

COUNTY OF ALAMEDA COUNTYWIDE OVERSIGHT BOARD

RESOLUTION NUMBER NO. OB-2026-02

**A RESOLUTION OF THE COUNTY OF ALAMEDA
COUNTYWIDE OVERSIGHT BOARD**

**APPROVING THE ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE
AND ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY OF THE
COMMUNITY IMPROVEMENT COMMISSION OF THE CITY OF ALAMEDA FOR
THE PERIOD JULY 1, 2026 - JUNE 30, 2027, PURSUANT TO SECTION 34177 OF
THE CALIFORNIA HEALTH AND SAFETY CODE**

WHEREAS, the Redevelopment Dissolution Law (AB 1X 26, enacted June 28, 2011, as amended by AB 1484, enacted June 27, 2012 and SB 107, enacted September 22, 2015) and Section 34177 of the Health and Safety Code required the successor agencies, among other things, to expeditiously wind down affairs of each former redevelopment agency (“RDA”), while continuing to meet the former RDA’s enforceable obligations, overseeing completion of redevelopment projects, and disposing of the assets and properties of the former RDA, all as directed by the successor agencies’ oversight boards pursuant to Health and Safety Code Section 34179; and

WHEREAS, Health and Safety Code Section 34179 (j) provided for the creation of a single Countywide Oversight Board (“Oversight Board”) commencing on and after July 1, 2018; and

WHEREAS, Section 34177 (o) of the Health and Safety Code requires the Successor Agency of the Community Improvement Commission of the City of Alameda (“Successor Agency”), following approval by the Oversight Board, to submit to the State Department of Finance (“DOF”), and to the Alameda County Auditor-Controller (“County Auditor”) for review, the Recognized Obligation Payment Schedules (“ROPS”) in the manner provided by DOF no later than February 1; and

WHEREAS, Section 34177 (l) (1) of the Health and Safety Code requires the Successor Agency to prepare a ROPS listing the former RDA’s recognized enforceable obligations, payment sources, and related information for each one-year fiscal period; and

WHEREAS, commencing July 1, 2016, and for each fiscal year thereafter, the Successor Agency is entitled to an annual administrative cost allowance pursuant to Health and Safety Code Section 34171(b); and

WHEREAS, Section 34177 (j) of the Health and Safety Code requires the Successor Agency of the Community Improvement Commission of the City of Alameda (“Successor Agency”), to prepare a proposed administrative budget (“Administrative Budget”) and submit it to the Oversight Board for approval; and

WHEREAS, the Successor Agency has prepared a draft of the ROPS and Administrative Budget for the period July 1, 2026 through June 30, 2027 for the ROPS 26-27 and Administrative Budget 26-27, respectively, and submitted to the Oversight Board for approval; and

WHEREAS, the Oversight Board held a public meeting on January 23, 2026, and considered the ROPS 26-27 and Administrative Budget 26-27 following the notice required by law.

NOW, THEREFORE, RESOLVED that the Oversight Board hereby approves “Recognized Obligation Payment Schedule for the period July 1, 2026 through June 30, 2027” attached to this resolution as Exhibit 1.

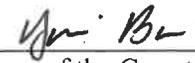
FURTHER RESOLVED that the Oversight Board hereby approves “Administrative Budget for the period July 1, 2026 through June 30, 2027” attached to this resolution as Exhibit 2. The Successor Agency is authorized to re-allocate expenditures between line item categories shown in the Administrative Budget and/or to retain outside services as needed to carry out the Successor Agency’s administrative responsibilities, provided that the total amount of the Administrative Budget is not exceeded.

PASSED AND ADOPTED at a regular meeting of the Oversight Board for the Successor Agency of the Community Improvement Commission of the City of Alameda this 23rd day of January 2026 by the following vote:

Board Members	Fortunato Bas County Board of Supervisors	Hannon City Selection Committee	Sethy Ind. Special District Committee	Kaiser County Office of Education <i>Alternate</i>	Gerhard Chancellor of the CA Comm. College	O’Connell County Board of Supervisors (Public)	Katz Mulvey Recognized Employee Organization
AYES:	✓	✓	✓	✓	✓		✓
NOES:							
ABSENT:						✓	
ABSTAIN:							
EXCUSED:							



 Chairperson, Christia Katz Mulvey

ATTEST:


