

COUNTY OF ALAMEDA COUNTYWIDE OVERSIGHT BOARD

RESOLUTION NUMBER NO. OB-2025-03

**A RESOLUTION OF THE COUNTY OF ALAMEDA
COUNTYWIDE OVERSIGHT BOARD**

**APPROVING THE ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE
AND ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY OF THE
COMMUNITY IMPROVEMENT COMMISSION OF THE CITY OF ALAMEDA FOR
THE PERIOD JULY 1, 2025 - JUNE 30, 2026, PURSUANT TO SECTION 34177 OF
THE CALIFORNIA HEALTH AND SAFETY CODE**

WHEREAS, the Redevelopment Dissolution Law (AB 1X 26, enacted June 28, 2011, as amended by AB 1484, enacted June 27, 2012 and SB 107, enacted September 22, 2015) and Section 34177 of the Health and Safety Code required the successor agencies, among other things, to expeditiously wind down affairs of each former redevelopment agency (“RDA”), while continuing to meet the former RDA’s enforceable obligations, overseeing completion of redevelopment projects, and disposing of the assets and properties of the former RDA, all as directed by the successor agencies’ oversight boards pursuant to Health and Safety Code Section 34179; and

WHEREAS, Health and Safety Code Section 34179 (j) provided for the creation of a single Countywide Oversight Board (“Oversight Board”) commencing on and after July 1, 2018; and

WHEREAS, Section 34177 (o) of the Health and Safety Code requires the Successor Agency of the Community Improvement Commission of the City of Alameda (“Successor Agency”), following approval by the Oversight Board, to submit to the State Department of Finance (“DOF”), and to the Alameda County Auditor-Controller (“County Auditor”) for review, the Recognized Obligation Payment Schedules (“ROPS”) in the manner provided by DOF no later than February 1; and

WHEREAS, Section 34177 (l) (1) of the Health and Safety Code requires the Successor Agency to prepare a ROPS listing the former RDA’s recognized enforceable obligations, payment sources, and related information for each one-year fiscal period; and

WHEREAS, commencing July 1, 2016, and for each fiscal year thereafter, the Successor Agency is entitled to an annual administrative cost allowance pursuant to Health and Safety Code Section 34171(b); and

WHEREAS, Section 34177 (j) of the Health and Safety Code requires the Successor Agency of the Community Improvement Commission of the City of Alameda (“Successor Agency”), to prepare a proposed administrative budget (“Administrative Budget”) and submit it to the Oversight Board for approval; and

WHEREAS, the Successor Agency has prepared a draft of the ROPS and Administrative Budget for the period July 1, 2025 through June 30, 2026 for the ROPS 25-26 and Administrative Budget 25-26, respectively, and submitted to the Oversight Board for approval; and

WHEREAS, the Oversight Board held a public meeting on January 23, 2025, and considered the ROPS 25-26 and Administrative Budget 25-26 following the notice required by law.

NOW, THEREFORE, RESOLVED that the Oversight Board hereby approves “Recognized Obligation Payment Schedule for the period July 1, 2025 through June 30, 2026” attached to this resolution as Exhibit 1.

FURTHER RESOLVED that the Oversight Board hereby approves “Administrative Budget for the period July 1, 2025 through June 30, 2026” attached to this resolution as Exhibit 2. The Successor Agency is authorized to re-allocate expenditures between line item categories shown in the Administrative Budget and/or to retain outside services as needed to carry out the Successor Agency’s administrative responsibilities, provided that the total amount of the Administrative Budget is not exceeded.


PASSED AND ADOPTED at a regular meeting of the Oversight Board for the Successor Agency of the Community Improvement Commission of the City of Alameda this 23rd day of January 2025 by the following vote:

Board Members	Fortunato Bas County Board of Supervisors	Vacant City Selection Committee	Sethy Ind. Special District Committee	Heldman County Office of Education	Gerhard Chancellor of the CA Comm. College	O’Connell County Board of Supervisors (Public)	Katz Mulvey Recognized Employee Organization
AYES:			✓		✓	✓	✓
NOES:							
ABSENT:	✓			✓			
ABSTAIN:							
EXCUSED:							



 Chairperson, Christia Katz Mulvey

ATTEST:



