

HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION NO. 2014-01

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE HAYWARD SUCCESSOR AGENCY, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY THROUGH DECEMBER 2014 ("ROPS 14-15A") AND THE ADMINISTRATIVE BUDGET FOR THE 2014-15 FISCAL YEAR, AND DIRECTING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE REQUIREMENTS ASSOCIATED WITH THIS APPROVAL

WHEREAS, pursuant to ABx1 26 (as amended by AB 1484, the "Dissolution Statutes"), the separate legal entity known as the Hayward Successor Agency (the "Successor Agency") must prepare "Recognized Obligation Payment Schedules" ("ROPS") that enumerate the enforceable obligations and expenses of the Successor Agency for each successive six-month fiscal period until the wind down and disposition of assets of the dissolved Redevelopment Agency of the City of Hayward (the "Dissolved RDA") has been completed; and

WHEREAS, the Successor Agency staff has prepared a ROPS for the six-month fiscal period commencing on July 1, 2014 and continuing through December 31, 2014 ("ROPS 14-15A"); and

WHEREAS, the Successor Agency staff has prepared an administrative budget for the fiscal period commencing on July 1, 2014 and continuing through June 30, 2015 ("FY 14-15 Administrative Budget"); and

WHEREAS, the Successor Agency is entitled to an administrative cost allowance (the "Administrative Cost Allowance") pursuant to Health and Safety Code Sections 34171(b) and 34183(a)(3) in the approximate amount of \$250,000 for the 2014-15 fiscal year of which approximately \$125,000 will be disbursed during the ROPS 14-15A period; and

WHEREAS, under the Dissolution Statutes, ROPS 14-15A and the FY 14-15 Administrative Budget must be approved by the Successor Agency's oversight board (the "Oversight Board") to enable the Successor Agency to continue to make payments on enforceable obligations and to pay for administrative costs of the Successor Agency; and

WHEREAS, the Successor Agency staff prepared and on February 18, 2014 the City Council approved the following documents, copies of which are on file with the City Clerk (acting as the Secretary of the Successor Agency):

1. The ROPS 14-15A; and
2. The FY 14-15 Administrative Budget; and

WHEREAS, the Housing Authority of the City of Hayward (the "Housing Authority") assumed the housing functions of the dissolved RDA pursuant to Health and Safety Code Section 34176(b)(2); and

WHEREAS, under recently enacted legislation which added Health and Safety Code Section 347171(p), the Housing Authority is entitled to receive a "housing entity administrative cost allowance" in an amount equal to the greater of \$150,000 or 1% of the Redevelopment Obligation Retirement Fund (or 1% of the RPTTF distribution to meet enforceable obligations) per fiscal year; and

WHEREAS, ROPS 14-15A includes a request for \$150,000 to fund the housing entity administrative cost allowance payable to the Hayward Housing Authority; and

WHEREAS, under the Dissolution Statutes, the ROPS 14-15A and the FY 14-15 Administrative Budget must be submitted by the Successor Agency to the Oversight Board for the Oversight Board's approval in accordance with Health and Safety Code Sections 34177 and 34180(g); and

WHEREAS, the ROPS 14-15A and the FY 14-15 Administrative Budget have been submitted by the Successor Agency to the Alameda County Administrative Officer, the Alameda County Auditor-Controller, and the State Department of Finance in accordance with Health and Safety Code 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 the Oversight Board, pursuant to Health and Safety Code Section 34180(g) and 34177(j), hereby approves the ROPS 14-15A and the FY 14-15 Administrative Budget, in the respective forms on file with the City Clerk, including the agreements and obligations described on the ROPS 14-15A and hereby determines that such agreements and obligations constitute "enforceable obligations" and "recognized obligations" for all purposes of the Dissolution Statutes. 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 14-15A 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 terms of the Dissolution Statutes, the continued administration of the ongoing enforceable obligations 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 consistent with the Dissolution Statutes and necessary to memorialize and implement the agreements and obligations in ROPS 14-15A and the FY 14-15 Administrative Budget as herein approved by the Successor Agency.

