



# CONTRA COSTA COUNTY

## AGENDA

### Countywide Oversight Board

Shanelle Scales-Preston  
Gabriel Lemus  
Laura Hoffmeister  
Susan Morgan  
Cameron Kirkham  
Peter Murray  
DR. Tony Wold

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**Monday, January 27, 2025**

**1:00 PM**

**\*\* UPDATED || 01.27.2025 \*\***  
**30 Muir Road, Martinez, CA 94553**

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#### ZOOM LINK

<https://cccounty-us.zoom.us/j/82710954447>

**Meeting ID: 8271 0954 447**

**| Dial: 888-278-0254 |**  
**ACCESS CODE: 198675**

The public may attend this meeting in person at either above locations and/or remotely via call-in or ZOOM.

*AGENDA ITEMS may be taken out of order based on the business day and preference of the Committee.*

#### **1. INTRODUCTIONS**

Call to order, roll call, and Pledge of Allegiance.

#### **2. PUBLIC COMMENT**

Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three (3) minutes).

#### **CONSIDER CONSENT ITEMS (Items listed as C.3 - C.17)**

##### ADMINISTRATIVE

**C.3 DESIGNATE** Deidre Hodgers as Secretary to the Countywide Oversight Board.

[25-278](#)

##### MINUTES

- 
- C.4 APPROVE Meeting Record for the September 9, 2024, Countywide Oversight Board Meeting. [25-279](#)  
**Attachments:** [COB 09.09.24 Minutes](#)
- ROPS
- C.5 ADOPT Resolution No. 2025-01 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25-26) for the Antioch Successor Agency. [25-280](#)  
**Attachments:** [Antioch.ROPS-SR](#)  
[Antioch.ROPS-Res](#)  
[Antioch.ROPS-ROPS Attachment](#)
- C.6 ADOPT Resolution No. 2025-02 to approve the Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026, (ROPS 25 – 26) for the Brentwood Successor Agency. [25-281](#)  
**Attachments:** [Brentwood.ROPS-SR](#)  
[Brentwood.ROPS-Res](#)  
[Brentwood.ROPS-ROPS Attachment - Exhibit A](#)  
[Brentwood.ROPS-Admin Budget - Exhibit B](#)
- C.7 ADOPT Resolution No. 2025-04 to approve the Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026, (ROPS 25 – 26) for the Concord Successor Agency. [25-282](#)  
**Attachments:** [CONCORD. ROPS-SR](#)  
[Concord.ROPS-Res](#)  
[Concord.ROPS-ROPS Attachment](#)
- C.8 ADOPT Resolution No. 2025-06 to approve the Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026, (ROPS 25 – 26) for the Hercules Successor Agency. [25-283](#)  
**Attachments:** [Hercules.ROPS 25-26-SR\\_OB 12.12.24](#)  
[Hercules.ROPS 25-26-Res\\_OB 12.12.24](#)  
[Hercules.ROPS-ROPS 25-26 Attachment](#)  
[Hercules.ROPS-Admin Budget 25-26 Attachment](#)
- C.9 ADOPT Resolution No. 2025-07 to approve the Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026, (ROPS 25 – 26) for the Lafayette Successor Agency. [25-284](#)  
**Attachments:** [Lafayette.ROPS-SR 25-26](#)  
[Lafayette.ROPS Res 25-26](#)  
[Lafayette.ROPS Attachment A 25-26](#)
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- C.10** ADOPT Resolution No. 2025-08 to approve the Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026, (ROPS 25 – 26) for the Oakley Successor Agency. [25-285](#)
- Attachments:** [City of Oakley, ROPS SR](#)  
[City of Oakley, ROPS-Res](#)  
[City of Oakley, EXHIBIT A-Oakley Annual ROPS 25-26](#)  
[City of Oakley, EXHIBIT B-Administrative Budget 2025-26](#)
- C.11** ADOPT Resolution No. 2025-09 to approve the Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026, (ROPS 25 – 26) for the Pittsburg Successor Agency. [25-286](#)
- Attachments:** [City of Pittsburg.ROPS-SR](#)  
[City of Pittsburg.ROPS-Res](#)  
[City of Pittsburg.ROPS Attachment](#)
- C.12** ADOPT Resolution No. 2025-10 to approve the Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026, (ROPS 25 – 26) for the Pleasant Hill Successor Agency. [25-287](#)
- Attachments:** [Pleasant Hill.ROPS 25-26-SR 1.6.25 \(1\)](#)  
[Pleasant Hill.ROPS 25-26-Res \(2\)](#)  
[Pleasant Hill.ROPS 25-26-Attachment \(1\)](#)  
[Pleasant Hill.Admin Budget 25-26-Exhibit B \(1\)](#)
- C.13** ADOPT Resolution No. 2025-11 to approve the Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026, (ROPS 25 – 26) for the Richmond Successor Agency. [25-288](#)
- Attachments:** [Richmond.ROPS-SR](#)  
[Richmond.ROPS-Res](#)  
[Attachment 2 - Exhibit A ROPS 25-26](#)  
[Attachment 3 - Exhibit B Administrative Budget](#)  
[Attachment 4 - Reso. 24-1 Approving the ROPS 25-26 - CONFORMED - Adopted 12-17-24](#)
- C.14** ADOPT Resolution No. 2025-12 to approve the Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026, (ROPS 25 – 26) for the San Pablo Successor Agency. [25-289](#)
- Attachments:** [San Pablo.ROPS-SR](#)  
[San Pablo.Resolution](#)  
[San Pablo.25-26 ROPS](#)  
[San Pablo.Admin Budget](#)

**C.15** ADOPT Resolution No. 2025-13 to approve the Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026, (ROPS 25 – 26) for the Contra Costa County Successor Agency. [25-290](#)

**Attachments:** [CCC-ROPS 25-26.SR](#)  
[CCC-Resolution](#)  
[ROPS 25-26 - Exhibit A](#)

TERMINATION OF SUCCESSOR AGENCY

**C.17** ADOPT Resolution No. 2025-14 to approve the Resolution ending SA for the Walnut Creek Successor Agency. [25-291](#)

**Attachments:** [SA Dissolution Letter](#)  
[RES 24-62](#)  
[Agenda Report](#)

ITEMS FOR DISCUSSION and/or ACTION

NONE.

**ADJOURN until the next Countywide Oversight Board Meeting to be held on Monday, September 22, 2025 at 1:00pm.**

GENERAL INFORMATION

This meeting provides reasonable accommodations for persons with disabilities planning to attend a the meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at:

30 Muir Rd. Martinez, CA 94553

HOURS:

Monday through Friday  
8 a.m. to 5 p.m.

Staff reports related to items on the agenda are also accessible on line at [www.co.contra-costa.ca.us](http://www.co.contra-costa.ca.us).

HOW TO PROVIDE PUBLIC COMMENT

Persons who wish to address the Committee during public comment on matters within the jurisdiction of the Committee that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should offer comments when invited by the Committee Chair. Those participating via Zoom should indicate they wish to speak by using the “raise your hand” feature in the Zoom app. Those calling in should indicate they wish to speak by pushing \*9 on their phones.

Public comments generally will be limited to two (2) minutes per speaker. In the interest of facilitating the business of the Board Committee, the total amount of time that a member of the public may use in addressing the Board Committee on all agenda items is 10 minutes. Your patience is appreciated.

Public comments may also be submitted to Committee staff before the meeting by email or by voicemail. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Deidre Hodgers  
(925) 655-2892



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-278

**Agenda Date:** 1/27/2025

**Agenda #:** C.3

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Designation of Countywide Oversight Board Secretary

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s)/Next Step(s):**

DESIGNATE Deidre Hodgers as Secretary to the Countywide Oversight Board.

### **Background, History and Update:**

The Countywide Oversight Board is staffed by the County Auditor Controller or other designated by the Auditor Controller. The Department of Conservation and Development has taken on the role of staffing the Countywide Oversight Board. Maureen Toms, staff to the Contra Costa County Oversight Board since 2018, was designated as the Secretary on September 24, 2018. She will be retiring in February 2025 and recommends Deidre Hodgers be designated as the Secretary going forward. The Secretary to the Countywide Oversight Board works with Successor Agencies in assembling the meeting packets, record action minutes of meetings, post agendas, and sign resolutions on behalf of the Oversight Board, similar to the role of a clerk.

### **Fiscal Impact (if any):**

None.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-279

**Agenda Date:** 1/27/2025

**Agenda #:** C.4

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** APPROVE Meeting Record for the September 9, 2024, Countywide Oversight Board Meeting

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s)/Next Step(s):**

APPROVAL of the attached Record of Action for September 9, 2024, Countywide Oversight Board Meeting.

### **Background, History and Update:**

Any handouts or printed copies of testimony distributed at the meeting will be attached to this meeting record.

PLEASE SEE ATTACHMENT.

### **Fiscal Impact (if any):**

None.



# CONTRA COSTA COUNTY

## Committee Meeting Minutes - Draft

### Countywide Oversight Board

Federal Glover  
Gabriel Lemus  
Laura Hoffmeister  
Susan Morgan  
Cameron Kirkham  
Peter Murray  
Tony Wold

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Monday, September 9, 2024

11:30 AM

30 Muir Road, Martinez, CA 94553  
Zoning Administrator (ZA) Room |

District 5 Office: 190 E. 4th Street  
Pittsburg, CA 94565

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#### ZOOM LINK

<https://cccouny-us.zoom.us/j/87217791732>

| Dial: 888-278-0254 |

ACCESS CODE: 841892

The public may attend this meeting in person at either above locations and/or remotely via call-in or ZOOM.

*AGENDA ITEMS may be taken out of order based on the business of the day and preference of the Committee.*

#### 1. INTRODUCTIONS

**Chair called the meeting to order at 11:34am.**

**COB Staff:** Maureen Toms || Secretary

**Attendees:** Raquel De La Torre, Deidre Hodgers, Rosalia Cuevas, Bob Campbell, Darin Gale, Steven Gortler, David Fatima, Arturo Castillo, James Wawrsyniak, Chris Wrong, Abraham Salinas, Princess Leia Lucas

**Present** Federal Glover, Tony Wold, Peter Murray, Cameron Kirkham, and Chair Laura Hoffmeister

**Excused** Susan Morgan

**Absent** Gabriel Lemus

#### 2. PUBLIC COMMENT

**Comments included a recommendation for the AG Commissioner to reinstate it's Task Force. However, it was determined the concern was not within the scope of the Countywide Oversight**

Board, and was excused.

**NO OTHER PUBLIC COMMENTS.**

**CONSIDER CONSENT ITEMS (Items listed as C.3 - C.6)**

C.3 APPROVE Meeting Record for the January 29, 2024, Countywide Oversight Board.

- Attachments:** [Minutes FINAL](#)
- Motion:** Glover
- Second:** Wold
- Aye:** Glover, Wold, Murray, Kirkham, and Chair Laura Hoffmeister
- Absent:** Lemus
- Result:** Passed

C.4 ADOPT a resolution to approve and direct the sale of property, located at the southeast corner of Oak and Walnut Boulevards, owned by the Brentwood Successor Agency.

- Attachments:** [Sale of Surplus Property Located on the SE Corner of Oak St and Walnut Blvd Brentwood](#)  
[Reso CC Oversight Board 2024 Walnut and Oak](#)  
[Brentwood - Hagar Realty PSA BBK Final](#)  
[BPO SE Corner Oak Walnut Brentwood Land Report ver August2024](#)  
[Minute Order Resolution 2024-05-SA](#)

**Modified Resolution to include language about complying with the Surplus Lands Act, without any nonprofit community interest, and with requirement for HCD approval.**

- Motion:** Glover
- Second:** Wold
- Aye:** Glover, Wold, Murray, Kirkham, and Chair Laura Hoffmeister
- Absent:** Lemus
- Result:** Passed

C.5 ADOPT a resolution to approve the dissolution of the Pinole Successor Agency.

- Attachments:** [SR.Pinole.Successor Agency Dissolution](#)  
[RESO.Pinole.Successor Agency Dissolution](#)

**The Contra Costa Oversight Board discussed a proposal from the City of San Pablo’s Successor Agency to refinance \$24 million in outstanding 2014 tax allocation bonds. The new bonds would take advantage of lower interest rates, potentially saving approximately \$300,000 annually in debt service, totaling \$2 million by the bonds’ maturity in 2031. These savings would benefit local taxing agencies, including the county, city, schools, and special districts.**

**Further discussions include whether the market conditions become unfavorable, the**

**bond sale can be postponed without requiring additional board action. The Successor Agency is expected to dissolve in 2031 after clearing all debts, resulting in a significant windfall for local jurisdictions as tax revenues are fully reallocated.**

**Motion:** Glover  
**Second:** Wold  
**Aye:** Glover, Wold, Murray, Kirkham, and Chair Laura Hoffmeister  
**Absent:** Lemus  
**Result:** Passed

C.6 ADOPT a resolution authorizing the issuance of tax allocation refunding bonds by the Local Successor Agency of to the Redevelopment Agency of the City of San Pablo.

**Attachments:** [OB Staff Report](#)  
[County Oversight Board Resolution San Pablo UPDATED draft Bond Purchase Agreement \(8-28-2024\)](#)  
[draft Second Supplemental Indenture \(8-28-2024\)](#)  
[Preliminary Debt Service Savings Analysis \(8-27-2024\)](#)

**Motion:** Wold  
**Second:** Hoffmeister  
**Aye:** Glover, Wold, Murray, Kirkham, and Chair Laura Hoffmeister  
**Absent:** Lemus  
**Result:** Passed

7. **ADJOURN** until the next Countywide Oversight Board meeting to be held on January 27, 2025 at 1:00pm.

**Meeting ADJOURNED at 12:13pm.**

GENERAL INFORMATION

HOW TO PROVIDE PUBLIC COMMENT

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-280

**Agenda Date:** 1/27/2025

**Agenda #:** C.5

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Antioch ROPS

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s)/Next Step(s):**

ADOPT Resolution No. 2025-01 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25-26) for the Antioch Successor Agency.

### **Background, History and Update:**

Please see attached.

**REPORT TO THE COUNTYWIDE OVERSIGHT BOARD TO THE SUCCESSOR AGENCIES OF THE REDEVELOPMENT AGENCIES WITHIN CONTRA COSTA COUNTY FOR CONSIDERATION AT THE MEETING OF JANUARY 27, 2025**

Prepared By: Dawn Merchant, City of Antioch Finance Director

Subject: City of Antioch Successor Agency to the Antioch Development Agency Recognized Obligation Payment Schedule for July 1, 2025 – June 30, 2026 (ROPS 25-26)

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**RECOMMENDED ACTION**

Adopt resolution approving the City of Antioch Successor Agency to the Antioch Development Agency Recognized Obligation Payment Schedule and Administrative Budget for the period of July 2025 through June 2026 (ROPS 25-26).

**DISCUSSION**

The ROPS 25-26 for the period of July 2025 through June 2026 is required to be submitted to the Department of Finance (DOF) by February 1, 2025. The City Council of the City of Antioch approved the ROPS at their meeting of December 10, 2024.

Attached for consideration and approval is a resolution for the Antioch ROPS 25-26. The Antioch Successor Agency is requesting only \$6,000 for administrative allowance as outlined on the ROPS detail page (refer to Exhibit A) based on estimated administrative costs for the 25-26 year.

**ATTACHMENT**

Resolution

- Exhibit A - Recognized Obligation Payment Schedule for the Period of July 2025 through June 2026 (ROPS 25-26)

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 2025 THROUGH JUNE 2026 FOR *(name of jurisdiction)* SUCCESSOR AGENCY.

