

- Lines 7, 8, and 10 concerning employee pension, other post-employment benefits (OPEB), and unemployment obligations (requested \$1,983,500 for the ROPS 17-18 period and a total outstanding amount of \$33.0 million);
- Line 207 concerning the Evelyn Rose Project (requested \$517,500 for the ROPS 17-18 period); and,
- Line 426 concerning West Oakland Loan indebtedness (requested \$1,832,828 in ROPS 17-18 and a total outstanding amount of \$2,749,243).

Despite the DOF's disallowance of these items, staff is continuing to request these funds on the ROPS 18-19 period and will continue to assert that they are enforceable obligations under the statute. Staff is also monitoring pending court cases between the DOF and other successor agencies in the state that experienced similar denials of unfunded pension and OPEB obligations.

ORSA received its finding of completion in May 2013. The dissolution law entitles ORSA to certain benefits upon receiving its finding of completion, including:

1. The use of pre-2011 excess bond proceeds. A Bond Expenditure Agreement between ORSA and the City was approved by DOF and executed by the City and ORSA in November 2013. ORSA made a payment of approximately \$88 million in excess bond proceeds to the City pursuant to the Agreement and as authorized by ROPS 13-14B in February and June 2014. Excess bonds continue to be transferred to the City as they become available either through projects being complete under budget, restricted land sales and/or loan repayments.
2. The repayment of outstanding loan indebtedness from the former Redevelopment Agency to the City. In July 2013, the Oversight Board approved a resolution finding that approximately \$2.7 million in outstanding loan indebtedness from the Redevelopment Agency to the City for certain West Oakland projects, was for legitimate redevelopment purposes and thus authorized placement of that obligation on the ROPS. DOF disallowed the loan repayment on ROPS 16-17, despite strong arguments for its inclusion in a meet and confer process. Staff is recommending requesting the repayment again on this ROPS 18-19 totaling \$1.8 million (ROPS line #426). Under the dissolution law, 20% of loan repayments must be deposited into the Low and Moderate Income Housing Asset Fund for affordable housing.
3. The submittal of a Long Range Property Management Plan (LRPMP). ORSA received approval for its LRPMP on May 29, 2014.

The dissolution law requires a successor agency to submit a ROPS approved by its oversight board to DOF by February 1st of each year prior to the ROPS period. DOF must provide its determination by April 15th of each year.

ANALYSIS

The ROPS is a list of the enforceable obligations of the former Redevelopment Agency, along with estimated payments for those obligations during the ROPS period and the source of funds for those payments. The ROPS must then be approved by the Oakland Oversight Board, subject to review by the County Auditor-Controller and the California Department of Finance (“DOF”), before any eligible payments can be made. Under ABX1 26, only payments listed on its adopted ROPS may be made by the successor agency. Enforceable obligations that may be listed on the ROPS include:

1. Bond repayments;
2. Loans borrowed by the Redevelopment Agency;
3. Obligations to the State or Federal governments, or obligations imposed by State law;
4. Payments required in connection with agency employees;
5. Judgments or settlements;
6. Contracts necessary for the continued administration or operation of the successor agency; and,
7. Any other legally binding and enforceable agreement. These can include: consultant contracts or other professional services contracts, construction contracts, commercial and affordable housing loans, as well as grant contracts under the City’s Façade, Tenant Improvement, and Neighborhood Project Initiative programs.

The projected administrative allowance for Fiscal Year (“FY”) 2018-19 is approximately \$1.98 million. Please note, the administrative budget only includes general administrative costs of the successor agency and does not include project staffing or other project costs, which are instead included in the ROPS as separate enforceable obligations.

The total outstanding obligations on the ROPS as of December 1, 2017 was approximately \$743 million. ORSA anticipates approximately \$112 million in payments through June 2019 which will be used towards agency-wide administrative items, debt service, projects and programs from eight redevelopment areas and from the Low and Moderate Income Housing Fund, as well as execution of the Bond Expenditure Agreement. Per DOF direction, ORSA re-estimates obligation payments for each ROPS that have not been fully expended or met during previous ROPS periods.

In September 2013, the bond rating agencies and bond counsel informed staff that, because the bond covenants require all bond debt service for a calendar year be funded prior to any other obligations, debt service obligations must be “front-loaded” on the first ROPS of the year (i.e., ROPS “B”) to show payment of the full amount available from RPTTF funds to cover those obligations. Therefore, the ‘B’ request for January-June 2019 includes the full 2019 annual amount due for bond debt service for all issuances, other than the Housing Set-Aside Revenue Bonds and the recently issued 2015 Refunding bonds, which are requested on a semi-annual basis. The debt service amounts due in the fall of 2018 are shown as coming from ‘Reserve Balances’ since those amounts were received with the ROPS 17-18.