BE IT FURTHER RESOLVED that the Oversight Board hereby authorizes and directs Successor Agency staff, to take all administrative actions necessary under the Dissolution Statutes, 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 ROPS 14-15A and the FY 14-15 Administrative Budget, and to take any other actions necessary to ensure the validity of the ROPS 14-15A and the validity of any enforceable obligation listed thereon and the validity of the FY 14-15 Administrative Budget and corresponding Administrative Cost Allowance. In addition, the Oversight Board authorizes and directs the Successor Agency staff to make such non-substantive revisions to ROPS 14-15A as may be necessary to submit ROPS 14-15A in any modified form required by the DOF, and ROPS 14-15A as so modified shall thereupon constitute ROPS 14-15A as approved by the Oversight Board pursuant to this Resolution.

BE IT FURTHER RESOLVED that the Oversight Board hereby authorizes and directs the City Manager, acting on behalf of the Successor Agency, to execute the documents and instruments as are appropriate, in consultation with the City Attorney, acting in the capacity of counsel to the Successor Agency, to effectuate and implement the terms of this Resolution;

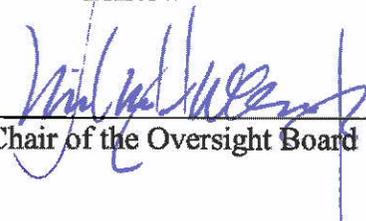
BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

HAYWARD, CALIFORNIA, February 28, 2014

ADOPTED BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	Sweeney, Henson, Hodges, Salinas, Taylor, Valle
NOES:	BOARD MEMBERS:	
ABSTAIN:	BOARD MEMBERS:	
ABSENT:	BOARD MEMBERS:	Bristow

ATTEST:



Chair of the Oversight Board

DATE: February 28, 2014

TO: Chair and Members of the Successor Agency Oversight Board

FROM: Assistant City Manager

SUBJECT: Approval of the Recognized Obligation Payment Schedule (ROPS 14-15A) and Administrative Budget for the Period July 1, 2014 through December 31, 2014 and Approval of Repayment Schedule for SERAF Loan

RECOMMENDATION

That the Oversight Board adopts the attached resolutions (Attachments I and II) approving the Recognized Obligation Payment Schedule (ROPS 14_15A) and the Successor Agency Administrative Budget for the period July 1 – December 31, 2014 and a repayment schedule for the SERAF loan between the former Redevelopment Agency and the Housing Authority; 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 two years.

DISCUSSION

The intent of this report is to recommend approval of the next Recognized Obligation Payment Schedule (ROPS 14_15A) and Administrative Budget for the period July 2014 through June 2015 (Attachments III and IV). 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 March 1, 2014 deadline.

One of the few 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 \$8 million. In addition, there is an outstanding loan due from the Successor Agency to the Housing Authority (the SERAF loan) totaling approximately \$3.8 million and outstanding loans due to the City's Sewer and Water Enterprise Funds (totaling approximately \$2 million). Since the Successor Agency has received its Finding of Completion, staff can begin the process to request repayment of these loans. The SERAF loan receives first priority for payoff under AB1484, followed by the General Fund loan and then the Enterprise Fund loans. There are specific repayment formulas outlined in AB1484 and the amount of repayment requested on the ROPS 14_15A is consistent with these formulas. Given the length of time needed to repay the SERAF loan, staff is only requesting approval of the repayment schedule for this loan at this time. Given these repayment schedules, staff does not anticipate receiving any repayment on the General Fund loan prior to FY2017.

