

**COUNTY OF ALAMEDA COUNTYWIDE OVERSIGHT BOARD**

**RESOLUTION NUMBER NO. OB-2020 - 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 DEVELOPMENT COMMISSION OF THE CITY OF ALAMEDA FOR  
THE PERIOD JULY 1, 2020 - JUNE 30, 2021, 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 Development 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, 2020 through June 30, 2021 for the ROPS 20-21 and Administrative Budget 20-21 , respectively, and submitted to the Oversight Board for approval; and

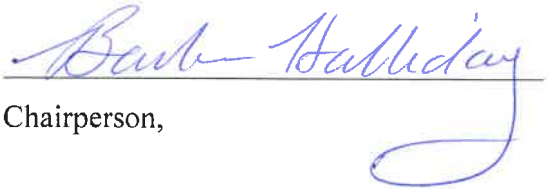
**WHEREAS**, the Oversight Board held a public meeting on January 22, 2020, and considered the ROPS 20-21 and Administrative Budget 20-21 following the notice required by law.


**NOW, THEREFORE, RESOLVED** that the Oversight Board hereby approves “Recognized Obligation Payment Schedule for the period July 1, 2020 through June 30, 2021” attached to this resolution as Exhibit 1.

**FURTHER RESOLVED** that the Oversight Board hereby approves “Administrative Budget for the period July 1, 2020 through June 30, 2021” 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 22nd day of January, 2020, by the following vote:

<b>Board Members</b>	<b>Carson</b> County Board of Supervisors	<b>Halliday</b> City Selection Committee	<b>Sethy</b> Ind. Special District Committee	<b>Mack-Rose</b> County Office of Education	<b>Dela Rosa</b> Chancellor of the CA Comm. College	<b>O’Connell</b> County Board of Supervisors (Public)	<b>Katz Mulvey</b> Recognized Employee Organization
AYES:		✓	✓	✓	✓	✓	✓
NOES:							
ABSENT:	✓						
ABSTAIN:							

  
Chairperson,

ATTEST:  
  
Secretary of the Countywide Oversight Board  
of the County of Alameda

**Recognized Obligation Payment Schedule (ROPS 20-21) - Summary**  
**Filed for the July 1, 2020 through June 30, 2021 Period**

**Successor Agency:** Alameda City

**County:** Alameda

**Current Period Requested Funding for Enforceable Obligations (ROPS Detail)**

	<b>20-21A Total (July - December)</b>	<b>20-21B Total (January - June)</b>	<b>ROPS 20-21 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 4,079,431</b>	<b>\$ -</b>	<b>\$ 4,079,431</b>
B Bond Proceeds	-	-	-
C Reserve Balance	3,846,532	-	3,846,532
D Other Funds	232,899	-	232,899
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 3,372,382</b>	<b>\$ 7,749,898</b>	<b>\$ 11,122,280</b>
F RPTTF	3,311,382	7,688,898	11,000,280
G Administrative RPTTF	61,000	61,000	122,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 7,451,813</b>	<b>\$ 7,749,898</b>	<b>\$ 15,201,711</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.

Barbara Halliday Chairperson  
Name Title

/s/ Barbara Halliday 01/22/2020  
Signature Date

**Alameda City  
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail  
July 1, 2020 through June 30, 2021**

A Item #	B Project Name	C Obligation Type	D Agreement Execution Date	E Agreement Termination Date	F Payee	G Description	H Project Area	I Total Outstanding Obligation	J Retired	K ROPS 20-21 Total	L ROPS 20-21A (Jul - Dec)					Q 20-21A Total	R ROPS 20-21B (Jan - Jun)					W 20-21B Total
											M Fund Sources						S Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$148,107,706		\$15,201,711	\$-	\$3,846,532	\$232,899	\$3,311,382	\$61,000	\$7,451,813	\$-	\$-	\$-	\$7,688,898	\$61,000	\$7,749,898
13	Bond Trustee Fees	Fees	10/01/2003	09/01/2041	Union Bank of CA	UBOC Trustee fees	BWIP/ WECIP	294,000	N	\$14,000	-	-	-	7,000	-	\$7,000	-	-	-	7,000	-	\$7,000
14	Bond Disclosure / Indenture Obligations	Fees	10/01/2003	09/01/2041	Various	Continuing disclosure & noticing under indentures	BWIP/ WECIP	126,000	N	\$6,000	-	-	-	3,000	-	\$3,000	-	-	-	3,000	-	\$3,000
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	15,250,000	N	\$4,580,000	-	439,882	-	1,760,118	-	\$2,200,000	-	-	-	2,380,000	-	\$2,380,000
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 previously accepted by DOF.	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	11,020,000	N	\$1,533,325	-	-	232,899	533,764	-	\$766,663	-	-	-	766,662	-	\$766,662
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	L					Q	R					W													
											Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date		Payee	Description	Project Area	Total Outstanding Obligation	Retired		ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
																								Fund Sources						Fund Sources					
																								Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						Obligation limited to tax increment generated by project. None projected this period.																													
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. Remaining obligation is approximately 300 units. Island City Development is an affiliated non-profit corporation of the Housing Authority of the City of Alameda.	All	40,090,000	N	\$1,000,000	-	-	-	1,000,000	-	\$1,000,000	-	-	-	-	-	-	-	-	\$-										
46	Successor Agency Administrative Costs	Admin Costs	07/01/2020	06/30/2021	Various	Successor Agency administrative cost allowance	All	122,000	N	\$122,000	-	-	-	-	61,000	\$61,000	-	-	-	-	-	-	61,000	\$61,000											
47	Long Range Property Management Plan and	Property Dispositions	07/01/2020	06/30/2021	Outside legal services	Legal expense related to preparation, review and	All	15,000	N	\$15,000	-	-	-	7,500	-	\$7,500	-	-	-	7,500	-	-	-	7,500	\$7,500										