**WHEREAS**, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to submit to the Contra Costa Countywide Oversight Board (Board) for approval a Recognized Obligation Payment Schedule (ROPS); before each fiscal period identifying enforceable obligations and sources of payment; and

**WHEREAS**, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), the State Controller's Office (SCO), and the State Department of Finance (DOF) by each February 1; and posted on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code §34177(j) requires the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency; and

**WHEREAS**, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the ROPS time period; and

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

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY DOES HEREBY RESOLVE AS FOLLOWS:**

1. The ROPS 2025-26, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the ROPS 25-26 to the CAO, CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

X

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Deidre Hodgers  
Oversight Board Secretary

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary**  
**Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Antioch

**County:** Contra Costa

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	\$ 378,628	\$ 1,471,703	\$ 1,850,331
F RPTTF	375,628	1,468,703	1,844,331
G Administrative RPTTF	3,000	3,000	6,000
<b>H Current Period Enforceable Obligations (A+E)</b>	\$ 378,628	\$ 1,471,703	\$ 1,850,331

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Antioch**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$15,916,591		\$1,850,331	\$-	\$-	\$-	\$375,628	\$3,000	\$378,628	\$-	\$-	\$-	\$1,468,703	\$3,000	\$1,471,703
2	2009 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	08/01/2009	09/01/2027	Bank of New York	Bond issue to fund non-housing projects	Area 1	432,556	N	\$144,231	-	-	-	140,578	-	\$140,578	-	-	-	3,653	-	\$3,653
6	Bond administration	Fees	07/01/1994	05/01/2032	Bank of New York	Bond administrative fees	Areas 1,2,3,4,4.1	186,735	N	\$4,700	-	-	-	2,350	-	\$2,350	-	-	-	2,350	-	\$2,350
12	Administrative costs	Admin Costs	02/01/2012	12/31/2032	City of Antioch/consultants	Administrative expenses for agency	Areas 1,2,3,4,4.1	1,818,000	N	\$6,000	-	-	-	-	3,000	\$3,000	-	-	-	-	3,000	\$3,000
18	2015A Lease Revenue Bonds	Bond Reimbursement Agreements	02/01/2015	05/01/2032	City of Antioch	Bonds issued to refinance 2002 Lease Revenue Bonds	Areas 1,2,3,4,4.1	13,479,300	N	\$1,695,400	-	-	-	232,700	-	\$232,700	-	-	-	1,462,700	-	\$1,462,700
20	Department of Boating and Waterways Loan/Marina	Third-Party Loans	07/01/2003	08/01/2039	City of Antioch	Marina construction loan	Area 1	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

**Antioch**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.								
A	B	C	D	E	F	G	H	
		<b>Fund Sources</b>						
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>		
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	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	<b>Comments</b>	
<b>1</b>	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.	146,035	52	139,405	8,433			
<b>2</b>	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller	4,304	2,463		16,576	1,705,044		
<b>3</b>	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>	297	472	28,668		1,700,602		
<b>4</b>	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	150,042		110,734	16,709		\$61,446 202/21 ROPS PPA applied to 23/24 ROPS. \$49,288 21/22 ROPS balance applied to 24/25 ROPS. \$16,709 interest earnings applied to 23/24 ROPS.	
<b>5</b>	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required				4,442	
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/23)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$2,043	\$3	\$8,300	\$-	Amount reported for 21/22 PPA was \$49,288 but didn't take into account \$3 used in bond funds in that year so report	

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
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	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	<b>Comments</b>
							<b>PPA should have been \$49,291.</b>

**Antioch**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

<b>Item #</b>	<b>Notes/Comments</b>
2	
6	
12	
18	
20	



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-281

**Agenda Date:** 1/27/2025

**Agenda #:** C.6

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Brentwood ROPS

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s):**

**ADOPT** Resolution 2025-02 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25 - 26) for the Brentwood Successor Agency.

### **Background, History and Update:**

Please see attached.



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**Date:** January 27, 2025

**To:** Countywide Oversight Board

**From:** City of Brentwood Successor Agency

**Subject:** Resolution of the Countywide Oversight Board to the Successor Agencies of the Redevelopment Agencies within Contra Costa County (“Countywide Oversight Board”) adopting the Brentwood Successor Agency Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for July 2025 – June 2026, and authorizing the City of Brentwood Director of Finance and Information Systems and/or his designee, in consultation with the General Counsel, to make minor adjustments thereto as necessary to secure approval of the ROPS and/or the Administrative Budget by the State Department of Finance.

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#### RECOMMENDATION

Adopt a Resolution approving the Brentwood Successor Agency (“Successor Agency”) Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for July 2025 – June 2026, and authorizing the City of Brentwood Director of Finance and Information Systems to make minor adjustments thereto as necessary to secure approval of the ROPS and/or the Administrative Budget by the State Department of Finance.

#### BACKGROUND

By law, a successor agency is required to prepare a forward looking ROPS which reports one year of successor agency financial obligations, commonly referred to as “Enforceable Obligations”. A successor agency may expend funds only for items on an approved ROPS. The ROPS presented for consideration covers the July 2025 – June 2026 time period.

Should the ROPS be approved by the Countywide Oversight Board, it will then be remitted to the State Department of Finance (“DOF”) for their review. In the event of a dispute between the Successor Agency and the DOF regarding a line item on the

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ROPS the Successor Agency may request an additional review by the DOF, and has the opportunity to meet and confer on disputed items.

The DOF prescribes the method and form requirements for the ROPS and has established a reporting template to be used by successor agencies, included as Exhibit A to this report. The reporting template includes the following four reporting pages:

- Summary Page, which summarizes funding request total of \$2,673,015 from the ROPS Detail Page.
- ROPS Detail Page, where all the individual enforceable obligations of the Successor Agency are listed, along with the funding requirements for the July 2025 – June 2026 timeframe, summarized as follows:

Debt Service Obligations	\$2,421,415
Administrative Cost Allowance	250,000
Investment/trustee Related Expenses	<u>1,600</u>
Total Enforceable Obligations	<u>\$2,673,015</u>

- Cash Balances Page, which summarizes the amount of any excess funds available as of June 30, 2023, as follows:

Available Cash Balance	\$322,364
Amount Reserved for Property Disposition Costs	\$54,000

(Note: The DOF requires available cash to be spent prior to future Redevelopment Property Tax Trust Fund ("RPTTF") allocations.)

- Notes Page, which is an optional page where agencies can include additional clarifying information pertaining to any of the items listed on the ROPS Detail Page.

As mentioned above, the ROPS contains the administrative budget for the Successor Agency. The Successor Agency's "administrative cost allowance", as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum reimbursement of \$250,000 for the entire 2025-2026 fiscal year. In accordance with Health & Safety Code Section 34177(j)(1), the total estimated Successor Agency administrative costs for the 2025-2026 fiscal year are expected to meet this limit. This budget, in accord with Health & Safety Code Section 34177(j)(2) proposes the source of payment for the administrative costs as the RPTTF established and maintained by the County Auditor-Controller pursuant to Health & Safety Code Section 34170.5(b).

Additionally, H&S Code Section 34177(j)(3) requires proposals for arrangements for administration and operations services. The Successor Agency has arranged with the City of Brentwood to provide the staff services and office materials and equipment to

administer the responsibilities of the Successor Agency, and will draw upon services of outside legal and financial consultants to provide special services for the wind-down of the former Brentwood Redevelopment Agency to the extent City staff lacks the necessary expertise or capacity.

Attachments:

- Resolution
- Exhibit "A" – Recognized Obligation Payment Schedule July 2025 - June 2026
- Exhibit "B" – Administrative Budget

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 2025 THROUGH JUNE 2026 FOR THE BRENTWOOD SUCCESSOR AGENCY.

**WHEREAS**, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to submit to the Contra Costa Countywide Oversight Board (Board) for approval a Recognized Obligation Payment Schedule (ROPS); before each fiscal period identifying enforceable obligations and sources of payment; and

**WHEREAS**, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), the State Controller's Office (SCO), and the State Department of Finance (DOF) by each February 1; and posted on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code §34177(j) requires the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency; and

**WHEREAS**, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the ROPS time period; and

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

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY DOES HEREBY RESOLVE AS FOLLOWS:**

1. The ROPS 2025-26, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the ROPS 25-26 to the CAO, CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

X

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Deidre Hodgers  
Oversight Board Secretary

Exhibit A

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary  
Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Brentwood

**County:** Contra Costa

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 128,483</b>	<b>\$ -</b>	<b>\$ 128,483</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	128,483	-	128,483
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 1,923,915</b>	<b>\$ 620,617</b>	<b>\$ 2,544,532</b>
F RPTTF	1,798,915	495,617	2,294,532
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 2,052,398</b>	<b>\$ 620,617</b>	<b>\$ 2,673,015</b>

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Brentwood**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$24,251,807		\$2,673,015	\$-	\$-	\$128,483	\$1,798,915	\$125,000	\$2,052,398	\$-	\$-	\$-	\$495,617	\$125,000	\$620,617
2	Bonds - Debt Service	Bond Reimbursement Agreements	09/27/2001	11/01/2031	U.S. Bank	2001 Tax Allocation Bond Debt Service	Merged	9,447,625	N	\$1,354,250	-	-	128,483	1,050,892	-	\$1,179,375	-	-	-	174,875	-	\$174,875
3	Bonds - Debt Service	Bond Reimbursement Agreements	10/01/2009	10/01/2039	U.S. Bank	2009 Lease Revenue Bond Debt Service	Merged	14,477,482	N	\$1,067,165	-	-	-	747,223	-	\$747,223	-	-	-	319,942	-	\$319,942
5	Administrative Cost Allowance	Admin Costs	07/01/2025	06/30/2026	City of Brentwood	Annual Administrative Cost Allowance	Merged	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
28	Investment Management Fees	Fees	07/01/2025	06/30/2026	Public Financial Management	Investment Management Fees	Merged	21,750	N	\$1,500	-	-	-	750	-	\$750	-	-	-	750	-	\$750
29	Investment Account Maintenance Fees	Fees	07/01/2025	06/30/2026	Bank of New York	Investment Account Maint Fee	Merged	950	N	\$100	-	-	-	50	-	\$50	-	-	-	50	-	\$50
44	H&S Code, Section 34177.3 (b)- Contracts necessary for property disposition	Property Dispositions	02/15/2018	06/30/2026	Carpenter/Robbins Commercial Real Estate, Inc.	Property disposition services - brokerage	Merged	54,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

**Brentwood**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(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
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	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	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.			54,000	309,886		
2	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				128,483	2,586,268	
3	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>				117,605	2,586,268	
4	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			54,000			
5	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC			No entry required		(1,600)	
6	<b>Ending Actual Available Cash Balance (06/30/23)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$320,764	\$1,600	

**Brentwood**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

<b>Item #</b>	<b>Notes/Comments</b>
2	
3	
5	
28	
29	
44	

# Exhibit B

## **Brentwood Successor Agency FY 2025-26 Administrative Budget**

Administrative Budget FY 2025-26	<b>25-26A</b>	<b>25-26B</b>	<b>Total</b>
Personnel costs	\$75,057	\$75,057	\$150,115
Various Other administrative costs	\$17,500	\$17,500	\$35,000
Overhead (IT, equipment, facility space)	\$32,443	\$32,443	\$64,885
<b>Total Administrative Costs</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$250,000</b>



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-282

**Agenda Date:** 1/27/2025

**Agenda #:** C.7

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Concord ROPS

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s):**

ADOPT Resolution No. 2025-04 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25 - 26) for the Concord Successor Agency.

### **Background, History and Update:**

Please see attached.



## Staff Report

**Date:** January 27, 2025

**To:** Oversight Board

**From:** Guy Bjerke, Economic Development and Base Reuse Director

**Reviewed by:** Suzanne McDonald, Financial Operations Manager

**Prepared by:** Guy Bjerke, Economic Development and Base Reuse Director  
[Guy.Bjerke@cityofconcord.org](mailto:Guy.Bjerke@cityofconcord.org)  
(925) 671-3076

**Subject:** **Adopt Resolution No. 2025/26 approving the Recognized Obligation Payment Schedule (25-26) for July 1, 2025 through June 30, 2026 of the Successor Agency to the Redevelopment Agency of the City of Concord.**

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### Report in Brief

The Oversight Board is required to review and take action on the Successor Agency to the Redevelopment Agency of the City of Concord's Recognized Obligation Payment Schedule (ROPS) 2025-26 for the July 1, 2025 through June 30, 2026 time-period. The proposed ROPS is the annual (fiscal year) ROPS cycle. The State made this change as part of legislation passed in 2015 governing Successor Agencies. Staff is requesting the Board to review and approve ROPS 25-26 (Attachment 1). Once approved by the Oversight Board, Successor Agency staff will forward the approved ROPS to the State Department of Finance (DOF), State Auditor Controller, County Administrator and County Auditor Controller for these agencies respective review by February 1, 2025. If approved by the DOF, ROPS 25-26 will be in place for the Successor Agency to make payments on agreements, Successor Agency administration and enforceable obligations of the former Redevelopment Agency for that period of time. Total amount of funds being requested for ROPS 25-26 is \$403,788.

### **Recommended Action**

Staff recommends that the Oversight Board adopt Resolution No. 2025-26 (Attachment 2) approving ROPS 25-26 and direct staff to submit the ROPS to the Department of Finance and other agencies as required.

### **Background**

On February 1, 2012, redevelopment agencies throughout the state were dissolved pursuant to Assembly Bill 1X 26. All of the non-housing assets and obligations of the former Redevelopment Agency of the City of Concord were transferred by operation of law to the Successor Agency of the City of Concord. Health and Safety Section 34179 provides for establishment of an Oversight Board to oversee the closeout and wind down of the former redevelopment agency.

On June 27, 2012, the Governor signed into law AB 1484 which modified the dissolution law affecting the winding down of redevelopment agencies throughout the State. As part of this law, successor agencies are required to submit an Oversight Board approved ROPS to the DOF essentially three months ahead of the each ROPS period for DOF's review. The DOF has 45 days to review the Oversight Board approved ROPS and make its determination of the enforceable obligations, obligation amounts and funding sources of the enforceable obligation no later than 45 days after the ROPS is submitted.

The Governor signed the 2015/16 Budget Trailer bill which provided for annual ROPS, commencing with ROPS July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an oversight board approved annual ROPS to DOF and the County Auditor-Controller by February 1, 2016 and each February 1 thereafter.

### **Analysis**

The Successor Agency is responsible for administering the payments appearing on the proposed ROPS, subject to the approval of the Oversight Board, which is charged with reviewing and approving ROPS.

The Dissolution Law provides each successor agency with an administrative cost allowance equal to the greater of: (i) 3% of the property tax allocated to the Redevelopment Obligation Retirement Fund; or (ii) \$250,000; unless the amount is reduced by the Oversight Board or by agreement with the successor agency. Any amount that is not spent for actual costs incurred is returned to the County Auditor-Controller as part of the following Recognized Obligation Payment Schedule ("ROPS") true-up.

Senate Bill (SB) 107 introduced a new calculation commencing FY2016-17 for determining each successor agency's administrative cost allowance. It added a new cap on successor agency annual administrative costs. Under SB 107, a successor agency's total annual administrative costs cannot exceed 50% of the Redevelopment Property Tax Trust Fund ("RPTTF") distributed to the successor agency for the payment of approved enforceable obligations in the preceding year, reduced by the successor agency's administrative cost allowance and any City loan repayments in the preceding year. The Successor Agency's annual administrative costs (Attachment 3) do not exceed 50 percent of the RPTTF and therefore complies with SB 107.

### **ROPS Overview:**

ROPS 25-26 shows enforceable obligations on an annual basis for the specific reporting period of July 1, 2025 through June 30, 2026 and is attached to this report (Attachment 1). The following summarizes ROPS 25-26:

- Total Enforceable Obligations to be paid during the period are \$965,099.
- Total amount of funds being requested is \$403,788, which includes \$250,000 for the minimum administrative fee.
- Total funding from other sources is \$561,311.
- Disposition and Development Agreement for the Legacy Apartment Complex requires a Tax Increment Reimbursement in the amount of \$715,099.

With previous resolutions approving the ROPS, the proposed resolution directs staff to cooperate with DOF to the extent necessary to obtain DOF's acceptance of ROPS 25-26.

### **Attachments**

1. Concord.ROPS 25-26
2. Concord.Resolution No. 2025-26
3. Concord.Admin Budget

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 2025 THROUGH JUNE 2026 FOR CONCORD SUCCESSOR AGENCY.

