

HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION 2013-08

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JANUARY THROUGH JUNE 2014

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, on January 10, 2012 and pursuant to Health and Safety Code Section 34173, the City Council of the City of Hayward (the "City Council") declared that the City of Hayward, a charter city (the "City"), would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the City of Hayward (the "Dissolved RDA") effective February 1, 2012; and

WHEREAS, on February 1, 2012, the RDA was dissolved pursuant to Health and Safety Code Section 34172; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012 to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the City; and

WHEREAS, under the Dissolution Act, the Successor Agency must prepare a "Recognized Obligation Payment Schedule" ("ROPS") that enumerates the enforceable obligations and expenses of the Successor Agency for specified six-month periods along with the administrative budget of the Successor Agency; and

WHEREAS, the Successor Agency prepared the ROPS for the period January 1, 2014, through June 30, 2014 (the "Proposed ROPS 13-14B") and the administrative budget of the Successor Agency for the period January 1, 2014 and continuing through June 30, 2014 (the "Proposed ROPS 13-14B Administrative Budget"), all in accordance with the requirements of the Dissolution Act and AB 1484; and

WHEREAS, the Proposed ROPS 13-14B and the Proposed ROPS 13-14B Administrative Budget must be submitted to the Oversight Board for the Oversight Board's approval in accordance with the Dissolution Act; and

WHEREAS, the Proposed ROPS 13-14B and Proposed ROPS 13-14B Administrative Budget were submitted by the Successor Agency to the Alameda County Administrative Officer, the Auditor-Controller, and the DOF in accordance with Health and Safety Section 34179.6; and

WHEREAS, the accompanying staff report provides supporting information upon which the actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that under Health and Safety Code Section 34180(g), the Oversight Board must approve the establishment of the recognized obligation payment schedules of the Successor Agency.

BE IT FURTHER RESOLVED that the Oversight Board hereby approves the Proposed ROPS 13-14B in the form on file with the City Clerk (the "Approved ROPS 13-14B") including the agreements and obligations described in the Approved ROPS 13-14B, and hereby determines that such agreements and obligations constitute "enforceable obligations" and "recognized obligations" for all purposes of the Dissolution Act. In connection with such approval, the Oversight Board makes the specific findings set forth below.

BE IT FURTHER RESOLVED that the Oversight Board has examined the items on the Approved ROPS 13-14B and finds that each of them is necessary for the continued maintenance and preservation of property owned by the Successor Agency until disposition in accordance with the Dissolution Act, the continued administration of the ongoing agreements herein approved by the Oversight Board, or the expeditious wind-down of the affairs of the Dissolved RDA by the Successor Agency.

BE IT FURTHER RESOLVED that the Successor Agency is authorized and directed to enter into any agreements and amendments to agreements necessary to memorialize and implement the agreements and obligations in the Approved ROPS 13-14B and herein approved by the Oversight Board.

BE IT FURTHER RESOLVED that under Health and Safety Code Section 34177(j), the Oversight Board must approve the Administrative Budget for the Successor Agency.

BE IT FURTHER RESOLVED in accordance with the Dissolution Act, the Oversight Board hereby approves the Proposed ROPS 13-14B Administrative Budget in the form on file with the City Clerk (the "ROPS 13-14B Administrative Budget"), and authorizes the Successor Agency to incur costs for the general administrative activities and functions described in the ROPS 13-14B Administrative Budget.

BE IT FURTHER RESOLVED that the Oversight Board finds that the ROPS 13-14B Administrative Budget supports an Administrative Cost Allowance to the Successor Agency in

the minimum authorized amount of \$125,000 for the six-month period of January through June 2014.

BE IT FURTHER RESOLVED that the Successor Agency is authorized and directed to enter into any agreements and amendments to agreements necessary to memorialize and implement the agreements and obligations in the ROPS 13-14B Administrative Budget herein approved by the Oversight Board.

BE IT FURTHER RESOLVED that the Oversight Board hereby authorizes and directs the Successor Agency staff to take all administrative actions necessary under the Dissolution Act to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the Approved Modified ROPS 13-14B and the ROPS 13-14B Administrative Budget, and to take any other administrative actions necessary to ensure the validity of the Approved ROPS 13-14B and the validity of any enforceable obligation approved by the Oversight Board in this Resolution.

