

**AGENDA  
REGULAR MEETING  
REDONDO BEACH COMMUNITY FINANCING AUTHORITY  
TUESDAY, DECEMBER 2, 2025 - 6:00 P.M.  
REDONDO BEACH CITY COUNCIL CHAMBERS  
415 DIAMOND STREET**

The Community Financing Authority, a joint powers authority was formed on January 31, 2012, for the purpose of assisting in providing financing, for purposes which are authorized by law and which could finance, lease, own, operate and maintain public capital improvements for any of its members, or to be owned by any of its members.

**CALL MEETING TO ORDER**

**ROLL CALL**

**A. APPROVAL OF ORDER OF AGENDA**

**B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION**

**B1. BLUE FOLDER ITEMS**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

**C. CONSENT CALENDAR**

*Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Authority Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion following Oral Communications.*

**C1. APPROVAL OF AFFIDAVIT OF POSTING** for the Regular Community Financing Authority meeting of December 2, 2025.

**C2. APPROVAL OF MOTION TO READ BY TITLE ONLY** and waive further reading of all Ordinances and Resolutions listed on the agenda.

**C3. APPROVAL OF MINUTES**

a. Regular Meeting of November 4, 2025.

**C4. APPROVAL OF CHECK NUMBERS 000571-000573 IN THE AMOUNT OF \$13,033.57.**

**D. EXCLUDED CONSENT CALENDAR ITEMS**

**E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

*This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Community Financing Authority. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.*

**F. EX PARTE COMMUNICATIONS**

**G. PUBLIC HEARINGS**

**H. OLD BUSINESS**

**I. NEW BUSINESS**

**J. MEMBERS ITEMS AND REFERRALS TO STAFF**

**K. ADJOURNMENT**

The next meeting of the Redondo Beach Community Financing Authority will be a regular meeting to be held at 6:00 p.m. on Tuesday, January 6, 2026, in the Redondo Beach City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

*It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant of this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis. An Agenda Packet is available 24 hours a day at [www.redondo.org](http://www.redondo.org) under the City Clerk and during City Hall hours. Agenda Packets are also available for review in the Office of the City Clerk.*

*Any writings or documents provided to a majority of the members of the Authority regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street during normal business hours*



City Clerk  
415 Diamond Street  
Redondo Beach CA 90277

Tel: 310.318.0656

Redondo.org

STATE OF CALIFORNIA           )  
COUNTY OF LOS ANGELES    )     SS  
CITY OF REDONDO BEACH       )

### **AFFIDAVIT OF POSTING**

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body	Community Financing Authority
Posting Type	Regular Meeting Agenda
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Adjacent to Council Chambers
Meeting Date & Time	December 2, 2025 6:00 p.m. Open Session

As City Clerk of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

*Eleanor Manzano, City Clerk*  
*Redondo Beach Community Financing Authority*

Date: November 24, 2025

**MOTION TO READ BY TITLE ONLY**

and waive further reading of all  
Ordinances and Resolutions on the Agenda.

Recommendation - Approve



Minutes  
Redondo Beach Community Financing Authority  
Tuesday, November 4, 2025  
Regular Meeting 6:00 p.m.

## **REGULAR MEETING OF THE REDONDO BEACH COMMUNITY FINANCING AUTHORITY**

### **CALL MEETING TO ORDER**

Chair Light called a Regular Meeting of the Redondo Beach Community Financing Authority (RBCFA) to order at 6:58 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

### **ROLL CALL**

RBCFA Members Present: Waller, Castle, Kaluderovic, Obagi, Behrendt,  
Chair Light

Officials Present: Eleanor Manzano, City Clerk  
Mike Witzansky, City Manager  
Joy Ford, City Attorney  
Melissa Villa, Analyst/Liaison

### **A. APPROVAL OF ORDER OF AGENDA**

Motion by Member Kaluderovic, seconded by Member Castle, to approve the order of the agenda as presented.

Motion carried 5-0 by voice vote.

### **B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION - None**

#### **B.1. BLUE FOLDER ITEMS – None**

### **C. CONSENT CALENDAR**

**C.1. APPROVAL OF AFFIDAVIT OF POSTING for the Regular Community Financing Authority meeting of November 4, 2025.**

**C.2. APPROVAL OF MOTION TO READ BY TITLE ONLY and waive further reading of all Ordinances and Resolutions listed on the agenda.**

#### **C.3. APPROVAL OF MINUTES**

**a. Regular Meeting of October 7, 2025.**

**C.4. APPROVAL OF CHECK NUMBER 000569 AND 000570 IN THE TOTAL AMOUNT OF \$12,531.40.**

Motion by Member Waller, seconded by Member Castle, to approve the order of the Consent Calendar.

