

BEFORE THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG

In the Matter of:

A Resolution of the Oversight Board for the)
Successor Agency to the Redevelopment)
Agency of the City of Pittsburg Approving the) RESOLUTION OB NO. 26-___ OSB
Issuance of Refunding Bonds, Making Certain)
Determinations with Respect to the Refunding)
Bonds and Providing Other Matters Relating thereto)

The Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pittsburg DOES RESOLVE as follows:

WHEREAS, the Redevelopment Agency of the City of Pittsburg (the "Former Agency") was a public body, corporate and politic, duly established and authorized to transact business and exercise powers under and pursuant to the provisions of the Community Redevelopment Law of the State of California, constituting Part 1 of Division 24 of the Health and Safety Code of the State (the "Law");

WHEREAS, pursuant to Section 34172(a) of the California Health and Safety Code (unless otherwise noted, all Section references hereinafter being to such Code), the Former Agency has been dissolved and no longer exists, and pursuant to Section 34173, the Successor Agency to the Redevelopment Agency of the City of Pittsburg (the "Successor Agency") has become the successor entity to the Former Agency;

WHEREAS, pursuant to Section 34179, this Oversight Board has been established for the Successor Agency;

WHEREAS, the Oversight Board is informed by the Successor Agency that or the Former Agency it previously issued the following bonds (collectively, the "Prior Bonds"), in order to finance and refinance its redevelopment activities:

- (i) Los Medanos Community Development Project Housing Set Aside Tax Allocation Bonds, (Taxable) 2006 Series A (the "2006 Series A Taxable Bonds");
- (ii) Los Medanos Community Development Project Tax Allocation Refunding Bonds, Series 2014 (the "2014 Bonds");
- (iii) Los Medanos Community Development Project Housing Set Aside Tax Allocation Refunding Bonds (Taxable), 2016 Series A (the "2016 Series A Taxable Bonds"); and
- (iv) Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2016 Series A (the "2016 Series A Tax-Exempt Bonds");

WHEREAS, Section 34177.5 authorizes the Successor Agency to issue refunding bonds pursuant to Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code (the "Refunding Law") for the purpose of achieving debt service savings within the parameters set forth in Section 34177.5(a)(1) (the "Savings Parameters");

WHEREAS, to determine compliance with the Savings Parameters and compliance with the requirements of Section 34177.5(a)(2) for purposes of the issuance by the Successor Agency of its Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2026 Series A (the “2026 Series A Bonds”), and its Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, (Taxable) 2026 Series B (the “2026 Series B Bonds” and, together with the 2026 Series A Bonds, the “Refunding Bonds”), the Successor Agency has caused its financial advisor, NHA Advisors (the “Financial Advisor”), to prepare an analysis of the potential savings that will accrue to the Successor Agency and to applicable taxing entities as a result of the use of the proceeds of the Refunding Bonds to refund the Prior Bonds (the “Debt Service Savings Analysis”);

WHEREAS, all of the 2014 Bonds and the 2016 Series A Bonds are eligible to be refunded on a tax exempt basis at this time, and such bonds will be refunded through the issuance of the 2026 Series A Bonds;

WHEREAS, all of the 2006 Series A Taxable Bonds and the 2016 Series A Taxable Bonds are not eligible for refunding on a tax exempt basis at this time, and such bonds will be refunded through the issuance of the 2026 Series B Bonds;

WHEREAS, the Successor Agency by its resolution adopted on April 20, 2026 (the “Successor Agency Resolution”) approved the issuance of the Refunding Bonds pursuant to Section 34177.5(a)(1) and Section 34177.5(a)(2);

WHEREAS, in the Successor Agency Resolution, the Successor Agency approved the issuance of the Refunding Bonds and authorized the execution and delivery of an Indenture of Trust, by and between the Successor Agency and The Bank of New York Mellon Trust Company, N.A., providing for the issuance of the 2026 Series A Bonds and the 2026 Series B Bonds (the “Indenture”) providing for the issuance of the Refunding Bonds;

WHEREAS, in the Successor Agency Resolution, the Successor Agency also requested that this Oversight Board direct the Successor Agency to undertake the refunding proceedings and approve the issuance of the Refunding Bonds pursuant to the Successor Agency Resolution and the Indenture and that this Oversight Board make certain determinations described below on which the Successor Agency will rely in undertaking the refunding proceedings and the issuance of the Refunding Bonds;

WHEREAS, the Successor Agency has determined to sell the Refunding Bonds to Stifel Nicolaus & Company, Incorporated (the “Original Purchaser”) pursuant to the terms of the Bond Purchase Agreement to be entered into by the Successor Agency and the Original Purchaser;

WHEREAS, following approval by the Oversight Board of the issuance of the Refunding Bonds by the Successor Agency and upon submission of the Oversight Board Resolution to the California Department of Finance, the Successor Agency will, with the assistance of its Disclosure Counsel, the Financial Advisor and the Fiscal Consultant to the Successor Agency, cause to be prepared a form of Official Statement for the Refunding Bonds describing the Refunding Bonds and containing material information relating to the Successor Agency and the Refunding Bonds, the preliminary form of which will be submitted to the Successor Agency for

approval for distribution by the Original Purchaser, as underwriter of the Refunding Bonds, to persons and institutions interested in purchasing the Refunding Bonds; and

