

# City of San Leandro

Meeting Date: February 19, 2013

## Staff Report

File Number:	13-049	Agenda Section: CONSENT CALENDAR			
		Agenda Number: 8.D.			
TO:	City Council				
FROM:	Chris Zapata City Manager				
BY:	Lianne Marshall Assistant City Manager				
FINANCE REVI	EW: Not Applicable				
<b>TITLE:</b> Staff Report for Resolution of the Successor Agency to the Redevelop Agency of the City of San Leandro Approving a Recognized Obligation Payment Schedule for July through December 2013 for Enforceable Obligations of the Former Redevelopment Agency Pursuant to Health					

## RECOMMENDATIONS

Staff recommends that the governing board of the Successor Agency to the Redevelopment Agency of the City of San Leandro adopt a Resolution approving a Recognized Obligation Payment Schedule for the period from July 1, 2013 through December 31, 2013.

Safety Code Section 34177

## BACKGROUND

Pursuant to Assembly Bill x1 26, on January 9, 2012, the City Council affirmed its decision to have the City serve as the Successor Agency to the former Redevelopment Agency (Agency). Assembly Bill 1484, passed by the State Legislature on June 27, 2012, modified AB x1 26 to clarify that successor agencies are separate legal entities from the city that formed the redevelopment agency. Under AB x1 26, the Successor Agency, is obligated to prepare a Recognized Obligation Payment Schedule ("ROPS") every six months that lists all enforceable obligations payable during the next six month period. Approval of the ROPS by the Oversight Board is also required prior to submission to the California Department of Finance (DOF). The Successor Agency can only pay obligations that are listed on the ROPS and approved by the DOF.

## <u>Analysis</u>

A primary responsibility of the Successor Agency is to oversee the payment of Enforceable Obligations. Enforceable Obligations are defined as:

• Bonds including debt service reserve set asides and any other required payments;

- Loans borrowed by the Agency;
- Payments required by the federal or state governments;
- Pension and unemployment payments for Agency employees;
- · Judgments, settlements or binding arbitration decisions; and
- Any legally binding and enforceable contract that does not violate the debt limit or public policy.

The obligations listed on the ROPS for July through December 2013 are the same as those in the previous ROPS, with three additions which are noted below.

## **City-Agency Agreements**

After the approval of each previous version of the San Leandro ROPS, the DOF exercised its right to conduct a review of the list of Enforceable Obligations. Upon completion of those reviews, the DOF informed the Successor Agency that it does not consider some items to be enforceable because AB x1 26 does not recognize agreements between a redevelopment agency and the city that created it. This determination related to a loan from the City General Fund to the Joint Redevelopment Project Area with a balance of \$2.1million and four Cooperative Agreements to fund \$9.1 million in capital improvement projects.

In response to the DOF's initial determination, the Successor Agency and Oversight Board exercised a power granted in Health and Safety Code Section 34178 to re-authorize those agreements in May 2012. Assembly Bill 1484, which went into effect on June 27, 2012, revises that section of the code, limiting an Oversight Board's ability to re-authorize agreements. DOF's continued objection suggests that it interprets AB 1484 to have a retroactive effect on these actions.

After the denial of these agreements on the ROPS for January-June 2013, staff requested and received a meet-and-confer appointment with DOF staff and presented full documentation of the re-authorizations executed in May 2012. After that meeting, however, DOF has continued to deny the validity of these obligations. The Successor Agency's legal counsel advises that these obligations are valid and legal. No other administrative remedies are available to the Successor Agency at this point. A lawsuit to challenge the DOF's interpretation may be necessary in the future. The obligations remain on the ROPS but DOF has prohibited the Successor Agency from receiving any funding under them.

If it is unable to establish the validity of these City-Agency agreements through other means, the Successor Agency may opt to take advantage of a clause in AB 1484 which would allow repayment of loans made by cities to redevelopment agencies upon compliance with certain requirements. That clause, however, would strictly limit the amount of the payments and requires 20 percent of all payments to be dedicated to affordable housing, among other restrictions. That clause would not provide a mechanism for restoring funding for the capital projects funded through the Cooperative Agreements.

## **King Parcel Settlement**

One new obligation has been added to this version of the ROPS. That item covers the Successor Agency's obligation under a settlement agreement for a legal dispute related to a ground lease guarantee for property adjacent to Bayfair Center. The total amount of the obligation is \$7.75 million and the funding requested for this ROPS period is \$1 million. This

obligation replaces the King Ground Lease Guarantee.