**WHEREAS**, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to submit to the Contra Costa Countywide Oversight Board (Board) for approval a Recognized Obligation Payment Schedule (ROPS); before each fiscal period identifying enforceable obligations and sources of payment; and

**WHEREAS**, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), the State Controller's Office (SCO), and the State Department of Finance (DOF) by each February 1; and posted on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code §34177(j) requires the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency; and

**WHEREAS**, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the ROPS time period; and

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

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY DOES HEREBY RESOLVE AS FOLLOWS:**

1. The ROPS 2025-26, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the ROPS 25-26 to the CAO, CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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X

Deidre Hodgers  
Oversight Board Secretary

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary  
Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Concord

**County:** Contra Costa

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 561,311</b>	<b>\$ -</b>	<b>\$ 561,311</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	561,311	-	561,311
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 278,788</b>	<b>\$ 125,000</b>	<b>\$ 403,788</b>
F RPTTF	153,788	-	153,788
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 840,099</b>	<b>\$ 125,000</b>	<b>\$ 965,099</b>

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Concord**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$1,680,198		\$965,099	\$-	\$-	\$561,311	\$153,788	\$125,000	\$840,099	\$-	\$-	\$-	\$-	\$125,000	\$125,000
6	Disposition and Development Agreement	OPA/DDA/ Construction	11/14/ 2000	06/30/2027	Sequoia Equities	Tax Increment Reimbursement	1	1,430,198	N	\$715,099	-	-	561,311	153,788	-	\$715,099	-	-	-	-	-	\$-
21	Successor Agency Administration	Admin Costs	07/01/ 2025	06/30/2026	City of Concord	Reimburse Payroll Costs & Legal Fees	1	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
27	Annual OPEB Unfunded Liability	Unfunded Liabilities	07/01/ 2023	06/30/2025	CERBT	Former RDA's prorated share of Annual Unfunded Liability	1	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
31	2014 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	10/01/ 2014	03/01/2025	Bank of New York	Refunding 2004 TAB and 2011 Lease Revenue Bonds	1	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
36	2014 Tax Allocation Refunding Bonds - Fiscal Agent Fees	Fees	07/01/ 2024	06/30/2025	Bank of New York	Fiscal Agent Fees for Refunding TAB	1	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

**Concord**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(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
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	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	<b>Comments</b>
<b>1</b>	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.	6,769			51,794	3,855	Reserve ROPS Prior RPTTF from : \$42,342 Other Funds ROPS 19/20, to be used on ROPS 22/23 \$8,022 ROPS 20/21 Other Funds to be used on ROPS 23/24 \$1,425 ROPS 21/22 Other Funds to be used on ROPS 24/25 Restricted Cash - Held With Trustee for Debt Service \$6,769 Non-Admin & Admin: \$2,000 ROPS 19/20 PPA to be used on ROPS 22/23 \$1,855 ROPS 20/21 PPA to be used on ROPS 23/24
<b>2</b>	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller	5,105			533,877	4,098,426	ROPS 22/23 A: \$952,946 ROPS 22/23 B: \$3,145,480 Total RPTTF= \$4,098,426 Restricted Cash - Held With Trustee for Debt Service \$5,106 Interest Earnings on Trustee Balances Other Funds: \$23,877 Interest \$530,000 Advance Repayment
<b>3</b>	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>	7,429			42,342	4,092,997	RPTTF EO: \$3,850,426 + RPTTF Admin: \$250,000 = \$4,142,768 Other Funds Applied: \$42,342 ROPS 19-20 PPA Applied: \$2,000

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	
		<b>Fund Sources</b>						
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>		
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	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	<b>Comments</b>	
							Trustee Cash Applied to Debt Service: \$7,429 = Total Payments: \$4,142,768	
<b>4</b>	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	4,445			9,447	1,855	Reserve ROPS Prior RPTTF from : \$8,022 ROPS 20/21 Other Funds to be used on ROPS 23/24 \$1,425 ROPS 21/22 Other Funds to be used on ROPS 24/25 Restricted Cash - Held With Trustee for Debt Service \$4,445 Non-Admin & Admin: \$1,855 ROPS 20/21 PPA to be used on ROPS 23/24	
<b>5</b>	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		<b>No entry required</b>					No PPA Adjustment for ROPS 22-23 form submitted to CAC
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/23)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$533,882	\$7,429	<b>Interest Earnings from FY2022/23 + Loan Repayment FY2022/23 \$7,429 Trustee used Trustee Cash Balance instead of RPTTF for Debt Service Payment, creating excess RPTTF Cash Excess cash to be used on Line 6 (DDA Agreement) for ROPS 25/26</b>	

**Concord**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

<b>Item #</b>	<b>Notes/Comments</b>
6	
21	
27	
31	
36	

**Successor Agency to the Redevelopment Agency of the City of Concord  
Administrative Budget  
July 1, 2025 to June 30, 2026**

<b>Category</b>	<b>Department/Description</b>	<b>Annual Cost</b>
Personnel Costs	Economic Development & Base Reuse Director and Finance Manager	\$91,640
Legal Expense	Outside Legal Fees	\$5,464
Audit	Annual Audit Expense	\$7,957
Insurance Fees	Annual Insurance Fees	\$1,218
Computer	Computer Equipment, Maintenance, and other IT support	\$26,659
Agency Operations	Office Space, Office Supplies, In-House City Attorney, In-House Debt/Cash Management, Utilities, etc.	\$117,062
<b>Total All Administrative Expenses</b>		<b>\$250,000</b>



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-283

**Agenda Date:** 1/27/2025

**Agenda #:** C.8

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Hercules ROPS

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s):**

ADOPT Resolution No. 2025-06 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25 - 26) for the Hercules Successor Agency.

### **Background, History and Update:**

Please see attached.

**STAFF REPORT OF THE SUCCESSOR AGENCY TO THE HERCULES  
REDEVELOPMENT AGENCY**

**DATE:** January 27, 2025

**TO:** The Contra Costa Countywide Oversight Board

**SUBMITTED BY:** Dante Hall, City Manager/Executive Director  
Successor Agency to the Hercules Redevelopment Agency

**SUBJECT:** Recognized Obligation Payment Schedule and Administrative Budget for  
the period of July 1, 2025 through June 30, 2026 (ROPS 25-26)

**RECOMMENDED ACTION:**

Adopt a resolution approving the Recognized Obligation Payment Schedule and Administrative Budget for the period July 1, 2025 through June 30, 2026 (ROPS 25-26)

**DISCUSSION:**

Health and Safety Code (HSC) Section 34177 requires that successor agencies must, amongst other things, prepare a Recognized Obligation Payment Schedules (ROPS) for each upcoming fiscal year. A ROPS is the document that sets forth the maximum payment amounts and due dates of payments required by enforceable obligations. Enforceable obligations are defined in HSC Section 34171(d) and include the payment of bonds and loans, payments required by the federal government, judgments or settlements, any legally binding agreement or contract, and contracts or agreements necessary for the administration or operation of the successor agency.

Successor agencies are required to submit the ROPS to the Countywide Oversight Board then the California Department of Finance (DOF) for approval. Successor agencies are also required to prepare an annual administrative budget.

Summary

Hercules ROPS 25-26 requests \$10.0 million in obligations from Redevelopment Property Tax Trust Funds (RPTTF). Obligations consist of bond debt service and related fees (\$7.9 million), payments owed to third parties pursuant to two agreements entered into prior to dissolution (\$1.8 million), and the annual administrative cost allowance (\$250,000).

Prior Period Adjustment and Cash Balance

The ROPS 25-26 Report of Cash Balance worksheet shows \$7.0 in RPTTF money received for the ROPS 22-23 (July 1, 2022 through June 30, 2023) fully expended. It also reports \$1.7 million in Reserve Balances that were expended or continue to be held for future ROPS.

**ATTACHMENTS:**

1. Resolution (includes Exhibit A Recognized Obligation Payment Schedule July 1, 2025 through June 30, 2026).

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (AND ADMINISTRATIVE BUDGET) FOR THE PERIOD JULY 2025 THROUGH JUNE 2026 FOR HERCULES SUCCESSOR AGENCY.

**WHEREAS**, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to submit to the Contra Costa Countywide Oversight Board (Board) for approval a Recognized Obligation Payment Schedule (ROPS); before each fiscal period identifying enforceable obligations and sources of payment; and

**WHEREAS**, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), the State Controller's Office (SCO), and the State Department of Finance (DOF) by each February 1; and posted on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code §34177(j) requires the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency; and

**WHEREAS**, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the ROPS time period; and

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

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY DOES HEREBY RESOLVE AS FOLLOWS:**

1. The ROPS 2025-26, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The Administrative Budget for the period July 1, 2025 through June 30, 2026, in substantially the form attached to this Resolution as Exhibit B, as required by Health and Safety Code Sections 34171(a), (b), and 34177(j) is hereby approved.
3. The staff of the Successor Agency is hereby directed to submit the ROPS 25-26 to the CAO, CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

X

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Deidre Hodgers  
Oversight Board Secretary

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary  
Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Hercules  
**County:** Contra Costa

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 4,952,659</b>	<b>\$ 5,055,721</b>	<b>\$ 10,008,380</b>
F RPTTF	4,827,659	4,930,721	9,758,380
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 4,952,659</b>	<b>\$ 5,055,721</b>	<b>\$ 10,008,380</b>

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Hercules**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$216,994,329		\$10,008,380	\$-	\$-	\$-	\$4,827,659	\$125,000	\$4,952,659	\$-	\$-	\$-	\$4,930,721	\$125,000	\$5,055,721
5	Catellus/Hercules LLC	OPA/DDA/Construction	01/01/2009	02/15/2044	Catellus	Settlement Agreement	All	44,673,779	N	\$1,691,590	-	-	-	791,590	-	\$791,590	-	-	-	900,000	-	\$900,000
10	OPA (Owner Participation Agreement)	OPA/DDA/Construction	11/15/1996	11/15/2041	Hercules Senior Housing/Bridge	OPA for Senior Housing	All	2,080,000	N	\$130,000	-	-	-	65,000	-	\$65,000	-	-	-	65,000	-	\$65,000
16	Co-operation Agreement: Loan Repayment Agreement for Cash Advances	Miscellaneous	02/09/1983	12/31/2099	City of Hercules	Hercules Resolution 83-18 dated 02/09/1983	All	50,496,029	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
20	Bank and Trustee Fees	Fees	08/01/2005	12/31/2044	Various	Bank and trustee fees for Redevelopment bond and bank accounts	All	102,000	N	\$6,000	-	-	-	6,000	-	\$6,000	-	-	-	-	-	\$-
21	SERAF	SERAF/ERAF	07/01/2009	06/30/2011	State of California	NONE	All	6,020,951	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
22	Administrative Costs	Admin Costs	07/01/2011	06/30/2044	Various	NONE	All	5,000,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
32	2022 Tax Allocation Refunding Bond	Refunding Bonds Issued After 6/27/12	08/01/2022	08/01/2042	Bank of New York	Pending refinancing of 2005 and 2007 bonds (ROPS Items 1-4)	All	108,621,570	N	\$7,930,790	-	-	-	3,965,069	-	\$3,965,069	-	-	-	3,965,721	-	\$3,965,721

**Hercules**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	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	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.			1,706,230	43,719		E: PPA 20-21 applied to ROPS 23-24 epenses (\$62,431) + PPA 21-22 applied to ROPS 24-25 expenses + DS Reserve held from ROPS 21-22 (\$1,228,347) F: Other Funds balance carried over from prior periods
2	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller					6,958,698	
3	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>			1,228,347	43,719	5,158,114	
4	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			477,883		1,800,584	E: PPA 20-21 applied to ROPS 23-24 epenses (\$62,431) + PPA 21-22 applied to ROPS 24-25 expenses F: Other Funds applied to ROPS 24-25 Item 22 G: Reserve for ROPS 23-24 Item 32 debt service (\$1,800,584)
5	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required				

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
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	<b>Fund Sources</b>					<b>Comments</b>
<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>			
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		
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	\$-	\$-	\$-	\$-	\$-	

**Hercules**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

<b>Item #</b>	<b>Notes/Comments</b>
5	
10	
16	
20	
21	
22	
32	

**EXHIBIT B**  
**Hercules Successor Agency**  
**Administrative Budget**  
**2025-26**

**Personnel Costs**

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City Manager Department	\$	40,000
City Attorney Department	\$	40,000
Finance Department	\$	60,000
Other Support Staff	\$	20,000
<b>Total Personnel Costs</b>	<b>\$</b>	<b>160,000</b>

**Services**

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Audit Services	\$	10,000
Financial Services	\$	30,000
Legal Services	\$	40,000
Overhead	\$	10,000
<b>Total Services Costs</b>	<b>\$</b>	<b>90,000</b>

**Total Budget**

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<b>Total Budget Costs</b>	<b>\$</b>	<b>250,000</b>
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# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-284

**Agenda Date:** 1/27/2025

**Agenda #:** C.9

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Lafayette ROPS

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s):**

ADOPT Resolution No. 2025-07 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25 - 26) for the Lafayette Successor Agency.

### **Background, History and Update:**

Please see attached.



City Council

Susan Candell, Mayor  
Carl Anduri, Vice Mayor  
Jim Cervantes, Council Member  
Gina Dawson, Council Member  
John McCormick, Council Member

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**Date: January 27, 2025**

**Staff: Tracy Robinson, City of Lafayette, Administrative Services Director**

**Subject: City Lafayette Redevelopment Successor Agency ROPS 25-26 (Items #7, #14, #17 & #18)**

The Lafayette Successor Agency has the following recognized obligations:

1. (ROPS Item #7) – Mercantile Owner Participation Agreement (OPA) for Parking  
The City entered into an agreement with a developer to use parking spaces in the “Mercantile Building” for public parking purposes during authorized times. In return, the City agreed to rebate the developer 50% of the net tax increment on the property-- less fees and pass-throughs – until a total net present value (NPV) of \$600,000 is paid. The discount rate is 7% per year. Given current calculations, the maximum tax increment payable will be reached in FY26-27.
2. (ROPS Items #14 & #17) – Tax Allocation Bond Series 2014 & 2015  
These are payments on bonds for the construction of the Lafayette Library & Learning Center and the Veterans Memorial Building. While the amortization schedule shows bi-annual payments due in January and July, the bond agreements specify that both payments be made in January to the extent possible with available funds from the RPTTF distribution for the period. Any amounts outstanding are to be paid from the next distribution.
3. (ROPS Item #18) – Administrative Cost Allowance  
This line item recovers the cost of bond fees and administrative and legal costs in support of the Successor Agency and is requested at the minimum amount of \$250,000.

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 2025 THROUGH JUNE 2026 FOR THE **SUCCESSOR AGENCY TO THE LAFAYETTE REDEVELOPMENT AGENCY.**

**WHEREAS**, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to submit to the Contra Costa Countywide Oversight Board (Board) for approval a Recognized Obligation Payment Schedule (ROPS); before each fiscal period identifying enforceable obligations and sources of payment; and

**WHEREAS**, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), the State Controller's Office (SCO), and the State Department of Finance (DOF) by each February 1; and posted on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code §34177(j) requires the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency; and

**WHEREAS**, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the ROPS time period; and

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

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY DOES HEREBY RESOLVE AS FOLLOWS:**

1. The ROPS 2025-26, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the ROPS 2025-26 to the CAO, CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

X

Deidre Hodgers  
Oversight Board Secretary

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary**  
**Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Lafayette  
**County:** Contra Costa

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	\$ 392,268	\$ 2,568,388	\$ 2,960,656
F RPTTF	142,268	2,568,388	2,710,656
G Administrative RPTTF	250,000	-	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	\$ 392,268	\$ 2,568,388	\$ 2,960,656

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Lafayette**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$35,138,129		\$2,960,656	\$-	\$-	\$-	\$142,268	\$250,000	\$392,268	\$-	\$-	\$-	\$2,568,388	\$-	\$2,568,388
7	Mercantile OPA for Parking	OPA/DDA/ Construction	12/08/2003	01/27/2040	SCC Lafayette Mercantile LLC	Parking in downtown	Lafayette	200,011	N	\$142,268	-	-	-	142,268	-	\$142,268	-	-	-	-	-	\$-
14	Tax Allocation Bond Series 2014	Bonds Issued After 12/31/10	02/12/2014	08/01/2038	Wells Fargo Bank	Bonds to fund non-housing projects	Lafayette	15,057,055	N	\$1,090,400	-	-	-	-	-	\$-	-	-	-	1,090,400	-	\$1,090,400
17	Tax Allocation Bond Series 2015	Bonds Issued After 12/31/10	11/01/2015	08/01/2039	Wells Fargo Bank	Bonds to fund non-housing projects	Lafayette	19,631,063	N	\$1,477,988	-	-	-	-	-	\$-	-	-	-	1,477,988	-	\$1,477,988
18	Administrative Costs	Admin Costs	07/01/2024	06/30/2025	City of Lafayette	Administrative Costs		250,000	N	\$250,000	-	-	-	-	250,000	\$250,000	-	-	-	-	-	\$-

**Lafayette**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(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
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	<b>Fund Sources</b>					<b>Comments</b>
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
		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	
<b>1</b>	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.						
<b>2</b>	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller						
<b>3</b>	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>						
<b>4</b>	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
<b>5</b>	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		<b>No entry required</b>			1,507	Matches to 22-23 PPA
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/23)</b> <b>C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	\$-	\$-	\$-	\$-	<b>\$(1,507)</b>	

**Lafayette**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

<b>Item #</b>	<b>Notes/Comments</b>
7	
14	
17	
18	



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-285  
C.10

**Agenda Date:** 1/27/2025

**Agenda #:**

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Oakley ROPS

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s):**

ADOPT Resolution No. 2025-08 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25 - 26) for the Oakley Successor Agency.

