

**COUNTY OF ALAMEDA COUNTYWIDE OVERSIGHT BOARD**

**RESOLUTION NUMBER NO. OB-2021 - 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, 2021 - JUNE 30, 2022, 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, 2021 through June 30, 2022 for the ROPS 21-22 and Administrative Budget 21-22 , respectively, and submitted to the Oversight Board for approval; and


**WHEREAS**, the Oversight Board held a public meeting on January 20, 2021, and considered the ROPS 21-22 and Administrative Budget 21-22 following the notice required by law.


**NOW, THEREFORE, RESOLVED** that the Oversight Board hereby approves “Recognized Obligation Payment Schedule for the period July 1, 2021 through June 30, 2022” attached to this resolution as Exhibit 1.

**FURTHER RESOLVED** that the Oversight Board hereby approves “Administrative Budget for the period July 1, 2021 through June 30, 2022” 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 20th day of January, 2021 by the following vote:

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

DocuSigned by:  
  
 DB75EA2D01574B9...  
 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, 2021 through June 30, 2022

**Recognized Obligation Payment Schedule (ROPS 21-22) - Summary  
Filed for the July 1, 2021 through June 30, 2022 Period**

**Successor Agency:** Alameda City  
**County:** Alameda

| <b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b> | <b>21-22A Total<br/>(July - December)</b> | <b>21-22B Total<br/>(January - June)</b> | <b>ROPS 21-22<br/>Total</b> |
|---|---|--|-----------------------------|
| <b>A Enforceable Obligations Funded as Follows (B+C+D)</b>                        | <b>\$ 3,748,396</b>                       | <b>\$ -</b>                              | <b>\$ 3,748,396</b>         |
| B Bond Proceeds   | -   | -  | -                           |
| C Reserve Balance   | 3,464,868                                 | -  | 3,464,868                   |
| D Other Funds   | 283,528                                   | -  | 283,528                     |
| <b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>                      | <b>\$ 5,114,972</b>                       | <b>\$ 5,656,188</b>                      | <b>\$ 10,771,160</b>        |
| F RPTTF   | 5,034,972                                 | 5,576,188                                | 10,611,160                  |
| G Administrative RPTTF  | 80,000                                    | 80,000                                   | 160,000                     |
| <b>H Current Period Enforceable Obligations (A+E)</b>                             | <b>\$ 8,863,368</b>                       | <b>\$ 5,656,188</b>                      | <b>\$ 14,519,556</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

