

COUNTY OF ALAMEDA COUNTYWIDE OVERSIGHT BOARD

RESOLUTION NUMBER NO. OB-20~~22~~²³ - ~~03~~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, 2023 - JUNE 30, 2024, 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, 2023 through June 30, 2024 for the ROPS 23-24 and Administrative Budget 23-24, respectively, and submitted to the Oversight Board for approval; and

WHEREAS, the Oversight Board held a public meeting on January 19, 2023, and considered the ROPS 23-24 and Administrative Budget 23-24 following the notice required by law.

NOW, THEREFORE, RESOLVED that the Oversight Board hereby approves “Recognized Obligation Payment Schedule for the period July 1, 2023 through June 30, 2024” attached to this resolution as Exhibit 1.

FURTHER RESOLVED that the Oversight Board hereby approves “Administrative Budget for the period July 1, 2023 through June 30, 2024” 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 19th day of January, 2023 by the following vote:

Board Members	Carson County Board of Supervisors	Putra-Vernaci City Selection Committee <i>Alternate</i>	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
A YES:	✓		✓	✓		✓	✓
NOES:							
ABSENT:		✓			✓		
ABSTAIN:							
EXCUSED:							

DocuSigned by:

Christia Katz Mulvey

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Vice Chairperson,

ATTEST:

Secretary of the Countywide Oversight Board
of the County of Alameda

EXHIBIT 1

Recognized Obligation Payment Schedule for the Period
July 1, 2023 through June 30, 2024

Recognized Obligation Payment Schedule (ROPS 23-24) - Summary
Filed for the July 1, 2023 through June 30, 2024 Period

Successor Agency: Alameda City
County: Alameda

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	23-24A Total (July - December)	23-24B Total (January - June)	ROPS 23-24 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 3,664,277	\$ -	\$ 3,664,277
B Bond Proceeds	-	-	-
C Reserve Balance	3,610,683	-	3,610,683
D Other Funds	53,594	-	53,594
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 3,173,044	\$ 6,191,648	\$ 9,364,692
F RPTTF	3,066,394	6,084,998	9,151,392
G Administrative RPTTF	106,650	106,650	213,300
H Current Period Enforceable Obligations (A+E)	\$ 6,837,321	\$ 6,191,648	\$ 13,028,969

Certification of Oversight Board Chairman:

Christia Katz Mulvey, Vice Chairperson
 Name Title

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.

DocuSigned by:
 /s/ *Christia Katz Mulvey* 1/19/2023
 Signature Date

Alameda City
Recognized Obligation Payment Schedule (ROPS 23-24) - ROPS Detail
July 1, 2023 through June 30, 2024

A	B	C	D	E	F	G	H	I	J	K	M				Q	U		W						
											N	O	P	ROPS 23-24A (Jul - Dec)					ROPS 23-24B (Jan - Jun)					
														Fund Sources						23-24A Total	Fund Sources		23-24B Total	
														Reserve Balance		Other Funds	RPTTF				Admin RPTTF	RPTTF		Admin RPTTF
								\$116,930,537		\$13,028,969	\$3,610,683	\$53,594	\$3,066,394	\$106,650	\$6,837,321	\$6,084,998	\$106,650	\$6,191,648						
13	Bond Trustee Fees	Fees	10/01/2003	09/01/2041	Union Bank of CA	UBOC Trustee fees	BWIP/WECIP	180,000	N	\$10,000	-	-	5,000	-	\$5,000	5,000	-	\$5,000						
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	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.	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	4,999,699	N	\$2,886,976	-	53,594	1,389,894	-	\$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 Obligation. Obligation limited to tax increment generated by project. None projected this period.	BWIP/WECIP	4,500,000	N	\$-	-	-	-	-	\$-	-	-	\$-						
34	Boatworks Project Settlement Agreement / Mitigation Monitoring	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	BWIP/WECIP	80,550	N	\$-	-	-	-	-	\$-	-	-	\$-						

Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 23-24 Total	ROPS 23-24A (Jul - Dec)				23-24A Total	ROPS 23-24B (Jan - Jun)		23-24B Total
											Fund Sources					Fund Sources		
											Reserve Balance	Other Funds	RPTTF	Admin RPTTF		RPTTF	Admin RPTTF	
	and Reporting Plan Public Improvement Obligations					Reporting Plan items B-10, B-11, B-12.												
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. Island City Development is an affiliated non-profit corporation of the Housing Authority of the City of Alameda.	All	35,583,947	N	\$1,664,000	-	-	1,664,000	-	\$1,664,000	-	-	\$-
46	Successor Agency Administrative Costs	Admin Costs	07/01/2023	06/30/2024	Various	Successor Agency administrative cost allowance	All	213,300	N	\$213,300	-	-	-	106,650	\$106,650	-	106,650	\$106,650
47	Long Range Property Management Plan and Property Disposition Legal Expenses	Property Dispositions	07/01/2023	06/30/2024	Outside legal services	Legal expense related to long range property management plan implementation including drafting of related documents for disposition of the property.	All	15,000	N	\$15,000	-	-	7,500	-	\$7,500	7,500	-	\$7,500
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	41,132,782	N	\$3,758,925	3,052,817	-	-	-	\$3,052,817	706,108	-	\$706,108
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 (l). Amount corresponds to the annual principal payment and second interest payment due September 1.	BWIP/WECIP	3,101,108	N	\$3,101,108	-	-	-	-	\$-	3,101,108	-	\$3,101,108

A	B	C	D	E	F	G	H	I	J	K	M	N	O	P	Q	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 23-24 Total	ROPS 23-24A (Jul - Dec)				23-24A Total	ROPS 23-24B (Jan - Jun)		23-24B Total
											Fund Sources					Fund Sources		
											Reserve Balance	Other Funds	RPTTF	Admin RPTTF		RPTTF	Admin RPTTF	
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	16,655,754	N	\$786,263	557,866	-	-	-	\$557,866	228,397	-	\$228,397
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). Amount corresponds to the annual principal payment and second interest payment due September 1.	BWIP/WECIP	593,397	N	\$593,397	-	-	-	-	\$-	593,397	-	\$593,397

Alameda City
Recognized Obligation Payment Schedule (ROPS 23-24) - Report of Cash Balances
July 1, 2020 through June 30, 2021
(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 20-21 Cash Balances (07/01/20 - 06/30/21)		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 07/01/20) RPTTF amount should exclude "A" period distribution amount.			3,846,532	775,779	764,641		
2	Revenue/Income (Actual 06/30/21) RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller				53,594	10,810,951		
3	Expenditures for ROPS 20-21 Enforceable Obligations (Actual 06/30/21)			3,846,532	232,899	7,607,173		
4	Retention of Available Cash Balance (Actual 06/30/21) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				596,474	3,918,180	Column F includes \$283,528 used to fund ROPS 21-22, \$259,352 used to fund ROPS 22-23, and \$53,594 identified to fund ROPS 23-24. Col G includes \$3,464,868 used for 21-22 bond payments + 425,878 in 18-19 PPA funds applied to fund ROPS 21-22 + \$27,434 in 19-20 PPA funds applied to ROPS 22-23. All amounts must be retained for enforceable obligations.	
5	ROPS 20-21 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 20-21 PPA			No entry required		50,239	offset to RPTTF allocation for FY 23-24	

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
	ROPS 20-21 Cash Balances (07/01/20 - 06/30/21)	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	
	form submitted to the CAC						
6	Ending Actual Available Cash Balance (06/30/21) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

**Alameda City
Recognized Obligation Payment Schedule (ROPS 23-24) - Notes
July 1, 2023 through June 30, 2024**

Item #	Notes/Comments
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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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EXHIBIT 2

Administrative Budget for the Period
July 1, 2023 through June 30, 2024

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

Administrative Budget for July 1, 2023 - June 30, 2024

	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.)	44,800	44,800	89,600
Community Development Salaries & Benefits*	39,500	39,500	79,000
Consulting Services			
KMA, Inc.	15,000	15,000	30,000
Legal Services	3,500	3,500	7,000
Worker's Compensation Claims & Administration	3,850	3,850	7,700
Total	106,650	106,650	213,300

* Salaries and benefits for the following roles:
 Director (15%)
 Accounting Technician (5%)
 Community Development Program Manager (5%)
 Office Assistant (5%)