submitted to the State Department of Finance for its approval; and

WHEREAS, on October 21, 2025, the National City Successor Agency approved the Last and Final ROPS and authorized its submittal to the Oversight Board for approval.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board that the National City Successor Agency Last and Final ROPS is approved.

IT IS FURTHER RESOLVED that the approved Last and Final ROPS shall be submitted to the State Department of Finance, the County of San Diego Chief Administrative Officer, and the County of San Diego Auditor and Controller, and posted on the Successor Agency's website.

PASSED AND ADOPTED by the Oversight Board at a duly noticed meeting of the Oversight Board held on November 20, 2025.

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

Scott Buxbaum
Chair, Oversight Board