ROPS 18-19 includes approximately 100 remaining obligations from seven broad categories, including:

- Operations and staffing;
- Bonds and other debt;
- Grants;
- Disposition and Development Agreements;
- Contracts;
- Neighborhood Projects Initiative; and,
- Low and Moderate Income Housing projects.

ORSA will pay the obligations listed in the ROPS from a number of former Redevelopment Agency sources, including:

- Bond proceeds;
- Reserve balances;
- Administrative cost allowance;
- Redevelopment Property Tax Trust Fund; and,
- Other, grants, leasing revenue, etc.

The RPTTF is a fund administered by the County that holds property tax funds that formerly would have been the tax increment funds of the Redevelopment Agency. Money from this fund would be available to cover ROPS enforceable obligations only if other funding sources are not available or if payment from property tax revenues is required.

FISCAL IMPACT

Any residual amount left from the RPTTF, after ROPS obligations are met, is distributed to the taxing entities. Many of these projects on the ROPS will have economic benefits for the City and associated taxing entities, including jobs, property taxes, sales taxes, business taxes, utility taxes, etc.

For questions regarding this report, please contact Adam D. Benson at (510) 238-2026.

Respectfully submitted,

/s/

Adam D. Benson
Finance Manager

ATTACHMENT:

Oversight Board Resolution

- Exhibit A – ROPS 18-19
- Exhibit B – Administrative Budget

OAKLAND OVERSIGHT BOARD

RESOLUTION No. 2018-_____

A RESOLUTION APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR JULY 1, 2018 THROUGH JUNE 30, 2019

WHEREAS, California Health and Safety Code Section 34177(l) requires a successor agency to prepare a Recognized Obligation Payment Schedule (“ROPS”) listing the former redevelopment agency’s recognized enforceable obligations, payment sources, and related information for each one year fiscal period; and

WHEREAS, California Health and Safety Code Sections 34177(l) and (m) and Section 34180(g) require that a ROPS be submitted by the successor agency and approved by the oversight board, and submitted to the county administrative officer, the county auditor-controller, the State Controller, and the California Department of Finance; and

WHEREAS, California Health and Safety Code Section 34177(j) requires a successor agency to prepare a proposed administrative budget for submission to the oversight board for approval; and

WHEREAS, the Oakland Redevelopment Successor Agency has prepared and approved a ROPS (“ROPS 18-19”) and administrative budget for July 1, 2018 through June 30, 2019, and has submitted said ROPS and administrative budget to the Oakland Oversight Board for approval; and

WHEREAS, the ROPS and the administrative budget, when approved, will be operative on July 1, 2017, and will govern payments by the Oakland Redevelopment Successor Agency after this date; now, therefore, be it

RESOLVED: That the Oakland Oversight Board hereby approves that “Recognized Obligation Payment Schedule 18-19, July 1, 2018 through June 30, 2019” attached to this Resolution as **Exhibit A**, and establishes said document as the ROPS governing payments by the Oakland Redevelopment Successor Agency for the designated ROPS period; and be it

FURTHER RESOLVED: That the Oakland Oversight Board hereby approves that “Administrative Budget, July 1, 2018 through June 30, 2019” attached to this Resolution as **Exhibit B**, and establishes said document as the administrative budget of the Oakland Redevelopment Successor Agency for the designated period.

ADOPTED, OAKLAND, CALIFORNIA _____, 2018

PASSED BY THE FOLLOWING VOTE:

AYES– BYRD, CHAIR CARSON, LITTLE, MULVEY, ORTIZ, TUCKER

NOES–

ABSENT–

ABSTENTATIONS-

ATTEST: _____
SECRETARY OAKLAND
OVERSIGHT BOARD

Recognized Obligation Payment Schedule (ROPS 18-19) - Summary

Filed for the July 1, 2018 through June 30, 2019 Period

Successor Agency: Oakland
 County: Alameda

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	18-19A Total (July - December)	18-19B Total (January - June)	ROPS 18-19 Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 37,811,184	\$ 5,000,000	\$ 42,811,184
B Bond Proceeds	5,063,898	5,000,000	10,063,898
C Reserve Balance	32,500,686	-	32,500,686
D Other Funds	246,600	-	246,600
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 19,187,441	\$ 50,500,408	\$ 69,687,849
F RPTTF	18,198,017	49,510,984	67,709,001
G Administrative RPTTF	989,424	989,424	1,978,848
H Current Period Enforceable Obligations (A+E):	\$ 56,998,625	\$ 55,500,408	\$ 112,499,033

Certification of Oversight Board Chairman:
 Pursuant to Section 34177 (o) of the Health and Safety code, I
 hereby certify that the above is a true and accurate Recognized
 Obligation Payment Schedule for the above named successor
 agency.

