



CITY OF
HAYWARD
HEART OF THE BAY

DATE: July 17, 2012

TO: Mayor and City Council
Successor Agency Board Members
Housing Authority Board Members

FROM: Assistant City Manager *KRM*

SUBJECT: Agenda Item #21 -- Correction and Revised Attachments

Staff is presenting this memorandum that corrects an oversight identified in the staff report and Attachments VI and VII for Agenda Item #21 regarding the RDA Successor Agency Recognized Obligation Payment Schedules (ROPS). In FY2009 and FY2010, the Redevelopment Agency (RDA) borrowed approximately \$3.8 million from the Low and Moderate Income Housing Fund to pay the State's demand for payment to the Supplemental Education Revenue Augmentation Fund (SERAF). As part of the RDA dissolution process as outlined in ABx1 26, repayment of this money to the Housing Fund was guaranteed. However, upon further review of AB1484 (the new Redevelopment trailer bill language recently enacted), repayment of the SERAF loan cannot begin until FY2014 (beginning July 1, 2013). As such, the ROPS for July-December 2012 and January-June 2013 must be modified to delete this loan repayment. Attached are updated versions of Attachments VI and VII.

Prepared by: Kelly McAdoo Morariu, Assistant City Manager

Approved by:



Fran David, City Manager

Attachments:

Revised Attachment VI: Modified Second ROPS July – December 2012

Revised Attachment VII: Recognized Obligation Payment Schedule (ROPS) January 1 –
June 30, 2013

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26/AB 1484 - Section 34169 for Period July - December 2012

