



# City of San Leandro

Meeting Date: February 18, 2014

## Staff Report

---

**File Number:** 14-032

**Agenda Section:** CONSENT CALENDAR

**Agenda Number:** 8.G.

**TO:** City Council

**FROM:** Chris Zapata  
City Manager

**BY:** Cynthia Battenberg  
Community Development Director

**FINANCE REVIEW:** Not Applicable

**TITLE:** Staff Report for 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, 2014, Pursuant to Health and Safety Code Section 34177(L)

---

### 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, 2014 through December 31, 2014 (ROPS 14-15A).

### 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 Successor Agency 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 State Department of Finance (DOF).

### Analysis

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 ROPS for July through December 2014 (known as ROPS 14-15A) does not include any new obligations that were not included on the previous ROPS. The following obligations remain the subject of ongoing dispute between the Successor Agency and the DOF:

### **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 (ROPS Obligation #9) and four Cooperative Agreements to fund \$9.1 million in capital improvement projects (ROPS Obligations #27-30).

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. After that meeting, however, DOF has continued to deny the validity of these obligations. No other administrative remedies are available to the Successor Agency at this point. A lawsuit to challenge the DOF's interpretation was filed in December 2013 and a hearing date of July 18, 2014 has been set. 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.

### **Alameda Housing Associates (BRIDGE) Loan Agreement**

The DOF previously denied the validity of the remaining balance (approximately \$7m) of a \$9.1m Redevelopment Agency loan to Alameda Housing Associates for the construction of the

Cornerstone project. The DOF, through the Low and Moderate Income Housing Fund (LMIHF) Due Diligence Review process, also demanded that the Successor Agency remit a fund balance of \$3.9m that had been reserved for this obligation. The Successor Agency filed a legal challenge to these determinations and a settlement in July 2013 resolved the issues in the Successor Agency's favor. The remaining balance on this obligation is expected to be fully paid by June 2014. Beginning with the ROPS for July-December 2014, no further payments will be included for this project and it can be considered a retired obligation.

### **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 the July-December 2014 ROPS period, the \$250,000 floor will apply. The administrative costs included on this ROPS total \$125,000 in staff and legal costs, representing half of one year's allowance.

The Oversight Board is scheduled to approve this ROPS on February 26, 2014 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 April 2, 2012, May 7, 2012, July 17, 2012, February 19, 2013, and September 16, 2013, 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 (RPTTF). 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, Business Development Manager, Community Development Department



# City of San Leandro

Meeting Date: February 18, 2014

## Resolution - SA

---

**File Number:** 14-031

**Agenda Section:** CONSENT CALENDAR

**Agenda Number:**

**TO:** City Council

**FROM:** Chris Zapata  
City Manager

**BY:** Cynthia Battenberg  
Community Development Director

**FINANCE REVIEW:** Not Applicable

**TITLE:** 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, 2014, 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; and

WHEREAS, pursuant to Health and Safety Code Section 34177(l), 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; and

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, 2014, 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 Successor Agency'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.

**Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary**

Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency: San Leandro  
 Name of County: Alameda

<b>Current Period Requested Funding for Outstanding Debt or Obligation</b>		<b>Six-Month Total</b>
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):</b>		<b>\$ 225,000</b>
A	Bond Proceeds Funding (ROPS Detail)	225,000
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	-
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>		<b>\$ 4,175,031</b>
F	Non-Administrative Costs (ROPS Detail)	4,050,031
G	Administrative Costs (ROPS Detail)	125,000
<b>H Current Period Enforceable Obligations (A+E):</b>		<b>\$ 4,400,031</b>
<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
I	Enforceable Obligations funded with RPTTF (E):	4,175,031
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(291,212)
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>		<b>\$ 3,883,819</b>
<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
L	Enforceable Obligations funded with RPTTF (E):	4,175,031
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>		<b>4,175,031</b>

Certification of Oversight Board Chairman:  
 Pursuant to Section 34177(m) 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 agency.