BE IT FURTHER RESOLVED that nothing in this Resolution shall abrogate, waive, impair or in any other manner affect the right or ability of the City, as a charter city, to initiate and prosecute any litigation with respect to any agreement or other arrangement of the Dissolved RDA, including, without limitation, any litigation contesting the purported invalidity of such agreement or arrangement pursuant to the Dissolution Act.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

HAYWARD, CALIFORNIA, September 12, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: 5	BOARD MEMBERS:	Sweeney, Chair Armas Bristow Henson Hodges Salinas
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NOES: 0	BOARD MEMBERS:
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ABSTAIN:	BOARD MEMBERS:
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ABSENT:	BOARD MEMBERS:
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ATTEST:



Chair of the Oversight Board

DATE: September 12, 2013

TO: Chair and Members of Successor Agency Oversight Board

FROM: Assistant City Manager

SUBJECT: Approval of Recognized Obligation Payment Schedule for the Period January Through June 2014

RECOMMENDATION

That the Oversight Board adopts the attached resolution (Attachment I) that approves the Recognized Obligation Payment Schedule (ROPS 13_14B) for the period January 1 – June 30, 2014 and authorizes staff to take other administrative actions and execute contracts and such other documents as are appropriate to effectuate the intent of the resolution and all actions necessary to effectuate associated requirements of the Dissolution Act and AB 1484.

BACKGROUND

The California State Legislature enacted Assembly Bill x1 26 (the “Dissolution Act”) to dissolve redevelopment agencies formed under the Community Redevelopment Law in June of 2011. The California Supreme Court in its decision in *California Redevelopment Association v. Matosantos*, issued December 29, 2011, declared the Dissolution Act to be constitutional. Under the Dissolution Act, all California redevelopment agencies were dissolved effective February 1, 2012, and various actions are now required by successor agencies to unwind the affairs of all former redevelopment agencies.

On June 27, 2012, as part of the state budget package, the California legislature passed AB 1484. As a budget trailer bill, AB 1484 became effective immediately upon signature by the Governor, which occurred that same day. The main objective of AB 1484 was to amend the 2011 Redevelopment Dissolution Act (AB1x 26) based on experience in implementing the Act at the state and local level during the past year. AB 1484 imposes significant new obligations on the successor agencies and oversight boards of dissolving redevelopment agencies, which staff has been implementing over the past year.

DISCUSSION

The intent of this report is to secure Oversight Board approval of the next Recognized Obligation Payment Schedule (ROPS 13_14B) and Administrative Budget for the period January through June 2014 (Attachments II and III). Every six months, the Successor Agency is required to prepare and submit a ROPS that outlines the required payments the Successor Agency must make to meet required obligations and to wind down the affairs of the former Redevelopment Agency. Once the

Oversight Board approves these items, staff will submit them to the Department of Finance by the October 1, 2013 deadline.

Each ROPS period to date, the Department of Finance (DOF) has issued new and different preparation guidelines and forms for this process. This is again the case for the ROPS 13_14B, which is now required to be submitted through a web-based application called the Redevelopment Agency Dissolution (RAD) web application. ROPS 13_14B represents the second half of fiscal year 2014. The form provided by DOF continues to have formatting challenges and locked cells, preventing staff from presenting a clean and consistent list of this period's obligations.

One of the positive aspects of the passage of AB 1484 is the opportunity to seek repayment of interagency loans, such as the one Hayward's General Fund provided to the former RDA in 1975 to cover a variety of start-up expenses. The current balance on this loan is approximately \$7 million. However, in order to receive repayment, the Successor Agency must first complete the required Housing Fund and Non-Housing Fund Due Diligence Reviews (DDRs), make the required payments to the State, and then be issued a Finding of Completion by the DOF. Once the Finding of Completion is issued, the Successor Agency can then submit a proposed repayment schedule for the City's loan, which must be reviewed and approved by DOF.