Project Name / Debt Obligation	Paysee	Description	Source of Funding	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						
						Jul	Aug	Sep	Oct	Nov	Dec	Total ¹
1) 2004 Tax Allocation Bonds	Wells Fargo	Bond issue to fund non-housing projects	Real Property Tax Trust Fund (RPTTF)	36,910,000.00	3,368,981.50		921,990.75					\$ 921,990.75
1a) 2004 TAB Admin Fee FY2012	Wells Fargo	Annual administrative fee for bond issuance	TI Fund Balance	Varies every year - cannot estimate total amount	1,800.00		1,800.00					\$ 1,800.00
1b) 2004 TAB Admin Fee FY2013	Wells Fargo	Annual administrative fee for bond issuance	RPTTF	Varies every year - cannot estimate total amount	1,800.00							\$ -
1c) 2004 TAB Admin Fee FY2012	Willdan	Annual administrative fee for bond issuance	TI Fund Balance	Varies every year - cannot estimate total amount	5,175.00		5,175.00					\$ 5,175.00
1d) 2004 TAB Admin Fee FY2013	Willdan	Annual administrative fee for bond issuance	RPTTF	Varies every year - cannot estimate total amount	5,175.00							\$ -
2) 2008 Tax Allocation Bonds	Wells Fargo	Bond issue to fund non-housing projects	RPTTF	11,720,000.00	636,340.00		278,170.00					\$ 278,170.00
2a) 2008 TAB Admin Fee FY2012	Wells Fargo	Annual administrative fee for bond issuance	TI Fund Balance	Varies every year - cannot estimate total amount	2,000.00		2,000.00					\$ 2,000.00
2b) 2008 TAB Admin Fee FY2013	Wells Fargo	Annual administrative fee for bond issuance	RPTTF	Varies every year - cannot estimate total amount	2,000.00							\$ -
2c) 2008 TAB Admin Fee FY2012	Willdan	Annual administrative fee for bond issuance	TI Fund Balance	Varies every year - cannot estimate total amount	1,120.00		1,120.00					\$ 1,120.00
2d) 2008 TAB Admin Fee FY2013	Willdan	Annual administrative fee for bond issuance	RPTTF	Varies every year - cannot estimate total amount	1,120.00							\$ -
3) Repayment Agreement with City of Hayward	City of Hayward	To fund start-up costs of Hayward Redevelopment Project Area	RPTTF	7,016,422.00	800,000.00	800,000.00						\$ 800,000.00
4) SERAF	Hayward Housing Authority	Loan for SERAF FY10 and FY11 payments	RPTTF	3,876,516.00	2,484,344.00	246,362.00	246,362.00	246,362.00	246,362.00	246,362.00	246,362.00	\$ 2,492,372.00
5) Contract for Restaurant Consulting	Five Star Restaurant	One-on-one restaurant consulting/retail attraction	TI Fund Balance	14,287.50	3,787.50	3,787.50						\$ 3,787.50
6) Foothill Façade Loans	Multiple Property Owners	Matching loan funds for property owners along Foothill Blvd for façade improvement program	TI Fund Balance	1,108,000.00	1,108,000.00	369,333.00	369,333.00	369,334.00				\$ 1,108,000.00
8a) Foothill Façade Loan Project Delivery Costs (Staff Costs/Legal Fees)	Successor Agency	Project Delivery Costs to Implement Foothill Façade Loan Project	RPTTF	24,432.00	24,432.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	\$ 24,432.00
10) Employee Leave Liability	Employees of Agency/ Liability Fund	Leave balance payoffs/liability fund deposit for employee leave costs	RPTTF	49,175.00	49,175.00	49,175.00						\$ 49,175.00
11) PERS Liability (Note 2)	Liability Fund	Liability Fund deposit for Agency employee PERS costs	RPTTF	666,235.40	666,235.40	0.00						\$ -
12) OPEB Liability (Note 2)	Liability Fund	Liability Fund deposit for Agency employee OPEB costs	RPTTF	177,227.20	177,227.20	0.00						\$ -
13) Agency Insurance Costs	City of Hayward	Liability Insurance	RPTTF	54,042.00	54,042.00	4,503.50	4,503.50	4,503.50	4,503.50	4,503.50	4,503.50	\$ 27,021.00
16) Contract for Mission Blvd Specific Plan	Hall Alminana, Ino/Lamphier Gregory	Consultant to prepare specific plan for Mission Blvd corridor	TI Fund Balance	213,849.44	182,412.00	15,201.00	15,201.00	15,201.00	15,201.00	15,201.00	15,201.00	\$ 91,206.00
22) Successor Agency Admin Allowance	City of Hayward	Per ABx1 26, to cover administrative costs of Successor Agency	RPTTF	250,000.00	250,000.00	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	\$ 125,000.00
23) Contract for Security Services	ABC Security Services	Security Patrol Services for Cinema Place garage	RPTTF	68,000.00	68,000.00	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	\$ 34,000.00
24) Contract for Security Alarm	ADT Security Services	Alarm Service for Cinema Place garage	RPTTF	2,100.00	2,100.00	175.00	175.00	175.00	175.00	175.00	175.00	\$ 1,050.00
25) Contract for Elevator Maint and Repair	Mitsubishi Electric	Cinema Place Elevator	RPTTF	7,000.00	7,000.00	583.33	583.33	583.33	583.33	583.33	583.33	\$ 3,500.00
26) Contract for Sweeping Service	Montgomery Sweeping Service	Cinema Place Garage Sweeping	RPTTF	12,000.00	12,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 6,000.00
27) Utilities	PGE	Cinema Place Garage Utilities	RPTTF	28,000.00	28,000.00	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	\$ 14,000.00
28) Utilities	City of Hayward	Cinema Place Water Utilities	RPTTF	500.00	900.00	41.67	41.67	41.67	41.67	41.67	41.67	\$ 250.00
29) Contract for Env Remediation Work	AEDIS Architecture & Planning	Burbank School Env Remediation Work	TI Fund Balance	6,504.54	6,504.54		6,504.54					\$ 6,504.54
30) Contract for Env Remediation Work	TRC	Burbank School Env Remediation Work	TI Fund Balance	20,000.00	15,626.87	5,208.96	5,208.96					\$ 15,626.87
34) Contract for Mural (Note 3)	Andrew-Kang-Knight	Cinema-Place-Mural	TI Fund Balance	44,843.83	6,749.89	0.00						\$ -
37) Contract for Env Remediation	TRC	Residual Burbank Site - Removal Action Work	RPTTF (\$256,728)	328,610.00	328,610.00		14,576.55	14,576.55	14,576.55	14,576.55	14,576.55	\$ 72,882.77
38) Project Delivery Costs - Burbank Residual Site	City of Hayward (Successor Agency)	Finalize negotiation and execution of Purchase and Sale Agreement - staff project mgmt costs/legal fees	RPTTF	18,863.00	18,863.00	4,643.83	4,643.83	4,643.83	4,643.83	4,643.83	4,643.83	\$ 27,863.00
39) Property Disposition Costs - former Agency-held properties	City of Hayward (Successor Agency)	Staff project mgmt costs; legal fees; property mgmt costs; appraisal costs; other associated costs for property disposition	RPTTF	128,580.00	128,580.00	10,715.00	10,715.00	10,715.00	10,715.00	10,715.00	10,715.00	\$ 64,290.00
40) Contract for Env Remediation	AMEC Geomatrix Inc	Env Remediation - Cinema Place	TI Fund Balance	195,070.82	103,825.08	8,635.42	8,635.42	8,635.42	8,635.42	8,635.42	8,635.42	\$ 51,812.53
42) Contract for Financial Analysis	Keyser Marston	Financial Analysis	TI Fund Balance	20,000.00	7,720.83	2,573.61	2,573.61	2,573.61				\$ 7,720.83
46) Contract for Water Testing	SWRCB	Water testing at Cinema Place - monitoring of site	TI Fund Balance	4,999.94	4,999.94	4,999.94						\$ 4,999.94