Keith Carson Alameda Co. Spvr
 Name Title
 /s/ _____
 Signature Date

Oakland Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail

July 1, 2018 through June 30, 2019

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	18-19A (July - December)					Q	18-19B (January - June)					W
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin 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	ROPS 18-19 Total	18-19A Total	18-19B Total										
3	Oak Center Debt	City/County Loans On or	6/16/1966	6/30/2025	City of Oakland	Loan for streetscape, utility, fire station	Agency-wide	\$ 743,158,093	N	\$ 112,499,033	\$ 5,063,998	\$ 32,850,686	\$ 246,600	\$ 18,198,017	\$ 989,424	\$ 56,998,623	\$ 5,000,000	\$ -	\$ -	\$ 49,810,984	\$ 989,424	\$ 55,500,408
5	Property Management, Maintenance, & Insurance Costs	Property Maintenance	1/1/2014	6/30/2019	City of Oakland	Various - staff, consultants, cleanup contractor, monitoring	Agency-wide	242,538	N	\$ 25,000				25,000		\$ 25,000					\$ -	
6	Administrative Cost Allowance	Admin Costs	1/1/2014	6/30/2019	City of Oakland, as successor agency	Administrative staff costs, and operating & maintenance costs	Agency-wide	21,786,999	N	\$ 1,978,848				989,424		\$ 989,424				989,424	\$ 989,424	
7	PERS Pension obligation	Unfunded Liabilities	6/29/2004	6/30/2022	City of Oakland	MOU with employee unions	Agency-wide	21,120,833	N	\$ 1,317,894			658,942		\$ 658,942			658,942			\$ 658,942	
8	OPEB unfunded obligation	Unfunded Liabilities	6/29/2004	6/30/2022	City of Oakland	MOU with employee unions	Agency-wide	10,654,015	N	\$ 665,616			332,808		\$ 332,808			332,808			\$ 332,808	
10	Unemployment obligation	Unfunded Liabilities	6/29/2004	6/30/2020	City of Oakland	MOU with employee unions	Agency-wide	1,296,433	N	\$ -											\$ -	
14	B-M-SP project & other staff/operations, successor agency	Project Management Costs	1/1/2014	6/30/2019	City of Oakland as successor agency	Aggregated project staff, other personnel costs and operating/maintenance costs for successor agency enforceable obligations in B-M-SP Oakland area, per labor MOUs (P187510)	B-M-SP	1,037,105	N	\$ 211,680			105,840		\$ 105,840			105,840			\$ 105,840	
17	B-M-SP 2006 T Bonds Debt Service	Bonds Issued On or Before 12/31/10	10/1/2006	10/12/2036	Wilmington Trust N.A	Taxable Tax Allocation Bonds Debt Service	B-M-SP	12,650,899	N	\$ 1,585,806			669,850		\$ 669,850			915,956			\$ 915,956	
18	B-M-SP 2010 RZEDB Bonds Debt Svc	Bonds Issued On or Before 12/31/10	10/1/2010	9/1/2040	Bank of New York	Federally Subsidized Taxable TABs Debt Service	B-M-SP	16,843,505	N	\$ 898,095			320,805		\$ 320,805			577,290			\$ 577,290	
19	B-M-SP 2006C TE Bonds Covenants	Bonds Issued On or Before 12/31/10	10/1/2006	10/12/2036	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	B-M-SP	-	N	\$ -					\$ -						\$ -	
20	B-M-SP 2006C T Bonds Covenants	Bonds Issued On or Before 12/31/10	10/1/2006	10/12/2036	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	B-M-SP	704,111	N	\$ -					\$ -						\$ -	
21	B-M-SP 2010 RZEDB Bonds Covenants	Bonds Issued On or Before 12/31/10	10/1/2010	9/1/2040	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants and reserve requirement	B-M-SP	13,623	N	\$ -					\$ -						\$ -	
23	B-M-SP 2006 T Bonds Administration, Bank & Bond Payments	Fees	10/1/2006	10/12/2036	Various	Audit, rebate analysis, disclosure consulting, trustee services, bank & bond, etc. (0000000)	B-M-SP	78,500	N	\$ 6,000			6,000		\$ 6,000						\$ 6,000	
24	B-M-SP 2010 RZEDB Bonds Administration, Bank & Bond Payments	Fees	10/1/2010	9/1/2040	Various	Audit, rebate analysis, disclosure consulting, trustee services, bank & bond, etc. (0000000)	B-M-SP	167,200	N	\$ 6,000			6,000		\$ 6,000						\$ 6,000	
25	MacArthur Transit Village/Prop 1C TOD	OPA/DDA/Construction	3/4/2011	6/30/2024	MTCP, LLC	Grant from HCD pass-thru to MTCP (G4369)	B-M-SP	-	N	\$ -					\$ -						\$ -	
26	MacArthur Transit Village/Prop 1C rail	OPA/DDA/Construction	3/9/2011	6/30/2024	MTCP, LLC	Grant from HCD pass-thru to MTCP (G4370)	B-M-SP	-	Y	\$ -					\$ -						\$ -	
30	MacArthur Transit Village/OPA (Non Housing)	Legal	5/11/2011	6/20/2012	Rosales Law Partnership	Legal services related to MacArthur TV OPA (P187530)	B-M-SP	60,000	N	\$ 60,000			60,000		\$ 60,000						\$ 60,000	