 Secretary of the Countywide Oversight Board
 of the County of Alameda

EXHIBIT 1

Recognized Obligation Payment Schedule for the Period
July 1, 2026 through June 30, 2027

EXHIBIT 1

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: Alameda City
County: Alameda

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 4,554,617	\$ -	\$ 4,554,617
B Bond Proceeds	-	-	-
C Reserve Balance	3,887,147	-	3,887,147
D Other Funds	667,470	-	667,470
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,761,052	\$ 4,834,606	\$ 6,595,658
F RPTTF	1,676,772	4,750,326	6,427,098
G Administrative RPTTF	84,280	84,280	168,560
H Current Period Enforceable Obligations (A+E)	\$ 6,315,669	\$ 4,834,606	\$ 11,150,275

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.

Christia Katz Mulray, *Chairperson*
Name Title

/s/ *CKM* 1/23/2026
Signature Date

Alameda City
Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July 1, 2026 through June 30, 2027

A	B	C	D	E	F	G	H	I	J	K	M	N	O	P	Q	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 26-27 Total	ROPS 26-27A (Jul - Dec)				26-27A Total	ROPS 26-27B (Jan - Jun)		26-27B Total
											Fund Sources					Fund Sources		
											Reserve Balance	Other Funds	RPTTF	Admin RPTTF		RPTTF	Admin RPTTF	
								\$87,045,066		\$11,150,275	\$3,887,147	\$667,470	\$1,676,772	\$84,280	\$6,315,669	\$4,750,326	\$84,280	\$4,834,606
13	Bond Trustee Fees	Fees	10/01/2003	09/01/2041	U. S. Bank, N. A./ Trustee	Trustee fees for SA tax allocation bonds	BWIP/ WECIP	120,000	N	\$8,000	-	-	4,000	-	\$4,000	4,000	-	\$4,000
23	Alameda Landing DDA: Related Public Improvement Obligations	OPA/DDA/ Construction	12/05/2006	04/01/2049	Contractor not selected	CIC funding obligation for public improvements which are conditions of approval for Alameda Landing project. Mitigation Monitoring and Reporting Plan items MM T/C-3, T/ C-11b. Appurtenant Obligation to the Alameda Landing DDA.	All	1,875,000	N	\$-	-	-	-	-	\$-	-	-	\$-
28	Independence Plaza Agreement	OPA/DDA/ Construction	01/18/1989	01/01/2046	Alameda Housing Authority	Affordable Hsg Project Obligation	BWIP/ WECIP	1,340,242	N	\$1,340,242	-	667,470	672,772	-	\$1,340,242	-	-	\$-
33	Boatworks Settlement Agreement	Litigation	10/05/2010	06/18/2042	Francis & Catherine Collins	Housing and Non-housing Project Obligation. Obligation limited to tax increment generated by project.	BWIP/ WECIP	4,500,000	N	\$-	-	-	-	-	\$-	-	-	\$-
34	Boatworks Project Settlement Agreement / Mitigation Monitoring and Reporting Plan Public Improvement Obligations	Litigation	10/05/2010	06/18/2042	Contractor not selected	CIC funding commitment for public improvements required as part of conditions of approval for project. Identified as Mitigation Monitoring and Reporting Plan items B-10, B-11, B-12.	BWIP/ WECIP	80,550	N	\$-	-	-	-	-	\$-	-	-	\$-
36	Guyton Judgment and Settlement Agreement and the Alameda Unified School	Litigation	04/25/1990	01/01/2046	Island City Development, Alameda Unified School District and other parties engaged for purposes of	Affordable housing production / funding agreement. Island City Development is an affiliated non-profit corporation of the Housing Authority of the City of Alameda.	All	30,919,947	N	\$1,000,000	-	-	1,000,000	-	\$1,000,000	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	M	N	O	P	Q	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 26-27 Total	ROPS 26-27A (Jul - Dec)				26-27A Total	ROPS 26-27B (Jan - Jun)		26-27B Total
											Fund Sources					Fund Sources		
											Reserve Balance	Other Funds	RPTTF	Admin RPTTF		RPTTF	Admin RPTTF	
	District Agreement subject to its terms				implementing the terms of the agreements													
46	Successor Agency Administrative Costs	Admin Costs	07/01/2026	06/30/2027	Various	Successor Agency administrative cost allowance	All	168,560	N	\$168,560	-	-	-	84,280	\$84,280	-	84,280	\$84,280
56	2014 Bonds, Series A and B, current payment due to Trustee	Refunding Bonds Issued After 6/27/12	12/23/2014	09/01/2033	U. S. Bank, N. A./ Trustee	Amount due to trustee for current ROPS period payment.	BWIP/ WECIP	29,841,625	N	\$3,766,375	3,215,375	-	-	-	\$3,215,375	551,000	-	\$551,000
57	2014 Bonds, Series A and B, required reserve for upcoming payment	Refunding Bonds Issued After 6/27/12	12/23/2014	09/01/2033	U. S. Bank, N. A./ Trustee	Reserve required to be reflected on each January ROPS pursuant to the First Supplemental Indenture of Trust, Section 5.01 (l) equal to annual principal payment and second interest payment due September 1.	BWIP/ WECIP	3,281,000	N	\$3,281,000	-	-	-	-	\$-	3,281,000	-	\$3,281,000
58	2017 Bonds, current payment due to Trustee	Refunding Bonds Issued After 6/27/12	06/07/2017	09/01/2041	U. S. Bank, N. A./ Trustee	Amount due to trustee for current ROPS period payment.	BWIP/ WECIP	14,213,479	N	\$881,435	671,772	-	-	-	\$671,772	209,663	-	\$209,663
59	2017 Bonds, required reserve for upcoming payment	Refunding Bonds Issued After 6/27/12	06/07/2017	09/01/2041	U. S. Bank, N. A./ Trustee	Reserve required to be reflected on each January ROPS pursuant to the First Supplemental Indenture of Trust, Section 5.01 (l) equal to annual principal payment and second interest payment due September 1.	BWIP/ WECIP	704,663	N	\$704,663	-	-	-	-	\$-	704,663	-	\$704,663