Name of Redevelopment Agency: Hayward Successor Agency
 Project Area(s): All

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26/AB 1484 - Section 34169 for Period July - December 2012

50)	AB 1484 Audit Expenses	TBD	Audit required by AB 1484 of Low Mod Housing Fund	TI Fund Balance	15,000.00	15,000.00		15,000.00					\$	15,000.00
51)	Oversight Board Legal Counsel	TBD	Per Oversight Board request, funds to pay for outside legal counsel	TI Fund Balance	50,000.00	50,000.00		5,000.00	5,000.00	5,000.00	5,000.00		\$	20,000.00
52)	Cinema Place Maintenance Expense Repayment	Blake Hunt Ventures	Reimbursement of overpaid funds on deposit for annual maintenance expenses to holder of Cinema Place ground lease	TI Fund Balance		6,300.00		6,300.00					\$	6,300.00
53)	Cinema Place Maintenance Reserve FY 12 Payment	City of Hayward (Successor Agency)	Per requirements of ground lease, annual payment into capital maintenance reserve for Cinema Place pkg structure	TI Fund Balance	92,132.00	2,972.00		2,972.00					\$	2,972.00
53)	Cinema Place Maintenance Reserve FY 13 Payment	City of Hayward (Successor Agency)	Per requirements of ground lease, annual payment into capital maintenance reserve for Cinema Place pkg structure	RPTTF	89,160.00	2,972.00							\$	-
Totals - This Page					\$ 63,178,150.37	\$ 8,157,447.83	\$ 1,313,482.10	\$ 1,711,128.50	\$ 475,097.21	\$ 97,980.64	\$ 97,980.64	\$ 97,980.64	\$ 97,980.64	\$ 3,793,649.73
Grand total - All Pages					\$ 63,178,150.37	\$ 8,157,447.83	\$ 1,313,482.10	\$ 1,711,128.50	\$ 475,097.21	\$ 97,980.64	\$ 97,980.64	\$ 97,980.64	\$ 97,980.64	\$ 3,793,649.73

Note 1: This total only reflects payments required between 7/1/2012 and 12/31/2012 and not the total outstanding obligation.
 Note 2: Payment of these two line items deferred to future ROPS period.
 Note 3: Contract finalized and final payment made in May 2012 - item removed from ROPS.

