

COUNTY OF ALAMEDA COUNTYWIDE OVERSIGHT BOARD

RESOLUTION NUMBER NO. OB-2022 - 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
COMMUNITY IMPROVEMENT COMMISSION OF THE CITY OF ALAMEDA FOR
THE PERIOD JULY 1, 2022 - JUNE 30, 2023, 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 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 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, 2022 through June 30, 2023 for the ROPS 22-23 and Administrative Budget 22-23 , respectively, and submitted to the Oversight Board for approval; and

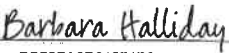
WHEREAS, the Oversight Board held a public meeting on January 19, 2022, and considered the ROPS 22-23 and Administrative Budget 22-23 following the notice required by law.

NOW, THEREFORE, RESOLVED that the Oversight Board hereby approves "Recognized Obligation Payment Schedule for the period July 1, 2022 through June 30, 2023" attached to this resolution as Exhibit 1.

FURTHER RESOLVED that the Oversight Board hereby approves "Administrative Budget for the period July 1, 2022 through June 30, 2023" 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 Community Improvement Commission of the City of Alameda this 19th day of January, 2022 by the following vote:

Board Members	Carson County Board of Supervisors	Halliday City Selection Committee	Sethy Ind. Special District Committee	Heldman County Office of Education	Dela Rosa Chancellor of the CA Comm. College	O'Connell County Board of Supervisors (Public)	Katz Mulvey Recognized Employee Organization
AYES:	✓	✓	✓	✓		✓	✓
NOES:							
ABSENT:					✓		
ABSTAIN:							
EXCUSED:							

DocuSigned by:

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 Chairperson, Barbara Halliday

ATTEST:



 Secretary of the Countywide Oversight Board
 of the County of Alameda

EXHIBIT 1

Recognized Obligation Payment Schedule for the Period
July 1, 2022 through June 30, 2023

Recognized Obligation Payment Schedule (ROPS 22-23) - Summary
Filed for the July 1, 2022 through June 30, 2023 Period

Successor Agency: Alameda City
 County: Alameda

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	22-23A Total (July - December)	22-23B Total (January - June)	ROPS 22-23 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 3,796,696	\$ -	\$ 3,796,696
B Bond Proceeds	-	-	-
C Reserve Balance	3,537,344	-	3,537,344
D Other Funds	259,352	-	259,352
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 2,766,439	\$ 6,143,104	\$ 8,909,543
F RPTTF	2,670,689	6,047,354	8,718,043
G Administrative RPTTF	95,750	95,750	191,500
H Current Period Enforceable Obligations (A+E)	\$ 6,563,135	\$ 6,143,104	\$ 12,706,239

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 1/20/2022
 Signature Date

Alameda City
 Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail
 July 1, 2022 through June 30, 2023

