

Resolution No. OB-2025-006
Meeting Date: January 16, 2025

A RESOLUTION OF THE SAN DIEGO COUNTYWIDE
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
APPROVING THE RECOGNIZED OBLIGATION PAYMENT
SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE IMPERIAL
BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY FOR
THE PERIOD OF JULY 1, 2025 - JUNE 30, 2026

WHEREAS, the Imperial Beach Redevelopment Agency Successor Agency prepared the recognized obligation payment schedule for the period of July 1, 2025 through June 30, 2026 (ROPS 25-26) pursuant to Health and Safety Code section 34177(l); and

WHEREAS, pursuant to Health and Safety Code section 34171(h), the recognized obligation payment schedule lists the minimum amounts and due dates of payments to be made by the Successor Agency as required by enforceable obligations during the twelve-month period covered by the recognized obligation payment schedule; and

WHEREAS, pursuant to Health and Safety Code section 34177(o), the ROPS 25-26 must be approved by the San Diego Countywide Redevelopment Successor Agency Oversight Board and submitted to the State Department of Finance and County Auditor-Controller no later than February 1, 2025; and

WHEREAS, the Imperial Beach Redevelopment Agency Successor Agency prepared the proposed administrative budget for July 1, 2025 through June 30, 2026, pursuant to Health and Safety Code section 34177(j); and

WHEREAS, pursuant to Health and Safety Code section 34177(j), the Imperial Beach Redevelopment Agency Successor Agency submitted the proposed administrative budget to the Oversight Board for its approval.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the ROPS 25-26 is approved.

IT IS FURTHER RESOLVED that the approved ROPS 25-26 shall be submitted to the State Department of Finance and County Auditor-Controller no later than February 1, 2025.

IT IS FURTHER RESOLVED that Successor Agency staff may make non-substantive changes to the ROPS 25-26, and, subject to approval of Oversight Board Counsel, make changes needed to comply with new legislation, any administrative direction from the Department of Finance, or court decisions.

Resolution No. OB-2025-006
Meeting Date: January 16, 2025

IT IS FURTHER RESOLVED that the administrative budget is approved.

Approved as to Form and Legality
By Adam U. Lindgren, Oversight Board Counsel



Brian Hagerty
Chair, Oversight Board

Recognized Obligation Payment Schedule (ROPS 25-26) - Summary
Filed for the July 1, 2025 through June 30, 2026 Period

Successor Agency: Imperial Beach

County: San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 456,600	\$ -	\$ 456,600
B Bond Proceeds	-	-	-
C Reserve Balance	456,600	-	456,600
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,424,770	\$ 1,985,250	\$ 3,410,020
F RPTTF	1,339,770	1,900,250	3,240,020
G Administrative RPTTF	85,000	85,000	170,000
H Current Period Enforceable Obligations (A+E)	\$ 1,881,370	\$ 1,985,250	\$ 3,866,620

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 *J T* *Chair*
 Title


 Signature *J T* *1/16/25*
 Date

**Imperial Beach
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail
July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$45,281,520		\$3,866,620	\$-	\$456,600	\$-	\$1,339,770	\$85,000	\$1,881,370	\$-	\$-	\$-	\$1,900,250	\$85,000	\$1,985,250
11	Admin Budget	Admin Costs	07/01/2025	06/30/2026	Successor Agency & City of Imperial Beach	Per Sections 34177(j) and 34177(k) of the Dissolution Law, the Administrative Budget and estimated payment with RPTTF was approved by Successor Agency by Resolution and presented to the Oversight Board for approval by Resolution. See Notes Page.	Palm Ave Commercial Corridor PA1, PA2	170,000	N	\$170,000	-	-	-	-	85,000	\$85,000	-	-	-	-	85,000	\$85,000
14	Pier South Hotel Project Requirements	OPA/DDA/ Construction	12/01/2010	03/15/2066	Successor Agency & City of Imperial Beach	Fulfillment of Project requirements per Developer/Former RDA DDA and Ground Lease, per H&S Code Section 34171(d)(1)(E). See Notes Page.	Palm Ave Commercial Corridor PA1, PA2	5,000	N	\$5,000	-	-	-	2,500	-	\$2,500	-	-	-	2,500	-	\$2,500
18	Litigation - Defense Costs/Fees	Litigation	04/25/2012	06/30/2026	Kane Ballmer & Berkman	Lawsuit filed by Affordable Housing Coalition of San Diego County re obligations of Former RDA. See Notes Page.	Palm Ave Commercial Corridor PA1, PA2	25,000	N	\$25,000	-	-	-	12,500	-	\$12,500	-	-	-	12,500	-	\$12,500
23	Tax Allocation Bonds Required Annual Continuing Disclosure	Fees	11/18/2010	06/01/2040	NBS	Costs relating to required annual continuing disclosure obligations of the Successor Agency on the 2020A Series TARBs and 2022 TARBs. See Notes Page.	Palm Ave Commercial Corridor PA1, PA2	4,000	N	\$4,000	-	-	-	2,000	-	\$2,000	-	-	-	2,000	-	\$2,000
24	Tax Allocation Bonds Property Tax Data	Fees	01/14/2004	06/01/2040	HdL	Data used by NBS for preparation of the required annual continuing	Palm Ave Commercial Corridor PA1, PA2	4,500	N	\$4,500	-	-	-	2,250	-	\$2,250	-	-	-	2,250	-	\$2,250

