

COUNTY OF ALAMEDA COUNTYWIDE OVERSIGHT BOARD

RESOLUTION NUMBER NO. OB-2025 -04

**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 CITY OF EMERYVILLE 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 City of Emeryville (“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 City of Emeryville (“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

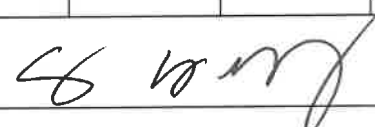
WHEREAS, the Oversight Board held a public meeting on January 23, 2025, and considered the ROPS 25-26 and Administrative Budget 25-26 following the notice required by law.

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 A.

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 B. 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 City of Emeryville 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 A

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

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

Successor Agency: Emeryville
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)	\$ 20,870,224	\$ 6,627,012	\$ 27,497,236
B Bond Proceeds	-	-	-
C Reserve Balance	10,554,663	-	10,554,663
D Other Funds	10,315,561	6,627,012	16,942,573
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 801,125	\$ 10,100,674	\$ 10,901,799
F RPTTF	801,125	10,100,674	10,901,799
G Administrative RPTTF	-	-	-
H Current Period Enforceable Obligations (A+E)	\$ 21,671,349	\$ 16,727,686	\$ 38,399,035

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

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

Emeryville
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				Q	R				W								
											M					N					O				P			
											ROPS 25-26A (Jul - Dec)					ROPS 25-26B (Jan - Jun)					ROPS 25-26A (Jul - Dec)				ROPS 25-26B (Jan - Jun)			
											Item #	Project Name	Obligation Type	Agreement Execution Date		Agreement Termination Date	Payee	Description	Project Area		Total Outstanding Obligation	Retired	ROPS 25-26 Total	Fund Sources				25-26A Total
Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF																			
								\$57,209,785		\$38,399,035	\$-	\$10,554,663	\$10,315,561	\$801,125	\$-	\$21,671,349	\$-	\$-	\$6,627,012	\$10,100,674	\$-	\$16,727,686						
1	Administrative Cost Allowance Per HSC 34177	Admin Costs	07/01/2025	06/30/2026	City of Emeryville	ADM-Finance Administrative Cost Allowance Per HSC 34177	Both	431,122	N	\$431,122	-	-	215,561	-	-	\$215,561	-	-	215,561	-	-	\$215,561						
39	Professional Services Agreement (September 1, 2010)	Litigation	09/01/2010	06/30/2026	Cox Castle Nichol森	ENV-Bay Street - Site B Cost Recovery Site B environmental cost recovery litigation	Emeryville	50,000	N	\$50,000	-	-	-	25,000	-	\$25,000	-	-	-	25,000	-	\$25,000						
40	Settlements w/ Chevron, Adams, Koeckritz, Robinson, UPRR (July 23, 2010); Agency v Robinson et.al.; Alameda County Sup Ct, Case No. RG06-267594	Remediation	07/23/2010	06/30/2026	EKI, California EPA - DTSC, Clearwater & other vendors	ENV-Bay Street - Site B Groundwater Remediation Costs to remediate groundwater beneath Site B from on-site and off-site sources	Emeryville	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-					
41	Professional Services Agreement (10/6/04) and Amendments; 12/2/05; 5/19/06; 2/16/07; 2/19/07; 6/9/08; 12/16/08; 4/21/09; 7/21/09; 5/2/10; 9/21/10; 4/5/11; 6/18/13; 1/20/15; 6/16/15; 1/1/16	Remediation	10/06/2004	06/30/2026	Erler & Kalinowski (EKI)	ENV-Bay Street - Site B Groundwater Remediation Environmental engineer re on-going groundwater remediation at Site B	Emeryville	1,145,000	N	\$1,145,000	-	-	-	572,500	-	\$572,500	-	-	-	572,500	-	-	\$572,500					
44	Professional Services Agreement PSA (3/31/2003); 1st Amendment to PSA (04/20/2004); 2nd	Remediation	03/31/2003	06/30/2028	Erler & Kalinowski (EKI)	ENV-Bay Street Site - A Groundwater Monitoring Environmental engineer re on-going groundwater	Shellmound	160,000	N	\$160,000	-	-	-	80,000	-	\$80,000	-	-	-	80,000	-	-	\$80,000					

