

COUNTY OF ALAMEDA COUNTYWIDE OVERSIGHT BOARD

RESOLUTION NUMBER NO. OB-2026 - 03

**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 CITY
OF EMERYVILLE 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 City of Emeryville (“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 City of Emeryville (“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 A.

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 B. 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 County of Alameda Countywide Oversight Board 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 A

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

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

Successor Agency: Emeryville

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)	\$ 11,512,111	\$ 1,293,785	\$ 12,805,896
B Bond Proceeds	-	-	-
C Reserve Balance	9,700,500	-	9,700,500
D Other Funds	1,811,611	1,293,785	3,105,396
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 7,135,325	\$ 6,694,650	\$ 13,829,975
F RPTTF	7,135,325	6,694,650	13,829,975
G Administrative RPTTF	-	-	-
H Current Period Enforceable Obligations (A+E)	\$ 18,647,436	\$ 7,988,435	\$ 26,635,871

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 Mulvey, Chairperson
 Name Title

/s/ 46 16 of 1/23/2026
 Signature Date

Emeryville
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	L	M	N	O	P	Q	R	S	T	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					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$42,685,121		\$26,635,871	\$-	\$9,700,500	\$1,811,611	\$7,135,325	\$-	\$18,647,436	\$-	\$-	\$1,293,785	\$6,694,650	\$-	\$7,988,435
1	Administrative Cost Allowance Per HSC 34177	Admin Costs	07/01/2026	06/30/2027	City of Emeryville	ADM-Finance Administrative Cost Allowance Per HSC 34177	Both	319,221	N	\$319,221	-	-	159,611	-	-	\$159,611	-	-	159,610	-	-	\$159,610
39	Professional Services Agreement (September 1, 2010)	Litigation	09/01/2010	06/30/2027	Cox Castle Nicholsen	ENV-Bay Street - Site B Cost Recovery Site B environmental cost recovery litigation	Emeryville	50,000	N	\$50,000	-	-	-	25,000	-	\$25,000	-	-	-	25,000	-	\$25,000
40	Settlements w/ Chevron, Adams, Koeckritz, Robinson, UPRR (July 23, 2010); Agency v Robinson et.al.; Alameda County Sup Ct, Case No. RG06-267594	Remediation	07/23/2010	06/30/2027	EKI, California EPA - DTSC, Clearwater & other vendors	ENV-Bay Street - Site B Groundwater Remediation Costs to remediate groundwater beneath Site B from on-site and off-site sources	Emeryville	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
41	Professional Services Agreement (10/6/04) and Amendments; 12/2/05; 5/19/06; 2/16/07; 2/19/07; 6/9/08; 12/16/08; 4/21/09; 7/21/09; 5/2/10; 9/21/10; 4/5/11; 6/18/13; 1/20/15; 6/16/15; 1/1/16	Remediation	10/06/2004	06/30/2027	Erler & Kalinowski (EKI)	ENV-Bay Street - Site B Groundwater Remediation Environmental engineer re on-going groundwater remediation at Site B	Emeryville	1,407,000	N	\$1,407,000	-	-	-	703,500	-	\$703,500	-	-	-	703,500	-	\$703,500
44	Professional Services Agreement PSA (3/31/2003); 1st Amendment to PSA (04/	Remediation	03/31/2003	06/30/2027	Erler & Kalinowski (EKI)	ENV-Bay Street Site - A Groundwater Monitoring Environmental engineer re on-going	Shellmound	130,000	N	\$130,000	-	-	-	65,000	-	\$65,000	-	-	-	65,000	-	\$65,000

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	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					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	20/2004); 2nd Amendment to PSA (10/5/ 2011)					groundwater monitoring at Bay Street/Site A																
45	Environmental Oversight Agreement (Amended 3/ 13/07)	Remediation	03/13/ 2007	06/30/2027	California EPA - DTSC	ENV-Bay Street Site - A Groundwater Monitoring Regulatory Oversight 7/20/ 98 12/31/22	Shellmound	75,000	N	\$75,000	-	-	-	37,500	-	\$37,500	-	-	-	37,500	-	\$37,500
46	Settlement Agreement & Order (Feb 23, 2001) - Agency v Elementis; US District Ct, Case No. C99-03719 WHA	Remediation	02/23/ 2001	06/30/2027	Sherwin Williams	ENV-Bay Street Site - A Groundwater Monitoring Reimbursement of Groundwater Monitoring/ Remediation Costs w/credit for sums paid to EKI	Shellmound	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
47	Disposition and Development Agreement (Section 212) - Long Term Risk Management Plan	Remediation	09/23/ 1999	06/30/2027	Bay Street CenterCal, LLC	ENV-Bay Street Site - A Groundwater Monitoring Responsible for costs of groundwater monitoring and remediation as between Agency and property owners	Shellmound	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
49	Professional Services Agreement (September 1, 2010)	Legal	09/01/ 2010	06/30/2027	Cox Castle NicholSEN	ENV- Corporation Yard Remediation Legal services relating to recovery of remediation costs	Emeryville	50,000	N	\$50,000	-	-	-	25,000	-	\$25,000	-	-	-	25,000	-	\$25,000
62	Contract for services	Professional Services	07/01/ 2026	06/30/2027	Certified Public Accountants	F-Finance Audit Services	Both	11,200	N	\$11,200	-	-	-	5,600	-	\$5,600	-	-	-	5,600	-	\$5,600
63	Bank account	Fees	07/01/ 2026	06/30/2027	Mechanics Bank	F-Finance Bank fees	Both	1,200	N	\$1,200	-	-	-	600	-	\$600	-	-	-	600	-	\$600
64	Bond Trustee Fees	Fees	09/01/ 1995	09/01/2034	Bank of New York Mellon	F-Finance Bond Trustee services	Both	4,000	N	\$4,000	-	-	-	2,000	-	\$2,000	-	-	-	2,000	-	\$2,000