## Litigation Expenditures

Health and Safety Code Section 34171(b) states that litigation expenses do not count against the administrative budget allowance. The Successor Agency has two active or potential claims against the DOF. Both of these matters have been added to the ROPS along with estimated expenditures.

## Administrative Budget

The ROPS also contains an administrative budget for the Successor Agency. Based on direction from the California Department of Finance, the amount of the administrative allowance is the greater of 3% of funds received from the Redevelopment Property Tax Trust Fund or \$250,000 annually. For San Leandro, the 3% factor will apply, resulting in an administrative allowance for this six-month period of \$157,000.

The Oversight Board is scheduled to approve this ROPS on February 27, 2013 and it will be forwarded to the DOF, the State Controller's Office and the Alameda County Auditor Controller after that action is finalized.

## **Previous Actions**

- On January 9, 2012, the City Council affirmed its decision to have the City serve as the Successor Agency for the former Redevelopment Agency and to retain the Agency's housing assets and functions.
- On January 23, 2012, the Board of the Redevelopment Agency approved the amended EOPS.
- On April 2, 2012, May 7, 2012 and July 17, 2012 the City Council, serving as governing board of the Successor Agency, adopted ROPS for previous periods.

## **Fiscal Impacts**

As noted above, payment of the Enforceable Obligations listed on the ROPS will be funded using funds disbursed by the County Auditor-Controller using property tax revenue deposited into the Redevelopment Property Tax Trust Fund. The General Fund (or any other City fund) does not bear any responsibility for the payment of enforceable obligations of the former Redevelopment Agency.

## ATTACHMENTS

None

**PREPARED BY:** Jeff Kay, Administrative Analyst, City Manager's Office



# **City of San Leandro**

Meeting Date: February 19, 2013

## **Resolution - SA**

File Number:	13-048	Agenda Section: CONSENT CALENDAR				
		Agenda Number:				
TO:	City Council					
FROM:	Chris Zapata City Manager					
BY:	Lianne Marshall Assistant City Manager					
FINANCE REVIEW: Not Applicable						
TITLE:	ADOPT: Resolution of the Successor Agency to the Redevelopment Agency of the City of San Leandro Adopting a Recognized Obligation Payment Schedule (ROPS) for the Period July 1 - December 31, 2013, Pursuant to					

Health and Safety Code Section 34177(L) (approves the six month payment schedule detailing the obligations of the former Redevelopment Agency)

WHEREAS, pursuant to Resolution No. 2012-001, adopted by the City Council of the City of San Leandro on January 9, 2012, the City of San Leandro ("City") agreed to serve as the Successor Agency to the Redevelopment Agency of the City of San Leandro (the "Successor Agency") commencing upon the dissolution of the Agency on February 1, 2012;

WHEREAS, pursuant to Health and Safety Code Section 34177(I), before each six-month fiscal period, the Successor Agency to a dissolved Redevelopment Agency is required to adopt a Recognized Obligation Payment Schedule ("ROPS") that lists all of the obligations that are "enforceable obligations" within the meaning of Health and Safety Code Section 34177, and which identifies a source of payment for each such obligation from among (i) the Low and Moderate Income Housing Fund, (ii) bond proceeds, (iii) reserve balances, (iv) the administrative cost allowance, (v) revenues from rents, concessions, interest earnings, and asset sales, and (vi) the Redevelopment Property Tax Trust Fund established by the County Auditor-Controller to the extent no other source of funding is available or payment from property tax is contractually or statutorily required;

WHEREAS, the ROPS must be concurrently submitted to the County Administrative Officer, the County Auditor-Controller, the State Department of Finance, and the Oversight Board established to review Successor Agency actions; and

WHEREAS, once the ROPS is approved by the Oversight Board, the ROPS must be posted on the Successor Agency's website and transmitted to the County Auditor-Controller, the State Controller and the State Department of Finance.

NOW THEREFORE, BE IT HEREBY RESOLVED by the governing board of the

Successor Agency to the Redevelopment Agency of the City of San Leandro that it does hereby resolve as follows:

1. The Recognized Obligation Payment Schedule (ROPS) for July 1 - December 31, 2013 attached hereto as Exhibit A is hereby approved.