_____	
Name	Title
/s/ _____	
Signature	Date

**Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail**  
**July 1, 2014 through December 31, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					O	P
										Funding Source						
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total	
								\$ 98,501,216		\$ 225,000	\$ -	\$ -	\$ 4,050,031	\$ 125,000	\$ 4,400,031	
1	2001 Certificates of Participation	Bonds Issued On or Before 12/31/10	6/1/2002	12/1/2026	US Bank	\$5.02m debt issuance to fund capital improvement projects	Joint	3,692,048	N				224,770		\$ 224,770	
2	2002 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	3/1/2003	9/1/2024	US Bank	\$15.935m debt issuance to fund capital improvement projects	Plaza	16,743,583	N				1,028,031		\$ 1,028,031	
3	Plaza TAB Escrow Fund	Bonds Issued On or Before 12/31/10	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	1,590,620	N				-		\$ -	
4	2004 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	9/1/2004	9/1/2034	US Bank	\$5.5m debt issuance to fund capital improvement projects	WSL	8,368,320	N				263,731		\$ 263,731	
5	2008 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	9/1/2008	9/1/2038	US Bank	\$27.53m debt issuance to fund capital improvement projects	Joint	45,047,034	N				1,200,594		\$ 1,200,594	
6	Urban Analytics	Fees	1/1/2014	6/30/2014	Urban Analytics	Continuing Disclosure Requirements for Bonds and Fiscal Analysis of Tax Increment	ALL	480,000	N				-		\$ -	
7	232 East 14th Street-Senior Housing	OPA/DDA/Construction	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	402,080	N				67,905		\$ 67,905	
9	General Fund Loan - Auto Mall*	City/County Loans On or Before 6/27/11	4/8/2004	7/1/2032	City of San Leandro	Loan from City General Fund (Res 2004-11 RDA)	Joint		N							
10	Sales Tax Rebate-Ford Store	Business Incentive Agreements	10/1/2002	10/1/2024	Ford Store of San Leandro	Sales Tax Rebate per Owner Participation Agreement (March 6, 2000)	Joint	1,715,367	N				185,000		\$ 185,000	
12	Casa Verde-Operating Agmt	OPA/DDA/Construction	1/1/2008	1/1/2038	Mercy Housing of CA	Operating Agreement for Casa Verde	HSG	5,108,021	N				-		\$ -	
14	9th Grade Campus-SLUSD Financing Agrmt	Third-Party Loans	6/30/2009	6/30/2016	San Leandro Unified School District	Financing Agreement for 9th Grade Campus	Joint	334,144	N				-		\$ -	
16	King Property-Legal	Legal	1/1/2014	6/30/2014	Meyers Nave/City of San Leandro	Pre-litigation legal fees and staff costs related to King Ground Lease Guarantee	Joint	-	Y				-		\$ -	
17	City of San Leandro-Property Management	Property Dispositions	1/1/2014	6/30/2014	City of San Leandro	Prof. services costs related to fulfillment of Property Management obligations	All	150,000	N				50,000		\$ 50,000	
19	Successor Agency-Legal	Legal	1/1/2014	6/30/2014	Meyers Nave	Legal Costs Associated with Successor Agency Obligations	All	200,000	N					20,000	\$ 20,000	
20	Successor Agency-Administration	Admin Costs	1/1/2014	6/30/2014	City of San Leandro	Agreement to Fund Staff/ Successor Agency Administration	All	6,000,000	N					105,000	\$ 105,000	
22	Regency Centers-Security Agmt	Property Maintenance	6/21/2004	12/31/2028	City of San Leandro/Regency Centers, LP	2004 Washington Plaza Security Agreement	Plaza/Joint	2,400,000	N				-		\$ -	
23	Garage Construction	Improvement/Infrastructure	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	450,000	N	200,000					\$ 200,000	
24	E14th Street/Hesperian Triangle Project-Site Remediation	Remediation	3/5/2010	6/30/2014	Bay Area Escrow Services	E14th/Hesperian Triangle Project - Revolving Fund Escrow Agreement for Site Remediation (cost is an estimate, could vary)	Joint	40,000	N	25,000					\$ 25,000	
25	E14th Street/Hesperian Triangle Project-Relocation Assistance	Miscellaneous	10/6/2009	6/30/2014	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	-	N						\$ -	
26	The Alameda-OPLA & Legal	OPA/DDA/Construction	4/6/2009	12/31/2014	Alameda Housing Associates	Funding Agreement for "The Alameda." Owner Participation and Loan Agreement and Associated Legal Costs (Res. 2009-009 RDA)	HSG	-	Y						\$ -	

**Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail**  
**July 1, 2014 through December 31, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P			
										L						M	N	O
										Funding Source								
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total			
27	Eden Rd. Construction*	Improvement/Infrastructure	1/17/2011	7/1/2013	City of San Leandro	Cooperative Agreement for Eden Road construction (Res 2011-001 RDA)	WSL		N									
28	Doolittle Dr. Streetscape*	Improvement/Infrastructure	1/17/2011	1/1/2017	City of San Leandro	Cooperative Agreement for Doolittle Drive Streetscape Improvements (Res 2011-001 RDA)	WSL		N									
29	MacArthur Blvd. Streetscape*	Improvement/Infrastructure	1/17/2011	1/1/2014	City of San Leandro	Cooperative Agreement for MacArthur Boulevard Streetscape Improvements (Res 2011-001 RDA)	WSL		N									
30	Hays St. Streetscape*	Improvement/Infrastructure	1/17/2011	7/1/2016	City of San Leandro	Cooperative Agreement for Hays Street Streetscape Improvements (Res 2011-001 RDA)	Plaza		N									
39	King Ground Lease Settlement	Miscellaneous	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.)	Settlement of Litigation Pursuant to Ground Lease Guarantee (replaces ROPS item #15 above)	All	5,750,000	N				1,000,000		\$ 1,000,000			
40	Litigation Costs - AB1484 Stipulation	Litigation	1/17/2013	12/31/2013	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		Y									
41	Litigation Costs - LMIHF Due Diligence Review	Litigation	2/1/2013	12/31/2013	Meyers Nave	Litigation pursuant to DOF determination on Successor Agency's LMIHF Due Diligence Review.	All		Y									
42	Litigation Costs - Other Funds Due Diligence Review	Litigation	1/1/2013	6/30/2014	Meyers Nave	Litigation Costs - Other Funds Due Diligence Review and DOF Denial of City/Agency Agreements Re-Authorized by the Oversight Board	All	-	N						\$ -			
43	Downtown San Leandro Community Benefit District	Project Management Costs	1/1/2013	6/30/2014	Management Corporation, Downtown San Leandro Community Benefit District	Payments due for Successor Agency real estate under newly formed benefit assessment district.	Plaza	30,000	N				30,000		\$ 30,000			



**Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances**  
(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	I	
		<b>Fund Sources</b>							
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>		<b>Other</b>	<b>RPTTF</b>		
	<b>Cash Balance Information by ROPS Period</b>	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for next bond payment	Rent, Grants, Interest, Etc.	Non-Admin and Admin	<b>Comments</b>	
<b>ROPS 13-14A Actuals (07/01/13 - 12/31/13)</b>									
1	<b>Beginning Available Cash Balance (Actual 07/01/13)</b> Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs)	7,528,931		3,953,616	-		4,237,123		
2	<b>Revenue/Income (Actual 12/31/13)</b> Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013	5,256		1,070,158		37,218		Revenue of \$1,070,158 from ROPS payment for Bridge Housing Escrow to be distributed in another ROPS period.	
3	<b>Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13)</b> Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPAs	269,892		-	-	-	4,149,612	Includes \$1,070,158 payment to Bridge Housing Escrow	
4	<b>Retention of Available Cash Balance (Actual 12/31/13)</b> Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A	7,264,295	-	5,023,774	-	37,218	87,511	Some payments included in the July-Dec 2013 ROPS were not made until January. This amount does not cover those non-paid items	
5	<b>ROPS 13-14A RPTTF Prior Period Adjustment</b> Note that the RPTTF amount should tie to column S in the Report of PPAs.	No entry required						291,212	
6	<b>Ending Actual Available Cash Balance</b> C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (291,212)		
<b>ROPS 13-14B Estimate (01/01/14 - 06/30/14)</b>									
7	<b>Beginning Available Cash Balance (Actual 01/01/14)</b> (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 7,264,295	\$ -	\$ 5,023,774	\$ 87,511	\$ 37,218	\$ -		
8	<b>Revenue/Income (Estimate 06/30/14)</b> Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014					2,305,575	5,113,351	1550 East 14th St Property sold and remitted to Ala. Co. Auditor-Controller	
9	<b>Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)</b>					2,240,575	5,253,500		
10	<b>Retention of Available Cash Balance (Estimate 06/30/14)</b> Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B								
11	<b>Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)</b>	\$ 7,264,295	\$ -	\$ 5,023,774	\$ 87,511	\$ 102,218	\$ (140,149)		

**Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments**  
 Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)  
 (Report Amounts in Whole Dollars)

**ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):** Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	SA Comments
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin							
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)		
1	2001 Certificates of Participation	\$ 550,000	\$ 185,053	\$ 3,923,774	\$ 3,923,774	\$ -	\$ -	\$ 5,239,717	\$ 5,239,717	\$ 5,239,717	\$ 4,988,657	\$ 251,060	\$ 157,000	\$ 157,000	\$ 157,000	\$ 116,848	\$ 40,152	\$ 291,212		
2	2002 Tax Allocation Bonds	-	-	-	-	-	-	265,426	265,426	\$ 265,426	241,404	\$ 24,022						\$ 24,022		
3	Plaza TAB Escrow Fund	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
4	2004 Tax Allocation Bonds	-	-	-	-	-	-	262,325	262,325	\$ 262,325	262,325	\$ -						\$ -		
5	2008 Tax Allocation Bonds	-	-	-	-	-	-	1,193,844	1,193,844	\$ 1,193,844	1,193,844	\$ -						\$ -		
6	Urban Analytics	-	-	-	-	-	-	5,000	5,000	\$ 5,000	-	\$ 5,000						\$ 5,000		
7	232 East 14th Street-Senior Housing	-	-	-	-	-	-	73,654	73,654	\$ 73,654	73,654	\$ 0						\$ 0		
8	15555 East 14th Street-Bayfair Reimbursement	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
9	General Fund Loan - Auto Mall*	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
10	Sales Tax Rebate-Ford Store	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
11	Lease Guarantee-Friends of the San Leandro Creek	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
12	Casa Verde-Operating Agmt	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
13	262 Davis Street-Lease/Purchase Agmt	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
14	9th Grade Campus-SLUSD Financing Agmt	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
15	King Property-Ground Lease Guarantee	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
16	King Property-Legal	-	-	-	-	-	-	134,017	134,017	\$ 134,017	84,273	\$ 49,744						\$ 49,744		
17	City of San Leandro-Property Management	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
18	Successor Agency-Audits	-	-	-	-	-	-	10,000	10,000	\$ 10,000	-	\$ 10,000						\$ 10,000		
19	Successor Agency-Legal	-	-	-	-	-	-	-	-	\$ -	-	\$ -	30,000	30,000		5,228		\$ -		
20	Successor Agency-Administration	-	-	-	-	-	-	-	-	\$ -	-	\$ -	127,000	127,000		111,620		\$ -		
21	Regency Center-CAM Agmt	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
22	Regency Centers-Security Agmt	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
23	Garage Construction	500,000	182,153	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
24	E14th Street/Hesperian Triangle Project-Site Remediation	-	-	-	-	-	-	100,000	100,000	\$ 100,000	9,735	\$ 90,265						\$ 90,265		

**Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments**  
 Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)  
 (Report Amounts in Whole Dollars)

**ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):** Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	SA Comments
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin							
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)		
25	E14th Street/Hesperian Triangle Project-Relocation Assistance	\$ 550,000	\$ 185,053	\$ 3,923,774	\$ 3,923,774	\$ -	\$ -	\$ 5,239,717	\$ 5,239,717	\$ 5,239,717	\$ 4,988,657	\$ 251,060	\$ 157,000	\$ 157,000	\$ 157,000	\$ 116,848	\$ 40,152	\$ 291,212		
		50,000	2,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
26	The Alameda-OPLA & Legal	-	-	3,923,774	3,923,774	-	-	1,100,000	1,100,000	\$ 1,100,000	1,100,000	\$ -						\$ -		
27	Eden Rd. Construction*	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
28	Doolittle Dr. Streetscape*	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
29	MacArthur Blvd. Streetscape*	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
30	Hays St. Streetscape*	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
32	Accrued Leave for former RDA-paid employees	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
33	Trash Enclosure Cleaning	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
34	Sidewalk Steam Cleaning	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
35	Farmers Market	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
36	Downtown Cleaning & Maintenance	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
37	Broadband Strategy	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
38	Senior Center	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -		
39	King Ground Lease Settlement	-	-	-	-	-	-	1,000,000	1,000,000	\$ 1,000,000	1,000,000	\$ -						\$ -		
40	Litigation Costs - AB1484 Stipulation	-	-	-	-	-	-	45,000	45,000	\$ 45,000	715	\$ 44,285						\$ 44,285		
41	Litigation Costs - LMIHF Due Diligence Review	-	-	-	-	-	-	40,000	40,000	\$ 40,000	12,256	\$ 27,745						\$ 27,745		

**Recognized Obligation Payment Schedule 14-15A - Notes**

July 1, 2014 through December 31, 2014

Item #	Notes/Comments
6	Legally required bond disclosure documentation. No contract end date. Required until completion of all bond debt service. Remaining obligation amount is merely an estimate.
9	Item has been denied by DOF and is subject to litigation. No RPTTF requested pending a resolution.
10	Payment is based on a percentage of total sales. Amount shown is an estimate.
17	Estimate of required costs for appraisals and professional services related to disposition of Successor Agency property.
23	Costs for period are an estimate.
24	Obligation end date is only an estimate.
25	Obligation end date is only an estimate. Remaining costs expected to be minimal, however, former tenant still maintains legal right to submit expenses for reimbursement for relocation.
26	Obligation end date is only an estimate.
27	Obligation disputed by DOF. If obligation is restored, end date and payment schedule will need to be revised.
29	Obligation disputed by DOF. If obligation is restored, end date and payment schedule will need to be revised.
40	Obligation end date is only an estimate.
41	Obligation end date is only an estimate.
42	Obligation end date is only an estimate.