

COUNTY OF ALAMEDA COUNTYWIDE OVERSIGHT BOARD

RESOLUTION NUMBER NO. OB-2020-07

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

**APPROVING THE ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE
AND ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO 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 to the Redevelopment Agency of the City of San Leandro ("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 to the Redevelopment Agency of the City of San Leandro ("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 A.

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 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 to the Redevelopment Agency of the City of San Leandro this 22nd day of January, 2020 by the following vote:

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


Chairperson,

ATTEST:


Secretary of the Countywide Oversight Board
of the County of Alameda

Exhibit A - ROPS

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

Successor Agency: San Leandro

County: Alameda

| Current Period Requested Funding for Enforceable Obligations (ROPS Detail) | 20-21A Total (July - December) | 20-21B Total (January - June) | ROPS 20-21 Total |
|--|-----------------------------------|----------------------------------|---------------------|
| A Enforceable Obligations Funded as Follows (B+C+D) | \$ 2,034,172 | \$ - | \$ 2,034,172 |
| B Bond Proceeds | - | - | - |
| C Reserve Balance | 2,034,172 | - | 2,034,172 |
| D Other Funds | - | - | - |
| E Redevelopment Property Tax Trust Fund (RPTTF) (F+G) | \$ 527,173 | \$ 3,098,078 | \$ 3,625,251 |
| F RPTTF | 402,173 | 2,973,078 | 3,375,251 |
| G Administrative RPTTF | 125,000 | 125,000 | 250,000 |
| H Current Period Enforceable Obligations (A+E) | \$ 2,561,345 | \$ 3,098,078 | \$ 5,659,423 |

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

Name

Chairperson

Title

/s/ *Barbara Halliday* 01/22/2020

Signature

Date

Exhibit A - ROPS

San Leandro
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

| 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 | | | |
| | | | | | | | | \$55,548,626 | | \$5,659,423 | | \$- | \$-2,034,172 | \$- | \$402,173 | \$125,000 | \$2,561,345 | \$- | \$- | \$- | \$2,973,078 | \$125,000 | \$3,098,078 | |
| 6 | Urban Analytics | Fees | 07/01/2017 | 09/01/2038 | Urban Analytics | Continuing Disclosure Requirements for Bonds and Fiscal Analysis of Tax Increment | All | 320,500 | N | \$6,500 | | | | | | \$- | | | | | 6,500 | | \$6,500 | |
| 7 | 232 East 14th Street-Senior Housing | OPA/DDA/ Construction | 08/01/2000 | 08/01/2020 | Bank of New York Mellon | HUD Section 108 Loan for Senior Housing Project at 232 East 14th Street | HSG | | Y | \$- | | | | | | \$- | | | | | | | \$- | |
| 10 | Sales Tax Rebate-Ford Store | Business Incentive Agreements | 10/01/2002 | 10/01/2024 | Ford Store of San Leandro | Sales Tax Rebate per Owner Participation Agreement (March 6, 2000) | Joint | 535,870 | N | \$225,000 | | | | 225,000 | | \$225,000 | | | | | | | | \$- |
| 12 | Casa Verde-Operating Agmt | OPA/DDA/ Construction | 01/01/2008 | 01/01/2038 | Mercy Housing of CA | Operating Agreement for Casa Verde | HSG | 4,364,093 | N | \$169,756 | | | | 84,878 | | \$84,878 | | | | | 84,878 | | | \$84,878 |
| 20 | Successor Agency-Administration | Admin Costs | 07/01/2017 | 06/30/2038 | City of San Leandro | Agreement to Fund Staff/ Successor Agency Administration | All | 4,575,000 | N | \$250,000 | | | | | 125,000 | \$125,000 | | | | | | 125,000 | | \$125,000 |
| 28 | Doolittle Dr. Streetscape | Reentered Agreements | 01/17/2011 | 06/30/2021 | City of San Leandro | Cooperative Agreement for Doolittle Drive Streetscape Improvements (Res 2011-001 RDA) | WSL | 3,391,611 | N | \$- | | | | | | \$- | | | | | | | | \$- |
| 43 | San Leandro Improvement | Project Management | 01/01/2015 | 06/30/2038 | Management Corporation, | Payments due for | Plaza | 1,186,000 | N | \$5,000 | | | | 2,500 | | \$2,500 | | | | | 2,500 | | | \$2,500 |