2. The Executive Director or designee is authorized and directed to take all actions necessary to implement this Resolution, including without limitation, the submittal of the ROPS to the County Administrative Officer, the County Auditor-Controller, the Oversight Board, the State Department of Finance and the State Controller, and the posting of this Resolution and the ROPS on the City's website.

3. The Executive Director and the Treasurer, and their designees, are authorized and directed to take such actions as necessary and appropriate to carry out and implement the intent of this Resolution, including without limitation, the establishment of separate accounts and funds as necessary to appropriately document the receipts and expenditures of the Successor Agency.

## SUCCESSOR AGENCY CONTACT INFORMATION

## Successor Agency

ID:	11
County:	Alameda
Successor Agency:	San Leandro

## **Primary Contact**

Honorific (Ms, Mr, Mrs)	
First Name	Jeff
Last Name	Кау
Title	Administrative Analyst
Address	835 East 14th Str
City	San Leandro
State	CA
Zip	94577
Phone Number	510-577-3319
Email Address	jkay@sanleandro.org

## Secondary Contact

Honorific (Ms, Mr, Mrs)	
First Name	Cynthia
Last Name	Battenberg
Title	Business Development Manager
Phone Number	510-577-3352
Email Address	cbattenberg@sanleandro.org

## SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Filed for the July 1, 2013 to December 31, 2013 Period

## Name of Successor Agency: SAN LEANDRO (ALAMEDA)

Outsta	anding Debt or Obligation		Total
	Total Outstanding Debt or Obligation	\$72,004,484	
Currer	t Period Outstanding Debt or Obligation		Six-Month Total
А	Available Revenues Other Than Anticipated RPTTF Funding		\$550,000
В	Enforceable Obligations Funded with RPTTF		\$5,258,534
С	Administrative Allowance Funded with RPTTF		\$157,000
D	Total RPTTF Funded (B + C = D)		\$5,415,534
E	Total Current Period Outstanding Debt or Obligation (A + B +	C = E) Should be same amount as ROPS form six-month total	\$5,965,534
F	Enter Total Six-Month Anticipated RPTTF Funding		\$7,103,575
G	Variance (F - D = G) Maximum RPTTF Allowable should not ex	ceed Total Anticipated RPTTF Funding	\$1,688,041
Н	Period (July 1, 2012 through December 31, 2012) Estimated vs. Enter Estimated Obligations Funded by RPTTF (lesser of Finance	e's approved RPTTF amount including admin allowance or the actual amount distributed)	
н	Enter Estimated Obligations Funded by RPTTF (lesser of Finance	e's approved RPTTF amount including admin allowance or the actual amount distributed)	\$3,139,652
I	Enter Actual Obligations Paid with RPTTF		\$3,107,608
J	Enter Actual Administrative Expenses Paid with RPTTF		\$125,000
К	Adjustment to Redevelopment Obligation Retirement Fund (H	H - (I + J) = K)	\$0
L	Adjustment to RPTTF (D - K = L)		\$5,415,534
Certifi	cation of Oversight Board Chairman:		
Pursua	ant to Section 34177(m) of the Health and Safety code,	Name	Title
I herel	by certify that the above is a true and accurate Recognized		
Obliga	tion Payment Schedule for the above named agency.	/s/	
		Signature	Date

Oversight Board Approval Date:

