

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

**Successor Agency:** Emeryville

**County:** Alameda

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<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>\$ -</b>	<b>\$ 1,419,221</b>	<b>\$ 1,419,221</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	141,694	141,694
D Other Funds	-	1,277,527	1,277,527
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 3,267,638</b>	<b>\$ 12,950,064</b>	<b>\$ 16,217,702</b>
F RPTTF	3,065,350	12,747,776	15,813,126
G Administrative RPTTF	202,288	202,288	404,576
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 3,267,638</b>	<b>\$ 14,369,285</b>	<b>\$ 17,636,923</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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Emeryville**  
**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	
								\$106,009,012		\$17,636,923	\$-	\$-	\$-	\$3,065,350	\$202,288	\$3,267,638	\$-	\$141,694	\$1,277,527	\$12,747,776	\$202,288	\$14,369,285
1	Administrative Cost Allowance Per HSC 34177	Admin Costs	07/01/2020	06/30/2021	City of Emeryville	ADM-Finance Administrative Cost Allowance Per HSC 34177	Both	404,576	N	\$404,576	-	-	-	-	202,288	\$202,288	-	-	-	-	202,288	\$202,288
4	Contract for services	Admin Costs	01/01/2015	06/30/2018	Renne Sloane Holtzman Sakai LLP	ADM-Oversight Board Legal Counsel Provide legal advice to Board	Both	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
10	Affordable Housing Option Agreement (Feb 15, 2011)	Remediation	02/15/2011	12/31/2023	City of Emeryville-Housing Successor	AH-3706 San Pablo Avenue/ 1025 MacArthur Remediation of 3706 SPA	Emeryville	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
39	Professional Services Agreement (September 1, 2010)	Litigation	09/01/2010	06/30/2021	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	06/30/2021	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;	Remediation	10/06/2004	06/30/2023	Erler & Kalinowski (EKI)	ENV-Bay Street - Site B Groundwater Remediation Environmental engineer re on-going groundwater remediation at	Emeryville	948,939	N	\$750,000	-	-	-	375,000	-	\$375,000	-	-	-	375,000	-	\$375,000

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 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		
	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					Site B																	
43	Environmental Oversight Agreement	Remediation	06/27/2011	06/30/2019	California EPA - DTSC	ENV-Bay Street - Site B Groundwater Remediation Site B groundwater remediation oversight	Emeryville	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-
44	Professional Services Agreement PSA (3/31/2003); 1st Amendment to PSA (04/20/2004); 2nd Amendment to PSA (10/5/2011)	Remediation	03/31/2003	12/31/2022	Erlar & Kalinowski (EKI)	ENV-Bay Street Site - A Groundwater Monitoring Environmental engineer re on-going groundwater monitoring at Bay Street/Site A	Shellmound	399,992	N	\$40,000	-	-	-	20,000	-	\$20,000	-	-	-	20,000	-	\$20,000	
45	Environmental Oversight Agreement (Amended 3/13/07)	Remediation	03/13/2007	06/30/2021	California EPA - DTSC	ENV-Bay Street Site - A Groundwater Monitoring Regulatory Oversight 7/20/98 12/31/22	Shellmound	20,000	N	\$20,000	-	-	-	10,000	-	\$10,000	-	-	-	10,000	-	\$10,000	
46	Settlement Agreement & Order (Feb 23, 2001) - Agency v Elementis; US District Ct, Case No. C99-03719 WHA	Remediation	02/23/2001	06/30/2021	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	Remediation	09/23/1999	06/30/2021	5616 Bay Street Investors LLC	ENV-Bay Street Site - A Groundwater Monitoring Responsible for costs of groundwater monitoring and	Shellmound	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	