DocuSigned by:  
/s/ Barbara Halliday  
Signature Date

**Alameda City**  
**Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail**  
**July 1, 2021 through June 30, 2022**

| A<br>Item # | B<br>Project Name   | C<br>Obligation Type  | D<br>Agreement Execution Date | E<br>Agreement Termination Date | F<br>Payee  | G<br>Description  | H<br>Project Area | I<br>Total Outstanding Obligation | J<br>Retired | K<br>ROPS 21-22 Total | L<br>ROPS 21-22A (Jul - Dec) |             |                   |             | M<br>ROPS 21-22B (Jan - Jun) |                 |                   |       | W<br>21-22B Total |                    |                      |                  |            |                  |
|-------------|---|-----------------------|-------------------------------|---------------------------------|---|---|-------------------|-----------------------------------|--------------|-----------------------|------------------------------|-------------|-------------------|-------------|------------------------------|-----------------|-------------------|-------|-------------------|--------------------|----------------------|------------------|------------|------------------|
|             |   |                       |                               |                                 |   |   |                   |                                   |              |                       | N<br>Fund Sources            |             | O<br>Fund Sources |             | P<br>Fund Sources            |                 | Q<br>Fund Sources |       |                   | R<br>Bond Proceeds | S<br>Reserve Balance | T<br>Other Funds | U<br>RPTTF | V<br>Admin RPTTF |
|             |   |                       |                               |                                 |   |   |                   |                                   |              |                       | Reserve Balance              | Other Funds | RPTTF             | Admin RPTTF | Bond Proceeds                | Reserve Balance | Other Funds       | RPTTF |                   |                    |                      |                  |            |                  |
| 13          | Bond Trustee Fees   | Fees                  | 10/01/2003                    | 09/01/2041                      | Union Bank of CA  | UBOC Trustee fees   | BWIP/ WECIP       | \$136,953,550                     | N            | \$14,519,556          | \$-                          | \$3,464,868 | \$283,528         | \$5,034,972 | \$80,000                     | \$8,863,368     | \$-               | \$-   | \$5,576,188       | \$80,000           | \$5,656,188          |                  |            |                  |
| 14          | Bond Disclosure / Indenture Obligations                     | Fees                  | 10/01/2003                    | 09/01/2041                      | Various   | Continuing disclosure & noticing under indentures   | BWIP/ WECIP       | 120,000                           | 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               | 10,670,000                        | N            | \$2,670,000           | -                            | -           | 283,528           | 2,186,472   | -                            | \$2,470,000     | -                 | -     | 200,000           | -                  | \$200,000            |                  |            |                  |
| 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       | 9,486,675                         | N            | \$1,600,000           | -                            | -           | -                 | 800,000     | -                            | \$800,000       | -                 | -     | 800,000           | -                  | \$800,000            |                  |            |                  |
| 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<br>Item # | B<br>Project Name  | C<br>Obligation Type  | D<br>Agreement Execution Date | E<br>Agreement Termination Date | F<br>Payee  | G<br>Description   | H<br>Project Area | I<br>Total Outstanding Obligation | J<br>Retired | K<br>ROPS 21-22 Total | L<br>ROPS 21-22A (Jul - Dec) |                 |             |       | M<br>ROPS 21-22B (Jan - Jun) |                 |             |       | W<br>21-22B Total |                   |                    |                      |                  |            |                  |
|-------------|--|-----------------------|-------------------------------|---------------------------------|---|--|-------------------|-----------------------------------|--------------|-----------------------|------------------------------|-----------------|-------------|-------|------------------------------|-----------------|-------------|-------|-------------------|-------------------|--------------------|----------------------|------------------|------------|------------------|
|             |  |                       |                               |                                 |   |  |                   |                                   |              |                       | N<br>Fund Sources            |                 |             |       | O<br>Fund Sources            |                 |             |       |                   | Q<br>21-22A Total | R<br>Bond Proceeds | S<br>Reserve Balance | T<br>Other Funds | U<br>RPTTF | V<br>Admin RPTTF |
|             |  |                       |                               |                                 |   |  |                   |                                   |              |                       | Bond Proceeds                | Reserve Balance | Other Funds | RPTTF | Bond Proceeds                | Reserve Balance | Other Funds | RPTTF |                   |                   |                    |                      |                  |            |                  |
| 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. None projected this period.   | 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               | 39,465,209                        | N            | \$2,032,000           | -                            | 2,032,000       | -           | -     | -                            | -               | -           | -     | -                 | \$2,032,000       |                    |                      |                  |            |                  |
| 46          | Successor Agency Administrative Costs  | Admin Costs           | 07/01/2021                    | 06/30/2022                      | Various   | Successor Agency administrative cost allowance   | All               | 160,000                           | N            | \$160,000             | -                            | -               | -           | -     | -                            | -               | -           | -     | -                 | \$80,000          |                    |                      |                  |            |                  |
| 47          | Long Range Property Management Plan and  | Property Dispositions | 07/01/2021                    | 06/30/2022                      | Outside legal services  | Legal expense related to preparation, review and   | All               | 15,000                            | N            | \$15,000              | -                            | -               | -           | -     | -                            | -               | -           | -     | 7,500             | \$7,500           |                    |                      |                  |            |                  |

| A<br>Item # | B<br>Project Name   | C<br>Obligation Type                 | D<br>Agreement Execution Date | E<br>Agreement Termination Date | F<br>Payee          | G<br>Description   | H<br>Project Area | I<br>Total Outstanding Obligation | J<br>Retired | K<br>ROPS 21-22 Total | L<br>ROPS 21-22A (Jul - Dec) |                 |             | M<br>ROPS 21-22B (Jan - Jun) |              |             | N<br>21-22A Total | O<br>21-22B Total |              |              |                 |
|-------------|---|--------------------------------------|-------------------------------|---------------------------------|---------------------|--|-------------------|-----------------------------------|--------------|-----------------------|------------------------------|-----------------|-------------|------------------------------|--------------|-------------|-------------------|-------------------|--------------|--------------|-----------------|
|             |   |                                      |                               |                                 |                     |  |                   |                                   |              |                       | Bond Proceeds                | Fund Sources    |             | Bond Proceeds                | Fund Sources |             |                   |                   | 21-22A Total | 21-22B Total |                 |
|             |   |                                      |                               |                                 |                     |  |                   |                                   |              |                       |                              | Reserve Balance | Other Funds |                              | RPTTF        | Admin RPTTF |                   |                   |              |              | Reserve Balance |
|             | 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.   | BWIP/ WECIP       | 48,642,756                        | N            | \$3,751,305           | -                            | 2,965,452       | -           | -                            | 785,853      | -           | -                 | \$2,965,452       | -            | 785,853      | \$785,853       |
| 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 (f). Amount corresponds to the annual principal payment and second interest payment due September 1. | BWIP/ WECIP       | 3,010,853                         | N            | \$3,010,853           | -                            | -               | -           | -                            | 3,010,853    | -           | -                 | \$-               | -            | 3,010,853    | \$3,010,853     |
| 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       | 18,161,016                        | N            | \$735,907             | -                            | 499,416         | -           | -                            | 236,491      | -           | -                 | \$499,416         | -            | 236,491      | \$236,491       |
| 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  | BWIP/ WECIP       | 526,491                           | N            | \$526,491             | -                            | -               | -           | -                            | 526,491      | -           | -                 | \$-               | -            | 526,491      | \$526,491       |