The Successor Agency has completed the Housing Fund DDR, but is still awaiting DOF determination on the Non-Housing Fund DDR. Given the timing of these events, staff has listed the General Fund loan and the SERAF repayment on the ROPS 13_14B but has left the payment amount in FY2014 as "To be determined." Once the process outlined above is complete, staff will return to both the Council (acting as the Successor Agency Board) and the Oversight Board to provide more details on the proposed repayment schedule.

Three items have been added to this ROPS since the previous period (lines 55 through 59), which are explained below. These items were formerly approved by the Oversight Board last April as modifications to ROPS 13_14A. However, DOF denied the modifications stating that it would not accept any revisions after the March 1 deadline. Therefore, the full amounts for FY 2014 are being included on ROPS 13_14B.

South Hayward BART project management expenses: The DOF disallowed two contracts for legal expenses and project management expenses related to the South Hayward BART transit oriented development project. DOF asserted that these agreements were entered into after the June 28, 2011 Dissolution Act date and therefore, did not justify the transfer of Housing funds to cover the expenses. However, the DOF has upheld the Eden loan for the South Hayward BART project as an enforceable obligation. The Dissolution Act allows for payment of project management expenses related to enforceable obligations if those expenses are included on a ROPS approved by the Oversight Board. As such, staff is requesting funds to cover the legal and project management expenses related to this loan agreement as well as authorization from the Oversight Board to re-enter into agreements with Goldfarb Lipman and John DeClercq to provide these services. The total not to exceed amount of John DeClercq's contract is \$230,000. This amount will cover all costs for the life of the contract and covers approximately two years of service provision. Staff is also requesting funding for legal services provided by Goldfarb Lipman over the past two years, totaling \$357,795, as well as funding to cover the next year of expenses, approximately \$70,000. Finally,

staff is requesting \$20,000 to cover approximately one year of staff time spent on project management for the South Hayward BART project.

Tennyson Preservation Agreement: The City Council and Redevelopment Agency Board approved a loan to Eden Housing in 2009 to renovate the Tennyson Gardens apartments. As part of that approval, \$300,000 was set aside in a maintenance reserve to fund future capital maintenance items at the property. DOF upheld the validity of this loan and the funds spent to date for maintenance. However, the balance of the capital maintenance reserve must be requested when needed per the attached letter from the Department of Finance (Attachment IV). In October 2012¹, the Housing Authority Board approved expenditure of the total \$300,000 balance and Eden Housing has been using this funding to cover legitimate repair expenses. The balance of these funds (\$126,482 plus interest) is needed immediately to reimburse Eden Housing for these expenses.

Cinema Place Maintenance Expenses: Pursuant to the Maintenance and Easement Agreement with the developer for the Cinema Place parking garage, the former Redevelopment Agency is responsible for certain maintenance expenses. The Successor Agency secured pressure washing services for the parking garage to abate odors emanating from the trash enclosure area several times per year and is requesting reimbursement through the ROPS process for this expense. The vendor is Webco Sweeping and the total expense is \$2,216.25, of which the Successor Agency is responsible for \$1,108.13. Staff requests Oversight Board approval to include this expense on the ROPS.

Implementation Actions: The accompanying resolution authorizes and directs staff to take all administrative steps on behalf of the Successor Agency to implement upcoming requirements under the Dissolution Act and AB 1484, including providing necessary notices, transmittals, and postings regarding the ROPS and Successor Agency administrative budget. This includes re-entering agreements for the South Hayward BART project management expenses.

Environmental Review: The actions set forth in the recommended accompanying resolution, as summarized above, are exempt under Guideline 15378(b)(4) of the California Environmental Quality Act (CEQA) in that the actions do not constitute a “project,” but instead are required to continue a governmental funding mechanism for enforceable obligations of the former Redevelopment Agency and to perform the statutorily mandated unwinding of the assets, liabilities, and functions of the former Redevelopment Agency pursuant to the Dissolution Act.

ECONOMIC AND FISCAL IMPACT

Approval of the ROPS 13_14B will facilitate the ability of the City as Successor Agency to continue payment of the enforceable obligations of the former Redevelopment Agency and is among the measures required to be taken to avoid triggering an event of default under any enforceable obligations. Approval of the Successor Agency administrative budget will facilitate the Successor Agency's receipt of the funds to which it is entitled under the Dissolution Act and AB 1484 to implement its administrative responsibilities.