Based on the repayment formula outlined in AB1484, staff anticipates the following repayment schedule for the SERAF loan:

ROPS14_15A	\$1,069,855
ROPS14_15B	\$1,069,855
ROPS15_16A	\$716,276
ROPS15_16B	\$716,276
ROPS16_17A	<u>\$304,253</u>
<i>Total</i>	<i>\$3,876,516</i>

There are several other relatively minor changes being proposed on the ROPS 14_15A, which are explained on the Notes page of Attachment III. One of the most significant of these came with the signing of AB 471 by the Governor on February 18, 2014. This piece of legislation included a variety of RDA clean up items primarily focused on Infrastructure Financing Districts but also added a provision that allows agencies that assumed the former housing functions of the Redevelopment Agency (in Hayward's case, the Hayward Housing Authority) to claim an administrative cost allowance for housing-related functions. For Hayward, this amounts to \$150,000 annually and will continue through July of 2018. This item has been added to the ROPS as line item 64.

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.

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 14_15A 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.

NEXT STEPS

Following approval of the ROPS 14_15A and the Administrative Budget by the Oversight Board, staff will submit these to the Department of Finance (DOF) by March 1 for final approval. The DOF then has an opportunity to review and object to any items on the ROPS and/or request additional documentation. This review must be completed no later than April 15, 2014. The Successor Agency then has an opportunity to request a meet and confer session if staff disagrees with any of the DOF determinations. All DOF meet and confer determinations must be made prior to June 1, 2014, which is when the funds for the ROPS 14_15A period will be disbursed to the Successor Agency.

Prepared and Recommended by: Kelly McAadoo, Assistant City Manager

Approved by:



Fran David, City Manager

Attachment I: Resolution Approving ROPS 14_15A and Administrative Budget

Attachment II: Resolution Approving Repayment of SERAF Loan

Attachment III: ROPS 14_15A

Attachment IV: Successor Agency Administrative Budget

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary
 Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency: Hayward
 Name of County: Alameda

<u>Current Period Requested Funding for Outstanding Debt or Obligation</u>		<u>Six-Month Total</u>
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):		
A	Bond Proceeds Funding (ROPS Detail)	\$ -
B	Reserve Balance Funding (ROPS Detail)	-
C	Other Funding (ROPS Detail)	-
D	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 2,607,193
E	Non-Administrative Costs (ROPS Detail)	2,482,193
F	Administrative Costs (ROPS Detail)	125,000
G	Current Period Enforceable Obligations (A+E):	\$ 2,607,193

<u>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</u>		
I	Enforceable Obligations funded with RPTTF (E):	2,607,193
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(86,190)
K	Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 2,521,003

<u>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</u>		
L	Enforceable Obligations funded with RPTTF (E):	2,607,193
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N	Adjusted Current Period RPTTF Requested Funding (L-M)	2,607,193