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Collection/Monitoring					disclosure obligations of the Successor Agency on the 2020A Series TARBs and 2022 TARBs. See Notes Page.																
25	Successor Agency Annual Financial Audit and Financial Statements Required by State Law	Dissolution Audits	01/01/2021	06/30/2028	Rogers, Anderson, Malody & Scoot, LLP	Costs relating to the Successor Agency's preparation of Annual Audit and Financial Statements required by State law. See Notes Page.	Palm Ave Commercial Corridor PA1, PA2	2,100	N	\$2,100	-	-	-	2,100	-	\$2,100	-	-	-	-	-	\$-
34	Trustee Services for 2020A Series TARBs and 2022 TARBS	Fees	11/18/2010	06/01/2040	Computershare Trust Company, NA	Trustee Services for the 2020A Series A and 2022 Tax Allocation Refunding Bonds. See Notes Page.	Palm Ave Commercial Corridor PA1, PA3	5,000	N	\$5,000	-	-	-	2,500	-	\$2,500	-	-	-	2,500	-	\$2,500
43	2020A Tax Allocation Refund Bonds issued by the SA in compliance with H&S Code Section 34177.5 as approved by the DOF (Refunded 2010 TABs)	Bonds Issued After 12/31/10	06/01/2020	06/01/2040	Computershare Trust Company NA	Bond Debt Service pursuant to H&S Code Section 34171(d)(1)(A), 34171(d)(1)(E), and 34177.5	Palm Ave Commercial Corridor PA1, PA2	13,780,000	N	\$551,200	-	275,600	-	-	-	\$275,600	-	-	-	275,600	-	\$275,600
44	Reserve for 2020A Tax Allocation Refunding Bond	Reserves	06/01/2020	06/01/2040	Computershare Trust Company, NA	Reserve for Bond Debt Service pursuant to Section 34171(d)(1)(A), 34171(d)(1)(E), and 34177.5 and as mandated by the bond indenture.	Palm Ave Commercial Corridor PA1, PA2	13,780,000	N	\$275,600	-	-	-	-	-	\$-	-	-	-	275,600	-	\$275,600
45	2022 Tax Allocation Refunding Bonds (to refund 2013	Bonds Issued After 12/31/10	03/08/2022	06/01/2033	Computershare Trust Company, NA	Bond Debt Service pursuant to Section 34171(d)(1)(A), 34171(d)(1)(E),	Palm Ave Commercial Corridor PA1, PA2	8,095,000	N	\$1,347,000	-	181,000	-	-	-	\$181,000	-	-	-	1,166,000	-	\$1,166,000

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Series TARBs)					and 34177.5.																
46	Reserve for 2022 Tax Allocation Refunding Bonds	Reserves	03/08/2022	06/01/2033	Computershare Trust Company, NA	Reserve for Bond Debt Service pursuant to Section 34171(d)(1)(A), 34171(d)(1)(E), and 34177.5 as mandated by the bond indenture.	Palm Ave Commercial Corridor PA1, PA2	8,095,000	N	\$161,300	-	-	-	-	-	\$-	-	-	-	161,300	-	\$161,300
48	Loan from the City of Imperial Beach for ROPS24-25 Obligations	City/County Loans After 6/27/11	12/17/2024	06/30/2026	City of Imperial Beach	The City will loan the Successor Agency to pay its enforceable obligations in the ROPS24-25 period as a result of shortage in RPTTF from a miscalculation in the ROPS 21-22 Prior Period Adjustment and from other inaccuracies in the calculations of funds that DOF had presumed available to pay for ROPS 24-25 enforceable obligations.		1,315,920	N	\$1,315,920	-	-	-	1,315,920	-	\$1,315,920	-	-	-	-	-	\$-

