

**THIS VIRTUAL MEETING IS HELD PURSUANT TO  
EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR  
NEWSOM ON MARCH 17, 2020**

**AGENDA  
SPECIAL MEETING  
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY  
OF THE CITY OF REDONDO BEACH  
TUESDAY, JANUARY 19, 2021 - 6:00 P.M.  
REDONDO BEACH CITY COUNCIL CHAMBERS  
415 DIAMOND STREET**

*Per Redondo Beach City Council Resolution No. CC-1201-561 the Redondo Beach City Council became the Successor Agency to the Redevelopment Agency of the City of Redondo Beach Pursuant To Part 1.85 of Division 24 of the California Health and Safety Code Acting as the Successor Agency to the Redevelopment Agency.*

**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 AGENCY 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 Successor Agency to the Former Redevelopment Agency of the City of Redondo Beach meeting of January 19, 2021.

**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 THE MINUTES OF THE:**  
a. Special Meeting of June 16, 2020.

**C4. ADOPT BY TITLE ONLY RESOLUTION NO. SA-2101-01, A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34177(I).**

CONTACT: MARNI RUHLAND, FINANCE DIRECTOR

**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 Successor Agency to the Former Redevelopment Agency. 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**

*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*



Eleanor Manzano  
City Clerk

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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	Successor Agency
Posting Type	Special Meeting Agenda
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ City Hall Kiosk
Meeting Date & Time	January 19, 2021 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: January 14, 2021

**MOTION TO READ BY TITLE ONLY**

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

Recommendation - Approve



## **CALL TO ORDER**

Via Teleconference, A Special Meeting of the Successor Agency was called to order by Chairman Brand at 6:10 p.m., in the City Hall Council Chamber, 415 Diamond Street.

## **ROLL CALL**

Members Present: Nehrenheim, Loewenstein, Horvath, Emdee, Gran, Chairman Brand  
Members Absent: None  
Officials Present: Eleanor Manzano, City Clerk  
Michael W. Webb, City Attorney  
Joe Hoefgen, City Manager  
Vickie Kroneberger, Chief Deputy City Clerk

## **APPROVAL OF ORDER OF AGENDA**

It was the consensus of the Agency to approve the Order of Agenda as presented. Motion carried unanimously.

## **ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION**

## **BLUE FOLDER ITEMS – NONE**

## **CONSENT CALENDAR**

### **C. CONSENT CALENDAR**

- C1. APPROVAL OF AFFIDAVIT OF POSTING** for the Special Meeting of the Successor Agency to the Former Redevelopment Agency of the City of Redondo Beach meeting of June 16, 2020.
- C2. APPROVAL OF MOTION TO READ BY TITLE ONLY** and waive further reading of all Ordinances and Resolutions listed on the agenda.
- C3. APPROVAL THE MINUTES OF THE:**
  - a. Special Meeting of January 21, 2020.
- C4. ADOPT RESOLUTION NO. SA-2006-02, A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDONDO BEACH APPROVING AND ADOPTING THE ADMINISTRATIVE BUDGET PURSUANT TO HEALTH AN SAFETY COE SECTION 34177(J).**

Chairman Brand called for public comment via eComment. There being no comments, Chairman Brand closed the public comment period.

Motion by Member Horvath, seconded by Member Loewenstein, to approve Consent Calendar items C1 through C4. Motion carried unanimously with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee

NOES: None

ABSENT: None

City Clerk Manzano read Resolution No. SA-2006-02 by title only.

**EXCLUDED CONSENT CALENDAR ITEMS – NONE**

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

Chairman Brand called for public comment via eComment. There being no comments, Chairman Brand closed the public comment period.

**EX PARTE COMMUNICATIONS – NONE**

**PUBLIC HEARINGS – NONE**

**OLD BUSINESS – NONE**

**NEW BUSINESS – NONE**

**MEMBER ITEMS AND REFERRALS TO STAFF – NONE**

**ADJOURNED 6:15 P.M.**

There being no further business to come before the Agency, Member Horvath moved, seconded by Member Nehrenheim, to adjourn the meeting at 6:15 p.m. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Gran, Emdee

NOES: None

ABSENT: None

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Bill Brand, Chairman

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Joe Hoefgen  
Executive Director/Secretary



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# Administrative Report

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Agency Action Date: January 19, 2021

**To: CHAIRMAN AND MEMBERS OF THE SUCCESSOR AGENCY**

**From: MARNI RUHLAND, FINANCE DIRECTOR**

**Subject: CONSIDERATION OF RESOLUTION TO APPROVE AND ADOPT A  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34177(I)**

## **RECOMMENDATION**

Adopt the attached resolution by the title only, waiving further reading: A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34177(I).

## **EXECUTIVE SUMMARY**

The City of Redondo Beach became the Successor Agency to the Redevelopment Agency of the City of Redondo Beach effective February 1, 2012. Pursuant to AB 1X 26, one of the responsibilities of the Successor Agency is to prepare a Recognized Obligation Payment Schedule ("ROPS") and submit it first to the oversight board for its approval, then to the County Auditor-Controller, the County Administrative Officer, the State Controller, and the State Department of Finance. The ROPS approved by the oversight board is also to be posted on the City's website.