### SAN LEANDRO (ALAMEDA) RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) July 1, 2013 through December 31, 2013

											Fundin	g Source		
ltem #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Рауее	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation \$72,004,484	Total Due During Fiscal Year 2013-14 \$15,002,087	Bond Proceeds \$550.000	Reserve Balance	Admin Allowance \$157,000	RPTTF \$5,258,534	Other \$0	Six-Month Total \$5,965,534
1	2001 Certificates of Participation	6/1/2002	12/1/2026	US Bank	\$5.02m debt issuance to fund capital improvement projects	loint	3,440,000	346,938	,000 0	0,	\$137,000	265,426	0	265,426
-		0, 1, 2002	12, 1, 2020			501110	3,110,000	510,550	0	Ū	0	200,120	0	200,120
2	2002 Tax Allocation Bonds	3/1/2003	9/1/2024	US Bank	\$15.935m debt issuance to fund capital improvement projects	Plaza	11,750,000	1,333,483	0	0	0	1,010,451	0	1,010,451
3	Plaza TAB Escrow Fund	3/1/2003	9/1/2024	Escrow Account managed by City of San Leandro	Set-Aside to ensure payment of bond debt service after project area expiration	Plaza	1,640,414	174,794	0	0	0	0	0	0
	2004 Tax Allocation Bonds	9/1/2004	9/1/2034	US Bank	\$5.5m debt issuance to fund capital improvement projects	WSL	4,975,000	396,056	0	0	0	262,325	0	202,525
5	2008 Tax Allocation Bonds	9/1/2008	9/1/2038	US Bank	\$27.53m debt issuance to fund capital improvement projects	Joint	25,725,000	1,844,438	0	0	0	1,193,844	0	1,193,844
6	Urban Analytics			Urban Analytics	Continuing Disclosure Requirements for Bonds and Fiscal Analysis of Tax Increment	ALL	N/A	26,000	0	0	0	5,000	0	5,000
7	232 East 14th Street-Senior Housing	8/1/2000	8/1/2019	Bank of New York Mellon	HUD Section 108 Loan for Senior Housing Project at 232 East 14th Street	HSG	433,000	78,559	0	0	0	73,654	0	73,654
8	15555 East 14th Street-Bayfair Reimbursment	8/23/2000	6/30/2013	Bayfair Development LLC	Improvement and Reimbursement Agreement (Amendment 2, July 1, 2000)	Joint	0	0	0	0	0	0	0	0
9	General Fund Loan - Auto Mall*	4/8/2004	7/1/2032	City of San Leandro	Loan from City General Fund (Res 2004-11 RDA)	Joint	0	0	0	0	0	0	0	0
10	Sales Tax Rebate-Ford Store	10/1/2002	10/1/2024	Ford Store of San Leandro	Sales Tax Rebate per Owner Participation Agreement (March 6, 2000)	Joint	1,884,345	350,000	0	0	0	0	0	0
11	Lease Guarantee-Friends of the San Leandro Creek	7/15/2003	12/31/2023	Friends of the San Leandro Creek	Lease Guarantee Agreement (Res 2001-5 RDA)	Plaza	391,233	37,633	0	0	0	18,817	0	18,817
12	Casa Verde-Operating Agmt	1/1/2008	1/1/2038	Mercy Housing of CA	Operating Agreement for Casa Verde	HSG	5,213,371	104,350	0	0	0	0	0	0
13	262 Davis Street-Lease/Purchase Agmt	9/2/2008	12/31/2012	San Leandro Chamber of Commerce	Lease/Purchase Agmt for 262 Davis (Res 2008-023 RDA) Balance is an estimate.	Plaza	0	0	0	0	0	0	0	0
14	9th Grade Campus-SLUSD Financing Agrmt	6/30/2009	6/30/2016	San Leandro Unified School District	Financing Agreement for 9th Grade Campus	Joint	661,216	327,072	0	0	0	0	0	0
15	King Property-Ground Lease Guarentee	5/19/2000	12/31/2038	Estate of Malcolm D. King, Janet C. King, Douglas M. King, and Mary Lou King	Ground Lease Guarantee2	Joint	0	0	0	0	0	0	0	0
16	King Property-Legal	7/1/2011		Meyers Nave/City of San Leandro	Pre-litigation legal fees and staff costs related to King Ground Lease Guarantee	l Joint	N/A	159,017	0	0	0	134,017	0	134,017
17	City of San Leandro-Property Management	6/27/2012		City of San Leandro	Staff costs related to fulfillment of Property Management obligations	All	30,000	15,000	0	0	0	0	0	0
18	Sucessor Agency-Audits	6/27/2012	4/1/2013	TBD	Successor Agency and Housing audits in compliance with AB1484	All	10,000	0	0	0	0	10,000	0	10,000
19	Successor Agency-Legal	2/1/2012		Meyers Nave	Legal Costs Associated with Successor Agency Obligations	All	50,000	0	0	0	30,000		0	30,000
20	Successor Agency-Administration	2/1/2012		City of San Leandro	Agreement to Fund Staff/ Successor Agency Administration	All	220,000	0	0	0	127,000	0	0	127,000
21	Regency Center-CAM Agmt	12/9/1981		Regency Centers, LP	Common Area Maintenance Agreement for Downtown Shopping Center (Res 80-21)	Plaza	0	0	0	0	0	0	0	0
22	Regency Centers-Security Agmt	6/21/2004		City of San Leandro/ Regency Centers, LP	2004 Washington Plaza Security Agreement	Plaza/Joint	N/A	73,748	0	0	0	0	0	0
23	Garage Construction	10/1/2008	10/1/2012	City of San Leandro	Cooperative Agreement to Fund Garage Construction - \$11,450,000 (Res 2010-009 RDA), plus Purchase Agmt for 262 Davis (Res 2008-023 RDA)	Joint	500,000	500,000	500,000	0	0		0	500,000