Chair Light invited public comment.

City Clerk Manzano reported no eComments or Zoom attendees.

Motion carried 5-0 by voice vote.

**D. EXCLUDED CONSENT CALENDAR ITEMS - None**

**E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

Chair Light invited public comment.

City Clerk Manzano reported no eComments and no one on Zoom.

**D. EXCLUDED CONSENT CALENDAR ITEMS - None**

**E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**F. EX PARTE COMMUNICATIONS - None**

**G. PUBLIC HEARINGS - None**

**H. OLD BUSINESS - None**

**I. NEW BUSINESS - None**

**J. MEMBERS ITEMS AND REFERRALS TO STAFF - None**

**K. ADJOURNMENT – 7:00 P.M.**

There being no further business to come before the Redondo Beach Community Financing Authority, Member Waller motioned, seconded by Member Castle, to adjourn the meeting at 7:00 p.m. to the Regular Meeting of the City Council.

Motion carried 5-0 by voice vote.

The next meeting of the Redondo Beach Community Financing Authority will be a regular meeting to be held at 6:00 p.m. on Tuesday, December 2, 2025, in the Redondo Beach City Hall Council Chambers,

415 Diamond Street, Redondo Beach, California.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

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Eleanor Manzano, CMC  
City Clerk



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# Administrative Report

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Authority Action Date: December 2, 2025

**To: CHAIRMAN & MEMBERS OF THE COMMUNITY FINANCING AUTHORITY**

**From: STEPHANIE MEYER, FINANCE DIRECTOR**

**Subject: CHECK APPROVAL**

## **RECOMMENDATION**

Approve check numbers 000571-000573 in the total amount of \$13,033.57.

## **EXECUTIVE SUMMARY**

The attached Summary Check Register lists check 000571 in the amount of \$1,119.92, 000572 in the amount of \$657.47, and 000573 in the amount of \$11,256.18 for a total amount of \$13,033.57 to reimburse the City for expenses paid by the City on behalf of the Community Financing Authority and to pay Kincaid's property tax.

## **BACKGROUND**

The Redondo Beach Public Financing Authority ("PFA"), a joint powers authority, was formed on June 25, 1996, to provide financing for capital improvement projects. The former Redevelopment Agency of the City Redondo Beach, now known as the Successor Agency ("Agency"), joined with the City to form the PFA. The PFA operated rental property and issued bonds to provide funds for public capital improvements. The PFA has the same governing board as the City, which also performs all accounting and administrative functions for the PFA. With the elimination of the City's Redevelopment Agency, the Public Financing Authority has been renamed the Community Financing Authority ("CFA").

In 1997, the City leased the Pier pad known as 500 Fisherman's Wharf to the PFA. The PFA leased the site and acts as building owner and landlord to its tenant, RUI One Corp. ("RUI" dba Kincaid's). In negotiating the lease, the City was to own the building, but did not have the funding available to build the building. RUI had the ability to build the restaurant building at a lower cost than the City, and the PFA was able to obtain a loan to purchase the building. Thus, RUI built the restaurant building and the PFA utilized loan funds to purchase the building from RUI at completion.

Per the lease agreement, the City is responsible for the cost of monthly service costs for water, sewer, and trash; possessory interest taxes; common area expenses as defined;



**Administrative Report**

Check Approval

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and the repairs to the structural portions of the Building. On a monthly basis, the City is reimbursed for such expenses by the CFA.

Payments to the City of Redondo Beach on check numbers 000571 and 000572 are for the October 2025 water utility bill (\$1,119.92) and sewer fees (\$657.47) respectively. Check number 000573, payable to Los Angeles County, is for the second installment the FY 2025-26 property tax assessment for the Kincaid's property (\$11,256.18).

**COORDINATION**

Disbursement of the checks will be coordinated with Financial Services.

**FISCAL IMPACT**

Check number 000571 to 000573 total \$13,033.57.

Submitted by:  
*Stephanie Meyer, Finance Director*

Approved for forwarding by:  
*Mike Witzansky, City Manager*

**Attachment:**

- Summary Check Register

**COMMUNITY FINANCING AUTHORITY**  
**Summary Check Register**

DATE	CHECK NO	AMOUNT	PAYEE	DESCRIPTION
12/02/25	000571	\$ 1,119.92	City of Redondo Beach	Reimbursement (Water Utility)-October 2025
12/02/25	000572	\$ 657.47	City of Redondo Beach	Sewer Fee (July - September 2025)
12/02/25	000573	\$ 11,256.18	Los Angeles County Tax Collector	FY 25-26 2nd Installment Property Tax
		<u><b>\$ 13,033.57</b></u>		