### **Background, History and Update:**

Please see attached.

**DATE:** January 27, 2025  
**TO:** Contra Costa Countywide Oversight Board  
**FROM:** Oakley Successor Agency  
**SUBJECT:** Resolution Approving a Recognized Obligations Payment Schedule (ROPS 2025/2026) and Administrative Budget for FY 2025/2026.

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## Background and Analysis

The successor agency is required to prepare a ROPS which reports one year of enforceable obligations and includes administrative costs. The attached ROPS and Administrative Budget must be approved by the Agency's Board and the Countywide Oversight Board and submitted to the Department of Finance by February 1, 2025. The Successor Agency Board is scheduled to approve the resolution for ROPS 2025/2026 on January 27, 2025.

## Fiscal Impact

For items approved by DOF, the ROPS defines the payments allowed by the Successor Agency. The expenditures proposed are limited to paying remaining enforceable obligations, debt service, amounts necessary to maintain the Agency's properties, and to paying the City the administrative allowance as allowed under statute.

## Staff Recommendation

Staff recommends the Board adopt the attached Resolution approving the Recognized Obligations Payment Schedule (ROPS 2025/2026) and Administrative Budget for FY 2025/2026.

## Attachments

1. Resolution (includes Exhibit A. Recognized Obligations Payment Schedule (ROPS 2025/2026) for Fiscal Year 2025/2026, and Exhibit B. Administrative Budget for Fiscal Year 2025/2026.



**Resolution 2025/**

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (AND ADMINISTRATIVE BUDGET) FOR THE PERIOD JULY 2025 THROUGH JUNE 2026 FOR OAKLEY SUCCESSOR AGENCY.

**WHEREAS**, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to submit to the Contra Costa Countywide Oversight Board (Board) for approval a Recognized Obligation Payment Schedule (ROPS); before each fiscal period identifying enforceable obligations and sources of payment; and

**WHEREAS**, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), the State Controller's Office (SCO), and the State Department of Finance (DOF) by each February 1; and posted on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code §34177(j) requires the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency; and

**WHEREAS**, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the ROPS time period; and

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

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY DOES HEREBY RESOLVE AS FOLLOWS:**

1. The ROPS 2025-26, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The Administrative Budget for the period July 1, 2025 through June 30, 2026, in substantially the form attached to this Resolution as Exhibit B, as required by Health and Safety Code Sections 34171(a), (b), and 34177(j) is hereby approved.
3. The staff of the Successor Agency is hereby directed to submit the ROPS 25-26 to the CAO, CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**X**

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Deidre Hodgers  
Oversight Board Secretary

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary**  
**Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Oakley

**County:** Contra Costa

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 1,412,493</b>	<b>\$ -</b>	<b>\$ 1,412,493</b>
B Bond Proceeds	-	-	-
C Reserve Balance	1,412,493	-	1,412,493
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 139,650</b>	<b>\$ 1,949,986</b>	<b>\$ 2,089,636</b>
F RPTTF	14,650	1,824,986	1,839,636
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 1,552,143</b>	<b>\$ 1,949,986</b>	<b>\$ 3,502,129</b>

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Oakley**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$20,867,143		\$3,502,129	\$-	\$1,412,493	\$-	\$14,650	\$125,000	\$1,552,143	\$-	\$-	\$-	\$1,824,986	\$125,000	\$1,949,986
11	SA Administrative Allowance	Admin Costs	07/01/2018	06/30/2019	City of Oakley	Administrative allowance for the 15-16A ROPS, as prescribed (\$125k, including the Annual External Audit )	Oakley	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
42	2015 TABS DS (Series A & B)	Refunding Bonds Issued After 6/27/12	05/18/2015	09/01/2028	US Bank Trust	Debt Service Payable in September and March of each year	Oakley	2,430,000	N	\$652,543	-	615,834	-	-	-	\$615,834	-	-	-	36,709	-	\$36,709
43	Annual Trustee/Fiscal Agent Fees	Fees	05/18/2015	09/01/2028	US Bank Trust	Annual Trustee Fees for 2015 Bonds (Series A & B)	Oakley	3,000	N	\$3,000	-	-	-	3,000	-	\$3,000	-	-	-	-	-	\$-
44	Continuing Disclosure Services	Fees	05/18/2015	09/01/2028	NBS Financial	Annual Continuing Disclosure Services for 2015 Bonds	Oakley	5,350	N	\$5,350	-	-	-	5,350	-	\$5,350	-	-	-	-	-	\$-
46	2018 TAB	Refunding Bonds Issued After 6/27/12	06/28/2018	09/01/2038	US Bank Trust	Debt Service Payable in September and March of each year		16,735,000	N	\$1,147,443	-	796,659	-	-	-	\$796,659	-	-	-	350,784	-	\$350,784
47	Annual Trustee/Fiscal Agent Fees	Fees	06/28/2018	09/01/2038	US Bank Trust	Annual Trustee Fees for 2018 Bonds		2,000	N	\$2,000	-	-	-	2,000	-	\$2,000	-	-	-	-	-	\$-
48	Continuing Disclosure Services	Fees	06/28/2018	09/01/2038	NBS Financial	Annual Continuing Disclosure Services for 2018 Bonds		4,300	N	\$4,300	-	-	-	4,300	-	\$4,300	-	-	-	-	-	\$-
49	2015 & 2018	Reserves	06/28/	09/01/2038	US Bank	Set aside for		1,437,493	N	\$1,437,493	-	-	-	-	-	\$-	-	-	-	1,437,493	-	\$1,437,493

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	TAB Debt Reserve Fund		2018		Trust	debt service due in each calendar year, per bond covenant																

**Oakley**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(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
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	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	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.			1,352,443	26,618	1,095	
2	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				55,271	2,083,867	
3	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>			1,352,443	18,398	711,906	
4	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				8,220	1,373,056	
5	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required			-	
6	<b>Ending Actual Available Cash Balance (06/30/23)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$55,271	\$-	

**Oakley**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
11	
42	
43	
44	
46	
47	
48	
49	



**SUCCESSOR AGENCY TO THE FORMER CITY OF OAKLEY  
REDEVELOPMENT AGENCY**

**ADMINISTRATIVE BUDGET  
JULY 1, 2025 TO JUNE 30, 2026**

<b>CATEGORY</b>	<b>DEPARTMENT/DESCRIPTION</b>	<b>2025/2026</b>
Wages & Benefits	City Manager	\$ 30,804
Wages & Benefits	Economic Development Management Analyst	\$ 42,684
Wages & Benefits	City Clerk	\$ 6,766
Wages & Benefits	Deputy City Clerk	\$ 4,830
Wages & Benefits	Administrative Service Director	\$ 41,803
Wages & Benefits	Community Development Director	\$ 16,370
Wages & Benefits	Finance Manager	\$ 27,340
Wages & Benefits	City Council	\$ 3,184
Contract Services	Legal expenses for Successor Agency Admin	\$ 15,000
Contract Services	Audit Services	\$ 5,000
Information Technology	Computer and other equipment maintenance	\$ 10,000
Property Management	Property for future development costs	\$ 25,000
Agency Operations	Postage, utilities, office supplies, office space etc.	\$ 21,219
		<hr/>
		<b>\$ 250,000</b>
		<hr/> <hr/>



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-286  
C.11

**Agenda Date:** 1/27/2025

**Agenda #:**

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Pittsburg ROPS

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s):**

ADOPT Resolution No. 2025-09 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25 - 26) for the Pittsburg Successor Agency.

### **Background, History and Update:**

Please see attached.



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR  
65 Civic Avenue  
Pittsburg, CA 94565**

**TO:** Chair and Governing Board Members  
**FROM:** Garrett Evans, Executive Director  
**SUBJECT:** Adoption of a Successor Agency Minute Order Approving the July 1, 2025 – June 30, 2026 Recognized Obligation Payment Schedule  
**MEETING DATE:** December 16, 2024

**EXECUTIVE SUMMARY**

The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) has prepared its Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2025 – June 30, 2026 (ROPS 25/26), pursuant to AB 26x1, also referred to as the “Dissolution Act”.

**FISCAL IMPACT**

There is no fiscal impact to adopting ROPS 25/26. Rather, ROPS 25/26 identifies the Successor Agency’s anticipated financial obligations for July 1, 2025 – June 30, 2026. ROPS 25/26 will be reflected in the Successor Agency’s budget that will be considered along with the City’s budget in June 2025 for Fiscal Year 2025/26.

**RECOMMENDATION**

Staff recommends that the Successor Agency Governing Board approve ROPS 25/26.

**BACKGROUND**

On June 29, 2011, the Governor signed into law the Dissolution Act, which automatically suspended redevelopment activities, and on December 29, 2011, the California State Supreme Court upheld the provisions of the Dissolution Act, thereby dissolving all redevelopment agencies on February 1, 2012.

While redevelopment successor agencies may not initiate any new activities nor incur new indebtedness, they are nevertheless required under legislative statute and court order to continue making those payments necessary for day-to-day operations pursuant to contractual commitments/enforceable obligations, regulatory authorities, and indebtedness entered into prior to the enactment of the Dissolution Act.

On June 27, 2012, the Governor signed into law budget trailer bill AB 1484. AB 1484 imposed new requirements on successor agencies with regard to the submittal of the ROPS.

Budget trailer bill SB 107 was approved and signed by the Governor and took immediate effect on September 22, 2015. The primary purpose of SB 107 is to make technical and substantive amendments to the existing Dissolution Act. Health & Safety Code Section 34177, as amended, changed the review of ROPS from semi-annual to annual.

Pursuant to Health and Safety Code Section 34179 (j), on and after July 1, 2018, in each county where more than one oversight board was created, there shall be only one countywide oversight board. As of July 1, 2018, the California Department of Finance (DOF) will only recognize the Contra Costa County Oversight Board (Countywide Oversight Board). The Successor Agency's ROPS and other actions may not be submitted to the DOF without the Countywide Oversight Board's approval.

### **SUBCOMMITTEE FINDINGS**

This item was not presented to a subcommittee.

### **STAFF ANALYSIS**

ROPS 25/26 consists of debt service-related expenses, administrative expenses, and other eligible enforceable obligation. Staff will submit ROPS 25/26 to the Countywide Oversight Board for its consideration on January 27th, 2025. Upon receiving Countywide Oversight Board approval, ROPS 25/26 will be submitted to the DOF, the County Auditor-Controller's Office, and the California State Controller's Office on or before February 1, 2025.

ATTACHMENTS:      FY2025-26 DOF ROPS Report  
                            FY2025-26 DOF ROPS Report Back Up  
                            Countywide Oversight Board

Report Prepared By: Andy Wang, Assistant Finance Director

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 2025 THROUGH JUNE 2026 FOR CITY OF PITTSBURG SUCCESSOR AGENCY.

**WHEREAS**, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to submit to the Contra Costa Countywide Oversight Board (Board) for approval a Recognized Obligation Payment Schedule (ROPS); before each fiscal period identifying enforceable obligations and sources of payment; and

**WHEREAS**, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), the State Controller's Office (SCO), and the State Department of Finance (DOF) by each February 1; and posted on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code §34177(j) requires the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency; and

**WHEREAS**, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the ROPS time period; and

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

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY DOES HEREBY RESOLVE AS FOLLOWS:**

1. The ROPS 2025-26, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the ROPS 25-26 to the CAO, CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**X**

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Deidre Hodgers  
Oversight Board Secretary

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary  
Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Pittsburg  
**County:** Contra Costa

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 16,037,750</b>	<b>\$ 15,820,600</b>	<b>\$ 31,858,350</b>
F RPTTF	15,825,250	15,608,100	31,433,350
G Administrative RPTTF	212,500	212,500	425,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 16,037,750</b>	<b>\$ 15,820,600</b>	<b>\$ 31,858,350</b>

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Pittsburg**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$157,950,356		\$31,858,350	\$-	\$-	\$-	\$15,825,250	\$212,500	\$16,037,750	\$-	\$-	\$-	\$15,608,100	\$212,500	\$15,820,600
3	TAB 1999	Fees	11/03/1999	09/01/2030	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	debt service fiscal agent fees 822-41272-2318 (TAB 1999)	Los Medanos	2,500	N	\$2,500	-	-	-	1,250	-	\$1,250	-	-	-	1,250	-	\$1,250
10	HSG TAB 06A	Bonds Issued On or Before 12/31/10	12/14/2006	09/01/2037	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	debt service (Interest & Principal) 844-41284-2303/2304 (HSG 2006A)	Los Medanos	1,077,602	N	\$160,392	-	-	-	-	-	\$-	-	-	-	160,392	-	\$160,392
11	HSG TAB 06A	Fees	12/14/2006	09/01/2037	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	debt service fiscal agents/ PFM Invest 844-41284-2318 (HSG 2006A)	Los Medanos	3,500	N	\$3,500	-	-	-	1,750	-	\$1,750	-	-	-	1,750	-	\$1,750
27	Prefund August debt service of Senior & Housing Bonds (1999, 2014 & Housing Bonds)	Bonds Issued On or Before 12/31/10	11/03/1999	09/01/2030	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San	Prefund senior & housing bonds debt service to fiscal agent (1999, & 2014 TABS & 2016A Hsg & 2006A HSG bonds) Balance Calendar Yr	Los Medanos	68,518,553	N	\$13,492,550	-	-	-	-	-	\$-	-	-	-	13,492,550	-	\$13,492,550

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
					Francisco, CA 94111	2018																
105	2014 RDA Refunded Bonds	Refunding Bonds Issued After 6/27/12	07/01/2014	12/01/2029	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	debt service (Interest & Principal) 833-41285-2303/04 (TAB 2014)	Los Medanos	652,625	N	\$260,500	-	-	-	-	-	\$-	-	-	-	260,500	-	\$260,500
107	2014 RDA Refunded Bonds	Fees	06/25/2014	12/01/2029	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	debt service fiscal agent fees/ PFM Investment 833-41280-2318 (TAB 2014)		6,500	N	\$6,500	-	-	-	3,250	-	\$3,250	-	-	-	3,250	-	\$3,250
111	Administration	Admin Costs	07/01/2018	06/30/2019	City of Pittsburg	Administration 801-41202-xxxx Various Administrative Costs	Los Medanos	425,000	N	\$425,000	-	-	-	-	212,500	\$212,500	-	-	-	-	212,500	\$212,500
118	HSG TAB 2016A Refunding	Refunding Bonds Issued After 6/27/12	02/10/2016	12/31/2030	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	debt service (Interest & Principal) 845-41278-2303/2304 (HSG 2016A Refunding Bond)		278,326	N	\$106,658	-	-	-	-	-	\$-	-	-	-	106,658	-	\$106,658
119	2016A RDA Refunding Bonds	Refunding Bonds Issued After 6/27/12	02/10/2016	12/31/2030	Bank of New York Mellon Trust Company N.A. 100 Pine Street,	debt service (Interest & Principal) 834-41281-2303/2304 (2016A Refunding Bond)		86,976,250	N	\$17,391,250	-	-	-	15,814,250	-	\$15,814,250	-	-	-	1,577,000	-	\$1,577,000

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
					Suite 3100 San Francisco, CA 94111																	
126	HSG TAB 2016A Refunding Bonds	Fees	02/10/2016	12/31/2030	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	Debt Service Fiscal Agent Fees 845-41278-2318		3,500	N	\$3,500	-	-	-	1,750	-	\$1,750	-	-	-	1,750	-	\$1,750
127	2016A RDA Refunding Bonds	Fees	02/10/2016	12/31/2030	Bank of New York Mellon Trust Company N.A. 100 Pine Street, Suite 3100 San Francisco, CA 94111	Debt Service Fiscal Agent Fees 834-41281-2318		6,000	N	\$6,000	-	-	-	3,000	-	\$3,000	-	-	-	3,000	-	\$3,000

**Pittsburg**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(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
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	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	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.	-	-	-	-	-	N/A
2	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller	-	-	-	-	31,044,901	
3	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>	-	-	-	-	31,044,901	
4	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	-	-	-	-	-	N/A
5	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required			-	N/A
6	<b>Ending Actual Available Cash Balance (06/30/23)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	N/A

**Pittsburg**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
3	
10	
11	
27	
105	
107	
111	
118	
119	
126	
127	



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-287  
C.12

**Agenda Date:** 1/27/2025

**Agenda #:**

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Pleasant Hill ROPS

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s):**

ADOPT Resolution No. 2025-10 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25 - 26) for the Pleasant Hill Successor Agency.