54	Central District project & other staff/operations, successor agency	Project Management Costs	1/1/2014	6/30/2019	City of Oakland, as successor agency	Aggregated project staff, other personnel costs and operating/maintenance costs for successor agency enforceable obligations in CD Oakland area, per labor MOUs (S00900)	Central District	5,356,489	N	\$ 1,294,134			709,424		\$ 709,424			584,710			\$ 584,710	
60	Yoshi's/JackLondonSquare/Security Deposit	Miscellaneous	12/18/1994	5/4/2017	Yoshi's	Owner Participation Agreement/Sublease with Restaurant/Jazz Club (P130620)	Central District	13,500	N	\$ 13,500			13,500		\$ 13,500						\$ 13,500	
61	Regal Cinemas/Jack London Square/Security Deposit	Miscellaneous	4/11/1995	4/10/2031	Regal Cinemas	Owner Participation Agreement/Sublease with Movie Theater (P130620)	Central District	25,000	N	\$ 25,000			25,000		\$ 25,000						\$ 25,000	
66	Central District Bonds (9835) DS	Bonds Issued On or Before 12/31/10	11/9/2006	9/1/2021	Bank of New York	Subordinated TAB, Series 2006T	Central District	11,136,559	N	\$ 2,724,964			1,229,057		\$ 1,229,057			1,495,897			\$ 1,495,897	
67	Central District Bonds (9836) DS	Bonds Issued On or Before 12/31/10	5/6/2009	9/1/2020	Bank of New York	Subordinated TAB, Series 2009T	Central District	20,335,800	N	\$ 13,665,400			6,525,000		\$ 6,525,000			7,040,400			\$ 7,040,400	
68	Central District Bonds (9714) 1986 Bond Covenants	Bonds Issued On or Before 12/31/10	1/1/1989	6/30/2019	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central District	50,623	N	\$ -					\$ -						\$ -	
70	Central District Bonds (9716) 2003 Bond Covenants	Bonds Issued On or Before 12/31/10	1/7/2003	6/30/2019	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central District	10,159	N	\$ -					\$ -						\$ -	
71	Central District Bonds (9717) 2005 Bond Covenants	Bonds Issued On or Before 12/31/10	1/25/2005	6/30/2019	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants & reserve requirements	Central District	441	N	\$ -					\$ -						\$ -	
72	Central District Bonds (9718) 2006T Bond Covenants	Bonds Issued On or Before 12/31/10	11/9/2006	6/30/2019	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central District	917,824	N	\$ -					\$ -						\$ -	
73	Central District Bonds (9719) 2009 Bond Covenants	Bonds Issued On or Before 12/31/10	5/6/2009	6/30/2019	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants & reserve requirements	Central District	5,743	N	\$ -					\$ -						\$ -	
74	Central District Bonds (9710) Administration, Bank & Bond Payments	Fees	1/1/2014	6/30/2019	Various	Audit, rebate analysis, disclosure consulting, trustee services, bank & bond, etc. (0000000)	Central District	183,863	N	\$ 18,000			18,000		\$ 18,000						\$ 18,000	
77	1725 San Pablo DDA	OPA/DDA/Construction	3/4/2005	6/12/2023	Piedmont Piano	DDA Post-Construction Obligations	Central District	-	N	\$ -					\$ -						\$ -	
79	17th Street Garage Project	OPA/DDA/Construction	8/24/2004	6/12/2023	Rotunda Garage, LP	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$ -					\$ -						\$ -	
81	East Bay Asian Local Development Corporation	OPA/DDA/Construction	7/28/2004	6/12/2023	Preservation Park, LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$ -					\$ -						\$ -	
82	Fox Courts DDA	OPA/DDA/Construction	12/8/2005	6/12/2023	Fox Courts Lp	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$ -					\$ -						\$ -	
84	Franklin 88 DDA	OPA/DDA/Construction	10/18/2004	6/12/2023	Aniso HOA	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	202,828	N	\$ 46,600			46,600		\$ 46,600						\$ 46,600	
85	Housewives Market Residential Development	OPA/DDA/Construction	8/25/2001	6/12/2023	A.F.Evans Development Corp	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$ -					\$ -						\$ -	
87	Oakland Garden Hotel	OPA/DDA/Construction	7/23/1999	6/12/2023	Oakland Garden Hotel LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$ -					\$ -						\$ -	
88	Rotunda DDA	OPA/DDA/Construction	6/29/1998	6/12/2023	Rotunda Partners	DDA Post-Construction Obligations	Central District	-	N	\$ -					\$ -						\$ -	
89	Seas LDDA	OPA/DDA/Construction	11/20/2005	6/20/2025	Seas Development Co	LDDA Administration (P130620)	Central District	1,975,000	N	\$ -					\$ -						\$ -	
90	Swans DDA	OPA/DDA/Construction	7/11/1997	6/12/2023	East Bay Asian Local Development Corporation (EBALDC)	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$ -					\$ -						\$ -	