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

ITEM 2 - ATTACHMENT III

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, L, M, N, 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
								\$ 3,876,516		\$ -	\$ -	\$ -	\$ 2,482,183	\$ 125,000	\$ 2,607,183
1	2004 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	6/1/2004	5/1/2034	Wells Fargo	Bond issue to fund non-housing projects	Hayward Downtown		N				851,791		\$ 851,791
6	2006 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	8/1/2006	8/1/2036	Wells Fargo	Bond issue to fund non-housing projects	Hayward Downtown		N				275,003		\$ 275,003
41	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		Y						
42	SERAF	SERAF/ERAF	8/3/2011	1/1/2050	Hayward Housing Authority	Loan for SERAF FY10 and FY11 payments	Hayward Downtown		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		N						\$ -
16	Foothill Façade Loan Project Delivery Costs (Staff Costs/Legal Fees)	Project Management Costs	1/1/2014	6/30/2014	Successor Agency	Project Delivery Costs to Implement Foothill Façade Loan Project	Hayward Downtown		N				6,051		\$ 6,051
20	Contract for Mission Blvd Specific Plan	Professional Services	11/17/2009	5/31/2013	Hell Alminana, Inc/Lamphear Gregory	Consultant to prepare specific plan for Mission Blvd corridor	Hayward Downtown		N						\$ -
21	Successor Agency Admin Allowance	Admin Costs	2/1/2012	1/1/2050	City of Hayward	Per ABX126, to cover administrative costs of Successor Agency	Hayward Downtown		N					125,000	\$ 125,000
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				1,066		\$ 1,066
26	Contract for Elevator Maint and Repair	Property Maintenance	7/11/2012	1/1/2050	Mitsubishi Electric	Cinema Place Elevator	Hayward Downtown		N				3,900		\$ 3,900
27	Contract for Sweeping	Property Maintenance	7/11/2012	1/1/2050	Montgomery Sweeping Service	Cinema Place Garage Sweeping	Hayward Downtown		N				6,200		\$ 6,200
29	Utilities	Property Maintenance	7/11/2012	1/1/2050	PGE	Cinema Place Garage Utilities	Hayward Downtown		N				13,260		\$ 13,260
31	Utilities	Property Maintenance	7/11/2012	1/1/2050	City of Hayward	Cinema Place Water Utilities	Hayward Downtown		N				416		\$ 416
35	Contract for Env Remediation Work	Remediation	9/5/2011	9/9/2013	TRC	Residual Burbank Site - Removal Action Work	Hayward Downtown		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				3,604		\$ 3,604
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 property disposition	Hayward Downtown		N				65,348		\$ 65,348
38	Contract for Env Remediation	Remediation	6/25/2009	8/30/2012	AMEC Geomatrix Inc	Env Remediation - Cinema Place	Hayward Downtown		N						\$ -
40	Contract for Water Tasting	Remediation	6/15/2012	1/1/2050	SWRCB	Water tasting at Cinema Place - monitoring of site	Hayward Downtown		N						\$ -
46	2004 TAB Admin Fee FY 2014	Fees	6/4/2004	6/4/2034	Wells Fargo	Annual administrative fee for bond-issuance	Hayward Downtown		Y						\$ -
47	2004 TAB Admin Fee FY 2014	Fees	6/4/2004	6/4/2034	Wells Fargo	Annual administrative fee for bond-issuance	Hayward Downtown		Y						\$ -
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		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				1,069,856		\$ 1,069,856
50	Contract for Environmental Remediation (New Burbank School site)	Remediation	1/1/2014	6/30/2014	TRC	Payment for removal of environmental monitoring wells following DTSC clearance on new Burbank Elementary School site	Hayward Downtown		N				9,000		\$ 9,000
51	2008 TAB Admin Fee FY 2014	Fees	6/4/2008	6/4/2038	Wells Fargo	Annual administrative fee for bond-issuance	Hayward Downtown		Y						\$ -
52	2008 TAB Admin Fee FY 2014	Fees	6/4/2008	6/4/2038	Wells Fargo	Annual administrative fee for bond-issuance	Hayward Downtown		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, L, M, N, O					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			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	Refired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
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						\$
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		N						\$
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		N						\$
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						\$
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		N						\$
59	Cinema Place Pressure Washing	Property Maintenance	1/1/2014	6/30/2014	Webco	Unanticipated maintenance expense at Cinema Place parking garage	Hayward Downtown		N						\$
60	2004 TAB Admin Fee FY 2015	Fees	5/1/2004	5/1/2034	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown		N				2,000		\$ 2,000
61	2004 TAB Admin Fee FY 2015	Fees	5/1/2004	5/1/2034	Willdan	Annual administrative fee for bond issuance	Hayward Downtown		N				3,000		\$ 3,000
62	2006 TAB Admin Fee FY 2015	Fees	6/1/2006	6/1/2036	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown		N				1,800		\$ 1,800
63	2006 TAB Admin Fee FY 2015	Fees	8/1/2006	6/1/2036	Willdan	Annual administrative fee for bond issuance	Hayward Downtown		N				700		\$ 700
64	Housing Authority Administrative Cost Allowance (Per AB 471)	Admin Costs	2/18/2014	7/1/2018	City of Hayward Housing Authority	Administrative Cost allowance for Housing Authority pursuant to AB 471	Hayward Downtown		N				150,000		\$ 150,000
															\$
															\$