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	
	Plan					remediation as between Agency and property owners																
48	City/Agency Purchase & Sale Agreement (June 4, 2009) - Corp Yard/Jan 27, 2012 Claim of City of Emeryville-California Tort Claim Act	Remediation	06/04/2009	06/30/2018	City of Emeryville as Indemnatee	ENV-Corporation Yard Remediation Indemnification of City for costs of remediation and monitoring of soil and groundwater contamination	Emeryville	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
49	Professional Services Agreement (September 1, 2010)	Legal	09/01/2010	06/30/2021	Cox Castle Nichol森	ENV-Corporation Yard Remediation Legal services relating to recovery of remediation costs	Emeryville	2,000,000	N	\$2,000,000	-	-	-	1,000,000	-	\$1,000,000	-	-	-	1,000,000	-	\$1,000,000
51	Professional Services Agreement (January 31, 2012); 1st Amendment (July 16, 2013); 2nd Amendment (August 27, 2015); Third Amendment (January 1, 2016); Fourth Amendment (November 15, 2016)	Remediation	01/31/2012	06/30/2017	Erler & Kalinowski (EKI)	ENV-Corporation Yard Remediation and monitoring of soil and groundwater contamination	Emeryville	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
62	Contract for services	Professional Services	03/01/2020	12/31/2024	Unknown	F-Finance Audit Services	Both	17,600	N	\$17,600	-	-	-	14,100	-	\$14,100	-	-	-	3,500	-	\$3,500
63	Bank account	Fees	08/01/2019	06/30/2021	Mechanics Bank	F-Finance Bank fees	Both	2,500	N	\$2,500	-	-	-	1,250	-	\$1,250	-	-	-	1,250	-	\$1,250
64	Bond Trustee Fees	Fees	09/01/1995	09/01/2034	Bank of New York Mellon	F-Finance Bond Trustee services	Both	7,500	N	\$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	
67	Contract for services	Professional Services	01/12/1990	12/31/2020	MuniServices	F-Finance Property Tax Audit Services	Both	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
80	Lease (3/2/1993)	Miscellaneous	03/02/1993	10/15/2018	Alameda County	PI-Amtrak Station Property Taxes for Amtrak Stn	Emeryville	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
81	Lease (3/2/1993)	Property Dispositions	03/02/1993	10/15/2018	Wareham Development Corp	PI-Amtrak Station Obligation to purchase upon termination	Emeryville	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
82	Amended and Restated Passenger Station Lease/ Purchase	Property Dispositions	01/19/2000	10/15/2018	National Railroad Passenger Corp	PI-Amtrak Station Sublease of Amtrak station - obligation to sell upon termination	Emeryville	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
103	Tax Allocation Revenue Bond covenants	Professional Services	07/01/2014	06/30/2021	Wildan Financial	F-Finance Annual Continuing Disclosure reporting	Both	3,000	N	\$3,000	-	-	-	-	-	\$-	-	-	-	3,000	-	\$3,000
104	Tax Allocation Revenue Bond covenants	Professional Services	07/01/2014	06/30/2021	PFM Group	F-Finance Arbitrage/ Rebate calculations	Both	2,500	N	\$2,500	-	-	-	2,500	-	\$2,500	-	-	-	-	-	\$-
108	Lease (3/2/1993)	Property Maintenance	03/02/1993	10/15/2018	Wareham Development Corp.	Amtrak Station Lease- Obligation to pay for maintenance costs	Emeryville	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
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	87,072,000	N	\$9,768,000	-	-	-	-	-	\$-	-	141,694	1,277,527	8,348,779	-	\$9,768,000
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,	Both	11,860,405	N	\$1,351,247	-	-	-	-	-	\$-	-	-	-	1,351,247	-	\$1,351,247

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	
					principal payable Sept 1																	
120	Agreement Regarding SERAF Repayment Schedule	SERAF/ERAF	02/03/2015	09/01/2034	City of Emeryville Housing Successor	Repayment of SERAF shift per HSC 33690-Resolution No RD19-10	Both	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
121	Environmental Oversight Agreement	Remediation	01/15/2019	06/30/2021	California EPA - DTSC	Env - South Bayfront Site B Groundwater Remediation Oversight		75,000	N	\$75,000	-	-	-	37,500	-	\$37,500	-	-	-	37,500	-	\$37,500
122	Imminent & Substantial Endangerment Order	Remediation	01/15/2019	06/30/2021	California EPA - DTSC	Environmental - Corporation Yard Remediation Enforcement/ Oversight		150,000	N	\$150,000	-	-	-	75,000	-	\$75,000	-	-	-	75,000	-	\$75,000
123	Professional Services Agreement	Remediation	01/15/2019	06/30/2021	Erler & Kalinowski (EKI)	Environmental -Corporation Yard - Remediation of soil and groundwater contamination pursuant to DTSC Imminent & Substantial Endangerment Order		2,995,000	N	\$2,995,000	-	-	-	1,497,500	-	\$1,497,500	-	-	-	1,497,500	-	\$1,497,500
124	Environmental Insurance Policy	Remediation	07/01/2019	06/30/2020	Integro Insurance Brokers	ENV - Site B - Environmental Pollution Legal Liability Insurance Policy		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