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 22-23 Total	ROPS 22-23A (Jul - Dec)					Q 22-23A Total	ROPS 22-23B (Jan - Jun)					W 22-23B Total
											Fund Sources						Fund Sources					
											L Bond Proceeds	M Reserve Balance	N Other Funds	O RPTTF	P Admin RPTTF		R Bond Proceeds	S Reserve Balance	T Other Funds	U RPTTF	V Admin RPTTF	
								\$125,723,969		\$12,706,239	\$-	\$3,537,344	\$259,352	\$2,670,689	\$95,750	\$6,563,135	\$-	\$-	\$-	\$6,047,354	\$95,780	\$6,143,104
13	Bond Trustee Fees	Fees	10/01/2003	09/01/2041	Union Bank of CA	UBOC Trustee fees	BWIP/ WECIP	190,000	N	\$10,000				5,000		\$5,000				5,000		\$5,000
14	Bond Disclosure / Indenture Obligations	Fees	10/01/2003	09/01/2041	Various	Continuing disclosure & noticing under indentures	BWIP/ WECIP		Y	\$-						\$-						\$-
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	8,000,000	N	\$-						\$-						\$-
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	7,886,675	N	\$2,886,976				1,443,488		\$1,443,488				1,443,488		\$1,443,488
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	ROPS 22-23A (Jul - Dec)					Q	ROPS 22-23B (Jan - Jun)					W				
											L	M	N	O	P		22-23A Total	Fund Sources					22-23B Total			
																		Fund Sources								
																		Bond Proceeds	Reserve Balance	Other Funds	RPTTF			Admin RPTTF	Bond Proceeds	Reserve Balance
						Obligation. 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/ WEICIP	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	37,058,000	N	\$1,474,053			259,352	1,214,701			\$1,474,053									\$-
46	Successor Agency Administrative Costs	Admin Costs	07/01/2022	06/30/2023	Various	Successor Agency administrative cost allowance	All	191,500	N	\$191,500					95,750		\$95,750							95,750	\$95,750	
47	Long Range Property Management Plan and	Property Dispositions	07/01/2022	06/30/2023	Outside legal services	Legal expense related to long range property management	All	15,000	N	\$15,000				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 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)				
																								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					plan implementation 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.	BWIP/ WECIP	44,891,451	N	\$3,758,670		3,010,853					\$3,010,853					747,817		\$747,817										
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 (i). Amount corresponds to the annual principal payment and second interest payment due September 1.	BWIP/ WECIP	3,052,817	N	\$3,052,817							\$-					3,052,817		\$3,052,817										
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.	BWIP/ WECIP	17,425,110	N	\$759,357		526,491					\$526,491					232,866		\$232,866										
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 Trust, Section 5.01 (i).	BWIP/ WECIP	557,866	N	\$557,866							\$-					557,866		\$557,866										

Alameda City
Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances
July 1, 2019 through June 30, 2020
(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
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)	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 07/01/19) RPTTF amount should exclude "A" period distribution amount.			3,759,175	632,201	1,193,427	
2	Revenue/Income (Actual 06/30/20) RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller				259,352	10,941,106	
3	Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)			3,319,293	115,774	7,963,242	
4	Retention of Available Cash Balance (Actual 06/30/20) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			439,882	775,779	4,143,857	Col E includes \$439,882 reserves used to fund ROPS 20-21A. Column F includes \$232,899 used to fund ROPS 20-21A, \$283,528 to fund ROPS 21-22A, and \$259,352 identified to fund ROPS 22-23. Col G includes \$3,406,650 used for 20-21 bond payments + \$311,329 in PPA funds applied to ROPS 20-21 + 425,878 in 18-19 PPA funds applied to fund ROPS 21-22. All amounts must be retained for enforceable obligations.

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 19-20 Cash Balances (07/01/19 - 06/30/20)	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
5	ROPS 19-20 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC			No entry required		27,434	offset to RPTTF allocation for FY 22-23
6	Ending Actual Available Cash Balance (06/30/20) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

Alameda City
Recognized Obligation Payment Schedule (ROPS 22-23) - Notes
July 1, 2022 through June 30, 2023

Item #	Notes/Comments
13	
14	Identified as retired as costs are being included as part of the administrative budget.
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.
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59	

EXHIBIT 2

Administrative Budget for the Period
July 1, 2022 through June 30, 2023

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

Administrative Budget for July 1, 2022 - June 30, 2023

	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.) *	40,700	40,700	81,400
Community Development Salaries & Benefits	33,050	33,050	66,100
Consulting Services			
KMA, Inc.	15,000	15,000	30,000
Legal Services	3,500	3,500	7,000
Worker's Compensation Claims & Administration	3,500	3,500	7,000
Total	<u>95,750</u>	<u>95,750</u>	<u>191,500</u>

* Amounts are based on the FY 22-23 Cost Allocation Plan.

** Salaries and benefits for the following roles:

Director (10%)

Accounting Technician (5%)

Community Development Program Manager (5%)

Office Assistant (5%)