WHEREAS, this Oversight Board has completed its review of the refunding proceedings and the Debt Service Savings Analysis and wishes at this time to give its approval to the foregoing;

NOW THEREFORE, BE IT RESOLVED by the Oversight Board of the successor Agency that:

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

Section 2. Determination of Savings. This Oversight Board has determined that there are significant potential savings available to the Successor Agency and to applicable taxing entities in compliance with the Savings Parameters by the issuance by the Successor Agency of the Refunding Bonds to refund and defease the Prior Bonds, all as evidenced by the Debt Service Savings Analysis on file with the Secretary of the Oversight Board, which Debt Service Savings Analysis is hereby approved.

Section 3. Direction and Approval of Issuance of the Bonds. As authorized by Section 34177.5(f), the Oversight Board hereby directs the Successor Agency to undertake the refunding proceedings and as authorized by Section 34177.5(f) and Section 34180, this Oversight Board hereby directs and approves the issuance by the Successor Agency of the Refunding Bonds pursuant to Sections 34177.5(a)(1) and 34177.5(a)(2) and under other applicable provisions of the Law and the Refunding Law and as provided in the Successor Agency Resolution and the Supplemental Indentures in the combined principal amounts of not to exceed \$70,000,000, provided that the principal and interest payable with respect to the Refunding Bonds complies in all respects with the requirements of the Savings Parameters with respect thereto and the requirements of Section 34177.5(a)(2), as shall be certified to by the Financial Advisor upon delivery of the Refunding Bonds, or any part thereof.

The Oversight Board hereby approves the Successor Agency's use of the amounts on deposit in for payment of the Prior Bonds as a source of funds in the refunding of the Prior Bonds.

Section 4. Sale and Delivery of Refunding Bonds in Whole or in Part. The Oversight Board hereby approves the sale and delivery of the Refunding Bonds in whole, provided that there is compliance with the Savings Parameters. However, if such Savings Parameters cannot be met with respect to the whole of the Refunding Bonds, then the Oversight Board approves the sale and delivery of the Refunding Bonds from time to time in part. In the event the Refunding Bonds are initially sold in part, the Successor Agency is hereby authorized to sell and deliver additional parts of the Refunding Bonds without the further approval of this Oversight Board provided that in each such instance the Refunding Bonds so sold and delivered in part are in compliance with the Savings Parameters.

Section 5. Determinations by the Oversight Board. As requested by the Successor Agency, the Oversight Board makes the following determinations upon which the Successor Agency shall rely in undertaking the refunding proceedings and the issuance of the Refunding Bonds:

(a) The Successor Agency is authorized, as provided in Section 34177.5(f), to recover its costs related to the issuance of the Refunding Bonds from the proceeds of the Refunding Bonds, including the cost of reimbursing its administrative staff for time spent with respect to the authorization, issuance, sale and delivery of the Refunding Bonds, and is also authorized to execute the professional services agreements approved in the Successor Agency Resolution;

(b) The application of proceeds of the Refunding Bonds by the Successor Agency to the refunding and defeasance of the Prior Bonds, as well as the payment by the Successor Agency of costs of each of issuance of the Refunding Bonds, as provided in Section 34177.5(a), shall be implemented by the Successor Agency promptly upon sale and delivery of the Refunding Bonds, notwithstanding Section 34177.3 or any other provision of law to the contrary, without the approval of the Oversight Board, the California Department of Finance, the Contra Costa County Auditor-Controller or any other person or entity other than the Successor Agency; and

(c) The Successor Agency shall be entitled to receive its full administrative cost allowance under Section 34181(a)(3) without any deductions with respect to continuing costs related to the Refunding Bonds, such as trustee's fees, auditing and fiscal consultant fees and continuing disclosure and rating agency costs (collectively, "Continuing Costs of Issuance"), and such Continuing Costs of Issuance shall be payable from property tax revenues pursuant to Section 34183. In addition and as provided by Section 34177.5(f), if the Successor Agency is unable to complete the issuance of any of the Refunding Bonds for any reason, the Successor Agency shall, nevertheless, be entitled to recover its costs incurred with respect to the refunding proceedings with respect to the Refunding Bonds from such property tax revenues pursuant to Section 34183 without reduction in its administrative cost allowance.

Section 6. Effective Date. Pursuant to Health and Safety Code Section 34177(f) and Section 34179(h), this Resolution shall be effective five (5) business days after proper notification hereof is given to the California Department of Finance unless the California Department of Finance requests a review of the actions taken in this Resolution, in which case this Resolution will be effective upon approval by the California Department of Finance.

PASSED, APPROVED AND ADOPTED by the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Pittsburg this 23rd day of April, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____, Chair

ATTEST:

_____, Clerk of the Board