Oakland Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail
July 1, 2018 through June 30, 2019
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	18-19A (July - December)					Q	18-19B (January - June)					W	
											Fund Sources						Fund Sources						
											L	M	N	O	P		R	S	T	U	V		
																							Bond Proceeds
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	ROPS 18-19 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	18-19B Total	
91	T-10 Residential Project	OPA/DDA/Construction	8/6/2004	6/12/2023	Alta City Walk LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations.	Central District	-	N	\$ -						\$ -							\$ -
92	UCOP Administration Building	OPA/DDA/Construction	11/25/1996	6/12/2023	Oakland Development LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations.	Central District	-	N	\$ -						\$ -							\$ -
93	Uptown LDDA	OPA/DDA/Construction	10/24/2005	10/23/2071	Uptown Housing Partners	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations. Lease can be extended for another 33 years to 2104.	Central District	-	N	\$ -						\$ -							\$ -
94	Uptown LDDA Admin Fee	Fees	10/24/2005	10/26/2045	City of Oakland	Annual administrative fee paid by developer to support staff costs associated with bond issuance (0000000)	Central District	3,100,000	N	\$ 200,000			200,000			\$ 200,000							\$ -
95	Uptown Apartments Project	Business Incentive Agreements	10/24/2005	11/15/2020	FC OAKLAND, INC.	Lease DDA tax increment rebate (S0900)	Central District	4,496,778	N	\$ 1,752,000				1,752,000		\$ 1,752,000							\$ -
96	Victorian Row DDA	OPA/DDA/Construction	7/1/2003	6/12/2023	PSAI Old Oakland Associates LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations.	Central District	-	N	\$ -						\$ -							\$ -
97	Fox Theatre	OPA/DDA/Construction	8/30/2005	9/6/2066	Fox Oakland Theater, Inc.	DDA obligation for investor buyout, management of entities create for the benefit of the Redevelopment Agency.	Central District	-	Y	\$ -						\$ -							\$ -
98	Fox Theatre	Business Incentive Agreements	8/30/2005	12/15/2016	Bank of America, NA	Loan Payment Guaranty for construction/permanent loan	Central District	-	Y	\$ -						\$ -							\$ -
99	Fox Theatre	Business Incentive Agreements	8/30/2005	12/31/2016	Bank of America Community Development Corporation	New Markets Tax Credit Loan Guaranty	Central District	12,090,000	N	\$ -						\$ -							\$ -
100	Fox Theatre	Business Incentive Agreements	8/30/2005	9/30/2018	Bank of America Community Development Corporation	New Markets Tax Credit Loan Guaranty	Central District	1,950,000	N	\$ -						\$ -							\$ -
101	Fox Theatre	Business Incentive Agreements	8/30/2005	12/31/2018	National Trust Community Investment Fund III	New Markets Tax Credit and Historic Tax Credit Investment Guaranty	Central District	15,997,284	N	\$ -						\$ -							\$ -
105	Downtown Capital Project Support	Miscellaneous	3/1/2009	3/1/2019	Downtown Oakland CBD	BID Assessments on Agency Property	Central District	19,424	N	\$ 3,200				3,200		\$ 3,200							\$ -
106	Sublease Agreement for the George P. Scotlan Memorial Convention Center	Miscellaneous	6/30/2010	6/12/2022	City of Oakland	Sublease between the Successor Agency and the City for the Scotlan Convention Center (I429410)	Central District	-	N	\$ -						\$ -							\$ -
200	CCE 2006 Taxable Bond Debt Service	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2036	Wilmington Trust N.A	2006 Taxable Bond Debt Service	Central City East	70,438,969	N	\$ 7,640,819		3,173,305				\$ 3,173,305				4,467,514			\$ 4,467,514
202	CCE 2006 Taxable Bond Covenant	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2036	Various	2006 Taxable Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central City East	120,337	N	\$ -						\$ -							\$ -
203	CCE 2006 TE Bond Covenant	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2036	Various	2006 TE Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central City East	1,850	N	\$ -						\$ -							\$ -
204	CCE 2006 Taxable Bond Administration, Bank & Bond Payments	Fees	10/1/2006	9/1/2036	Various	2006 Taxable bond Audit, rebate analysis, disclosure consulting, trustee services, bank & bond payments, etc.	Central City East	112,815	N	\$ 6,000				6,000		\$ 6,000							\$ -