## **BACKGROUND**

On June 28, 2011, as part of the 2011-2012 State of California budget, companion bills Assembly Bill 1X 26 ("AB 26") and Assembly Bill 1X 27 ("AB 27") were enacted, dissolving the Redevelopment Agency of the City of Redondo Beach ("Agency"), unless the City of Redondo Beach ("City") elected to participate in the "Alternative Voluntary Redevelopment Program" established by AB 27 and paid an annual "community remittance" payment to the County of Los Angeles. On July 18, 2011, a Petition for Writ of Mandate was filed in the Supreme Court of the State of California in the matter of California Redevelopment Association, et al. v. Ana Matosantos, et al., Case No. S194861 ("Legal Action"), challenging the constitutionality of AB 26 and AB 27 on behalf of cities, counties and redevelopment agencies. On December 29, 2011, the Supreme Court issued its opinion in the Legal Action, upholding AB 26, invalidating AB 27, extending certain statutory deadlines under Health and Safety Code Sections 34170 through 34191, and dissolving all redevelopment agencies throughout the State, effective February 1, 2012.



The City elected to become the Successor Agency to the Agency by Resolution No. CC-1201-561, dated January 10, 2012. One of the responsibilities of the City, as Successor Agency, is to prepare a Recognized Obligation Payment Schedule ("ROPS"), which sets forth the nature, amount, and source(s) of payment of all "enforceable obligations" of the Agency (as defined by law) to be paid by the Successor Agency after the Agency's dissolution, covering the forward-looking one fiscal year, which is to cover the period from July 1, 2021 through June 30, 2022. Only payments required pursuant to the ROPS may be made by the Successor Agency after May 1, 2012.

The "enforceable obligations" listed in the ROPS may include the following: bonds; loans legally required to be repaid pursuant to a payment schedule with mandatory repayment terms; payments required by the federal government, preexisting obligations to the state or obligations imposed by state law; judgments, settlements or binding arbitration decisions that bind the agency; legally binding and enforceable agreements or contracts; contracts or agreements necessary for the continued administration or operation of the agency, including agreements to purchase or rent office space, equipment and supplies; and amounts borrowed from or payments owing to the Low and Moderate Income Housing Fund of a redevelopment agency, which had been deferred as of June 29, 2011. However, the ROPS is to exclude pass-through payments to be made by the county after dissolution of the Agency and any agreements, contracts or arrangements between the City and the Agency, except any of the following agreements between the City and the Agency: (1) any written agreements between the City and the Agency entered into prior to December 31, 2010, solely for the purpose of securing or repaying indebtedness obligations to third parties; and (2) loan agreements entered into between the Agency and the City within two years of the date of creation of the Agency.

Pursuant to Health and Safety Code section 34177(l)(2), as modified by the Supreme Court's opinion in the Legal Action, the City, as Successor Agency, is required to prepare a ROPS covering the period from July 1, 2021 through June 30, 2022, by February 1, 2021. The ROPS is submitted to and duly approved by the Los Angeles County 4<sup>th</sup> Supervisorial District Consolidated Oversight Board ("Approved ROPS"). The Approved ROPS is finally submitted to the County Auditor-Controller, the County Administrative Officer, the State Controller's Office and the State Department of Finance, and posted on the City's website.

Staff has prepared the ROPS covering the period from July 1, 2021 through June 30, 2022. It consists of the following forms:

- The Summary Form summarizes funding totals from the Detail Form for the fiscal year.
- The Detail Form lists the outstanding obligations, debts and payments scheduled by funding source.
- The Report of Cash Balances Form calculates the Successor Agency's actual cash balance as of June 30, 2019.
- The Notes Form is optionally used to explain unique circumstances or to add detail for the current ROPS line items.



January 19, 2021

**COORDINATION**

This report required coordination with the Financial Services Department and the City Manager's Office. The City Attorney has approved the resolution as to form.

**FISCAL IMPACT**

The total Redevelopment Property Tax Trust Fund (RPTTF) funding for the period of July 1, 2021 through June 30, 2022 is estimated to be \$2,399,883.

Submitted by:  
*Marni Ruhland, Finance Director*

Approved for forwarding:  
*Joe Hoefgen, City Manager*

Attachment:

- Resolution

**RESOLUTION NO. SA-2101-01**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO  
THE FORMER REDEVELOPMENT AGENCY OF  
THE CITY OF REDONDO BEACH, CALIFORNIA  
APPROVING AND ADOPTING A RECOGNIZED  
OBLIGATION PAYMENT SCHEDULE PURSUANT  
TO CALIFORNIA HEALTH AND SAFETY CODE  
SECTION 34177(I)**

WHEREAS, pursuant to California Health and Safety Code ("Health and Safety Code") section 34173(d), the City of Redondo Beach ("Successor Agency") elected to become the successor agency to the Redevelopment Agency of the City of Redondo Beach by Resolution No. CC-1201-561 on January 10, 2012; and