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	
	Amendment to PSA (10/5/2011)					monitoring at Bay Street/Site A																																							
45	Environmental Oversight Agreement (Amended 3/13/07)	Remediation	03/13/2007	06/30/2026	California EPA - DTSC	ENV-Bay Street Site - A Groundwater Monitoring Regulatory Oversight 7/20/98 12/31/22	Shellmound	75,000	N	\$75,000	-	-	-	37,500	-	\$37,500	-	-	-	-	37,500	-	\$37,500																						
46	Settlement Agreement & Order (Feb 23, 2001) - Agency v Elementis; US District Ct, Case No. C99-03719 WHA	Remediation	02/23/2001	06/30/2026	Sherwin Williams	ENV-Bay Street Site - A Groundwater Monitoring Reimbursement of Groundwater Monitoring/ Remediation Costs w/credit for sums paid to EKI	Shellmound	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-																						
47	Disposition and Development Agreement (Section 212) - Long Term Risk Management Plan	Remediation	09/23/1999	06/30/2026	Bay Street CenterCal, LLC	ENV-Bay Street Site - A Groundwater Monitoring Responsible for costs of groundwater monitoring and remediation as between Agency and property owners	Shellmound	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-																						
49	Professional Services Agreement (September 1, 2010)	Legal	09/01/2010	06/30/2026	Cox Castle Nicholsen	ENV-Corporation Yard Remediation Legal services relating to recovery of remediation costs	Emeryville	50,000	N	\$50,000	-	-	-	25,000	-	\$25,000	-	-	-	-	25,000	-	\$25,000																						
62	Contract for services	Professional Services	07/01/2025	06/30/2026	Certified Public Accountants	F-Finance Audit Services	Both	11,000	N	\$11,000	-	-	-	5,500	-	\$5,500	-	-	-	-	5,500	-	\$5,500																						
63	Bank account	Fees	07/01/2025	06/30/2026	Mechanics Bank	F-Finance Bank fees	Both	1,000	N	\$1,000	-	-	-	500	-	\$500	-	-	-	-	500	-	\$500																						
64	Bond Trustee Fees	Fees	09/01/1995	09/01/2034	Bank of New York Mellon	F-Finance Bond Trustee services	Both	4,000	N	\$4,000	-	-	-	2,000	-	\$2,000	-	-	-	-	2,000	-	\$2,000																						
103	Tax Allocation Revenue	Professional Services	07/01/2025	06/30/2026	Wildan Financial	F-Finance Annual	Both	3,500	N	\$3,500	-	-	-	1,750	-	\$1,750	-	-	-	-	1,750	-	\$1,750																						

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	
	Bond covenants					Continuing Disclosure reporting																
104	Tax Allocation Revenue Bond covenants	Professional Services	07/01/2025	06/30/2026	PFM Group	F-Finance Arbitrage/ Rebate calculations	Both	2,750	N	\$2,750	-	-	-	1,375	-	\$1,375	-	-	-	1,375	-	\$1,375
116	Tax Allocation Refunding Bonds, 2014A Debt Service Payment	Refunding Bonds Issued After 6/27/12	09/03/2014	09/01/2034	Bank of New York Mellon	Full annual debt service for calendar year per bond docs. Interest payable March 1 and Sept 1, principal payable Sept 1	Both	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
117	Tax Allocation Refunding Bonds, 2014B Debt Service Payment	Refunding Bonds Issued After 6/27/12	09/03/2014	09/01/2031	Bank of New York Mellon	Full annual debt service for calendar year per bond docs. Interest payable March 1 and Sept 1, principal payable Sept 1	Both	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
121	Environmental Oversight Agreement	Remediation	01/15/2019	06/30/2026	California EPA - DTSC	Env - South Bayfront Site B Groundwater Remediation Oversight		100,000	N	\$100,000	-	-	-	50,000	-	\$50,000	-	-	-	50,000	-	\$50,000
122	Imminent & Substantial Endangerment Order	Remediation	01/15/2019	06/30/2026	California EPA - DTSC; Remediation Contractor	Environmental - Corporation Yard Remediation Enforcement/ Oversight		5,000,000	N	\$5,000,000	-	-	4,850,000	-	-	\$4,850,000	-	-	150,000	-	-	\$150,000
126	Professional Services Agreement	Remediation	07/01/2021	06/30/2028	Erler & Kalinowski (EKI)	126 - On January 19, 2021, the Successor Agency approved a contract with EKI Environment & Water in the amount of \$3,500,000 to undertake environmental engineering work in response to the	Corporation Yard	10,500,000	N	\$10,500,000	-	-	5,250,000	-	-	\$5,250,000	-	-	5,250,000	-	-	\$5,250,000