Oversight Board Approval Date:

### SAN LEANDRO (ALAMEDA) RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) July 1, 2013 through December 31, 2013

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											Fundin	ng Source		
Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Рауее	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2013-14	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
24	E14th Street/Hesperian Triangle Project- Site Remediation	3/5/2010			E14th/Hesperian Triangle Project - Revolving Fund Escrow Agreement for Site Remediation (cost is an estimate, could vary)	Joint	293,831	200,000	0	0	0	100,000	0	100,000
25	E14th Street/Hesperian Triangle Project- Relocation Assistance	10/6/2009		SideB Corporation/Quality Lube/Various	Relocation Assistance Triangle Project (Fed - Title 49 - Code of Federal Regulations; CA Code Regulations - Title 25, Div. 1, Ch 6, CA Govt Code sec 7260 et seq.; CA Code of Civil Procedure sec 1263.510)	Joint	52,075	50,000	50,000	0	0	0	0	50,000
26	The Alameda-OPLA & Legal	4/6/2009			Funding Agreement for "The Alameda." Owner Participation and Loan Agreement and Associated Legal Costs (Res. 2009- 009 RDA)	HSG	6,900,000	6,900,000	0	0	0	1,100,000	0	1,100,000
27	Eden Rd. Construction*	1/17/2011	7/1/2013		Cooperative Agreement for Eden Road construction (Res 2011-001 RDA)	WSL	0	0	0	0	0	0	0	0
28	Doolittle Dr. Streetscape*	1/17/2011	1/1/2017	City of San Leandro	Cooperative Agreement for Doolittle Drive Streetscape Improvements (Res 2011-001 RDA)	WSL	0	0	0	0	0	0	0	0
29	MacArthur Blvd. Streetscape*	1/17/2011	1/1/2014		Cooperative Agreement for MacArthur Boulevard Streetscape Improvements (Res 2011-001 RDA)	WSL	0	0	0	0	0	0	0	0
30	Hays St. Streetscape*	1/17/2011	7/1/2016	City of San Leandro	Cooperative Agreement for Hays Street Streetscape Improvements (Res 2011-001 RDA)	Plaza	0	0	0	0	0	0	0	0
32	Accrued Leave for former RDA-paid employees			City of San Leandro	Accrued Leave Pay-out for employees formerly funded by the RDA	All	0	0	0	0	0	0	0	0
33	Trash Enclosure Cleaning			Flagship Facility Services, Inc.	Agreement for cleaning of downtown trash enclosures	Plaza/Joint	0	0	0	0	0	0	0	0
34	Sidewalk Steam Cleaning			J.L. McComb Services	Agreement for steam cleaning and pressure washing downtown sidewalks	Plaza/Joint	0	0	0	0	0	0	0	0
35	Farmers Market			Pacific Coast Farmers Market Association	Agreement to operate Downtown Farmers Market	Joint	0	0	0	0	0	0	0	0
	Downtown Cleaning & Maintenance			Stepping Stones	Downtown Cleaning & Maintenance	Plaza/Joint	0	0	0	0	0	0	0	0
	Broadband Strategy			Tellus Venture Associates	Contract for Broadband Strategy Development	WSL	0	0	0	0	0	0	0	0
38	Senior Center			City of San Leandro	Cooperative Agreement to fund Senior Center-\$13,000,000 (Res 2008-019 RDA)	Joint	0	0	0	0	0	0	0	0
39	King Ground Lease Settlement	2/13/2013	1/15/2018	The Estate of Douglas M. King; Janet C. King, Individually and as Trustee of the Janet C. King Family Trust of 2000; and Mary Lou King, Individually, as Trustee of the King Family Trust of 1992, and as General Partner of King Enterprises, L.P.)		All	7,750,000	2,000,000	0	0	0	1,000,000	0	1,000,000
40	Litigation Costs - AB1484 Stipulation	1/17/13	TBD	Meyers Nave	Stipulation to Entry of Judgment pursuant to AB1484 "True- Up" payment. CA Superior Court Case No. 34-2013-80001367- CU-WM-GDS	All	45,000	45,000				45,000		45,000
41	Litigation Costs - LMIHF Due Diligence Review	2/1/13 (est. filing date)	TBD	Meyers Nave	Litigation pursuant to DOF determination on Successor Agency's LMIHF Due Diligence Review. Case No. pending	All	40,000	40,000				40,000		40,000
														0