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177(), 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	
Cash Balance Information by ROPS Period		Fund Sources						Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		
		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		
ROPS 13-14A Actuals (07/01/13 - 12/31/13)									
1	Beginning Available Cash Balance (Actual 07/01/13) Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs)			1,842,912			2,308,884		
2	Revenue/Income (Actual 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013					340,254			
3	Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13) Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPAs						2,222,728		
4	Retention of Available Cash Balance (Actual 12/31/13) Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A								
5	ROPS 13-14A RPTTF Prior Period Adjustment Note that the RPTTF amount should tie to column S in the Report of PPAs.	No entry required						86,190	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ 1,842,912	\$ -	\$ 340,254	\$ (34)		
ROPS 13-14B Estimate (01/01/14 - 06/30/14)									
7	Beginning Available Cash Balance (Actual 01/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ 1,842,912	\$ -	\$ 340,254	\$ 86,156		
8	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014						3,190,891		
9	Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)						3,274,269		
10	Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B								
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ -	\$ -	\$ 1,842,912	\$ -	\$ 340,254	\$ 2,578		

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 34166 (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	Non-RPTTF Expenditures								RPTTF Expenditures								S	T																	
		C		D		E		F		G		H		I		J				K		L		M		N		O		P		Q		R		
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Actual			Authorized	Actual	Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	Net Difference (M+R)	SA Comments												
1	2004 Tax Allocation Bonds	-	-	1,139,899	84,252	-	-	2,183,864	857,678	2,183,864	2,183,864	2,183,864	2,087,740	96,124	125,000	125,000	125,000	124,868	12	86,190																
2	2004 TAB Admin Fee FY2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
3	2004 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
4	2004 TAB Admin Fee FY2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
5	2004 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
6	2008 Tax Allocation Bonds	-	-	-	-	-	-	276,650	276,650	276,650	276,650	276,650	276,650	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
7	2006 TAB Admin Fee FY2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
8	2006 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
9	2008 TAB Admin Fee FY2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10	2008 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
11	Repayment Agreement with City of Hayward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12	SERAP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
13	Contract for Restaurant Catering	-	-	3,798	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
14	Footfall Facade Litene	-	-	885,650	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
15	Footfall Facade Loan Project Delivery Costs (Staff Costs/Legal Fees)	-	-	-	-	-	-	7,551	7,551	7,551	7,551	7,551	7,551	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13	
16	Employee Leave Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
17	PERB Liability	-	-	-	-	-	-	868,235	868,235	868,235	868,235	868,235	868,235	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
18	OPRB Liability	-	-	-	-	-	-	177,227	177,227	177,227	177,227	177,227	177,227	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19	Agency Insurance costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
20	Contract for Mission Blvd Specific Plan	-	-	61,929	19,269	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
21	Successor Agency Admin Allowance	-	-	-	-	-	-	-	-	-	-	-	-	-	125,000	125,000	125,000	124,868	12	12																
22	Contract for Security Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
23	Contract for Security Alarm	-	-	-	-	-	-	1,025	1,025	1,025	1,025	1,025	1,025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,025	
24	Contract for Security Alarm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