Exhibit A - ROPS

| 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 | | | | | | |
| | | | | | | | | | | | N Bond Proceeds | O Reserve Balance | P Other Funds | R RPTTF | T Admin RPTTF | | U Bond Proceeds | V Reserve Balance | X Other Funds | Y RPTTF | Z Admin RPTTF | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| | Association | Costs | | | Downtown San Leandro Community Benefit District | Successor Agency real estate under newly formed benefit assessment district. | | | | | | | | | | | | | | | | | |
| 44 | 2001 Certificates of Participation / 2013 Lease Revenue Bonds | Bonds Issued After 12/31/10 | 06/01/2002 | 12/01/2026 | US Bank | \$5.02m debt issuance to fund capital improvement projects | WSL / Plaza | 1,996,813 | N | \$549,665 | - | 256,795 | - | - | - | \$256,795 | - | - | - | 292,870 | - | \$292,870 | |
| 45 | 2014 Tax Allocation Bonds (Replaced 2002 Plaza and 2004 WSL) | Bonds Issued After 12/31/10 | 10/30/2014 | 09/01/2034 | US Bank | Refunding of 2002 and 2004 bonds issued to fund capital improvement projects | WSL / Plaza | 14,525,488 | N | \$1,912,114 | - | 743,788 | - | - | - | \$743,788 | - | - | - | 1,168,326 | - | \$1,168,326 | |
| 47 | Plaza Project Loan | City/County Loan (Prior 06/28/11), Cash exchange | 01/31/2016 | 06/30/2036 | City of San Leandro | Reentered Loan | WSL / Plaza | 89,795 | N | \$89,795 | - | - | - | 89,795 | - | \$89,795 | - | - | - | - | - | - | \$- |
| 50 | 2018 Tax Allocation Bonds | Bonds Issued After 12/31/10 | 05/08/2018 | 09/01/2038 | US Bank | Refunding of 2008 Tax Allocation Bonds | | 24,563,456 | N | \$2,451,593 | - | 1,033,589 | - | - | - | \$1,033,589 | - | - | - | 1,418,004 | - | \$1,418,004 | |

Exhibit A - ROPS

San Leandro
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 |
|---|---|--|---|--|---------------------------------|------------------------|-----------------|
| | ROPS 17-18 Cash Balances (07/01/17 - 06/30/18) | 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 07/01/17) RPTTF amount should exclude "A" period distribution amount. | 4,175,460 | | (512,090) | 85,693 | (743,059) | |
| 2 | Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller | | | 1,742,983 | 79,364 | 7,258,168 | |
| 3 | Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18) | 4,175,460 | | 1,742,983 | 5,976 | 5,218,781 | |
| 4 | Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s) | | | | | 1,759,422 | |
| 5 | ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC | | | No entry required | | | |
| 6 | Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5) | \$- | \$- | \$(512,090) | \$159,081 | \$(463,094) | |

Exhibit A - ROPS

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

| Item # | Notes/Comments |
|--------|----------------|
| 6 | |
| 7 | |
| 10 | |
| 12 | |
| 20 | |
| 28 | |
| 43 | |
| 44 | |
| 45 | |
| 47 | |
| 50 | |

EXHIBIT B - ROPS Admin Budget

San Leandro Successor Agency ROPS

20-21 Administrative Budget

| | | | |
|---|-----------|-----------------------|--|
| 1 Consulting Services | \$ | 5,000 | Fraser & Associates ROPS Preparation |
| 2 Trustee Fees | | 6,000 | US Bank - manage RDA accounts |
| 3 Legal Fees | | 15,000 | Meyers Nave |
| 4 Insurance | | 3,658 | fund paying share of city insurance costs |
| 5 Adminstrative Costs (Salaries & Benefits) | | 220,342 | 6 employees, finance & CD - Internal Service Charges |
| TOTAL | \$ | <u>250,000</u> | |