¹ Housing Authority Approval on pages 189-193: <http://www.hayward-ca.gov/CITY-GOVERNMENT/CITY-COUNCIL-MEETINGS/2012/CCA12PDF/cca102312full.pdf>

NEXT STEPS

The City Council, acting as the Successor Agency Board, is scheduled to review this item and take action on Tuesday, September 17, 2013. Following approval of the ROPS 13_14B by both the Oversight Board and the City Council/Successor Agency Board, staff will submit this to the Department of Finance by the October 1 deadline for approval.

Prepared by: Mary Thomas, Analyst

Recommended by: Kelly McAdoo, Assistant City Manager

Approved by:



Fran David, City Manager

Attachments:

- Attachment I: Oversight Board Resolution Regarding ROPS 13_14B and Administrative Budget
- Attachment II: Recognized Obligation Payment Schedule (ROPS 13_14B) January 1 – June 30, 2014
- Attachment III: Successor Agency Administrative Budget January 1 – June 30, 2014
- Attachment IV: Housing Due Diligence DOF letter

Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

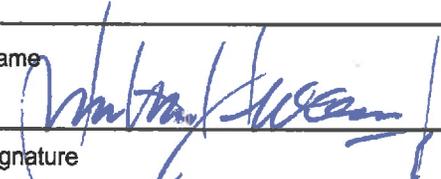
Name of Successor Agency: Hayward
 Name of County: Alameda

Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding	
A Sources (B+C+D):	\$ -
B Bond Proceeds Funding (ROPS Detail)	-
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	-
E Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 3,932,064
F Non-Administrative Costs (ROPS Detail)	3,807,064
G Administrative Costs (ROPS Detail)	125,000
H Current Period Enforceable Obligations (A+E):	\$ 3,932,064

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	3,932,064
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	(83,578)
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 3,848,486

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	3,932,064
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)	3,932,064

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/ 	9-17-13
Signature	Date

Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund 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	J	K	
Fund Balance Information by ROPS Period		Fund Sources								Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		Total		
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin			
ROPS III Actuals (01/01/13 - 6/30/13)											
1	Beginning Available Fund Balance (Actual 01/01/13) Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)			\$ 2,286,507			\$ 1,465,211		\$ 3,751,718		
2	Revenue/Income (Actual 06/30/13) Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller					\$ 637,083	\$ 4,064,000	\$ 152,021	\$ 4,853,104		
3	Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13) Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs			\$ 65,817			\$ 3,985,327	\$ 152,021	\$ 4,203,164		
4	Retention of Available Fund Balance (Actual 06/30/13) Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III								\$ -		
5	ROPS III RPTTF Prior Period Adjustment Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.	No entry required						\$ 83,578	\$ -	\$ 83,578	
6	Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ 2,220,690	\$ -	\$ 637,083	\$ 1,543,884	\$ -	\$ 4,318,080		
ROPS 13-14A Estimate (07/01/13 - 12/31/13)											
7	Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ 2,220,690	\$ -	\$ 637,083	\$ 1,627,463	\$ -	\$ 4,401,658		
8	Revenue/Income (Estimate 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller						\$ 718,673	\$ 125,000	\$ 843,673		
9	Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)			\$ 1,139,998			\$ 2,183,884	\$ 125,000	\$ 3,448,882		
10	Retention of Available Fund Balance (Estimate 12/31/13) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A								\$ -		
11	Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)	\$ -	\$ -	\$ 1,080,692	\$ -	\$ 637,083	\$ 162,252	\$ -	\$ 1,796,449		