**Emeryville**  
**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	<b>Beginning Available Cash Balance (Actual 07/01/17)</b> RPTTF amount should exclude "A" period distribution amount.			1,774,115	2,094,064	-	E1: June 30, 2017 beginning cash balance has been increased by \$20K from ROPS 19-20 report to reflect cash held by fiscal agent that is made available for debt service payment; the cash balance also includes FY 16-17 PPA/unspent RPTTF funds in the amount of \$1.0M.
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				1,262,590	12,642,753	
3	<b>Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)</b>			545,759	812,710	12,005,615	G3: The \$12.0M includes \$8.9M for debt service payment made in September 2018
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)			1,005,055			E4 = FY 16-17 PPA/unspent RPTTF funds committed for FY 19-20 ROPS

5	<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			637,138	G5 = FY 17-18 PPA/unspent RPTTF balance
6	<b>Ending Actual Available Cash Balance (06/30/18)</b> <b>C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	\$-	\$-	\$223,301	\$2,543,944	\$-	<b>E6: \$81K was committed for the 19-20B ROPS period and \$142K is available for the 20-21B ROPS period. F6: \$1.27M was committed for the 19-20B ROPS period and \$1.27M is available for the 20-21B ROPS period.</b>

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

Item #	Notes/Comments
1	
4	
10	
39	
40	
41	
43	This Agreement inadvertently expired in June 2018 and was replaced with a new oversight agreement as reflected in line item 121.
44	
45	
46	
47	
48	
49	Trial date set for January 31, 2022, in Federal Court for lawsuit brought by Successor Agency to recover from responsible parties costs incurred by Successor Agency to remediate contamination at Corporation Yard and expended pursuant to ROPS line items 122 and 123.
51	This item was denied by DOF as part of ROPS 17-18.
62	The City is planning to go out for an RFP (request for proposal) for audit services, and the contract term is expected to be five years covering audit services for fiscal year 2019-20 through fiscal year 2023-24. The potential audit firm/payee is unknown at this point.
63	The Successor Agency opened a bank account with Mechanics Bank in fiscal year 2019-20 and is in the process of switching its banking services from Wells Fargo Bank to Mechanics Bank. The payee name has been updated for the 20-21 ROPS.
64	
67	
80	
81	
82	
103	
104	
108	
116	
117	
120	

121	
122	This item was included in ROPS 19-20 in anticipation of receipt of such an Order from DTSC; however, no such Order was received by the Successor Agency from DTSC and DOF denied the item. The Successor Agency did not contest denial of the item because no Order had in fact been received. Nevertheless, in anticipation that DTSC may issue such an order as has been represented to the Successor Agency, this line item is included as part of ROPS 20-21.
123	ROPS line item 123 was denied by DOF by letter dated May 17, 2019, which the Successor Agency contested as part of the ROPS 19-20 meet and confer process. Thereafter, on May 21, 2019, the Successor Agency filed a Petition For Writ of Mandate ("Petition") with the Superior Court in Sacramento County challenging DOF's decision to deny line item 123 on ROPS 19-20. See, Successor Agency To The Redevelopment Agency of the City of Emeryville v California Department of Finance, Keely Bosler, Case No. 34-2019-8000149. A hearing before the Superior Court to consider the Successor Agency's Petition is set for February 14, 2020. Accordingly, as set forth in the Petition on file with the Sacramento County Superior Court, the agreement with EKI for environmental engineering services at the Corporation Yard is an enforceable obligation pursuant to Health and Safety Code 34171(d)(1)(E) and (F) and is included in line item 123 as part of ROPS 20-21.
124	This item was denied by DOF as part of ROPS 19-20.

# Successor Agency (SA) Administrative Budgets

# Exhibit B

## Administrative Allowance Charges

### Departments/Functions

City Manager  
 City Clerk  
 City Attorney  
 Administrative Services  
 Public Works  
  
**General Operating Costs (rent,  
 insurance, equipment, etc.)**  
  
**Total**

	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
\$	4,339	\$ 4,339	\$ 8,678
	3,463	3,463	6,926
	21,476	21,477	42,953
	131,973	131,973	263,946
	11,309	11,309	22,618
	29,728	29,727	59,455
<b>\$</b>	<b>202,288</b>	<b>\$ 202,288</b>	<b>\$ 404,576</b>

### 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