### **Background, History and Update:**

Please see attached.

**PLEASANT HILL REDEVELOPMENT  
SUCCESSOR AGENCY STAFF REPORT  
TO THE COUNTYWIDE OVERSIGHT BOARD  
CONTRA COSTA COUNTY**

**Meeting Date: January 27, 2025**

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**TO: COUNTYWIDE OVERSIGHT BOARD MEMBERS**

**SUBJECT: PLEASANT HILL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) AND ADMINISTRATIVE BUDGET FOR JULY 1, 2025 THROUGH JUNE 30, 2026**

**SYNOPSIS**

The City of Pleasant Hill Redevelopment Successor Agency (Successor Agency) is required to prepare a Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for each twelve-month fiscal period. The documents must be submitted to and approved by the Countywide Oversight Board of Contra Costa County (Oversight Board) and the California Department of Finance (DOF). Approval of the ROPS is required to receive property tax increment revenues to pay down approved enforceable obligations and administrative costs. The Successor Agency requests the Oversight Board's adoption of the attached resolution approving the ROPS and Administrative Budget for the period of July 1, 2025 through June 30, 2026.

**DISCUSSION**

**Recognized Obligation Payment Schedule**

Summary

The Successor Agency estimates that its costs for July 2025 through June 2026 will total \$2,396,729 of which \$2,146,729 would be paid against its enforceable obligations and \$250,000 would be for administrative costs. All obligations are requested to be paid with RPTTF revenues.

ROPS Detail

Items 2, 28, and 29 relate to bonds issued by the former Agency. Item 2 requests funding based on a debt service schedule. Items 28 and 29 request funding for required trustee and continuing disclosure fees. The Successor Agency is requesting \$461,729 in total for these items.

Items 3 through 7 are obligations that must be paid under developer reimbursement agreements entered by the former Agency. The Successor Agency is requesting \$1,685,000 in total for these items.

Item 24 is the Administrative Allowance that the Successor Agency is entitled to claim to support its wind-down activities. The Successor Agency is requesting \$250,000 for the ROPS 25-26.

Report of Cash Balances

The Report of Cash Balances identifies any cash balances of the Successor Agency remaining from prior fiscal years.

Column C reports the bond reserve account for the 2002 Tax Allocation Refunding Bonds as of FY 2022-23, which are not available to fund enforceable obligations.

Column F reports “Other Fund” revenues. The Successor Agency has carried forward a negative balance due to being underfunded in the ROPS 13-14 and 14-15 periods.

Column G reports that all RPTTF received for the ROPS 22-23 period was spent except for a \$250,335 Prior Period Adjustment. The final Prior Period Adjustment amount is pending County Auditor-Controller review and will be adjusted if necessary during DOF’s review of the ROPS.

**Administrative Budget**

The Dissolution Act provides that the Successor Agency is allowed an annual Administrative Budget of up to \$250,000. An Administrative Budget for the twelve-month period is attached as Exhibit B to the accompanying resolution.

**FISCAL IMPACT**

Approval of the ROPS is required to pay fiscal year 2025-26 Successor Agency enforceable obligations totaling an estimated \$2.4 million.

**RECOMMENDED BOARD ACTION**

Successor Agency staff recommends that the Oversight Board adopt resolutions approving the ROPS and corresponding Administrative Budget of the Pleasant Hill Redevelopment Successor Agency for July 1, 2025 through June 30, 2026.

**ALTERNATIVES TO RECOMMENDED ACTION**

Alternatives include not approving the proposed ROPS or revising the identified line items or funding amounts.

Prepared by: Erick Cheung, Chief Financial Officer

Attachments: Proposed Resolution of the Countywide Oversight Board of Contra Costa County Approving the Recognized Obligation Payment Schedule and Administrative Budget of the City of Pleasant Hill Redevelopment Successor Agency for the Period July 1, 2025 through June 30, 2026

Exhibit A Pleasant Hill Redevelopment Successor Agency Recognized Obligation Payment Schedule July 1, 2025 through June 30, 2026 (ROPS 25-26)

Exhibit B Pleasant Hill Redevelopment Successor Agency Administrative Budget July 1, 2025 through June 30, 2026

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 2025 THROUGH JUNE 2026 FOR PLEASANT HILL SUCCESSOR AGENCY.

**WHEREAS**, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to submit to the Contra Costa Countywide Oversight Board (Board) for approval a Recognized Obligation Payment Schedule (ROPS); before each fiscal period identifying enforceable obligations and sources of payment; and

**WHEREAS**, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), the State Controller's Office (SCO), and the State Department of Finance (DOF) by each February 1; and posted on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code §34177(j) requires the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency; and

**WHEREAS**, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the ROPS time period; and

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

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY DOES HEREBY RESOLVE AS FOLLOWS:**

1. The ROPS 2025-26, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the ROPS 25-26 to the CAO, CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**X**

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Deidre Hodgers  
Oversight Board Secretary

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary  
Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Pleasant Hill  
**County:** Contra Costa

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 1,516,357</b>	<b>\$ 880,372</b>	<b>\$ 2,396,729</b>
F RPTTF	1,391,357	755,372	2,146,729
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 1,516,357</b>	<b>\$ 880,372</b>	<b>\$ 2,396,729</b>

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Pleasant Hill**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$35,059,872		\$2,396,729	\$-	\$-	\$-	\$1,391,357	\$125,000	\$1,516,357	\$-	\$-	\$-	\$755,372	\$125,000	\$880,372
2	Pleasant Hill Downtown CFD#1 Bonds	Bonds Issued After 12/31/10	09/19/1991	09/01/2032	US Bank Trust	Bonds for Downtown Infrastructure, Paid Pursuant to Downtown DDA	Commons	3,650,902	N	\$458,229	-	-	-	395,357	-	\$395,357	-	-	-	62,872	-	\$62,872
3	Downtown Pleasant Hill	OPA/DDA/ Construction	11/01/2010	07/01/2032	DPH Noteholder, LLC	Tax Increment Reimbursement	Commons	4,700,000	N	\$600,000	-	-	-	300,000	-	\$300,000	-	-	-	300,000	-	\$300,000
4	Kohl's @ Crossroads Shopping Center	OPA/DDA/ Construction	10/19/2004	12/01/2031	Beaufort Partners, LP	Tax Increment Reimbursement	Commons	1,200,000	N	\$200,000	-	-	-	110,000	-	\$110,000	-	-	-	90,000	-	\$90,000
5	Friedmans @ Crossroads Shopping Center	OPA/DDA/ Construction	05/21/2007	12/01/2045	PH Holdings LP	Tax Increment Reimbursement	Commons	19,074,470	N	\$650,000	-	-	-	350,000	-	\$350,000	-	-	-	300,000	-	\$300,000
7	Grayson Creek Apartments	OPA/DDA/ Construction	07/29/1998	07/01/2032	Bridge Housing Corp.	Loan/Grant Pymt for Grayson Creek Apts.	Commons	1,410,000	N	\$235,000	-	-	-	235,000	-	\$235,000	-	-	-	-	-	\$-
24	Administrative Allowance	Admin Costs	01/01/2014	12/01/2045	Successor Agency	Administrative Cost Allowance	Cmns + Schyd	5,000,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
28	CFD Bonds Disclosure Fee	Fees	09/19/1991	09/01/2032	NBS	Bond Continuing Disclosure Fees	Commons	17,500	N	\$2,500	-	-	-	-	-	\$-	-	-	-	2,500	-	\$2,500
29	CA Statewide Communities Development Authority	Fees	01/01/2013	01/01/2032	CA Statewide Communities Development Authority	Annual fee for the PH Downtown CFD No. 1	Commons	7,000	N	\$1,000	-	-	-	1,000	-	\$1,000	-	-	-	-	-	\$-

**Pleasant Hill**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(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
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	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	<b>Comments</b>
<b>1</b>	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.			931,342	(74,458)	122,374	E: PPA 20-21 applied to ROPS 23-24 (\$166,138) + PPA 21-22 applied to ROPS 24-25 (\$765,204) F: Negative balance from prior period underfundings (-\$295,915) + Other Funds remaining as of 6/30/2020 (\$38,162) + Other Funds remaining as of 6/30/2021 (\$74,835) + Other Funds revenues 20-21 (\$57,547) and 21-22 (\$50,913) G: PPA 19-20 applied to ROPS 22-23.
<b>2</b>	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				34,755	2,777,835	F: Revenues from interest, dividends, and Jack's Loan repayment
<b>3</b>	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>					2,649,874	
<b>4</b>	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			931,342			E: PPA 20-21 applied to ROPS 23-24 (\$166,138) + PPA 21-22 applied to ROPS 24-25 (\$765,204)
<b>5</b>	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA			<b>No entry required</b>		250,335	

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
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	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	<b>Comments</b>
	form submitted to the CAC						
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	\$-	\$-	\$-	\$(39,703)	\$-	<b>F: Other funds carried over as of 6/30/22. (- \$74,458) plus revenues in 22-23 (\$34,755)</b>

**Pleasant Hill**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
2	
3	
4	
5	
7	
24	
28	
29	

**EXHIBIT B**  
**Pleasant Hill Redevelopment Successor Agency**  
**Administrative Budget**  
**July 1, 2025– June 30, 2026**

**Personnel Costs**

City Manager Department	\$	40,000
City Attorney Department	\$	10,000
Finance Department	\$	40,000
Redevelopment Successor Agency Staff	\$	90,000
<b>Total Personnel Costs</b>	<b>\$</b>	<b>180,000</b>

**Services / Overhead**

Audit Services	\$	10,000
Financial Services	\$	25,000
Overhead Costs	\$	35,000
<b>Total Services Costs</b>	<b>\$</b>	<b>70,000</b>

**Total Budget**

<b>Total Budget Costs</b>	<b>\$</b>	<b>250,000</b>
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# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-288  
C.13

**Agenda Date:** 1/27/2025

**Agenda #:**

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Richmond ROPS

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s):**

ADOPT Resolution No. 2025-11 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25 - 26) for the Richmond Successor Agency.

### **Background, History and Update:**

Please see attached.



**CONTRA COSTA COUNTYWIDE  
OVERSIGHT BOARD  
STAFF REPORT**

**DATE:** January 27, 2025

**TO:** CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD

**FROM:** THE SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY

**SUBJECT:** APPROVAL OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 25-26) AND THE ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026, PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 34177(o), AND 34171(a),(b), AND 34177(j), REPECTIVELY.

**STATEMENT OF THE ISSUE:**

THE SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY (AGENCY) IS REQUIRED TO APPROVE A RECOGNIZED OBLIGATION PAYMENT SCHEDULE ("ROPS") AND AN ADMINISTRATIVE BUDGET ANNUALLY PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 34177(O) AND 34171(A),(B), AND 34177(J), RESPECTIVELY.

**RECOMMENDED ACTION:**

ADOPT a resolution approving the Successor Agency to the Richmond Community Redevelopment Agency's Recognized Obligation Payment Schedule and an administrative budget for the period July 1, 2025 through June 30, 2026 ("ROPS 25-26") pursuant to California Health and Safety Code Sections 34177(o) and 34171(a),(b), and 34177(j), respectively.

**FINANCIAL IMPACT OF RECOMMENDATION:**

Adoption of the Recognized Obligation Payment Schedule including the administrative budget is a necessary action for the Successor Agency to expend former Richmond Community Redevelopment Agency funds on certain financial obligations of the Agency. Residual tax revenues not obligated on ROPS 25-26 are distributed to local taxing entities.

## **DISCUSSION:**

### *Background*

ABx1 26 (“Dissolution Act”) suspended all new redevelopment activities and incurrence of indebtedness by terminating virtually all otherwise legal functions of redevelopment agencies and mandating a liquidation of any assets for the benefit of local taxing agencies. Some debts are allowed to be repaid, but any such remittances are to be managed by a successor agency that functions primarily as a debt repayment administrator. The successor agency cannot initiate any new redevelopment projects or programs. The activities of the successor agency are overseen by a countywide oversight board, comprised primarily of representatives of other taxing agencies throughout the county, until such time as the remaining debts of the former redevelopment agency are paid off, all former agency assets are liquidated, and all property taxes redirected to local taxing agencies.

Under the Dissolution Act, the portion of property tax revenues collected in the Redevelopment Agency (“RDA”) Project Areas, which were considered Tax Increment prior to RDA dissolution, are now called Redevelopment Property Tax and are deposited by the County Auditor-Controller into the Redevelopment Property Tax Trust Fund (“RPTTF”). The County Auditor-Controller distributes the funds in the RPTTF with the following priority:

1. County Auditor-Controller’s administrative costs;
2. Pass-through payments to the taxing entities affected by the Redevelopment Plan for the Project Area, calculated the same as prior to RDA dissolution;
3. Distribution to the Successor Agency to retire the former RDA’s obligations; and
4. Distribution of residual funds to taxing entities.

A budget trailer bill drafted by the State Department of Finance (“DOF”) purportedly to “clean up” certain conflicting and confusing provisions of ABx1 26 was signed by Governor Jerry Brown on June 27, 2012. This bill, AB 1484, made several substantive changes to ABx1 26 including a provision that successor agencies that do not submit an approved Recognized Obligation Payment Schedule (“ROPS”) by the statutory deadlines will be assessed a \$10,000 per day penalty for lateness.

On September 22, 2015, Governor Jerry Brown signed SB 107, which made several significant changes to the redevelopment dissolution process, including modification of the ROPS submittal cycle from six month to 12 month intervals.

Under Health and Safety Code Section 34177(o), a ROPS must be prepared and submitted on February 1st of every year and list all of the “enforceable obligations” of the former agency. The ROPS is subject to approval by the Countywide Oversight Board and DOF before the County Auditor-Controller disburses funding for payments on the approved ROPS. “Enforceable obligations” include: bond payments; loans legally required to be repaid pursuant to a payment schedule with mandatory repayment terms; payments required by the federal government; preexisting obligations to the state or obligations imposed by state law; judgments, settlements or binding arbitration decisions that bind the agency; legally binding and enforceable agreements or contracts; and contracts or agreements necessary for the continued administration or operation of

the successor agency, including agreements to purchase or rent office space, equipment and supplies.

After submittal, DOF has until April 15th to review the ROPS and approve or disapprove of any items. The Successor Agency can request additional review by DOF and an opportunity to meet and confer on disputed items. The Successor Agency must make a request within five business days of receiving a DOF determination. DOF is required to notify the Successor Agency and County Auditor-Controller of its final determination of the approved payments at least 15 days prior to the first distribution date of RPTTF for the ROPS, which is June 1st. RPTTF is distributed twice annually, on June 1st and January 2nd of each year. The annual ROPS can be amended once per year as long as the amendment is received by DOF before October 1<sup>st</sup> of the applicable fiscal year.

*Summary*

**Recognized Obligation Payment Schedule (ROPS 25-26)**

ROPS 25-26 is Exhibit A to the attached Successor Agency resolution. It includes: 1) A summary of the funding request; 2) An itemized listing of obligations (“ROPS Detail”); and 3) A report of cash balances. This ROPS covers payments due during the period of July 1, 2025 through June 30, 2026.

The following is a summary of ROPS 25-26 Obligations submitted for approval.

**ROPS Obligation Summary**

	<u>Paid from Tax Revenues</u>	<u>Paid from Reserves and Other Sources</u>	<u>Total</u>
Debt Service	\$ 8,272,696	\$ 7,110,444	\$ 15,383,139
Capital Projects	2,187,000	3,156,442	5,343,442
Administration	304,760	-	304,760
	<u>\$ 10,764,456</u>	<u>\$ 10,266,886</u>	<u>\$ 21,031,341</u>

**Successor Agency Administrative Budget July 1, 2025 through June 30, 2026**

Pursuant to Health and Safety Code Sections 34171(a), (b), and 34177(j), the Successor Agency must prepare a budget for administrative expenses each fiscal year (“Administrative Budget”). In accordance with the Dissolution Act, the Successor Agency’s RPTTF administrative cost allowance cap is the greater of 3% of the prior year RPTTF distribution or \$250,000 annually. For the period July 1, 2025 through June 30, 2026, the RPTTF administrative cost allowance cap is \$304,760.

**SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY  
REDEVELOPMENT AGENCY**

**ADMINISTRATIVE BUDGET**

**Fiscal Year 2025-2026**

**Revenue Summary**

RPTTF Administrative Allowance	\$	304,760
	<u>\$</u>	<u>304,760</u>

**Expenditure Summary**

Salary and Benefits	\$	170,033
Professional and Administrative Expenses	\$	105,727
Other Operating Expenses	\$	14,000
City Cost Allocation Plan	\$	15,000
	<u>\$</u>	<u>304,760</u>

Upon the Successor Agency Board's approval, staff will submit ROPS 25-26 and the Administrative Budget to the Oversight Board for their consideration and approval. Upon receiving the Oversight Board's approval, staff will submit ROPS 25-26 to the County Auditor-Controller, the State Controller, and the DOF. The approved ROPS 25-26 is required to be submitted to DOF by February 1, 2025 to avoid daily penalties.

**DOCUMENTS ATTACHED:**

- Attachment 1 – Resolution
- Attachment 2 – Exhibit A to Resolution (ROPS 25-26)
- Attachment 3 – Exhibit B to Resolution (Administrative Budget)
- Attachment 4 – Reso. 24-1 Approving the ROPS 25-26

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 2025 THROUGH JUNE 2026 FOR RICHMOND SUCCESSOR AGENCY.

**WHEREAS**, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to submit to the Contra Costa Countywide Oversight Board (Board) for approval a Recognized Obligation Payment Schedule (ROPS); before each fiscal period identifying enforceable obligations and sources of payment; and

**WHEREAS**, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), the State Controller's Office (SCO), and the State Department of Finance (DOF) by each February 1; and posted on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code §34177(j) requires the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency; and

**WHEREAS**, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the ROPS time period; and

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

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY DOES HEREBY RESOLVE AS FOLLOWS:**

1. The ROPS 2025-26, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the ROPS 25-26 to the CAO, CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

X

---

Deidre Hodgers  
Oversight Board Secretary

**Exhibit A**  
**Recognized Obligation Payment Schedule**

**ROPS Obligation Summary**

	<b><u>Paid from</u></b>	<b><u>Paid from</u></b>	<b><u>Total</u></b>
	<b><u>Tax Revenues</u></b>	<b><u>Reserves and</u></b> <b><u>Other Sources</u></b>	
Debt Service	\$ 8,272,696	\$ 7,110,444	\$ 15,383,139
Capital Projects	2,187,000	3,188,075	5,375,075
Administration	304,760	-	304,760
	<b><u>\$ 10,764,456</u></b>	<b><u>\$ 10,298,519</u></b>	<b><u>\$ 21,062,974</u></b>

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary**  
**Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Richmond  
**County:** Contra Costa

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 8,647,058</b>	<b>\$ 1,651,461</b>	<b>\$ 10,298,519</b>
B Bond Proceeds	-	-	-
C Reserve Balance	7,033,116	47,328	7,080,444
D Other Funds	1,613,942	1,604,133	3,218,075
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 4,634,544</b>	<b>\$ 6,129,912</b>	<b>\$ 10,764,456</b>
F RPTTF	4,329,784	6,129,912	10,459,696
G Administrative RPTTF	304,760	-	304,760
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 13,281,602</b>	<b>\$ 7,781,373</b>	<b>\$ 21,062,975</b>

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Richmond**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$41,554,075		\$21,062,975	\$-	\$7,033,116	\$1,613,942	\$4,329,784	\$304,760	\$13,281,602	\$-	\$47,328	\$1,604,133	\$6,129,912	\$-	\$7,781,373
4	2003B Tax Allocation Revenue Bond	Bonds Issued On or Before 12/31/10	08/01/2003	09/01/2025	Union Bank	Fund capital improvement projects	Merged Project Area	1,133,708	N	\$1,133,708	-	1,133,708	-	-	-	\$1,133,708	-	-	-	-	-	\$-
5	2004A Tax Allocation Revenue Bond (2/3)	Bonds Issued On or Before 12/31/10	10/01/2004	09/01/2026	Union Bank	Fund capital improvement projects	Merged Project Area	3,277,568	N	\$3,277,568	-	608,256	-	-	-	\$608,256	-	-	-	2,669,312	-	\$2,669,312
6	Section 108 Loan	Bonds Issued On or Before 12/31/10	11/22/2004	08/01/2025	HUD	Finance costs related to the Ford Assembly Building Project	Merged Project Area	220,698	N	\$220,698	-	-	-	220,698	-	\$220,698	-	-	-	-	-	\$-
11	2004A Tax Allocation Revenue Bond (1/3 Housing)	Bonds Issued On or Before 12/31/10	10/01/2004	09/01/2026	Union Bank	Fund low/moderate income housing projects	Merged Project Area	1,638,784	N	\$1,638,784	-	304,128	-	1,287,328	-	\$1,591,456	-	47,328	-	-	-	\$47,328
13	Section 108 Loan (Housing)	Third-Party Loans	07/25/2005	08/01/2025	HUD	Finance costs related to the North Richmond Iron Triangle Project	Merged Project Area	349,758	N	\$349,758	-	-	-	349,758	-	\$349,758	-	-	-	-	-	\$-
14	2007B Tax Allocation Capital Appreciation Bond (Housing)	Bonds Issued On or Before 12/31/10	07/01/2007	09/01/2036	Union Bank	Finance low and moderate income housing activities	Merged Project Area	11,060,000	N	\$2,515,000	-	1,230,000	-	1,285,000	-	\$2,515,000	-	-	-	-	-	\$-
16	Employee Costs	Project Management Costs	07/01/2024	06/30/2025	Employees of Agency	Project Managers	Merged Project Area	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
56	Metrowalk Phase II (Housing)	OPA/DDA/Construction	04/11/2002	06/30/2027	Various	Developer agreement	Merged Project Area	5,000,000	N	\$2,187,000	-	-	-	1,187,000	-	\$1,187,000	-	-	-	1,000,000	-	\$1,000,000
62	Miraflores Project - Remediation	Remediation	01/15/2011	06/30/2025	NV5/PES Environmental	Remediation Costs	Merged Project Area	115,000	N	\$115,000	-	-	57,500	-	-	\$57,500	-	-	57,500	-	-	\$57,500
66	Miraflores Project - Remediation	Remediation	06/01/2011	06/30/2025	Department of Toxic Substance Control	Remediation Costs, Soil Vapor Sampling	Merged Project Area	71,633	N	\$71,633	-	-	40,000	-	-	\$40,000	-	-	31,633	-	-	\$31,633

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
68	Miraflores Project (Housing)	Improvement/ Infrastructure	10/18/2010	06/30/2025	Various	80 units Sr Housing, 190 units market rate housing, historical resources preservation	Merged Project Area	3,000,000	N	\$3,000,000	-	-	1,500,000	-	-	\$1,500,000	-	-	1,500,000	-	-	\$1,500,000
113	Terminal One Project - Litigation Settlement	Litigation	09/28/2005	06/30/2026	Various	Remediation costs funded by litigation settlement payments	Merged Project Area	1,442	N	\$1,442	-	-	1,442	-	-	\$1,442	-	-	-	-	-	\$-
115	Admin allowance	Admin Costs	07/01/2024	06/30/2026	Various	Administrative costs	Merged Project Area	304,760	N	\$304,760	-	-	-	-	304,760	\$304,760	-	-	-	-	-	\$-
121	2014 A Refunding Bonds - Tax Exempt	Refunding Bonds Issued After 6/27/12	04/11/2014	09/01/2025	Trustee	Refinance outstanding bonds	Merged Project Area	1,351,124	N	\$1,351,124	-	1,351,124	-	-	-	\$1,351,124	-	-	-	-	-	\$-
125	Bond Trustee/ Disclosure/ Other Fees	Bonds Issued On or Before 12/31/10	07/01/2022	09/01/2035	Trustee	Bond Trustee/ Disclosure/ Other Fees		30,000	N	\$30,000	-	-	15,000	-	-	\$15,000	-	-	15,000	-	-	\$15,000
129	2021A Refunding Bond	Refunding Bonds Issued After 6/27/12	02/01/2021	09/01/2035	Trustee	Refund 2004B and 2010A bonds		13,999,600	N	\$4,866,500	-	2,405,900	-	-	-	\$2,405,900	-	-	-	2,460,600	-	\$2,460,600

**Richmond**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(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
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	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	<b>Comments</b>
<b>1</b>	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.	5,547,028		7,634,907	7,770,600	2,558,733	
<b>2</b>	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller	21,763		8,968,690	729,416	8,340,223	
<b>3</b>	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>	1,438,761		7,547,738	433,542	8,556,327	
<b>4</b>	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				1,980,614	435,600	
<b>5</b>	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC			No entry required		367,495	
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/23)</b> <b>C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	<b>\$4,130,030</b>	<b>\$-</b>	<b>\$9,055,859</b>	<b>\$6,085,860</b>	<b>\$1,539,534</b>	

**Richmond**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
4	
5	
6	
11	
13	
14	
16	
56	
62	
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68	
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115	
121	
125	
129	

**Exhibit B  
Administrative Budget**

**SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY  
REDEVELOPMENT AGENCY**

**ADMINISTRATIVE BUDGET  
Fiscal Year 2025-2026**

**Revenue Summary**

RPTTF Administrative Allowance	\$	304,760
	<u>\$</u>	<u>304,760</u>

**Expenditure Summary**

Salary and Benefits	\$	170,033
Professional and Administrative Expenses	\$	105,727
Other Operating Expenses	\$	14,000
City Cost Allocation Plan	\$	15,000
	<u>\$</u>	<u>304,760</u>

RESOLUTION NO. 24-1

**A RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2025, THROUGH JUNE 30, 2026 (ROPS 25-26), PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34171**

---

**WHEREAS**, pursuant to Health and Safety Code Section 34173, the City of Richmond created the Successor Agency to the Richmond Community Redevelopment Agency (“Successor Agency”) by Resolution No. 4-12 on January 24, 2012; and

**WHEREAS**, Health and Safety Code Section 34177(o) requires the Successor Agency to prepare a draft recognized obligation payment schedule (“ROPS”), before each annual fiscal period, forward looking to the next twelve months; and

**WHEREAS**, Health and Safety Code Section 34177(l)(2)(b) requires the Successor Agency to submit the ROPS to the Successor Agency’s Oversight Board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS (“Approved ROPS”) to the Contra Costa County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency’s website; and

**WHEREAS**, Health and Safety Code Sections 34171(a), (b) and 34177 (j) require the Successor Agency to prepare and submit a separate Administrative Budget covering the same period as each ROPS to the Successor Agency’s Oversight Board for its approval; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred; and

**WHEREAS**, by the Agenda Report accompanying this Resolution, the Successor Agency has been provided with additional information upon which the findings and actions set forth in this Resolution are based.

**NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2. CEOA Compliance.** The approval of the ROPS through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

**Section 3. Approval of Initial Draft of the ROPS.** The Successor Agency hereby approves and adopts the ROPS for the period July 1, 2025 through June 30, 2026 (ROPS 25-26), in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

**Section 4. Approval of Administrative Budget.** The Successor Agency hereby approves and adopts the Administrative Budget for the period July 1, 2025 through June 30, 2026 in substantially the form attached to this Resolution as Exhibit B, as required by Health and Safety Code Sections 34171(a), (b), and 34177(j).

**Section 5. Transmittal of Initial Draft of the ROPS and Administrative Budget.**

The City Manager or his designee is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS, including submitting the ROPS to the Successor Agency's Countywide Oversight Board for approval, and submission of the Approved ROPS to the Contra Costa County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.

**Section 6. Effectiveness.** This Resolution shall take effect immediately upon its adoption.

I certify that the foregoing resolution was passed and adopted by the Successor Agency to the Richmond Community Redevelopment Agency and Richmond City Council at a joint regular meeting held on December 17, 2024, by the following vote:

AYES: Councilmembers Bana, McLaughlin, Robinson, Zepeda, Vice Mayor Jimenez, and Mayor Martinez.

NOES: None.

ABSTENTIONS: None.

ABSENT: Councilmember Willis.

\_\_\_\_\_  
PAMELA CHRISTIAN  
CLERK OF THE CITY OF RICHMOND  
AND SUCCESSOR AGENCY

(SEAL)

Approved:

EDUARDO MARTINEZ  
Mayor/Successor Agency Chair

Approved as to form:

DAVE ALESHIRE  
City Attorney/Successor Agency Attorney

State of California            }  
County of Contra Costa        } : ss.  
City of Richmond                }

I certify that the foregoing is a true copy of **Resolution No. 24-1**, finally passed and adopted by the Successor Agency to the Richmond Community Redevelopment Agency and Richmond City Council at a regular joint meeting held on December 17, 2024.

\_\_\_\_\_  
  
Pamela Christian, Clerk of the  
City of Richmond and Successor Agency

**Exhibit A**  
**Recognized Obligation Payment Schedule**

**ROPS Obligation Summary**

	Paid from	Paid from	Paid from	Total
	<u>Tax Revenues</u>	<u>Reserves and</u>	<u>Other Sources</u>	<u>Total</u>
Debt Service	\$ 8,272,696	\$ 7,110,444	\$ 15,383,139	
Capital Projects	2,187,000	3,188,075	5,375,075	
Administration	304,760	-	304,760	
	<u>\$ 10,764,456</u>	<u>\$ 10,298,519</u>	<u>\$ 21,062,974</u>	

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary**  
**Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Richmond  
**County:** Contra Costa

**Current Period Requested Funding for Enforceable Obligations (ROPS Detail)**

	25-26A Total (July - December)	25-26B Total (January - June)	ROPS 25-26 Total
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 8,647,058</b>	<b>\$ 1,651,461</b>	<b>\$ 10,298,519</b>
B Bond Proceeds	-	-	-
C Reserve Balance	7,033,116	47,328	7,080,444
D Other Funds	1,613,942	1,604,133	3,218,075
<b>E Redevelopment Property Tax Trust Fund (RPPTF) (F+G)</b>	<b>\$ 4,634,544</b>	<b>\$ 6,129,912</b>	<b>\$ 10,764,456</b>
F RPPTF	4,329,784	6,129,912	10,459,696
G Administrative RPPTF	304,760	-	304,760
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 13,281,602</b>	<b>\$ 7,781,373</b>	<b>\$ 21,062,975</b>

**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.

/s/

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Richmond  
Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail  
July 1, 2025 through June 30, 2026**

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 25-26 Total	Bond Proceeds Balance	Reserve Funds	Other Funds	RPTTF	Admin RPTTF	Total	Bond Proceeds	Reserve Balance	Other Funds	Other RPTTF	Admin RPTTF	25-26B Total		
4	2003B Tax Allocation On or Before 12/31/10	Bonds Issued	08/01/2003	08/01/2025	Union Bank	Fund capital improvement projects	Merged Project Area	\$1,133,708	\$1,133,708	\$1,133,708	-	-	-	-	\$1,133,708	-	-	-	-	-	-	\$-	
5	2004A Tax Allocation On or Before 12/31/10	Bonds Issued	10/01/2004	09/01/2026	Union Bank	Fund capital improvement projects	Merged Project Area	3,277,568	\$3,277,568	3,277,568	-	608,256	-	-	\$608,256	-	-	-	-	-	-	\$2,669,312	
6	Section 108 Loan On or Before 12/31/10	Bonds Issued	11/22/2004	08/01/2025	HUD	Finance costs related to the Ford Assembly Building Project	Merged Project Area	220,698	\$220,698	220,698	-	220,698	-	-	\$220,698	-	-	-	-	-	-	\$-	
11	2004A Tax Allocation On or Before 12/31/10	Bonds Issued	10/01/2004	09/01/2026	Union Bank	Fund low/moderate income housing projects	Merged Project Area	1,638,784	\$1,638,784	1,638,784	-	304,128	-	1,287,328	\$1,591,456	-	47,328	-	-	-	-	-	\$47,328
13	Section 108 Loan Third-Party Loans	Third-Party Loans	07/25/2005	08/01/2025	HUD	Finance costs related to the North Richmond Iron Triangle Project	Merged Project Area	349,758	\$349,758	349,758	-	349,758	-	-	\$349,758	-	-	-	-	-	-	\$-	
14	2007B Tax Allocation On or Before 12/31/10	Bonds Issued	07/01/2007	09/01/2036	Union Bank	Finance low and moderate income housing activities	Merged Project Area	11,060,000	\$2,515,000	1,230,000	-	1,285,000	-	-	\$2,515,000	-	-	-	-	-	-	\$-	
16	Employee Project Costs	Project Management Costs	07/01/2024	06/30/2025	Employees of Agency	Project Managers	Merged Project Area	-	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-	
56	Metrowalk Phase II (Housing)	OPA/DDA Construction	04/11/2002	06/30/2027	Various	Developer agreement	Merged Project Area	5,000,000	\$2,187,000	-	-	-	1,187,000	-	\$1,187,000	-	-	-	-	-	-	\$1,000,000	
62	Miraflores Remediation Project - (Housing)	Remediation	01/15/2011	06/30/2025	NV5/PES Environmental	Remediation Costs	Merged Project Area	115,000	\$115,000	-	-	-	57,500	-	\$57,500	-	-	-	-	-	-	\$57,500	
66	Miraflores Remediation Project - (Housing)	Remediation	06/01/2011	06/30/2025	Department of Toxic Substance Control	Remediation Costs, Soil Vapor Sampling	Merged Project Area	71,633	\$71,633	-	-	-	40,000	-	\$40,000	-	-	-	-	-	-	\$31,633	