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail
January 1, 2014 through June 30, 2014
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P				
										M						N	O		
										Funding Source								Non-Admin	Admin
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)									
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				
								\$ 59,946,221		\$ -	\$ -	\$ -	\$ 3,807,064	\$ 125,000	\$ 3,932,064				
								\$ 36,022,322	N				\$ 2,482,679		\$ 2,482,679				
1	2004 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	5/1/2004	5/1/2034	Wells Fargo	Bond issue to fund non-housing projects	Hayward Downtown								\$ -				
2	2004 TAB Admin Fee FY2012	Fees	5/1/2004	5/1/2034	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -				
3	2004 TAB Admin Fee FY2013	Fees	5/1/2004	5/1/2034	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -				
4	2004 TAB Admin Fee FY2012	Fees	5/1/2004	5/1/2034	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -				
5	2004 TAB Admin Fee FY2013	Fees	5/1/2004	5/1/2034	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -				
6	2006 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	6/1/2006	6/1/2036	Wells Fargo	Bond issue to fund non-housing projects	Hayward Downtown	11,443,350	N				\$ 361,650		\$ 361,650				
7	2006 TAB Admin Fee FY2012	Fees	6/1/2006	6/1/2036	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -				
8	2006 TAB Admin Fee FY2013	Fees	6/1/2006	6/1/2036	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -				
9	2006 TAB Admin Fee FY2012	Fees	6/1/2006	6/1/2036	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -				
10	2006 TAB Admin Fee FY2013	Fees	6/1/2006	6/1/2036	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -				
11	Repayment Agreement with City of Hayward	City/County Loans On or Before 6/27/11	9/23/1975	1/1/2050	City of Hayward	To fund start-up costs of Hayward Redevelopment Project Area	Hayward Downtown	-	N						\$ -				
12	SERAF	Revenue Bonds Issued On or Before	8/3/2011	1/1/2050	Hayward Housing Authority	Loan for SERAF FY10 and FY11 payments	Hayward Downtown	-	N						\$ -				
13	Contract for Restaurant Consulting	Professional Services	10/12/2010	12/30/2011	Five Star Restaurant	One-on-one restaurant consulting/retail attraction	Hayward Downtown	10,500	Y						\$ -				
14	Foothill Façade Loans	Improvement/Infrastructure	3/9/2011	1/1/2050	Multiple Property Owners	Matching loan funds for property owners along Foothill Blvd for façade improvement program	Hayward Downtown	422,165	N						\$ -				
15	Foothill Façade Loan Project Delivery Costs (Staff Costs/Legal	Project Management Costs	1/1/2014	6/30/2014	Successor Agency	Project Delivery Costs to Implement Foothill Façade Loan Project	Hayward Downtown	-	N				\$ 7,551		\$ 7,551				