 Secretary of the Countywide Oversight Board
 of the County of Alameda

EXHIBIT 1

Recognized Obligation Payment Schedule for the Period
July 1, 2025 through June 30, 2026

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

Successor Agency: Alameda City
County: Alameda

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)	\$ 3,907,192	\$ -	\$ 3,907,192
B Bond Proceeds	-	-	-
C Reserve Balance	3,793,297	-	3,793,297
D Other Funds	113,895	-	113,895
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 2,311,306	\$ 6,139,494	\$ 8,450,800
F RPTTF	2,231,033	6,059,222	8,290,255
G Administrative RPTTF	80,273	80,272	160,545
H Current Period Enforceable Obligations (A+E)	\$ 6,218,498	\$ 6,139,494	\$ 12,357,992

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.

Christia Katz Mulvey *Chairperson*
Name Title

/s/ *[Signature]* *1/23/2025*
Signature Date

Alameda City
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	M	N	O	P	Q	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				
											Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$95,249,736		\$12,357,992	\$3,793,297	\$113,895	\$2,231,033	\$80,273	\$6,218,498	\$-	\$-	\$6,059,222	\$80,272	\$6,139,494
13	Bond Trustee Fees	Fees	10/01/2003	09/01/2041	U. S. Bank, N. A./ Trustee	Trustee fees for SA tax allocation bonds	BWIP/ WECIP	128,000	N	\$8,000	-	-	4,000	-	\$4,000	-	-	4,000	-	\$4,000
19	Alameda Landing DDA	OPA/DDA/ Construction	12/05/2006	04/01/2049	Catellus Alameda Development, LLC (successor in interest to Palmtree Acquisition Corp.)	DDA for mixed use project	All	-	Y	\$-	-	-	-	-	\$-	-	-	-	-	\$-
23	Alameda Landing DDA: Related Public Improvement Obligations	OPA/DDA/ Construction	12/05/2006	04/01/2049	Contractor not selected	CIC funding obligation for public improvements which are conditions of approval for Alameda Landing project. Mitigation Monitoring and Reporting Plan items MM T/C-3, T/ C-11b. Appurtenant Obligation to the Alameda Landing DDA.	All	1,875,000	N	\$-	-	-	-	-	\$-	-	-	-	-	\$-
28	Independence Plaza Agreement	OPA/DDA/ Construction	01/18/1989	01/01/2027	Alameda Housing Authority	Affordable Hsg Project Obligation	BWIP/ WECIP	4,023,000	N	\$2,681,856	-	113,895	1,227,033	-	\$1,340,928	-	-	1,340,928	-	\$1,340,928
33	Boatworks Settlement Agreement	Litigation	10/05/2010	06/18/2042	Francis & Catherine Collins	Housing and Non-housing Project	BWIP/ WECIP	4,500,000	N	\$-	-	-	-	-	\$-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	M	N	O	P	Q	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				
											Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						Obligation. Obligation limited to tax increment generated by project.														
34	Boatworks Project Settlement Agreement / Mitigation Monitoring and Reporting Plan Public Improvement Obligations	Litigation	10/05/2010	06/18/2042	Contractor not selected	CIC funding commitment for public improvements required as part of conditions of approval for project. Identified as Mitigation Monitoring and Reporting Plan items B-10, B-11, B-12.	BWIP/ WECIP	80,550	N	\$-	-	-	-	-	\$-	-	-	-	-	\$-
36	Guyton Judgment and Settlement Agreement and the Alameda Unified School District Agreement subject to its terms	Litigation	04/25/1990	01/01/2046	Island City Development, Alameda Unified School District and other parties engaged for purposes of implementing the terms of the agreements	Affordable housing production / funding agreement. Island City Development is an affiliated non-profit corporation of the Housing Authority of the City of Alameda.	All	31,919,947	N	\$1,000,000	-	-	1,000,000	-	\$1,000,000	-	-	-	-	\$-
46	Successor Agency Administrative Costs	Admin Costs	07/01/2025	06/30/2026	Various	Successor Agency administrative cost allowance	All	160,545	N	\$160,545	-	-	-	80,273	\$80,273	-	-	-	80,272	\$80,272
56	2014 Bonds, Series A and B, current payment due	Refunding Bonds Issued After 6/27/12	12/23/2014	09/01/2033	U. S. Bank, N. A./ Trustee	Amount due to trustee for current ROPS period	BWIP/ WECIP	33,612,375	N	\$3,770,750	3,160,375	-	-	-	\$3,160,375	-	-	610,375	-	\$610,375