Pursuant to Health and Safety Code section 34186 (a)

### PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS

### RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS II)

July 1, 2012 through December 31, 2012

			LM	IHF	Bond P	roceeds	Reserve	Balance	Admin A	llowance		PTTF	Oth	er
Payee	Description/Project Scope	Project Area	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
			\$0	\$0	\$3,445,843	\$1,963,107	\$0	\$0	\$125,000	\$125,000	\$3,139,65	\$3,107,608	\$0	
	Set-Aside to ensure payment of bond debt service after													
of San Leandro	project area expiration	Plaza												
	\$5.5m debt issuance to fund capital improvement													
US Bank	projects	WSL									\$ 255,631.2	\$ 255,631.25		
	\$27.53m debt issuance to fund capital improvement													
US Bank	projects	Joint									\$ 1,186,593.7	5 \$ 1,146,481.50		
	Continuing Disclosure Requirements for Bonds and													
Urban Analytics	Fiscal Analysis of Tax Increment	ALL									\$ 5,000.0	)\$-		
	HUD Section 108 Loan for Senior Housing Project at 232													
Bank of New York Mellon	East 14th Street	HSG									\$ 68,597.8	68,597.85		
	Improvement and Reimbursement Agreement													
Bayfair Development LLC	(Amendment 2, July 1, 2000)	Joint												
City of Con Loondro	Loan from City General Fund	Joint												
City of San Leandro	(Res 2004-11 RDA)	Joint												
Ford Store of San Leandro	Sales Tax Rebate per Owner Participation Agreement (March 6, 2000)	Joint									\$ 95,000.0	\$ 123,731.50		
Friends of the San Leandro	Lease Guarantee Agreement	Joint									\$ 95,000.0	5 123,731.50		
Creek	(Res 2001-5 RDA)	Plaza									\$ 16,888.7	\$ 17,153.70		
Mercy Housing of CA	Operating Agreement for Casa Verde	HSG									\$ 10,000.7	a 17,153.70		
San Leandro Chamber of	Lease/Purchase Agmt for 262 Davis	H3G			•									
Commerce	(Res 2008-023 RDA) Balance is an estimate.	Plaza									\$ 24,500.0	\$ 17.600.00		
San Leandro Unified School	(Res 2008-025 RDA) balance is an estimate.	Fidza									\$ 24,300.0	5 17,000.00		
District	Financing Agreement for 9th Grade Campus	Joint												
Estate of Malcolm D. King,	Thanking Agreement for 5th Grade campus	Joint												
Janet C. King, Douglas M. King														
and Mary Lou King	Ground Lease Guarantee <sup>2</sup>	Joint												
Meyers Nave/City of San	Pre-litigation legal fees and staff costs related to King	oom												
Leandro	Ground Lease Guarantee	Joint									\$ 30,000.0	\$ 85,215.74		
	Legal Costs Associated with Successor Agency											• ••••		
Meyers Nave	Obligations	All									\$ 30,000.0	s -		
	Agreement to Fund Staff/ Successor Agency													
City of San Leandro	Administration	All							125.000	125,000				
	Common Area Maintenance Agreement for Downtown													
Regency Centers, LP	Shopping Center (Res 80-21)	Plaza									\$ 16,800.0	\$ 20,554.62		
City of San Leandro/ Regency														
Centers, LP	2004 Washington Plaza Security Agreement	Plaza/Joint (50/50)												
	Cooperative Agreement to Fund Garage Construction -													
	\$11,450,000 (Res 2010-009 RDA), plus Purchase Agmt													
City of San Leandro	for 262 Davis (Res 2008-023 RDA)	Joint			3,385,843	1,957,043								
	E14th/Hesperian Triangle Project - Revolving Fund													
	Escrow Agreement for Site Remediation (cost is an													
Bay Area Escrow Services	estimate, could vary)	Joint			30,000						\$-	\$ 6,165.48		
	Relocation Assistance Triangle Project (Fed - Title 49 -													
	Code of Federal Regulations; CA Code Regulations - Title													
SideB Corporation/Quality	25, Div. 1, Ch 6, CA Govt Code sec 7260 et seq.; CA Code													
Lube/Various	of Civil Procedure sec 1263.510)	Joint			30,000	6,064								
	Funding Agreement for "The Alameda." Owner													
	Participation and Loan Agreement and Associated Legal													
Alameda Housing Associates	Costs (Res. 2009-009 RDA)	HSG									\$ 160,000.0	\$ 115,836.33		

