AGENDA
REGULAR MEETING
REDONDO BEACH COMMUNITY FINANCING AUTHORITY
TUESDAY, OCTOBER 6, 2026 - 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.

CITY OF REDONDO BEACH
PUBLIC PARTICIPATION GUIDELINES
AND RULES OF CONDUCT

HOW TO PARTICIPATE – The City of Redondo Beach welcomes and encourages public participation in public city meeting. Members of the public are invited to participate in public meetings in person, via Zoom, by e-comments, and by email. All public meetings provide the public the ability to comment on Non-Agenda items and on agenda items being deliberated by the City Council.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – Each agenda includes an agenda item for "Public Participation on Non-Agenda Items". During this agenda item, the public may speak on any matter so long as the matter is:

1. Under the jurisdiction of the City Council; and,
2. Is not a matter already agendized during the same meeting.

Each speaker is allotted three minutes to speak under Public Participation on Non-Agenda Items. Each speaker may only speak once. And the time allocated to Public Participation on Non-Agenda Items is limited to 30 minutes.

The Mayor will recognize speakers by alternating, speaker-by-speaker, between (i) members of the public attending in person (with speakers who have submitted written speaking cards to be recognized first, followed by members of the public attending in person who have not submitted written speaking cards), on the one hand, and (ii) members of the public attending via Zoom on the other hand.

Pursuant to provisions of the Brown Act, the body is prohibited from deliberating and taking action on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The body may make a "Referral to Staff" related to public comment during that agenda item.

PUBLIC PARTICIPATION ON AGENDA ITEMS – For each agendized matter deliberated by the City Council, the Mayor will invite public comment at the appropriate time. Any member of the public may speak to the matter under discussion during this period provided the comments directly address the agenda item. Each speaker is allotted three minutes to speak to each agenda item. Each speaker may only speak once on each agenda item. The Mayor will recognize speakers by alternating, speaker-by-speaker, between (i) members of the public attending in person (with speakers who have submitted written speaking cards to be recognized first, followed by members of the public attending in person who have not submitted written speaking cards), on the one hand, and (ii) members of the public attending via Zoom on the other hand.

PUBLIC PARTICIPATION RULES OF CONDUCT AND DECORUM – The City of Redondo Beach recognizes and respects the right of freedom of speech, but rules of conduct and decorum must be observed so that attendees can be heard, and the City Council can conduct its meeting and deliberate and address items before the Council. **Any person or group that engages in disorderly or disruptive conduct that impedes the meeting may be asked to leave, or be removed, and the Mayor may clear the room and continue without an audience, or the City Council may adjourn the meeting.**

1. Speakers shall restrict their comments to the specific agenda item that they are speaking on or, on

Non-Agenda Items, to matters within the Body's subject matter jurisdiction. Speakers should confine their remarks to those which are relevant to the subject under consideration. Speakers who do not follow these rules will be asked to cease, and if they do not comply, they will be ruled out of order on the grounds of relevancy and asked to leave the podium and possibly the meeting.

2. All comments should be addressed to the Body and not to other speakers or the audience.

3. Meeting attendees should act with dignity and respect and refrain from the use of profanity and obscenities in speech, on signs, and on clothing.

4. Meeting attendees shall be seated, when seating is available, unless recognized by the Mayor as a speaker or unless entering or leaving, or moving to and from a location within, the Council Chambers in a manner that does not seek to intimidate other attendees or block views of the proceedings. Meeting attendees shall strive to remain quiet during the proceedings and shall not hold up placards or signs that block the views of other attendees. Attendees may show support or opposition by silently raising and waving both hands for support (as opposed to clapping or cheering) or showing a "thumbs down" in opposition (as opposed to booing).

5. Disruptive and/or disorderly actions and behaviors by members of the public that may result in removal from the meeting are those that actually disrupt, disturb, impede or render infeasible the orderly conduct of the meeting and include, but are not limited to:

    a. Refusal to leave the podium after the allotted time is exceeded.
    b. Refusal to leave the podium after the Mayor has determined that the comments are beyond the jurisdiction of the City Council and/or do not pertain to the matter under consideration in an agenda item.
    c. Blocking the view or access of other attendees by standing, occupying the aisles, or by holding up a card a sign or placard that blocks the views of other members of the public, or by other obstruction of public views.
    d. Addressing the Council without being recognized by the Mayor.
    e. Yelling, screaming, making loud or unusual noises, or interrupting a recognized speaker.
    f. Interfering with another attendees' ability to participate.
    g. Intimidating or threatening behavior.
    h. Refusal to heed to a call to order.
    i. Failure to cease and desist disruptions when requested by the Mayor.
    j. Entering a non-public area of the Council chambers without the permission of the Mayor.
    k. Failure to leave Council Chambers upon being ejected by the Mayor for violation of the Rules of Conduct.
    l. Failure to clear the City Council Chamber upon order of the Mayor pursuant to Government Code 54957.9 or other applicable law.
    m. Use of "Hate Speech" (*i.e.,* statements whose sole purpose is to attack, demean, and denigrate an individual or group based on race, religion, sexual orientation, ethnicity, nationality, or disability) that disrupts the meeting.