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 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Property Disposition Legal Expenses					implementation of the long range property management plan including drafting of related documents for disposition of the property.																
56	2014 Bonds, Series A and B, current payment due to Trustee	Refunding Bonds Issued After 6/27/12	12/23/2014	09/01/2033	MUFG, Union Bank NA	Amount due to trustee for current ROPS period payment.	BWMP/ WECIP	52,403,191	N	\$3,760,436	-	2,939,984	-	-	-	\$2,939,984	-	-	-	820,452	-	\$820,452
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	MUFG, Union Bank NA	Reserve required to be reflected on each January ROPS pursuant to the First Supplemental Indenture of Trust, Section 5.01 (j). Amount corresponds to the annual principal payment and second interest payment due September 1.	BWMP/ WECIP	2,965,452	N	\$2,965,452	-	-	-	-	-	\$-	-	-	-	2,965,452	-	\$2,965,452
58	2017 Bonds, current payment due to Trustee	Refunding Bonds Issued After 6/27/12	06/07/2017	09/01/2041	MUFG, Union Bank NA	Amount due to trustee for current ROPS period payment.	BWMP/ WECIP	18,867,097	N	\$706,082	-	466,666	-	-	-	\$466,666	-	-	-	239,416	-	\$239,416
59	2017 Bonds, required reserve for upcoming payment	Refunding Bonds Issued After 6/27/12	06/07/2017	09/01/2041	MUFG, Union Bank NA	Reserve required to be reflected on each January ROPS pursuant to the First Supplemental Indenture of	BWMP/ WECIP	499,416	N	\$499,416	-	-	-	-	-	\$-	-	-	-	499,416	-	\$499,416



**Alameda City**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances**  
**July 1, 2017 through June 30, 2018**  
(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	
	<b>ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)</b>	<b>Fund Sources</b>				<b>Comments</b>		
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>			<b>RPTTF</b>
		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	<b>Beginning Available Cash Balance (Actual 07/01/17)</b> RPTTF amount should exclude "A" period distribution amount.		705	2,874,882	261,775	953,928		
2	<b>Revenue/Income (Actual 06/30/18)</b> RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller				201,947	12,732,867		
3	<b>Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)</b>			2,435,000	115,049	9,104,506		
4	<b>Retention of Available Cash Balance (Actual 06/30/18)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		705	439,882	348,673	4,270,960	Col D includes 2017 bond funds held by trustee. Col E includes \$439,882 reserves identified to fund ROPS 20-21A. Column F includes \$115,774 used to fund ROPS 19-20A and \$232,899 identified to fund ROPS 20-21A. Col G includes \$3,317,031 used for 18-19 bond payments + \$497,708 15-16 funds applied to ROPS 18-19 + \$456,220 in 16-17 PPA funds applied to fund ROPS 19-20. All amounts must be retained for	



							enforceable obligations.
<b>5</b>	<b>ROPS 17-18 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required			311,329	
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/18)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

**Alameda City**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - Notes**  
**July 1, 2020 through June 30, 2021**

Item #	Notes/Comments
13	
14	
19	
23	
28	
33	<p>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 Court's 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.</p>
34	
36	
46	
47	
56	
57	
58	
59	

EXHIBIT 2

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

Administrative Budget for July 1, 2020 - June 30, 2021

	First 6-Month Budgeted Amount	Second 6-Month Budgeted Amount	12-Month Budgeted Total
Administration (City Clerk, Human Resources, City Manager's Office, telecom, facilities maintenance, etc.) *	34,000	34,000	68,000
Legal Services	500	500	1,000
Consulting Services KMA, Inc.	10,000	10,000	20,000
Community Development Administration (10% of Director Salary & Benefits)	14,500	14,500	29,000
Finance (Accounting, Audit, Cash Management, Accounts Payable, Payroll) *	2,000	2,000	4,000
<b>Total</b>	<b>61,000</b>	<b>61,000</b>	<b>122,000</b>

\* Amounts are based on Cost Allocation Plan (FY 19-20) inflated by 3.5% CPI.