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	Retired	25-26 Total ROPS	25-26A ROPS 25-26A (Jul - Dec)			25-26B ROPS 25-26B (Jan - Jun)			Fund Sources					Total	
											Bond Proceeds	Reserve Balance	Other Funds	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	Admin RPTTF				
68	Miraflores Project (Housing)	Improvement	10/18/2010	06/30/2025	Various	80 units Sr Housing, 190 units market rate housing, historical resources preservation	Merged Project Area	3,000,000	N	\$3,000,000	-	1,500,000	-	-	-	\$1,500,000	-	-	1,500,000	-	-	-	\$1,500,000
113	Terminal One Project - Litigation Settlement	Litigation	09/28/2005	06/30/2026	Various	Remediation costs funded by litigation settlement	Merged Project Area	1,442	N	\$1,442	-	1,442	-	-	-	-	-	-	-	-	-	-	\$1,442
115	Admin allowance	Admin Costs	07/01/2024	06/30/2026	Various	Administrative costs	Merged Project Area	304,760	N	\$304,760	-	-	-	-	-	304,760	-	-	-	-	-	-	\$304,760
121	2014 A Refunding Bonds - Tax Exempt	Refunding Bonds Issued After 6/27/12	04/11/2014	09/01/2025	Trustee	Refinance outstanding bonds	Merged Project Area	1,351,124	N	\$1,351,124	-	-	-	-	-	-	-	-	-	-	-	-	\$1,351,124
125	Bond Trustee/ Disclosure/ On or Before 12/31/10	Bonds Issued	07/01/2022	09/01/2035	Trustee	Bond Trustee/ Other Fees		30,000	N	\$30,000	-	-	15,000	-	-	-	-	-	15,000	-	-	-	\$15,000
129	2021A Refunding Bonds	Refunding Bonds Issued After 6/27/12	02/01/2021	09/01/2035	Trustee	Refund 2004B and 2010A bonds		13,999,600	N	\$4,866,500	-	2,405,900	-	-	-	-	-	-	2,460,600	-	-	-	\$2,460,600

**Richmond**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
Comments	ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)			Fund Sources			
	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)	Reserve Balance		Other Funds	
				RPTTF	Non-Admin and Admin Rent, grants, interest, etc.	RPTTF	Non-Admin and Admin
1	Beginning Available Cash Balance (Actual 07/01/22)	5,547,028	7,634,907	7,770,600	2,558,733		
2	Revenue/Income (Actual 06/30/23) RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller	21,763	8,968,690	729,416	8,340,223		
3	Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)	1,438,761	7,547,738	433,542	8,556,327		
4	Retention of Available Cash Balance (Actual 06/30/23) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			1,980,614	435,600		
5	ROPS 22-23 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required		367,495		
6	Ending Actual Available Cash Balance (06/30/23) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$4,130,030	-\$-	\$9,055,859	\$6,085,860	\$1,539,534	

**Richmond**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
4	
5	
6	
11	
13	
14	
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56	
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68	
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121	
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129	

**Exhibit B**  
**Administrative Budget**

**SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY  
REDEVELOPMENT AGENCY**

**ADMINISTRATIVE BUDGET**  
**Fiscal Year 2025-2026**

<b>Revenue Summary</b>	
RPTTF Administrative Allowance	\$ 304,760
	<u>\$ 304,760</u>
<b>Expenditure Summary</b>	
Salary and Benefits	\$ 170,033
Professional and Administrative Expenses	\$ 105,727
Other Operating Expenses	\$ 14,000
City Cost Allocation Plan	\$ 15,000
	<u>\$ 304,760</u>



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-289  
C.14

**Agenda Date:** 1/27/2025

**Agenda #:**

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** San Pablo ROPS

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s):**

ADOPT Resolution No. 2025-12 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25 - 26) for the San Pablo Successor Agency.

### **Background, History and Update:**

Please see attached.

**Date:** January 27, 2025

**To:** Contra Costa Countywide Oversight Board

**From:** San Pablo Local Successor Agency

**Subject:** Resolution of the Contra Costa Countywide Oversight Board Approving an Administrative Budget and the Recognized Obligation Payment Schedule for Fiscal Year 2025-26 (“ROPS 25-26”) for the San Pablo Local Successor Agency

### **RECOMMENDATION**

Adopt resolution approving an Administrative Budget and the Recognized Obligation Payment Schedule (“ROPS”) for the San Pablo Local Successor Agency for Fiscal Year 2025-26.

### **BACKGROUND**

The San Pablo Local Successor Agency ("LSA") is responsible for winding down the activities of the former Redevelopment Agency of the City of San Pablo (the "former Redevelopment Agency") pursuant to the requirements of Part 1.85 of Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.* the "Dissolution Act").

Section 34177(o) of the Dissolution Act requires the LSA to adopt an annual ROPS, which is then presented to the Countywide Oversight Board for approval. The ROPS functions as the LSA's claim for tax increment funds and general authorization to pay enforceable obligations. The ROPS lists the outstanding obligations of the former Redevelopment Agency and the funding source for each obligation. The LSA is only authorized to pay obligations listed on the ROPS, and will only be allocated tax increment funds by the County Auditor-Controller for those listed obligations. Obligations that will be funded by other sources, such as existing fund balances, must also be listed on the ROPS.

The San Pablo LSA's ROPS 25-26 is attached to the resolution accompanying this staff report. ROPS 25-26 was approved by the San Pablo LSA on December 9, 2024.

### **ROPS Enforceable Obligations**

The ROPS 25-26 requests \$5,581,275 in enforceable obligations, of which \$5,331,275 are non-administrative and \$250,000 is an administrative allowance. Enforceable obligations include:

- Item 20 – Trustee Fees – The Successor Agency is requesting \$20,000 to pay administrative fees charged by the fiscal agent on the bonds pursuant to an enforceable contract.
- Item 29 – Administrative Fees – The Successor Agency is requesting \$250,000 for its FY 2025-26 administrative expenses, which is the minimum amount permitted by the Dissolution Act. The administrative budget is needed to fund staff time to prepare the ROPS, prepare for and attend Successor Agency and Oversight Board meetings, administer payments, and maintain financial records including the annual audited financial statements.
- Item 36 – Property Maintenance Costs – The Successor Agency is requesting \$5,000 for landscaping, utilities, and property maintenance costs on LSA property.
- Item 38 – 2024 Tax Allocation Refunding Bonds/Series 2024 – The Successor Agency is requesting \$4,549,875 to make debt service payments on the 2024 Bonds by December 15, 2025, June 15, 2026, and December 15, 2026 as required pursuant to the Indenture of Trust for the bonds.
- Item 45 – JPFA/2016 Tax Allocation Bond/CABs – The Successor Agency is requesting \$740,000 to make debt service payments on the 2016 Bonds by June 15, 2025 as required pursuant to the Indenture of Trust for the bonds.
- Item 47 – Bond Continuing Disclosure Services – The Successor Agency is requesting \$10,000 to make payments to a consultant for bond continuing disclosure services.
- Item 49 – Audit Services – The Successor Agency is requiring \$6,400 to make payments to a consultant for Successor Agency statements and disclosures in the Comprehensive Annual Financial Report.

#### Administrative Cost Allowance and Administrative Budget

Pursuant to Section 34171(b), the LSA is to receive an administrative cost allowance ("ACA") for the staff costs to administer the wind down of the former Redevelopment Agency. These costs include staff time in preparing for and attending Countywide Oversight Board meetings and staff costs related to preparing reports and documents required by the Dissolution Act. The ACA is the greater of \$250,000 or 3% of the property tax revenues allocated to the LSA in the preceding fiscal year to pay approved enforceable obligations (after first deducting from said allocated property tax revenues the amount of the LSA's ACA for the preceding fiscal year and any loan repayments to the City during said preceding fiscal year).

The LSA's ACA for ROPS 25-26 will be \$250,000, which is the minimum amount. These funds will be the sole source of payment for the LSA's administrative costs. City staff serves as the staff for the LSA.

The proposed administrative budget for the San Pablo LSA is attached to the resolution and covers all of Fiscal Year 2025-26. The budget also shows the estimated breakdown of the ACA for staff and consultant costs. The administrative budget was approved by the San Pablo LSA on December 9, 2024.

### **FISCAL IMPACT**

The approval of ROPS 25-26 by the Countywide Oversight Board is part of the procedure of adopting a valid ROPS for Fiscal Year 2025-26 pursuant to Section 34177(o), and obtaining the funds to make payments on obligations listed on that ROPS. The approval of the LSA's administrative budget provides the supporting detail for the LSA's claim for ACA on ROPS 25-26.

### **Attachments:**

Exhibit A      Oversight Board Resolution OB2025-\_\_\_\_\_, with  
Administrative Budget and ROPS 25-26 attached.

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (AND ADMINISTRATIVE BUDGET) FOR THE PERIOD JULY 2025 THROUGH JUNE 2026 FOR SAN PABLO SUCCESSOR AGENCY.

**WHEREAS**, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to submit to the Contra Costa Countywide Oversight Board (Board) for approval a Recognized Obligation Payment Schedule (ROPS); before each fiscal period identifying enforceable obligations and sources of payment; and

**WHEREAS**, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), the State Controller's Office (SCO), and the State Department of Finance (DOF) by each February 1; and posted on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code §34177(j) requires the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency; and

**WHEREAS**, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the ROPS time period; and

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

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY DOES HEREBY RESOLVE AS FOLLOWS:**

1. The ROPS 2025-26, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The Administrative Budget for the period July 1, 2025 through June 30, 2026, in substantially the form attached to this Resolution as Exhibit B, as required by Health and Safety Code Sections 34171(a), (b), and 34177(j) is hereby approved. *(include if you include the administrative budget)*
3. The staff of the Successor Agency is hereby directed to submit the ROPS 25-26 to the CAO, CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

X

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Deidre Hodgers  
Oversight Board Secretary

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary  
Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** San Pablo  
**County:** Contra Costa

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	\$ 634,000	\$ 4,947,275	\$ 5,581,275
F RPTTF	509,000	4,822,275	5,331,275
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	\$ 634,000	\$ 4,947,275	\$ 5,581,275

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**San Pablo**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$21,089,350		\$5,581,275	\$-	\$-	\$-	\$509,000	\$125,000	\$634,000	\$-	\$-	\$-	\$4,822,275	\$125,000	\$4,947,275
20	Trustee Fees	Fees	06/10/1999	12/01/2032	Wells Fargo Bank	Trustee for RDA Bonds	Tenth TWP/ Legacy	108,000	N	\$20,000	-	-	-	20,000	-	\$20,000	-	-	-	-	-	\$-
29	Administrative Fees	Admin Costs	07/01/2017	06/30/2031	LSA	3% of total or \$250,000 per fiscal year	Tenth TWP/ Legacy	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
36	Property Maintenance Costs	Property Maintenance	07/01/2017	06/30/2031	City of San Pablo	Property tax, Landscaping, utilities, property insurance, repairs of LSA property	Tenth TWP/ Legacy	5,000	N	\$5,000	-	-	-	2,500	-	\$2,500	-	-	-	2,500	-	\$2,500
38	2014 Tax Allocation Refunding Bonds / Series 2014A	Refunding Bonds Issued After 6/27/12	06/02/2014	06/15/2031	Wells Fargo Bank	Refunding Bonds / Interest Payment	Merged	19,260,000	N	\$4,549,875	-	-	-	481,500	-	\$481,500	-	-	-	4,068,375	-	\$4,068,375
45	JPFA / 2016 Tax Allocation Bond / CAB's	Refunding Bonds Issued After 6/27/12	11/01/2016	06/15/2029	Wells Fargo Bank	Non-Housing Projects		1,449,950	N	\$740,000	-	-	-	-	-	\$-	-	-	-	740,000	-	\$740,000
46	Property Disposition	Property Dispositions	07/01/2017	06/30/2031	City of San Pablo	Appraisal, signs, marketing, recording fees		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
47	Bond Continuing Disclosure Services	Fees	09/26/2016	06/30/2031	Wildan	Required annual bond document	Tenth Township area	10,000	N	\$10,000	-	-	-	5,000	-	\$5,000	-	-	-	5,000	-	\$5,000
49	Audit Services	Fees	07/01/2019	06/30/2031	Maze & Associates	Successor Agency Statement & disclosures in CAFR	Tenth Township area	6,400	N	\$6,400	-	-	-	-	-	\$-	-	-	-	6,400	-	\$6,400

**San Pablo**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(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
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	<b>Fund Sources</b>					<b>Comments</b>
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
		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	
<b>1</b>	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.			82,983	73,037	4,636	E: PPA 21-22 retained for ROPS 24-25 G: PPA 19-20 retained for ROPS 22-23
<b>2</b>	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller				161,176	8,588,444	F: Loan payments and interest. G: RPTTF distributions.
<b>3</b>	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>					8,573,459	
<b>4</b>	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			82,983	-		
<b>5</b>	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		<b>No entry required</b>			19,621	
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/23)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$234,213	\$-	

**San Pablo**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
20	
29	
36	
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49	





# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-290  
C.15

**Agenda Date:** 1/27/2025

**Agenda #:**

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Contra Costa County Successor Agency ROPS

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s):**

ADOPT Resolution No. 2025-13 to approve the Recognized Obligation Payment Schedule for July 1, 2025 - June 30, 2026, (ROPS 25 - 26) for the Contra Costa County Successor Agency.

### **Background, History and Update:**

Please see attached.



CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION & DEVELOPMENT  
30 Muir Road  
Martinez, CA 94553  
Telephone: (925) 655-2895

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TO: Countywide Oversight Board

FROM: Deidre Hodgers, Administrative Services Assistant III

DATE: January 27, 2025

SUBJECT: Recognized Obligation Payment Schedule for July 2025 - June 2026 (ROPS 25-26)

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### **Recommendation**

ADOPT Resolution No. 2025-\_\_, approving the Recognized Obligation Payment Schedule for the period of July 1, 2025 – June 30, 2026 (“ROPS 25-26”).

### **ROPS**

The ROPS 25-26, which is a condensed version of both the “A” and “B” six-month periods, is due to the State Department of Finance (the “DOF”) by February 1, 2025.

As required under Health and Safety Code Section 34179.6, ROPS 25-26 will be submitted to the DOF, the County Administrator and the Contra Costa County Auditor-Controller and posted on the Successor Agency's website in accordance with the requirements thereunder.

ROPS 25-26 authorizes all payments to be made by the Successor Agency for enforceable obligations for the twelve-month period between July 1, 2025, and June 30, 2026. The payments noted on the ROPS are estimates. In most cases, assumptions made for ROPS 25-26 were based on actual expenditures in the prior ROPS and expected expenditures in the upcoming period.

The title page of ROPS 25-26 shows that enforceable obligations require \$8,967,187 from the Redevelopment Property Tax Trust Fund (the “RPTTF”) and \$250,000 for Administrative RPTTF. This amount assumes the RPTTF has already set aside pass-through payments to taxing entities and administrative costs for the County Auditor-Controller.

IN THE MATTER OF THE COUNTYWIDE OVERSIGHT BOARD FOR THE COUNTY OF CONTRA COSTA SUCCESSOR AGENCIES APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 2025 THROUGH JUNE 2026 FOR CONTRA COSTA COUNTY SUCCESSOR AGENCY.