A	B	C	D	E	F	G	H	I	J	K	L	M					Q	R					W							
												N						O						P						
												ROPS 25-26A (Jul - Dec)						ROPS 25-26B (Jan - Jun)						25-26A Total	Fund Sources					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	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF																					
						Order commencing July 1, 2021.																								
127	Settlement Agreement - WSL	Remediation	01/01/2023	06/30/2026	WSL Parties (Whitney Research Tool Co., Swagelok Company, Catherine Lennon Lozick); Line Item 122 and 126 Payees	Environmental - Corporation Yard - Settlement Agreement	Emeryville	-	N	\$-	-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-						
128	SB170 Grant Agreement	Remediation	07/01/2023	06/30/2026	Remediation Contractor	Environmental - Corporation Yard (Grant)	Emeryville	-	Y	\$-	-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-						
129	Tax Allocation Refunding Bonds, Series 2024A Debt Service Payment	Refunding Bonds Issued After 6/27/12	11/14/2024	09/01/2034	Bank of New York Mellon	Full annual debt service for calendar year per bond documents. Interest payable March 1 and Sept 1		34,990,500	N	\$16,179,750	-	5,868,750	-	-	-	-	\$5,868,750	-	-	1,011,451	9,299,549	-	\$10,311,000							
130	Tax Allocation Refunding Bonds, Series 2024B Debt Service Payment	Refunding Bonds Issued After 6/27/12	11/14/2024	09/01/2025	Bank of New York Mellon	Full annual debt service for calendar year per bond documents. Interest payable March 1 and Sept 1		4,685,913	N	\$4,685,913	-	4,685,913	-	-	-	-	\$4,685,913	-	-	-	-	-	-	\$-						

Emeryville
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
		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.			9,630,771	2,370,329	1,230,127	
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller			33,310,403	1,442,573	16,813,909	
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)			9,672,316	1,000,000	7,062,239	
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)			33,268,858	1,370,329	10,720,705	
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		261,092	
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$1,442,573	\$-	

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

Item #	Notes/Comments
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122	During the ROPS 25/26 cycle, the SA anticipates it will incur \$5,000,000 to implement the ISE Order. Approximately \$300,000 will be expended to reimburse DTSC for their costs of regulatory oversight of implementation of the ISE Order. Further, it is anticipated that ICS, the remediation contractor, will complete site soil excavation and backfill activities in June 2025, that close out of the contract with ICS will occur in August/September 2025, and that an additional \$4,700,000 will be required in the first half of the ROPS 2025/26 cycle to address known and anticipated change orders. These expenses are eligible to be paid from the Settlement Reserve established pursuant to the settlement agreement noted in line Item 127.
126	
127	On July 6, 2022, the Successor Agency entered into a settlement agreement with parties partially responsible for the contamination at the Corporation Yard site (the "WSL Parties"), which agreement was approved by the Oversight Board on July 25, 2022, Department of Finance on August 9, 2022, and US District Court on November 15, 2022. The settlement agreement provides a one-time payment of \$33 million by the WSL Parties to the Successor Agency in exchange for the Successor Agency agreeing to remediate the Corporation Yard pursuant to the ISE Order (Line Item 122). The settlement payment of \$33 million has been received by the Successor Agency and placed in a separate account and may only be used for costs of remediating the Corporation Yard, which at this time are reflected in ROPS Line Item 122 (DTSC – Regulatory Oversight; ICS – Remediation Contractor) and 126 (EKI).
128	
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Emeryville
Recognized Obligation Payment Schedule (ROPS 25-26) - Notes
July 1, 2025 through June 30, 2026

Item #	Notes/Comments
130	

Exhibit B

Administrative Budget
July 1, 2025 through June 30, 2026

Successor Agency (SA) Administrative Budget 2025-26

Exhibit A

Administrative Allowance Charges

Departments/Functions

City Manager	\$	79,381
City Clerk		7,924
City Attorney / Contracted Attorney		129,484
Administrative Services		92,751
Public Works		34,804

General Operating Costs (rent, insurance, equipment, etc.)

86,777

Total

ROPS 25-26 Total	
\$	79,381
	7,924
	129,484
	92,751
	34,804
	86,777
\$	431,121

Tasks Include:

- Staff Meetings
- Staff Reports & Research
- Agendas & Minutes
- ROPS & Administrative Budget Preparation
- Overall SA Management
- Records Management & Website
- Maintenance of SA Property Information
- General Correspondence
- Attend Board Meetings
- Coordinate & Prepare SA Meetings
- Financial Management/Budgeting/Accounts Payable
- Annual Reporting