WHEREAS, Health and Safety Code section 34177(m) requires the Successor Agency to prepare a recognized obligation payment schedule ("ROPS") covering the period of July 1, 2021 to June 30, 2022, at least 90 days before the date of property tax distribution, which the City Department of Finance has determined to be February 1, 2021; and

WHEREAS, Health and Safety Code section 34177(l)(2) requires the Successor Agency to submit the ROPS to the Successor Agency's oversight board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS ("Approved ROPS") to the Los Angeles County ("County") Auditor-Controller, the County Administrative Officer, the California State ("State") Controller, and the State Department of Finance, the Successor's Agency's oversight board, and post the Approved ROPS on the Successor Agency's website; and

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

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. The approval of the ROPS through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The City Clerk is authorized and directed to file a Notice of Exemption with the appropriate official of the County of Los Angeles, California, within five (5) days following the date of adoption of this Resolution.

SECTION 3. The Successor Agency approves and adopts the ROPS, in substantially in the form attached to this Resolution as Exhibit "A", as required by Health and Safety Code Section 34177.

SECTION 4. The City Manager is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS, including submitting the ROPS to the County Auditor-Controller, the County Administrative Officer, the State Controller, State Department of Finance, and the Successor Agency's oversight board, and following approval of the ROPS by the oversight board, submitting the approved ROPS to the County Auditor-Controller, the County Administrative Officer, the State Controller, and the State Department of Finance, and posting the approved ROPS on the Successor Agency's website.

SECTION 5. The City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 19th day of January, 2021.

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William C. Brand, Chairman  
Redondo Beach Successor Agency

APPROVED AS TO FORM:

ATTEST:

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Michael W. Webb, City Attorney

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Eleanor Manzano, CMC, City Clerk



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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. SA-2101-01 was passed and adopted by the Successor Agency of the City of Redondo Beach, California, at a special meeting of said Agency held on the 19<sup>th</sup> day of January, 2021, and thereafter signed and approved by the Chairman and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Eleanor Manzano, CMC  
City Clerk

**Recognized Obligation Payment Schedule (ROPS 21-22) - Summary**  
**Filed for the July 1, 2021 through June 30, 2022 Period**

**Successor Agency:** Redondo Beach

**County:** Los Angeles

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>21-22A Total (July - December)</b>	<b>21-22B Total (January - June)</b>	<b>ROPS 21-22 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 273,135</b>	<b>\$ 2,126,748</b>	<b>\$ 2,399,883</b>
F RPTTF	148,135	2,001,748	2,149,883
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 273,135</b>	<b>\$ 2,126,748</b>	<b>\$ 2,399,883</b>

**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

**Redondo Beach**  
**Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail**  
**July 1, 2021 through June 30, 2022**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$18,066,597		\$2,399,883	\$-	\$-	\$-	\$148,135	\$125,000	\$273,135	\$-	\$-	\$-	\$2,001,748	\$125,000	\$2,126,748
2	1996 Tax Allocation Bonds	Revenue Bonds Issued On or Before 12/31/10	07/01/1996	07/01/2026	US Bank	Improvements within South Bay Center project area	All	3,260,000	N	\$836,770	-	-	-	145,885	-	\$145,885	-	-	-	690,885	-	\$690,885
4	County Deferral Loans	Third-Party Loans	02/14/1984	06/30/2032	County of Los Angeles	Aviation Project Areas	All	6,631,711	N	\$543,564	-	-	-	-	-	\$-	-	-	-	543,564	-	\$543,564
7	RDA Bonds	Fees	07/01/2021	06/30/2022	US Bank	Bond Trustee	All	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
8	Administration Costs	Admin Costs	07/01/2021	06/30/2022	City of Redondo Beach	Annual amount estimated to be paid to the City for Agency administration services	All	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
9	County Deferral Loans	Third-Party Loans	11/15/1983	06/30/2027	County of Los Angeles	South Bay Center	All	6,229,974	N	\$767,299	-	-	-	-	-	\$-	-	-	-	767,299	-	\$767,299
12	RDA Bonds	Fees	07/01/2021	06/30/2022	BLX Group	Bond arbitrage rebate calculations	All	2,250	N	\$2,250	-	-	-	2,250	-	\$2,250	-	-	-	-	-	\$-
13	Supplemental Educational Revenue Augmentation Fund Loan	SERAF/ERAF	06/15/2010	06/30/2022	Redondo Beach Housing Authority	Funding for local school districts	All	1,403,671	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
14	Supplemental Educational Revenue Augmentation Fund Loan	SERAF/ERAF	05/03/2011	06/30/2022	Redondo Beach Housing Authority	Funding for local school districts	All	288,991	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-



**Redondo Beach**  
**Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances**  
**July 1, 2018 through June 30, 2019**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount.			-	473,971	2,250	
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller				245,854	1,195,069	
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)				-	1,192,803	
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC		No entry required			2,266	
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$719,825	\$2,250	

**Redondo Beach**  
**Recognized Obligation Payment Schedule (ROPS 21-22) - Notes**  
**July 1, 2021 through June 30, 2022**

Item #	Notes/Comments
2	
4	
7	
8	
9	
12	
13	
14	