207	9451 MacArthur Blvd- Evelyn Rose Project	Miscellaneous	7/30/2002	6/30/2025	Housing Successor	Repayment of loan from Housing Low/Mod for CCE housing project (S233310)	Central City East	517,500	N	\$ 517,500				517,500		\$ 517,500							\$ -
241	Coliseum project & other staff/operations, successor agency	Project Management Costs	1/1/2014	6/30/2019	City of Oakland as successor agency	Aggregated project staff, other personnel costs and operating/maintenance costs for successor agency enforceable obligations in Coliseum area, per labor MOUs. (S2500)	Coliseum	1,546,263	N	\$ 597,342				298,671		\$ 298,671					298,671		\$ 298,671
246	Coliseum Taxable Bond Debt Service	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2036	Wilmington Trust N.A	2006 Coliseum Taxable Bond Debt Service	Coliseum	92,439,403	N	\$ 6,546,832		3,471,699				\$ 3,471,699				5,075,133			\$ 5,075,133
247	Coliseum TE Bond Debt Service	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2036	Wilmington Trust N.A	2006 Coliseum TE Bond Debt Service	Coliseum	27,124,525	N	\$ 2,705,525		1,130,525				\$ 1,130,525				1,575,000			\$ 1,575,000
250	Coliseum Taxable Bond Administration	Fees	10/1/2006	9/1/2036	Various	2006 Taxable bond Audit, rebate analysis, disclosure consulting, trustee services, etc. (000000)	Coliseum	86,315	N	\$ 6,000				6,000		\$ 6,000							\$ -
251	Coliseum TE Bond Administration	Fees	10/1/2006	9/1/2036	Various	2006 TE bond Audit, rebate analysis, disclosure consulting, trustee services, etc. (000000)	Coliseum	120,000	N	\$ 9,500				9,500		\$ 9,500							\$ -
252	Coliseum Transit Village Infrastructure	Improvement/Infrastructure	8/10/2011	6/30/2024	OHA, OEDC, Various	Prop 1C Grant	Coliseum	-	Y	\$ -						\$ -							\$ -
257	PWA Environmental Consultants	Professional Services	2/1/2010	6/30/2019	Ninyo & Moore; Fugro; Various	Environmental Studies and Analysis (I375510)	Coliseum	-	Y	\$ -						\$ -							\$ -
286	276 Heegenberger - DR	Miscellaneous	3/3/2011	6/30/2019	Harmit Mann or direct payments to subcontractors	Facade Improvement Program (P454210)	Coliseum	-	Y	\$ -						\$ -							\$ -
352	94th and International Blvd	OPA/DDA/Construction	3/3/2011	7/5/2067	City of Oakland/TBD - LP / Related	Housing development loan (L413810)	Low-Mod	25,999	N	\$ 25,999			25,999			\$ 25,999							\$ -
353	California Hotel Acquisition/Rehab	OPA/DDA/Construction	3/3/2011	3/1/2067	City of Oakland/California Hotel LP	Housing development loan (L438210)	Low-Mod	163,327	N	\$ 163,327			163,327			\$ 163,327							\$ -
354	Marcus Garvey Commons	OPA/DDA/Construction	3/3/2011	3/1/2068	City of Oakland/East Bay Asian Local Development Corporation (EBALDC)	Housing development loan (L438310)	Low-Mod	352,000	N	\$ 352,000			352,000			\$ 352,000							\$ -
359	1550 5th Avenue	OPA/DDA/Construction	9/21/2009	6/30/2019	City of Oakland/Dunya Ahsan	Residential Rehabilitation Loan (L25810)	Low-Mod	8,230	N	\$ 8,230		8,230				\$ 8,230							\$ -
370	Low & Moderate Income Housing project & other staff/operations, successor agency	Project Management Costs	1/1/2014	6/30/2019	City of Oakland	Staff costs for proj mgmt, ongoing monitoring/reporting, operating/maintenance costs	Low-Mod	5,353,438	N	\$ 1,333,416		375,000		291,708		\$ 666,708	375,000				291,708		\$ 666,708
371	Construction Monitoring Services	Project Management Costs	1/1/2014	6/30/2019	Various	Construction monitoring for housing projects	Low-Mod	175,000	N	\$ 56,180				28,090		\$ 28,090					28,090		\$ 28,090
372	2000 Housing Bonds Covenants	Revenue Bonds Issued On or Before 12/31/10	7/1/2000	6/30/2025	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Low-Mod	47,691	N	\$ -						\$ -							\$ -
377	2006A-T Housing Bonds Covenants	Revenue Bonds Issued On or Before 12/31/10	4/4/2006	6/30/2025	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Low-Mod	1,199,121	N	\$ -						\$ -							\$ -
379	2011 Housing Bonds	Revenue Bonds Issued After 12/31/10	3/8/2011	9/1/2041	Bank of New York	Scheduled debt service on bonds	Low-Mod	87,878,201	N	\$ 5,313,863				3,733,338		\$ 3,733,338					1,580,525		\$ 1,580,525
380	2011 Housing Bonds Covenants	Revenue Bonds Issued After 12/31/10	3/8/2011	6/30/2025	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Low-Mod	581,100	N	\$ -						\$ -							\$ -
381	2011 Housing Bond Reserve	Reserves	3/8/2011	9/1/2041	Bank of New York, 2011 Bond holders	Reserve funds required by bond covenants	Low-Mod	4,601,130	N	\$ -						\$ -							\$ -