Imperial Beach
Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances
July 1, 2022 through June 30, 2023
(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
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	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	Comments
1	Beginning Available Cash Balance (Actual 07/01/22) RPTTF amount should exclude "A" period distribution amount.			713,208	88,902	798,297	Column 1-E represents \$576,556 in RPTTF paid in ROPS 21-22 to be used for bond debt service payments in December 2022 and PPA20-21 (\$86,926) and a revised PPA21-22 (\$49,726) available for use in future ROPS periods. Column 1-F represents accumulated interest in the RPTTF Fund. Column 1-G represents PPA from prior years (PPA19-20) used for ROPS 22-23. The Successor Agency is uncertain that the carry over amounts of available funds are accurate and available.
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				(40,155)	1,627,505	Column 2-F represents the interest earned during FY22-23. The negative amount is reflective of a correction from an inaccuracy listed in this Column on the ROPS 24-25. Column 2-G represents RPTTF paid to the SA for ROPS 22-23 period.
3	Expenditures for ROPS 22-23 Enforceable Obligations			511,600		1,653,112	Column 3-E represents \$511,600 in RPTTF

Pursuant to Health and Safety Code section 34177 (I), 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	
		Fund Sources						
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF		
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	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	Comments	
	(Actual 06/30/23)						paid in ROPS 21-22 as a reserve to be used for bond debt service payments paid in December 2022. Column 3-G represents RPTTF expended during ROPS 22-23 period (excluding those paid by reserve).	
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)					493,900	Column 4-F represents interest accumulated in prior years to be used during ROPS 24-25. Column 4-G represents RPTTF paid during ROPS 22-23 period as a reserve for bond debt service payments in December 2023 during ROPS 23-24 period.	
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required				278,790	Column 5-G represents the PPA for ROPS 22-23
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$201,608	\$48,747	\$-		

**Imperial Beach
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
11	The amount of the Administrative Cost Allowance is not intended to limit the use and amount of other funds available to the Successor Agency, if any is available, to be used to pay for additional administrative costs included in the Administrative Budget for the period July 1, 2025 through June 30, 2026
14	Costs associated with a DDA entered into by Former RDA on 12/16/10 & prior Ground Lease dated 3/15/11, in addition to Covenants, Conditions & Restrictions recorded on the Site. Pursuant to H&S Code Section 34171(d)(1)(E), this item constitutes an enforceable obligation. The SA was the fee owner & landlord of the Site. This item is excluded from the definition of & payment by the admin cost allowance & does not constitute an admin cost as a project-related cost pursuant to H&S Code Section 34171(b). Payment of this obligation is required by the underlying Former RDA DDA & prior Ground Lease, & therefore constitutes an enforceable obligation of the SA & shall be payable from RPTTF. On 12/9/22, the SA conveyed the real property to the lessee, Seacoast Inn, L.P. pursuant to the terms of the prior Ground Lease & the Option Agreement. Funds listed are to cover any expenses incurred by the SA associated with the wind down of the SA's fee title ownership & the conveyance of the Site to lessee.
18	Litigation costs due to the filing of a lawsuit by the Affordable Housing Coalition of San Diego County alleging that unmet obligations of the Former RDA pursuant to the California Community Redevelopment Law constitute an enforceable obligation of the SA payable from RPTTF. Costs relating to potential and pending litigation in connection with assets or obligations constitute an enforceable obligation of the SA and shall be payable from RPTTF monies, not as an administrative cost, pursuant to H&S Code Section 34171(b) and 34171(d)(1)(F)(i).
23	Costs relating to annual continuing disclosure obligations of the SA on the 2020A Series (Refunded 2010 Series) Tax Allocation Refunding Bonds and the 2022 Series (Refunded 2013 Series) Tax Allocation Refunding Bonds are required by the Indentures governing the issuance of the TARBs and constitute enforceable obligations of the SA pursuant to H&S Code Sections 34171(d)(1)(A), 34171(d)(1)(E), and 34177.5 and shall be payable from RPTTF monies, not as an administrative cost.
24	Costs relating to data collection and monitoring for the annual continuing disclosure obligations of the SA on the 2020A Series (Refunded 2010 Series) Tax Allocation Refunding Bonds and the 2022 Series (Refunded 2013 Series) Tax Allocation Refunding Bonds are required by the Indentures governing the issuance of the TARBs and constitute enforceable obligations of the SA pursuant to H&S Code Sections 34171(d)(1)(A), 34171(d)(1)(E), and 34177.5, and shall be payable from RPTTF monies, not as an administrative cost.
25	Costs relating to the SA's obligation to cause a CPA to prepare an annual post audit of its financial transactions and records as required by H&S Code Section 34177(n). Payment of this obligation is required by State law at H&S Code Section 34177(n) and therefore constitutes an enforceable obligation of the SA pursuant to H&S Code Section 34171(d)(1)(C) and shall be payable from RPTTF monies, and is not an administrative cost. Costs relating to the SA's obligation to cause a CPA to prepare an annual post audit of its financial transactions and records as required by H&S Code Section 34177(n). Payment of this obligation is required by State law at H&S Code Section 34177(n) and therefore constitutes an enforceable obligation of the SA pursuant to H&S Code Section 34171(d)(1)(C) and shall be payable from RPTTF monies, and is not an administrative cost.
34	Costs relating to Trustee services provided to the SA for both the 2020A Series (Refunded 2010 Series) Tax Allocation Refunding Bonds and the 2022 Series (Refunded 2013 Series) Tax Allocation Refunding Bonds are required by the Indentures governing the issuance of the TARBs and constitute