Individuals or groups participating via Zoom or other electronic means that disrupt, disturb, impede, or render infeasible the orderly conduct of the meeting, or who fail to follow the direction of the Mayor, may be silenced or removed from the meeting by the City Clerk or the City Clerk's representative at the direction of the Mayor.

No person, other than City elected officials and staff, shall enter the non-public area of the Council Chambers (which is defined as the area of the dais (which includes the desks of the City elected officials and staff), the well of the dais (which includes the area immediately in front of, inside, and along the sides of, the dais), and the area in front of the podium), during, or immediately before or after, a meeting of the Body, without the consent of the Mayor.

REGULAR MEETING OF THE COMMUNITY FINANCING AUTHORITY - 6:00 P.M.

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 October 6, 2026.

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 August 4, 2026.

C4. APPROVAL OF CHECK NUMBERS 000594-000595 IN THE AMOUNT OF $3,924.50.

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.

F. EX PARTE COMMUNICATIONS

G. PUBLIC HEARINGS

H. ITEMS CONTINUED FROM PREVIOUS AGENDAS

I. ITEMS FOR DISCUSSION PRIOR TO ACTION

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, November 3, 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 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

REDONDO BEACH

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	October 6, 2026 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: October 1, 2026

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, August 4, 2026
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 6:17 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

ROLL CALL

RBCFA Members Present:	Waller, Castle, Obagi, Behrendt, Chair Light
RBCFA Members Absent:	Kaluderovic
Officials Present:	Eleanor Manzano, City Clerk Mike Witzansky, City Manager Joy Ford, City Attorney Derek Kalish, Assistant City Clerk

A. APPROVAL OF ORDER OF AGENDA

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

Motion carried 4-0-1 by voice vote. Member Kaluderovic was absent.

B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION - None

B.1. BLUE FOLDER ITEMS – None

C. CONSENT CALENDAR

C1. APPROVAL OF AFFIDAVIT OF POSTING for the Regular Community Financing Authority meeting of August 4, 2026.

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 July 7, 2026.

C4. APPROVAL OF CHECK NUMBERS 000591-000593 IN THE AMOUNT OF $25,365.69.

Motion by Member Waller, seconded by Member Castle, to approve the Consent Calendar in its entirety.

Chair Light invited public comment.

Assistant City Clerk Kalish reported no eComments and no one online.

Motion carried 4-0-1 by voice vote. Member Kaluderovic was absent.

D. EXCLUDED CONSENT CALENDAR ITEMS – None

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Light asked if anyone from the public wanted to speak on Non-Agenda Items.

Assistant City Clerk Kalish reported no one online and no eComments.

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 – 6:20 P.M.

Motion by Member Castle, seconded by Member Waller, to adjourn to the regular City Council meeting at 6:20 p.m.

Motion carried 4-0-1 by voice vote. Member Kaluderovic was absent.

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, September 1, 2026, 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

Administrative Report

Authority Action Date: October 6, 2026

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

From: **STEPHANIE MEYER, FINANCE DIRECTOR**

Subject: **CHECK APPROVAL**

RECOMMENDATION

Approve check numbers 000594 and 000595 in the total amount of $3,924.50.

EXECUTIVE SUMMARY

The attached Summary Check Register lists check 000594 in the amount of $1,314.22 and 000595 in the amount of $2,610.28 for a total amount of $3,924.50 to reimburse the City for expenses paid by the City on behalf of the Community Financing Authority and to pay the Redondo Pier Association for Association dues.

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;

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

Payment to the City of Redondo Beach on check number 000594 is for reimbursement of the August 2026 water utilities bill ($1,314.22). Check number 000595 is for October-December Association dues ($2,610.28).

COORDINATION

Disbursement of the checks will be coordinated with Financial Services.

FISCAL IMPACT

Check numbers 000594 and 000595 total $3,924.50.

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
10/06/26	000594	$ 1,314.22	City of Redondo Beach	Reimbursement (Water Utilities)-August 2026
10/06/26	000595	$ 2,610.28	Redondo Pier Association	Association Dues (October - December 2026)
		$ 3,924.50		

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