**WHEREAS**, Section 34177(1) of the California Health and Safety Code requires the Successor Agency to submit to the Contra Costa Countywide Oversight Board (Board) for approval of Recognized Obligation Payment Schedule (ROPS); before each fiscal period identifying enforceable obligations and sources of payment; and

**WHEREAS**, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Board and a copy of the approved ROPS must be submitted to the County Administrative Officers (CAO), the Contra Costa County Auditor-Controller (CAC), the State Controller's Office (SCO), and the State Department of Finance (DOF) by each February 1; and posted on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code §34177(j) requires the Oversight Board to approve administrative costs of the Successor Agency; and

**WHEREAS**, the Successor Agency's "administrative cost allowance" as defined and authorized pursuant to Health & Safety Code Section 34171(b), is a minimum of \$250,000 unless reduced by the Oversight Board or by agreement between the Successor Agency and the DOF for the ROPS time period; and

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

**NOW, THEREFORE, THE COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY DOES HEREBY RESOLVE AS FOLLOWS:**

1. The ROPS 2025-26, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the ROPS 25-26 to the CAO, CAC, the SCO, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(1)(2)(C), and to cooperate with the DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by Successor Agency to be reasonable and financially feasible to meet its legally required financial obligations.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of January 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**X**

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Deidre Hodgers  
Oversight Board Secretary

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary  
Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Contra Costa County

**County:** Contra Costa

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 4,524,250</b>	<b>\$ 4,442,937</b>	<b>\$ 8,967,187</b>
F RPTTF	4,399,250	4,317,937	8,717,187
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 4,524,250</b>	<b>\$ 4,442,937</b>	<b>\$ 8,967,187</b>

**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.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Contra Costa County**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
							\$108,639,849			\$8,967,187	\$-	\$-	\$-	\$4,399,250	\$125,000	\$4,524,250	\$-	\$-	\$-	\$4,317,937	\$125,000	\$4,442,937
60	Bond-License agreement	Professional Services	03/31/2006	03/31/2038	DAC	Document repository for bond issues	ALL	45,500	N	\$3,500	-	-	-	3,500	-	\$3,500	-	-	-	-	-	\$-
63	Hookston Station Remediation	Remediation	11/05/1997	08/01/2037	First American Trust (formerly Bank of America, Trustee)	Remediation of hazardous material	C	1,700,000	N	\$961,327	-	-	-	961,327	-	\$961,327	-	-	-	-	-	\$-
77	Financial Assistance	OPA/DDA/ Construction	11/01/1998	11/01/2028	Bridge Housing	Agency assistance	C	400,000	N	\$100,000	-	-	-	100,000	-	\$100,000	-	-	-	-	-	\$-
78	Financial Assistance	OPA/DDA/ Construction	12/19/2005	05/01/2036	Avalon Bay	Agency assistance.	C	14,605,932	N	\$1,327,812	-	-	-	-	-	\$-	-	-	-	1,327,812	-	\$1,327,812
82	I H Trail/ Hookston Remediation (IH Hookston Station)	Professional Services	08/15/2012	12/31/2027	Contra Costa County - County Counsel	Remediation of I H corridor parcels (IH Hookston Station)	C	34,000	N	\$24,000	-	-	-	12,000	-	\$12,000	-	-	-	12,000	-	\$12,000
91	Hookston Station Remediation (IH Hookston Station)	Professional Services	01/23/2012	06/15/2036	Ensafe	Administrator of haz-mat remediation fund. (IH Hookston Station)	C	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
94	Administrative Allowance	Admin Costs	07/01/2016	08/01/2037	Contra Costa County	Administrative Allowance	ALL	3,500,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
110	Disclosure Statements Reporting Compliance	Fees	04/20/1999	03/01/2038	Fraser & Associates/Schiff Harden	Disclosure Statements Compliance Services	ALL	78,000	N	\$5,000	-	-	-	5,000	-	\$5,000	-	-	-	-	-	\$-
125	Financial Assistance-Escrow	OPA/DDA/ Construction	12/19/2005	05/01/2036	Banking/ Escrow Fund TBD	Related to #78, but the escrow payee portion		22,365,867	N	\$334,373	-	-	-	334,373	-	\$334,373	-	-	-	-	-	\$-
126	2017 Series A&B Debt Service	Refunding Bonds Issued After 6/27/12	08/01/2018	08/01/2037	US BANK	Series 2017 A&B Tax Allocation Bonds		65,840,550	N	\$5,956,175	-	-	-	2,978,050	-	\$2,978,050	-	-	-	2,978,125	-	\$2,978,125
127	Trustee fees	Fees	08/01/	08/01/2038	US BANK	Annual		70,000	N	\$5,000	-	-	-	5,000	-	\$5,000	-	-	-	-	-	\$-

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	for 2017 Series A&B		2018			administration fees - 2017 Series A&B																

**Contra Costa County**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.								
A	B	C	D	E	F	G	H	
ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)		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	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.		1,592,500	408,679	-	99,170	408,679 + 99,170 = \$507,849 total beg balance	
2	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller		1,653,230	-	-	8,157,881	\$8,157,881 total distribution RPTTF	
3	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>		1,592,500	30,323	-	8,227,256	30,323 + 8,227,256 = \$8,257,579 total expenditures	
4	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		1,653,230	378,356	-	-	\$378,356 RPTTF retention	
5	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required			29,795	\$29,795 unspent balance of ROPS 22-23 RPTTF	
6	<b>Ending Actual Available Cash Balance (06/30/23)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-		

**Contra Costa County  
 Recognized Obligation Payment Schedule (ROPS 25-26) - Notes  
 July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
60	
63	
77	
78	
82	
91	
94	
110	
125	
126	
127	



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-291  
C.17

**Agenda Date:** 1/27/2025

**Agenda #:**

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### **COUNTYWIDE OVERSIGHT BOARD**

**Meeting Date:** January 27, 2025

**Subject:** Termination of Walnut Creek Successor Agency

**Submitted For:** COUNTYWIDE OVERSIGHT BOARD

**Department:** DEPARTMENT OF CONSERVATION & DEVELOPMENT

**Presenter:** Maureen Toms || OVERSIGHT BOARD SECRETARY

**Contact:** Maureen Toms (925) 655-2895

### **Recommendation(s):**

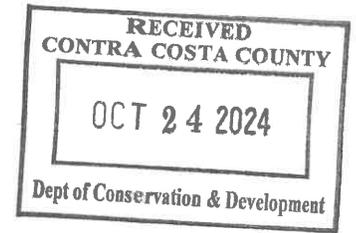
ADOPT Resolution No. 2025-14 to approve the Resolution ending SA for the Walnut Creek Successor Agency.

### **Background, History and Update:**

Please see attached.



**CITY OF  
WALNUT  
CREEK**



October 17, 2024

Contra Costa County Countywide Oversight Board.  
30 Muir Road  
Martinez, CA 94553

RE: Request for Dissolution of the Successor Agency

During the October 15, 2024 Walnut Creek City Council meeting the Walnut Creek City Council unanimously approved Resolution 24-62 declaring that there is no need for the Successor Agency to the Redevelopment Agency to function in the community and requesting that the Contra Costa County Countywide Oversight Board approve the dissolution of the Successor Agency.

Per the agenda report “The Successor Agency must submit the resolution to the Oversight Board as a request to approve the dissolution of the Successor Agency and forward the request to the Department for approval. The Successor Agency must also send a copy of the request to the County Auditor-Controller. The Oversight Board will have 30 days to approve the dissolution before submitting the request to the Department, which will also have 30 days to approve the dissolution.”

The City Council hereby requests that the Contra Costa County Countywide Oversight Board dissolve the Successor Agency and submit the request to the California Department of Finance in accordance with Health and Safety Code Section 34187(b).

A copy of the agenda report as well as a conformed copy of Resolution 24-62 are included with this letter. Copies have also been mailed to the Contra Costa County Auditor-Controller.

Please contact staff listed below if you require further action or information.

Steve Mattas, City Attorney  
(510) 282-7033  
[Mattas@walnut-creek.org](mailto:Mattas@walnut-creek.org)

Kirsten LaCasse, Administrative Services Director  
(925) 943-5810  
[lacasse@walnut-creek.org](mailto:lacasse@walnut-creek.org)

Sincerely,

Suzie Martinez  
City Clerk

**CITY OF WALNUT CREEK  
RESOLUTION NO. 24-62**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALNUT CREEK  
DECLARING THAT THERE IS NO NEED FOR THE SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY TO FUNCTION IN THE COMMUNITY AND  
REQUESTING THAT THE CONTRA COSTA COUNTY COUNTYWIDE OVERSIGHT  
BOARD APPROVE THE DISSOLUTION OF THE SUCCESSOR AGENCY**

**WHEREAS**, the California Legislature dissolved all redevelopment agencies in 2012 and created successor agencies by adoption of the Redevelopment Dissolution Law (Health and Safety Code Section 34170 et seq.) (the “Dissolution Law”);

**WHEREAS**, pursuant to the Dissolution Law, the City Council adopted Resolution No. 12-04 on January 17, 2012, electing to serve as the Successor Agency to the Agency (the “Successor Agency”);

**WHEREAS**, pursuant to Section 34187(b) of the Dissolution Law, when all of the Successor Agency’s enforceable obligations have been repaid, all real property has been disposed of, and all outstanding litigation has been resolved, the successor agency shall, submit to the oversight board a request, with a copy of the request to the county auditor-controller, to formally dissolve the Successor Agency;

**WHEREAS**, the Successor Agency has now repaid all debt and has disposed of all real estate, and fulfilled all other obligations as required under the Dissolution Law; and

**WHEREAS**, this City Council desires to request that the Contra Costa County Oversight Board approve the dissolution of the Successor Agency and submit the City Council’s request to the California Department of Finance.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Walnut Creek as follows:

Section 1. All of the recitals above are true and correct and incorporated herein.

Section 2. The City Council hereby requests that the Contra Costa County Countywide Oversight Board dissolve the Successor Agency and submit the request to the California Department of Finance in accordance with Health and Safety Code Section 34187(b).

Section 3. The City Manager or their designee is hereby authorized to send this request to the Contra Costa County Oversight Board with a copy of the request to the county auditor-controller.

Section 4. The City Manager or their designee is hereby authorized to execute all documents and take any other actions necessary to dissolve the Successor Agency and to meet any other requirements under this Resolution.

Section 5. This Resolution is effective on the date of its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Walnut Creek at a regular meeting thereof held on the 15<sup>th</sup> day of October 2024 by the following called vote:

**AYES:** Councilmembers: Francois, Silva, Wilk, Darling, Mayor Haskew

**NOES:** Councilmembers: None

**ABSENT:** Councilmembers: None

/s/ Loella Haskew  
Loella Haskew  
Mayor of the City of Walnut Creek

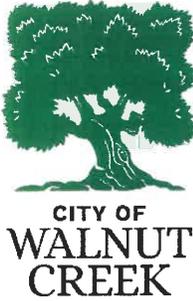
Attest:

/s/ Suzie Martinez  
Suzie Martinez, MMC  
City Clerk of the City of Walnut Creek

**I HEREBY CERTIFY** the foregoing to be a true and correct copy of Resolution No. 24-62 duly passed and adopted by the City Council of Walnut Creek, County of Contra Costa, State of California, at a regular meeting of said Council held on the 15<sup>th</sup> day of October, 2024.

Suzie Martinez  
Suzie Martinez, MMC  
City Clerk of the City of Walnut Creek





## Agenda Report

**DATE:** OCTOBER 15, 2024

**TO:** CITY COUNCIL

**FROM:** CITY ATTORNEY AND ADMINISTRATIVE SERVICES DIRECTOR

**SUBJECT:** APPROVAL OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALNUT CREEK DECLARING THAT THERE IS NO NEED FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY TO FUNCTION IN THE COMMUNITY AND REQUESTING THAT THE CONTRA COSTA COUNTY OVERSIGHT BOARD APPROVE THE DISSOLUTION OF THE SUCCESSOR AGENCY

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### STATEMENT OF ISSUE:

On January 17, 2012, the City Council passed Resolution No. 12-04 electing to serve as the Successor Agency to the Redevelopment Agency of the City of Walnut Creek (the “Successor Agency”) and to assume the responsibilities, rights and powers of a successor agency to wind down the affairs of the Agency, as required under the Redevelopment Dissolution Law (Health and Safety Code Section 34170 et seq.) (the “Dissolution Law”).

The Successor Agency has now repaid all debt, disposed of all real estate, and fulfilled all other obligations as required under the Dissolution Law. The City Council now desires to dissolve the Successor Agency. By adoption of this Resolution, the City Council is requesting that the Contra Costa County Oversight Board (“Oversight Board”) approve the dissolution of the Successor Agency and forward the request to the California Department of Finance (“Department”).

### RECOMMENDED ACTION:

Approve the attached resolution dissolving the Walnut Creek Successor Agency and authorizing staff to submit the resolution to the Countywide Oversight Board and County Auditor-Controller and authorizing the City Manager to take necessary actions to dissolve the Successor Agency.

### DISCUSSION:

In June 2011, the California Legislature passed AB x1 26 (as subsequently amended, the Dissolution Law) which dissolved all redevelopment agencies in the State of California in 2012

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and created successor agencies to wind down the redevelopment activities of the former redevelopment agencies.

On January 17, 2012, the Walnut Creek City Council adopted Resolution No. 12-04 accepting for the City the role of Successor Agency to the former Redevelopment Agency of the City of Walnut Creek (the “Redevelopment Agency”).

The Successor Agency’s duties were to manage the Redevelopment Property Tax Trust Fund (“Fund”) to pay enforceable obligations, maintain bond reserves, remit unencumbered Redevelopment Agency funds to Contra Costa County, dispose of Redevelopment Agency assets, enforce Redevelopment Agency rights, and oversee contractual development of Redevelopment Agency properties.

The Successor Agency was also required to prepare a “recognized obligation payment schedule” (“ROPS”) for each fiscal year which lists the outstanding obligations of the former Redevelopment Agency. The ROPS states the amounts of required payments on those obligations and states the source of funds for the payments. The Successor Agency was required to submit a Last and Final ROPS to the Oversight Board and the Department for approval when the remaining debt is limited to administrative costs and payments pursuant to enforceable obligations, all remaining obligations have been previously listed and approved for payment by the Department, and the agency is not a party to outstanding litigation. The Oversight Board and the Department approved the Successor Agency’s Last and Final ROPS on September 28, 2020, and on December 17, 2020, respectively.

Once the Successor Agency fulfills all of its obligations, it must be formally dissolved under State law. To do so, the Successor Agency may adopt a resolution that confirms that all criteria have been met and requests formal dissolution. The Successor Agency must submit the resolution to the Oversight Board as a request to approve the dissolution of the Successor Agency and forward the request to the Department for approval. The Successor Agency must also send a copy of the request to the County Auditor-Controller. The Oversight Board will have 30 days to approve the dissolution before submitting the request to the Department, which will also have 30 days to approve the dissolution.

Within 100 days of the Department’s approval, the Successor Agency must dispose of any remaining assets as directed by the Oversight Board and submit the sale proceeds to the County Auditor-Controller for distribution to the affected taxing agencies and notify the Oversight Board of these actions. The Oversight Board will have 14 days to verify the Successor Agency’s actions before adopting a final resolution of dissolution for the Successor Agency to be effective immediately.

The Successor Agency has now repaid all debt, disposed of all real estate, and fulfilled all other obligations. By adopting this resolution, the Successor Agency is confirming that all criteria have been met and initiating the formal dissolution process.

---

Upon dissolution of the Successor Agency, all passthrough payment agreements between the Successor Agency and any taxing entities are automatically terminated and no further property tax will be distributed to the Fund.

Going forward, all property taxes from the Fund will be distributed to local taxing entities, including the City, and school entities according to their allocations set forth in State law. The remaining balance of the former Successor Agency funds is approximately \$5.70 million as of August 2024 and those funds were restricted to use for Successor Agency costs of which there are no outstanding cost obligations. Upon dissolution, the Successor Agency will remit that amount to the County and the City will ultimately receive back a portion of that amount calculated based on the City's normal share of the property tax (e.g. approximately \$545,000).

**FINANCIAL IMPACTS:**

None.

**ALTERNATIVE ACTION:**

Decline to approve the attached resolution.

**DOCUMENTS:**

Attachment: Draft Resolution

**CITY COUNCIL ACTION RECOMMENDED:**

Move to adopt the resolution declaring that there is no need for the Successor Agency to the Redevelopment Agency to function in the community and requesting that the Contra Costa County Countywide Oversight Board approve the dissolution of the Successor Agency, and authorizing the City Manager to take necessary actions to dissolve the Successor Agency.

**STAFF CONTACT:** Steve Mattas, City Attorney  
(510) 282-7033  
[Mattas@walnut-creek.org](mailto:Mattas@walnut-creek.org)

Kirsten LaCasse, Administrative Services Director  
(925) 943-5810  
[lacasse@walnut-creek.org](mailto:lacasse@walnut-creek.org)