A	B	C	D	E	F	G	H	I	J	K	M	N	O	P	Q	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				
											Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	to Trustee					payment.														
57	2014 Bonds, Series A and B, required reserve for upcoming payment	Refunding Bonds Issued After 6/27/12	12/23/2014	09/01/2033	U. S. Bank, N. A./ Trustee	Reserve required to be reflected on each January ROPS pursuant to the First Supplemental Indenture of Trust, Section 5.01 (I) equal to annual principal payment and second interest payment due September 1.	BWIP/ WECIP	3,215,375	N	\$3,215,375	-	-	-	-	\$-	-	-	3,215,375	-	\$3,215,375
58	2017 Bonds, current payment due to Trustee	Refunding Bonds Issued After 6/27/12	06/07/2017	09/01/2041	U. S. Bank, N. A./ Trustee	Amount due to trustee for current ROPS period payment.	BWIP/ WECIP	15,063,172	N	\$849,694	632,922	-	-	-	\$632,922	-	-	216,772	-	\$216,772
59	2017 Bonds, required reserve for upcoming payment	Refunding Bonds Issued After 6/27/12	06/07/2017	09/01/2041	U. S. Bank, N. A./ Trustee	Reserve required to be reflected on each January ROPS pursuant to the First Supplemental Indenture of Trust, Section 5.01 (I) equal to annual principal payment and second interest payment due September 1.	BWIP/ WECIP	671,772	N	\$671,772	-	-	-	-	\$-	-	-	671,772	-	\$671,772

Alameda City
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 (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
	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)	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 07/01/22) RPTTF amount should exclude "A" period distribution amount.			3,537,344	580,060	153,200	
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				113,895	8,882,109	
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)			3,537,344	259,352	5,239,324	
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)				434,603	3,736,449	Col. F includes amounts applied to fund current & prior ROPS (\$53,594 for 23-24, \$267,114 for 24-25, and \$113,895 for ROPS 26-27). Col G includes \$3,610,683 used for 23-24 bond payments + \$50,239 in 20-21 PPA funds applied to ROPS 23-24 + \$75,527 in 21-22 PPA funds applied to ROPS 24-25. All amounts are required for enforceable obligations.
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA		No entry required			59,536	offset to RPTTF allocation for FY 25-26

Alameda City
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
13	
19	
23	
28	
33	The City of Alameda has taken the position in litigation brought by the successor-in-interest to the Boatworks Settlement Agreement that the Agreement has expired. Boatworks, LLC vs City of Alameda, et al, Alameda County Superior Court Case No. RG16823346. However, pursuant to the Superior Courts November 3, 2016, order granting preliminary injunction, which included a finding that the agreement may not have expired, the Successor Agency is continuing to list this settlement as an obligation.
34	
36	
46	
56	
57	
58	
59	

EXHIBIT 2

Administrative Budget for the Period
July 1, 2025 through June 30, 2026

Successor Agency to the
Community Improvement Commission of the City of Alameda

Administrative Budget for July 1, 2025 - June 30, 2026

	First 6-Month Budgeted Amount	Second 6-Month Budgeted Amount	12-Month Budgeted Total
Administration (City Clerk, Human Resources, City Attorney's Office, Finance, City Manager's Office, IT, telecom, facilities maintenance, etc.)	10,500	10,500	21,000
City of Alameda Salaries & Benefits*	45,675	45,675	91,350
Consulting Services			
KMA, Inc.	19,793	19,792	39,585
Legal Services	3,675	3,675	7,350
Worker's Compensation and General Liability Claims & Administration	630	630	1,260
Total	<u>80,273</u>	<u>80,272</u>	<u>160,545</u>

* Salaries and benefits for the following roles:
Housing and Human Services Manager (15%)
Management Analyst (15%)
Accounting Technician (5%)
Office Assistant (5%)
Assistant City Attorney I (3%)