16	Employee Leave Liability	Unfunded Liabilities	2/1/2012	12/1/2013	Employees of Agency/ Liability Fund	Leave balance payoffs/liability fund deposit for employee leave costs	Hayward Downtown	29,088	Y						\$ -				
17	PERS Liability	Unfunded Liabilities	2/1/2012	12/1/2013	Liability Fund	Liability Fund deposit for Agency employee PERS costs	Hayward Downtown	-	Y						\$ -				
18	OPEB Liability	Unfunded Liabilities	2/1/2012	12/1/2013	Liability Fund	Liability Fund deposit for Agency employee OPEB costs	Hayward Downtown	-	Y						\$ -				
19	Agency Insurance Costs	Admin Costs	7/1/2011	12/1/2013	City of Hayward	Liability Insurance	Hayward Downtown	-	Y						\$ -				
20	Contract for Mission Blvd Specific Plan	Professional Services	11/17/2009	5/31/2013	Hall Alminana, Inc/Lamphier Gregory	Consultant to prepare specific plan for Mission Blvd corridor	Hayward Downtown	151,820	N					\$ 125,000	\$ 125,000				
21	Successor Agency Admin Allowance	Admin Costs	2/1/2012	1/1/2050	City of Hayward	Per ABx1 26, to cover administrative costs of Successor Agency	Hayward Downtown	-	N						\$ -				
22	Contract for Security Services	Property Maintenance	7/11/2012	1/1/2050	ABC Security Services	Security Patrol Services for Cinema Place garage	Hayward Downtown	-	Y						\$ -				
23	Contract for Security Alarm	Property Maintenance	7/11/2012	1/1/2050	ADT Security Services	Alarm Service for Cinema Place garage	Hayward Downtown	-	N				\$ 1,025		\$ 1,025				
24	Contract for Security Alarm	Property Maintenance	7/11/2012	1/1/2050	ADT Security Services	Alarm Service for Cinema Place garage	Hayward Downtown	-	Y						\$ -				
25	Contract for Elevator Maint and Repair	Property Maintenance	7/11/2012	1/1/2050	Mitsubishi Electric	Cinema Place Elevator	Hayward Downtown	-	N				\$ 3,750		\$ 3,750				
26	Contract for Elevator Maint and Repair	Property Maintenance	7/11/2012	1/1/2050	Mitsubishi Electric	Cinema Place Elevator	Hayward Downtown	-	Y						\$ -				
27	Contract for Sweeping	Property Maintenance	7/11/2012	1/1/2050	Montgomery Sweeping Service	Cinema Place Garage Sweeping	Hayward Downtown	-	N				\$ 5,000		\$ 5,000				
28	Contract for Sweeping	Property Maintenance	7/11/2012	1/1/2050	Montgomery Sweeping Service	Cinema Place Garage Sweeping	Hayward Downtown	-	Y						\$ -				
29	Utilities	Property Maintenance	7/11/2012	1/1/2050	PGE	Cinema Place Garage Utilities	Hayward Downtown	-	N				\$ 12,750		\$ 12,750				
30	Utilities	Property Maintenance	7/11/2012	1/1/2050	PGE	Cinema Place Garage Utilities	Hayward Downtown	-	Y						\$ -				
31	Utilities	Property Maintenance	7/11/2012	1/1/2050	City of Hayward	Cinema Place Water Utilities	Hayward Downtown	-	N				\$ 400		\$ 400				
32	Utilities	Property Maintenance	7/11/2012	1/1/2050	City of Hayward	Cinema Place Water Utilities	Hayward Downtown	-	Y						\$ -				