**Imperial Beach
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
	enforceable obligations of the SA pursuant to H&S Code Sections 34171(d)(1)(A), 34171(d)(1)(E), and 34177.5 and shall be payable from RPTTF monies, not as an administrative cost.
43	The amount of RPTTF sought in the ROPS 25-26B period represents the June 1, 2026 debt service payment on the 2020A Tax Allocation Refunding Bonds (Refunded 2010 Series) issued in March 2020. The December 1, 2025 debt service payment will be paid from RPTTF paid in the ROPS 24-25B period as a reserve. The Total Outstanding Debt listed for items #43 (Payment) and #44 (Reserve) is a duplicate in that both these items are for the same debt issuance.
44	The amount of RPTTF sought in the ROPS 25-26B period represents a reserve for the December 1, 2026 debt service payment. Bond covenants require that we request a full year (June/Dec Payments) on the ROPS.
45	The amount of RPTTF sought in the ROPS 25-26B period represents the June 1, 2026 debt service payment on the 2022 Tax Allocation Refunding Bonds (Refunded 2013 Series) issued in March 2022. The December 1, 2025 debt service payment will be paid from RPTTF paid in the ROPS 24-25B period as a reserve. The Total Outstanding Debt listed for items #45 (Payment) and #46 (Reserve) is a duplicate in that both these items are for the same debt issuance.
46	The amount of RPTTF sought in the ROPS 25-26B period represents a reserve for the December 1, 2026 debt service payment. Bond covenants require that we request a full year (June/Dec Payments) on the ROPS.
48	The PPA for ROPS 21-22 was mistakenly calculated by not including a bond payment expenditure of \$1,179,589.78 made during a bond refunding process in FY21-22. As a result, it reduced the amount of RPTTF approved to be paid to the SA for the ROPS 24-25 enforceable obligations. In addition, there were other inaccuracies in the calculations of funds that the DOF had presumed were available to pay for the ROPS 24-25 enforceable obligations. Therefore, DOF reduced the amount of RPTTF approved for distribution in the FY24-25 to pay for ROPS 24-25 enforceable obligations. H&S Code Section 34173(h) of the Dissolution Law authorizes the City to loan funds to the SA for the payment of administrative costs, enforceable obligations, or project-related expenses that qualify as an enforceable obligation. The City and SA are seeking approval to enter into a Loan Agreement for the City's loan/advance of \$1,315,920 to the SA, and the Loan is an enforceable obligations repayable to the City by RPTTF.

**Successor Agency to the Imperial Beach Redevelopment Agency
Admin Budget - (ROPS 25-26Period)**

Salaries and Benefits		July-December 2025	January-June 2026	Fiscal Year 2025-2026
City Manager	5%			
Salaries		6,202	6,202	12,403
Benefits		2,912	2,912	5,824
Chief Administrative Officer	5%			
Salaries		5,667	5,667	11,335
Benefits		3,095	3,095	6,191
Comm Dev Director	5%			
Salaries		4,034	4,034	8,068
Benefits		1,434	1,434	2,868
Finance Director	10%			
Salaries		8,544	8,544	17,089
Benefits		3,310	3,310	6,619
City Clerk	5%			
Salaries		4,382	4,382	8,763
Benefits		1,899	1,899	3,798
Total Salaries and Benefits		41,479	41,479	82,958
<i>Other Operating Expenses</i>				
Materials, Services and Supplies				
Professional and Specialized Services		17,500	17,500	35,000
Other Charges		26,021	26,021	52,042
Total Materials, Services and Supplies		43,521	43,521	87,042
Total Successor Agency Admin Allowance		\$ 85,000	\$ 85,000	\$ 170,000