## SAN LEANDRO (ALAMEDA)

## RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) -- Notes (Optional)

## July 1, 2013 through December 31, 2013

-		
Item #	Project Name / Debt Obligation	Notes/Comments
1	2001 Certificates of Participation	Total obligation amount is principal only.
2	2002 Tax Allocation Bonds	Total obligation amount is principal only.
	Plaza TAB Escrow Fund	Total obligation amount is principal only.
3		
4	2004 Tax Allocation Bonds	Total obligation amount is principal only.
5	2008 Tax Allocation Bonds	Total obligation amount is principal only.
6	Urban Analytics	Expenditures shown are estimates only.
7	232 East 14th Street-Senior Housing	
8	15555 East 14th Street-Bayfair	
-	Reimbursment	
0		
9	General Fund Loan - Auto Mall*	
10	Sales Tax Rebate-Ford Store	
11	Lease Guarantee-Friends of the San	Expenditures shown are estimates only.
	Leandro Creek	
12	Casa Verde-Operating Agmt	
13		
14	9th Grade Campus-SLUSD Financing Agrmt	
14	Stil Glade Campus-SLOSD Financing Agrint	
-		
15	King Property-Ground Lease Guarentee	
16	King Property-Legal	Expenditures shown are estimates only.
17	City of San Leandro-Property Management	
	, , , , ,	
18	Sucessor Agency-Audits	Expenditures shown are estimates only.
		LApenditures shown are estimates only.
19	Successor Agency-Legal	
20		
21	Regency Center-CAM Agmt	
22	Regency Centers-Security Agmt	
23	Garage Construction	Garage construction is nearing completion, but ongoing. Amount shown is an estimate of remaing costs for this period. Actual timing of expenses is not known with
		certainty.
24	E14th Street/Hesperian Triangle Project-	Mandated site remediation was mistakenly listed on the last ROPS as being funded by bond proceeds. This project is not an authorized use of prior bond issuances
24		
	Site Remediation	and has now been correctly listed under RPTTF. Expenditures shown are estimates only.
25	E14th Street/Hesperian Triangle Project-	
	Relocation Assistance	
26	The Alameda-OPLA & Legal	San Leandro has disputed DOF's determination that the Successor Agency must remit its entire LMIHF balance of \$3,923,744. At present the Agency is retaining those
		funds. If it is ultimately allowed to use the LMIHF for this obligation, the required RPTTF contribution would be reduced by an equivalent amount. It is the position of
		the Successor Agency and Alameda Housing Associates that the full remaining balance owed on this obligation must be in hand as early as possible to support the
		development of the project. Ideally, all funds would be in the possession of the Successor Agency prior to initiation of construction, although that will not be possible
		due to past DOF denials and limitations on the amount of available RPTTF funding.
27	Eden Rd. Construction*	
28	Doolittle Dr. Streetscape*	
29	MacArthur Blvd. Streetscape*	
30	Hays St. Streetscape*	
32	Accrued Leave for former RDA-paid	
52	employees	
33		
34	Sidewalk Steam Cleaning	
35	Farmers Market	
36	Downtown Cleaning & Maintenance	
37	Broadband Strategy	
38	Senior Center	
39	King Ground Lease Settlement	Settlement approved by Oversight Board and forwarded to DOF on February 13, 2013.
	Ning Ground Lease Settlement	
40		Expenditures shown are estimates only.
41		Expenditures shown are estimates only.
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