Recognized Obligation Payment Schedule (ROPS) 13-14B - ROPS Detail
January 1, 2014 through June 30, 2014
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K				O	P
										M					
										Nond-Redevelopment Property Tax Trust Fund (Non-RPTTF)					
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	RPTTF		Six-Month Total
													Non-Admin	Admin	
33	Contract for Env Remediation Work	Remediation	7/20/2004	2/7/2007	AEDIS Architecture & Planning	Burbank School Env Remediation Work	Hayward Downtown	0	Y						\$ -
34	Contract for Env Remediation Work	Remediation	2/4/2005	6/10/2008	TRC	Burbank School Env Remediation Work	Hayward Downtown	4,373	Y						\$ -
35	Contract for Env Remediation Work	Remediation	8/5/2011	9/9/2013	TRC	Residual Burbank Site - Removal Action Work	Hayward Downtown	62,127	N						\$ -
36	Project Delivery Costs - Burbank Residual Site	Project Management Costs	1/1/2014	6/30/2014	City of Hayward (Successor Agency)	Finalize negotiation and execution of Purchase and Sale Agreement - staff project mgmt costs/legal fees	Hayward Downtown	-	N				1,500		\$ 1,500
37	Property Disposition Costs - former Agency-held properties	Property Dispositions	1/1/2014	6/30/2014	City of Hayward (Successor Agency)	Staff project mgmt costs; legal fees; property mgmt costs; appraisal costs; other associated costs for	Hayward Downtown	-	N				99,356		\$ 99,356
38	Contract for Env Remediation	Remediation	6/25/2009	8/30/2012	AMEC Geomatrix Inc	Env Remediation - Cinema Place	Hayward Downtown	103,635	N						\$ -
39	Contract for Financial Analysis	Professional Services	7/1/2011	12/1/2013	Keyser Marston	Financial Analysis	Hayward Downtown	-	Y						\$ -
40	Contract for Water Testing	Remediation	6/15/2012	1/1/2050	SWRCB	Water testing at Cinema Place - monitoring of site	Hayward Downtown	-	N						\$ -
41	AB1484 Audit Expenses	Dissolution Audits	7/1/2013	12/31/2013	TBD	Audit required by AB1484	Hayward Downtown	-	Y						\$ -
42	Overight Board Legal Counsel	Legal	1/1/2014	6/30/2014	TBD	Per Oversight Board request, funds to pay for outside legal counsel	Hayward Downtown	-	Y						\$ -
43	Cinema Place Maintenance Expense Repayment	Property Maintenance	7/11/2007	1/1/2050	Blake Hunt Ventures	Reimbursement of overpaid funds on deposit for annual maintenance expenses to holder of Cinema	Hayward Downtown	-	Y						\$ -
44	Cinema Place Maintenance Reserve FY12 Payment	Property Maintenance	7/11/2007	1/1/2050	City of Hayward (Successor Agency)	Per requirements of Ground Lease, annual payment into capital maintenance reserve for Cinema Place	Hayward Downtown	-	Y						\$ -
45	Cinema Place Maintenance Reserve FY13 Payment	Property Maintenance	7/11/2007	1/1/2050	City of Hayward (Successor Agency)	Per requirements of Ground Lease, annual payment into capital maintenance reserve for Cinema Place	Hayward Downtown	-	Y						\$ -
46	2004 TAB Admin Fee FY 2014	Fees	5/1/2004	5/1/2034	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	-	N				2,000		\$ 2,000
47	2004 TAB Admin Fee FY 2014	Fees	5/1/2004	5/1/2034	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	-	N				3,000		\$ 3,000
48	Repayment Agreement with City of Hayward	City/County Loans On or Before 6/27/11	9/23/1975	1/1/2050	City of Hayward	To fund start-up costs of Hayward Redevelopment Project Area	Hayward Downtown	7,016,422	N						\$ -
49	SERAF	SERAF/ERAF	8/3/2011	1/1/2050	Hayward Housing Authority	Loan for SERAF FY10 and FY11 payments	Hayward Downtown	3,876,516	N						\$ -
50	Contract for Environmental Remediation (New Burbank School)	Remediation	1/1/2014	6/30/2014	TRC	Payment for removal of environmental monitoring wells following DTSC clearance on new Burbank	Hayward Downtown	-	N						\$ -
51	2006 TAB Admin Fee FY 2014	Fees	6/1/2006	6/1/2036	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	-	N				1,800		\$ 1,800
52	2006 TAB Admin Fee FY 2014	Fees	6/1/2006	6/1/2036	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	-	N				700		\$ 700
53	Environmental Monitoring Expenses	Remediation	1/1/2014	6/30/2014	DTSC	Regulatory monitoring fee associated with clean up work at new Burbank School construction	Hayward Downtown	-	N						\$ -
54	Cinema Place Elevator Repair	Property Maintenance	1/1/2014	6/30/2014	Amcoe Sign Company	Unanticipated maintenance expense at Cinema Place parking garage	Hayward Downtown	-	Y						\$ -
55	South Hayward BART Project Management Expenses	Project Management Costs	1/1/2014	6/30/2014	John DeClercq	Project Delivery Costs to Implement South Hayward BART Transit Oriented Development Project	Hayward Downtown	230,000	N				230,000		\$ 230,000
56	South Hayward BART Project Management Expenses	Legal	1/1/2014	6/30/2014	Goldfarb Lipman	Project Delivery Costs to Implement South Hayward BART Transit Oriented Development Project	Hayward Downtown	427,795	N				427,795		\$ 427,795
57	South Hayward BART Project Management Expenses	Project Management Costs	1/1/2014	6/30/2014	City of Hayward (Housing Authority)	Project Delivery Costs to Implement South Hayward BART Transit Oriented Development Project	Hayward Downtown	-	N				20,000		\$ 20,000
58	Tennyson Preservation Maintenance	Property Maintenance	1/1/2014	6/30/2014	Tennyson Preservation Limited Partnership	Original loan agreement set aside \$300,000 for future capital maintenance expenses	Hayward Downtown	145,000	N				145,000		\$ 145,000
59	Cinema Place Pressure Washing	Property Maintenance	1/1/2014	6/30/2014	Webco	Unanticipated maintenance expense at Cinema Place parking garage	Hayward Downtown	1,108	N				1,108		\$ 1,108