Oakland Recognized Obligation Payment Schedule (ROPS 18-19) - Report of Cash Balances
July 1, 2015 through June 30, 2016
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#)

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information for ROPS 15-16 Actuals (07/01/15 - 06/30/16)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments	
1	Beginning Available Cash Balance (Actual 07/01/15)	11,825,999	17,084,638	2,428,478	29,892,642	5,151	4,791,643	F1: Includes \$10,746,955 of RPTTF from June 2015 distribution for Fall 2015 debt service.	
2	Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16 total distribution from the County Auditor-Controller during June 2015 and January 2016.	912,841	53,323			3,519,766	61,084,233		
3	Expenditures for ROPS 15-16 Enforceable Obligations (Actual 06/30/16)	1,565,039	5,112,000		29,892,642	2,902,844	35,464,373		
4	Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	4,572,236	9,358,402				30,982,681	H4: RPTTF retained to pay debt service due during FY16-17	
5	ROPS 15-16 RPTTF Balances Remaining	No entry required							
6	Ending Actual Available Cash Balance (06/30/16) C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 + 5)	\$ 6,601,565	\$ 2,667,559	\$ 2,428,478	\$ -	\$ 622,073	\$ (571,178)		

Oakland Recognized Obligation Payment Schedule (ROPS 18-19) - Notes July 1, 2018 through June 30, 2019

Item #	Notes/Comments
4, 57, 198, 199, 242, 243, 299, 300	Disallowed by DOF (ROPS 14-15B).
7-8, 10	Per 34167(d)(3).
17, 66-67, 200, 246-247,	In order to conform to the bond indenture, all of the full year of debt service is requested during the January 2nd RPTTF distribution. Amounts not needed for the March 1st debt service payment will be held in reserve for the September 1st debt service payment.
18	Federal Recovery Zone Subsidy is not guaranteed, so RPTTF request to cover full debt service payment. In order to conform to the bond indenture, all of the full year of debt service is requested during the January 2nd RPTTF distribution. Amounts not needed for the March 1st debt service payment will be held in reserve for the September 1st debt service payment.
26, 75, 252	Other source is grant funds.
30	The initial contract terminated June, 20, 2012, but it is required for lines 25 through 29 and will be extended as needed to comply with the projects enforceable obligations; reserve source is prior year tax increment. Funded from OFA balances.
14, 54, 196, 241, 370-371	Per 34171(b); This is a statutory requirement that has no agreement with specified start or termination dates. Many of these obligations are dependent on other obligations; i.e. project and administrative staff and other operating costs are needed to manage all of the Agency's obligations until they are all concluded, or property is required to be remediated and maintained until it is sold or otherwise transferred; with various terms.
68-69, 72	Bond proceeds held by ORSA pool; no termination date
19-21, 70, 71, 73	Bond proceeds held with fiscal agent and ORSA pool; no termination date
77-82, 84-88, 90-93	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity. Obligation amount not known.
84	Garage revenue used to pay HOA fees.
89	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity. No termination date.