Alameda City
Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
(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.							
A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/23) RPTTF amount should exclude "A" period distribution amount.			3,610,683	434,603	185,302	
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller				667,470	9,314,453	
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)			3,610,683	53,594	5,530,104	
4	Retention of Available Cash Balance (Actual 06/30/24) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				1,048,479	3,829,568	Column F includes \$267,114 used for ROPS 24-25, \$113,895 used for ROPS 25-26, and \$667,470 to fund ROPS 26-27. Col G includes \$3,694,505 used for 24-25 bond payments + \$75,527 in 21-22 PPA funds applied to ROPS 24-25 and \$59,536 in 22-23 PPA funds applied to ROPS 25-26 . All amounts must be retained for enforceable obligations.
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA			No entry required		140,083	offset to RPTTF allocation for FY 26-27

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
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments
	form submitted to the CAC						
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

Alameda City
Recognized Obligation Payment Schedule (ROPS 26-27) - Notes
July 1, 2026 through June 30, 2027

Item #	Notes/Comments
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33	The City of Alameda has taken the position in litigation brought by the successor-in-interest to the Boatworks Settlement Agreement that the Agreement has expired. Boatworks, LLC vs City of Alameda, et al, Alameda County Superior Court Case No. RG16823346. However, pursuant to the Superior Courts November 3, 2016, order granting preliminary injunction, which included a finding that the agreement may not have expired, the Successor Agency is continuing to list this settlement as an obligation.
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EXHIBIT 2

Administrative Budget for the Period
July 1, 2026 through June 30, 2027

EXHIBIT 2

Successor Agency to the
Community Improvement Commission of the City of Alameda

Administrative Budget for July 1, 2026 - June 30, 2027

	First 6-Month Budgeted Amount	Second 6-Month Budgeted Amount	12-Month Budgeted Total
Administration (City Clerk, Human Resources, City Attorney's Office, Finance, City Manager's Office, IT, telecom, facilities maintenance, etc.)	10,500	10,500	21,000
City of Alameda Salaries & Benefits*	47,900	47,900	95,800
Consulting Services			
KMA, Inc.	20,750	20,750	41,500
Legal Services	3,850	3,850	7,700
Worker's Compensation and General Liability Claims & Administration	1,280	1,280	2,560
Total	<u>84,280</u>	<u>84,280</u>	<u>168,560</u>

* Salaries and benefits for the following roles:

Controller (10%)

Budget Manager (10%)

Accounting Technician (15%)

Assistant City Attorney I (3%)