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	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					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
103	Tax Allocation Revenue Bond covenants	Professional Services	07/01/2026	06/30/2027	Wildan Financial	F-Finance Annual Continuing Disclosure reporting	Both	3,500	N	\$3,500	-	-	-	1,750	-	\$1,750	-	-	-	1,750	-	\$1,750
104	Tax Allocation Revenue Bond covenants	Professional Services	07/01/2026	06/30/2027	PFM Group	F-Finance Arbitrage/ Rebate calculations	Both	2,750	N	\$2,750	-	-	-	1,375	-	\$1,375	-	-	-	1,375	-	\$1,375
121	Environmental Oversight Agreement	Remediation	01/15/2019	06/30/2027	California EPA - DTSC	Env - South Bayfront Site B Groundwater Remediation Oversight		100,000	N	\$100,000	-	-	-	50,000	-	\$50,000	-	-	-	50,000	-	\$50,000
122	Imminent & Substantial Endagerment Order	Remediation	01/15/2019	06/30/2027	California EPA – DTSC; Remediation Contractor	Environmental - Corporation Yard Remediation Enforcement/ Oversight		300,000	N	\$300,000	-	-	-	150,000	-	\$150,000	-	-	-	150,000	-	\$150,000
126	Professional Services Agreement	Remediation	07/01/2021	06/30/2028	Erler & Kalinowski (EKI)	126 - On January 19, 2021, the Successor Agency approved a contract with EKI Environment & Water in the amount of \$3,500,000 to undertake environmental engineering work in response to the Order commencing July 1, 2021.	Corporation Yard	11,720,000	N	\$11,720,000	-	-	1,652,000	6,068,000	-	\$7,720,000	-	-	-	4,000,000	-	\$4,000,000
127	Settlement Agreement - WSL	Remediation	01/01/2023	06/30/2027	WSL Parties (Whitney Research Tool Co., Swagelok Company, Catherine Lennon Lozick); Line Item 122 and 126 Payees	Environmental - Corporation Yard - Settlement Agreement	Emeryville	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
129	Tax Allocation	Refunding	11/14/	09/01/2034	Bank of	Full annual		28,511,250	N	\$12,462,000	-	9,700,500	-	-	-	\$9,700,500	-	-	1,134,175	1,627,325	-	\$2,761,500

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	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					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Refunding Bonds, Series 2024A Debt Service Payment	Bonds Issued After 6/27/12	2024		New York Mellon	debt service for calendar year per bond documents. Interest payable March 1 and Sept 1																
130	Tax Allocation Refunding Bonds, Series 2024B Debt Service Payment	Refunding Bonds Issued After 6/27/12	11/14/2024	09/01/2025	Bank of New York Mellon	Full annual debt service for calendar year per bond documents. Interest payable March 1 and Sept 1		-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

Emeryville
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
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		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	
1	Beginning Available Cash Balance (Actual 07/01/23) RPTTF amount should exclude "A" period distribution amount.			43,077,011	2,812,902	1,173,644	
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller			2,102,044	1,453,396	14,706,542	
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)			15,255,185	104,713	5,181,062	
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)			29,923,870	2,708,189	10,430,285	
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC		No entry required			268,839	
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$1,453,396	\$-	

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

Item #	Notes/Comments
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122	During the ROPS 26/27 cycle, the SA anticipates it will incur approximately \$300,000 to reimburse DTSC for their costs of regulatory oversight of implementation of the ISE Order. ICS, the remediation contractor, has substantially completed their work as of the preparation of ROPS 26-27 for presentation to the Oversight Board and thus any obligation for their services will be retired and will not appear on ROPS 26-27 or thereafter.
126	
127	On July 6, 2022, the Successor Agency entered into a settlement agreement with parties partially responsible for the contamination at the Corporation Yard site (the "WSL Parties"), which agreement was approved by the Oversight Board on July 25, 2022, Department of Finance on August 9, 2022, and US District Court on November 15, 2022. The settlement agreement provides a one-time payment of \$33 million by the WSL Parties to the Successor Agency in exchange for the Successor Agency agreeing to remediate the Corporation Yard pursuant to the ISE Order (Line Item 122). The settlement payment of \$33 million has been received by the Successor Agency and placed in a separate account and may only be used for costs of remediating the Corporation Yard, which at this time are reflected in ROPS Line Item 122 (DTSC – Regulatory Oversight) and 126 (EKI). In ROPS 26-27, the remaining settlement proceeds of \$1,652,000 will be utilize for EKI expenses identified on line item 126.
129	
130	

Exhibit B

Administrative Budget
July 1, 2026 through June 30, 2027

Successor Agency (SA) Administrative Budget 2026-27

Exhibit A

Administrative Allowance Charges

Departments/Functions

City Manager

City Clerk

City Attorney / Contracted Attorney

Administrative Services

Public Works

**General Operating Costs (rent,
insurance, equipment, etc.)**

Total

ROPS 26-27 Total	
\$	49,816
	8,495
	113,501
	58,533
	12,205
	76,671
\$	319,221

Tasks Include:

Staff Meetings

Staff Reports & Research

Agendas & Minutes

ROPS & Administrative Budget Preparation

Overall SA Management

Records Management & Website

Maintenance of SA Property Information

General Correspondence

Attend Board Meetings

Coordinate & Prepare SA Meetings

Financial Management/Budgeting/Accounts Payable

Annual Reporting