Oakland Recognized Obligation Payment Schedule (ROPS 18-19) - Notes July 1, 2018 through June 30, 2019

Item #	Notes/Comments
94	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity; other source is developer fee.
96	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity. Contract date unknown; Obligation amount not known.
97	Monetary obligation complete; however, Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity.
98-101	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity.
106	Obligation amount unknown.
125-194; 222, 225, 232; 264, 283-284	These grants have been terminated; obligation retired.
202-203	Bond proceeds held by fiscal agent.
206	Obligation retired (property tied to repayment transferred to the City per the LRPMP).
207	Amount owed to the LowMod fund is outstanding related to removing affordability restrictions.
247	Partially refunded in 2015.
257	Funded from OFA balances.
258-259	Obligations retired (disallowed by DOF in 15-16B).
296	These grant contracts do not have termination dates. There are some schedule requirements, but once the project begins, the Agency must reimburse up to half of the expenses of the agreed upon project. Funded from OFA balances.
344	Obligation complete/Closed.
352-359	Funded from LMIHF.

Oakland Recognized Obligation Payment Schedule (ROPS 18-19) - Notes July 1, 2018 through June 30, 2019

Item #	Notes/Comments
359	Estimated completion; No termination date. Funded from LMIHF; Project in arbitration.
372, 377,	
380	Bond proceeds held with fiscal agent and ORSA pool; estimated completion - no termination date.
376	Mostly refunded in 2015, but bonds with near-term maturity dates have final payment occurring in 2016; Based on amount due fall 2016.
379	Based on debt service schedule for fall 2017 and spring 2018.
383	This is a statutory requirement that has no agreement with specified start or termination dates. Many of these obligations are dependent on other obligations; i.e. project and administrative staff and other operating costs are needed to manage all of the Agency's obligations until they are all concluded, or property is required to be remediated and maintained until it is sold or otherwise transferred; with various terms.
389	Matching funds to come from Housing Successor program income. No termination date. Funded from LMIHF
393	Contracted monetary obligation complete; Requires continued staff project management and oversight until completion.
397-403	Estimated completion; No termination date.
405-406	Obligation retired.
420	Obligation complete/closed.
421-422	Per ROPS 16-17, reimbursing 2011 bonds funds spent with RPTTF over a 7 year period (through ROPS 22-23)
423	Estimated completion - no termination date; using reimbursed 2011 bond funds from ROPS lines 421-422.
426	West Oakland loan indebtedness to City of Oakland authorized per Oakland Oversight Board Resolution 2013-16; no termination date; Requesting reconsideration.
632	Refunded 2003 and 2005 CD debt. In order to conform to the bond indenture, all of the full year of debt service is requested during the January 2nd RPTTF distribution. Amounts not needed for the March 1st debt service payment will be held in reserve for the September 1st debt service payment.
635-639	Future excess bond proceeds to be transferred to the City per the Bond Expenditure Agreement approved by OB and DOF and executed Nov 8, 2013.
381, 640-642	Existing reserve amounts required per bond covenants.
644-645	2015 Bonds refund 2006 TE bonds (partial for Coliseum), plus Housing Taxable for savings
All Items	All lines with the exception of the debt service (lines 16-18, 66-67, 200-201, 246-247, 373, 376, 379, 632, 644) are estimated amounts - the actual payment during the period may differ from the amounts estimated. Furthermore, for these same lines, the estimated amount for most lines reflected in the 'A' period may be spent anytime during the fiscal year, including during the 'B' period.

DEPARTMENT PERSONNEL	ROPS 18-19
City Administrator	400,447
City Attorney	146,477
City Clerk	66,578
Finance & Management	1,055,505
Human Resource Management	52,141
Subtotal Personnel	\$ 1,721,148
O&M	
	ROPS 18-19
City Accounting Services	4,654
Information Technology Services	22,550
Facilities Services	112,231
Duplicating	3,313
Postage & Mailing	1,500
Technology (phone, equipment, software, etc)	5,000
Treasury Portfolio Management	0
Self Insurance/Excess Insurance	34,280
Outside Legal Counsel	20,000
Audit Services	25,000
General operating costs (supplies, etc)	4,172
Subtotal O&M	\$ 232,700
Oversight Board Support	
	ROPS 18-19
Clerical/Admin Support	5,000
Legal Counsel	20,000
Subtotal Oversight Board Support	\$ 25,000
TOTAL SUCCESSOR ADMIN BUDGET	\$ 1,978,848