**Alameda City**  
**Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances**  
**July 1, 2018 through June 30, 2019**  
 (Report Amounts in Whole Dollars)

| A   |   | B                                  |                                   | C               | D   | E                            |       |   | F                   | G | H |
|---|---|------------------------------------|-----------------------------------|-----------------|---|------------------------------|-------|---|---------------------|---|---|
|   |   |                                    |                                   |                 |   | Fund Sources                 |       |   |                     |   |   |
| ROPS 18-19 Cash Balances<br>(07/01/18 - 06/30/19) |   | Bond Proceeds                      |                                   | Reserve Balance | Other Funds   |                              | RPTTF | Comments  |                     |   |   |
|   |   | 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 |   |   |
| <b>1</b>  | <b>Beginning Available Cash Balance (Actual 07/01/18)</b><br>RPTTF amount should exclude "A" period distribution amount.  |                                    |                                   | 4,254,621       | 349,379   | 767,549                      |       |   |                     |   |   |
| <b>2</b>  | <b>Revenue/Income (Actual 06/30/19)</b><br>RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller                        |                                    |                                   |                 | 282,822   | 10,686,225                   |       |   |                     |   |   |
| <b>3</b>  | <b>Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)</b>  |                                    |                                   | 3,814,739       |   | 6,941,054                    |       |   |                     |   |   |
| <b>4</b>  | <b>Retention of Available Cash Balance (Actual 06/30/19)</b><br>RPTTF amount retained should only include the amounts distributed as reserve for future period(s) |                                    |                                   | 439,882         | 632,201   | 4,086,842                    |       | Col E includes \$439,882 reserves identified to fund ROPS 20-21A. Col F includes \$115,774 used to fund ROPS 19-20A, \$232,899 used to fund ROPS 20-21A, and \$283,528 identified to fund ROPS 21-22A. Col G includes \$3,319,293 used for 19-20 bond payments + \$456,220 in 16-17 PPA funds applied to ROPS 19-20 and \$311,329 in PPA funds applied to ROPS 20-21. All amounts must be retained for enforceable obligations. |                     |   |   |

| 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               |                                       |
|  |   | 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                              |
|  | <b>ROPS 18-19 Cash Balances<br/>(07/01/18 - 06/30/19)</b>   |                                    |                                   |   |                              |                     |                                       |
| <b>5</b>   | <b>ROPS 18-19 RPTTF Prior Period Adjustment</b><br>RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC |                                    |                                   | No entry required   |                              | 425,878             | offsets RPTTF allocation for FY 21-22 |
| <b>6</b>   | <b>Ending Actual Available Cash Balance (06/30/19)</b><br><b>C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>                  | \$-                                | \$-                               | \$-   | \$-                          | \$-                 |                                       |

**Alameda City  
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes  
July 1, 2021 through June 30, 2022**

| Item # | Notes/Comments  |
|--------|---|
| 13     |   |
| 14     |   |
| 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     |   |
| 47     |   |
| 56     |   |
| 57     |   |
| 58     |   |
| 59     |   |

## **EXHIBIT 2**

Administrative Budget for the Period  
July 1, 2021 through June 30, 2022

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

Administrative Budget for July 1, 2021 - June 30, 2022

|  | First 6-Month<br>Budgeted<br>Amount | Second 6-Month<br>Budgeted<br>Amount | 12-Month<br>Budgeted<br>Total |
|--|-------------------------------------|--------------------------------------|-------------------------------|
| Administration (City Clerk, Human Resources, City Attorney's Office, Finance,<br>City Manager's Office, IT, telecom, facilities maintenance, etc.) * | 35,000                              | 35,000                               | 70,000                        |
| Community Development Salaries & Benefits  | 26,000                              | 26,000                               | 52,000                        |
| Consulting Services  |                                     |                                      |                               |
| KMA, Inc.  | 15,000                              | 15,000                               | 30,000                        |
| Legal Services   | 500                                 | 500                                  | 1,000                         |
| Worker's Compensation Claims & Administration  | 3,500                               | 3,500                                | 7,000                         |
| <b>Total</b>   | <b>80,000</b>                       | <b>80,000</b>                        | <b>160,000</b>                |

\* Amounts are based on Cost Allocation Plan (FY 20-21) inflated by 2.8% CPI.

\*\* Salaries and benefits for the following roles:

- Director (10%)
- Accounting Technician (5%)
- Community Development Program Manager( 5%)
- Office Assistant (5%)