ITEM 2 - ATTACHMENT III

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 34188 (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 (N+R)
25	Contract for Elevator Maint and Repair	\$ -	\$ -	\$ 1,139,998	\$ 54,262	\$ -	\$ -	\$ 2,183,884	\$ 2,183,884	\$ 2,183,884	\$ 2,097,740	\$ -	\$ 86,178	\$ 125,000	\$ 126,000	\$ 125,000	\$ 124,908	\$ 12	\$ 58,190	
26	Contract for Elevator Maint and Repair	-	-	-	-	-	-	-	3,750	3,750	-	-	-	-	-	-	-	-	3,750	
27	Contract for Sweeping	-	-	-	-	-	-	6,000	6,000	5,000	1,170	3,830	-	-	-	-	-	-	5,830	
28	Contract for Sweeping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
29	Utilities	-	-	-	-	-	-	12,750	12,750	10,750	3,824	6,924	-	-	-	-	-	-	8,924	
30	Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
31	Utilities	-	-	-	-	-	-	400	400	400	319	81	-	-	-	-	-	-	81	
32	Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
33	Contract for Env Remediation Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
34	Contract for Env Remediation Work	-	-	15,827	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	
36	Contract for Env Remediation Work	-	-	286,483	14,742	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
38	Project Delivery Costs - Burbank Residual Site	-	-	-	-	-	-	1,500	1,500	1,500	1,489	11	-	-	-	-	-	-	11	
37	Property Disposition Costs - former Agency-held properties	-	-	-	-	-	-	89,355	89,355	89,355	74,891	24,364	-	-	-	-	-	-	24,364	
38	Contract for Env Remediation	-	-	91,436	20,220	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
38	Contract for Financial Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
40	Contract for Water Testing	-	-	-	-	-	-	5,000	5,000	5,000	5,000	-	-	-	-	-	-	-	5,000	
41	AB1484 Audit Expenses	-	-	20,000	-	-	-	20,000	20,000	20,000	20,000	-	-	-	-	-	-	-	20,000	
42	Oversight Board Legal Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
43	Cinema Place Maintenance Expense Repayment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
44	Cinema Place Maintenance Reserve FY12 Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
45	Cinema Place Maintenance Reserve FY13 Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
46	2004 TAB Admin Fee FY 2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

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)

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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)		
47	2004 TAB Admin Fee FY 2014	-	\$ -	\$ 1,189,888	\$ 54,262	\$ -	\$ -	\$ 2,183,884	\$ 2,183,884	\$ 2,183,884	\$ 2,097,740	\$ 86,178	\$ -	\$ 125,000	\$ 126,000	\$ 125,000	\$ 124,868	\$ 12	\$ 80,190
48	Repayment Agreement with City of Hayward	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	-	\$ -
49	SERAF	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	-	\$ -
50	Contract for Environmental Remediation (New Burbank School site)	-	-	-	-	-	-	14,000	14,000	\$ 14,000	-	\$ 14,000	-	-	-	-	-	-	\$ 14,000
51	2006 TAB Admin Fee FY 2014	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	-	\$ -
52	2008 TAB Admin Fee FY 2014	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-	-	-	-	-	-	\$ -
53	Environmental Monitoring Expenses	-	-	-	-	-	-	3,600	3,600	\$ 3,600	863	\$ 2,617	-	-	-	-	-	-	\$ 2,917
54	Cinema Place Elevator Repair	-	-	-	-	-	-	2,263	2,263	\$ 2,263	-	\$ 2,263	-	-	-	-	-	-	\$ 2,263
										\$ -	-	\$ -	-	-	-	-	-	-	\$ -
										\$ -	-	\$ -	-	-	-	-	-	-	\$ -

Recognized Obligation Payment Schedule 14-15A - Notes

July 1, 2014 through December 31, 2014

Item #	Notes/Comments
11	Duplicate entry on ROPS - please delete
12	Duplicate entry on ROPS - please delete
46	FY2014 Bond Administrative Fees - paid and no longer needed on ROPS
47	FY2014 Bond Administrative Fees - paid and no longer needed on ROPS
50	Previously received RPTTF funding of \$14,000 for this remediation work; revised consultant estimate requires an additional \$9,000 currently being requested.
51	FY2014 Bond Administrative Fees - paid and no longer needed on ROPS
52	FY2014 Bond Administrative Fees - paid and no longer needed on ROPS
60	FY2015 Bond Administrative Fees added to this ROPS period.
61	FY2015 Bond Administrative Fees added to this ROPS period.
62	FY2015 Bond Administrative Fees added to this ROPS period.
63	FY2015 Bond Administrative Fees added to this ROPS period.
64	Consistent with passage of AB471, administrative allowance for Housing Authority expenses added to ROPS.

ATTACHMENT IV
February 28, 2014

Successor Agency Administrative Allowance - FY2015 Budget
July 2014 - June 2015 expenses

Starting FY2015 Budget Balance	\$250,000
Employee Salaries & Benefits	(\$195,014)
Balance Remaining	\$54,987
Legal Costs	(\$5,000)
Supplies and Services	(\$49,987)
Balance Remaining	\$0