Updated: July 17, 2012 v 2

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26/AB 1484 - Section 34169 for Period January - June 2013

Project Name / Debt Obligation	Payee	Description	Source of Funding	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total ¹	
						Jan	Feb	Mar	Apr	May	Jun		
1) 2004 Tax Allocation Bonds	Wells Fargo	Bond issue to fund non-housing projects	Real Property Tax Trust Fund (RPTTF)	36,910,000.00	3,368,981.50			2,446,990.75					\$ 2,446,990.75
1a) 2004 TAB Admin Fee FY2012	Wells Fargo	Annual administrative fee for bond issuance	TI Fund Balance	Varies every year - cannot estimate total amount	1,800.00								\$ -
1b) 2004 TAB Admin Fee FY2013	Wells Fargo	Annual administrative fee for bond issuance	RPTTF	Varies every year - cannot estimate total amount	1,800.00			1,800.00					\$ 1,800.00
1c) 2004 TAB Admin Fee FY2012	Willdan	Annual administrative fee for bond issuance	TI Fund Balance	Varies every year - cannot estimate total amount	5,175.00								\$ -
1d) 2004 TAB Admin Fee FY2013	Willdan	Annual administrative fee for bond issuance	RPTTF	Varies every year - cannot estimate total amount	5,175.00			5,175.00					\$ 5,175.00
2) 2006 Tax Allocation Bonds	Wells Fargo	Bond issue to fund non-housing projects	RPTTF	11,720,000.00	836,340.00			358,170.00					\$ 358,170.00
2a) 2006 TAB Admin Fee FY2012	Wells Fargo	Annual administrative fee for bond issuance	TI Fund Balance	Varies every year - cannot estimate total amount	2,000.00								\$ -
2b) 2006 TAB Admin Fee FY2013	Wells Fargo	Annual administrative fee for bond issuance	RPTTF	Varies every year - cannot estimate total amount	2,000.00			2,000.00					\$ 2,000.00
2c) 2006 TAB Admin Fee FY2012	Willdan	Annual administrative fee for bond issuance	TI Fund Balance	Varies every year - cannot estimate total amount	1,120.00								\$ -
2d) 2006 TAB Admin Fee FY2013	Willdan	Annual administrative fee for bond issuance	RPTTF	Varies every year - cannot estimate total amount	1,120.00			1,120.00					\$ 1,120.00
3) Repayment Agreement with City of Hayward	City of Hayward	To fund start-up costs of Hayward Redevelopment Project Area	RPTTF	7,016,422.00	800,000.00								\$ -
4) SERAF	Hayward Housing Authority	Loan for SERAF FY10 and FY11 payments	RPTTF	3,876,516.00	2,854,244.00	246,362.00	246,362.00	246,362.00	246,362.00	246,362.00	246,362.00		\$ -1,902,172.68
5) Contract for Restaurant Consulting	Five Star Restaurant	One-on-one restaurant consulting/retail attraction	TI Fund Balance	14,287.50	3,787.50								\$ -
6) Foothill Façade Loans	Multiple Property Owners	Matching loan funds for property owners along Foothill Blvd for façade improvement program	TI Fund Balance	1,108,000.00	1,108,000.00								\$ -
8a) Foothill Façade Loan Project Delivery Costs (Staff Costs/Legal Fees)	Successor Agency	Project Delivery Costs to Implement Foothill Façade Loan Project	RPTTF	24,432.00	24,432.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00	4,072.00		\$ 24,432.00
10) Employee Leave Liability	Employees of Agency/ Liability Fund	Leave balance payoffs/liability fund deposit for employee leave costs	RPTTF	49,175.00	49,175.00								\$ -
11) PERS Liability	Liability Fund	Liability Fund deposit for Agency employee PERS costs	RPTTF	686,235.40	686,235.40	686,235.40							\$ 686,235.40
12) OPEB Liability	Liability Fund	Liability Fund deposit for Agency employee OPEB costs	RPTTF	177,227.20	177,227.20	177,227.20							\$ 177,227.20
13) Agency Insurance costs	City of Hayward	Liability Insurance	RPTTF	54,042.00	54,042.00	4,503.50	4,503.50	4,503.50	4,503.50	4,503.50	4,503.50		\$ 27,021.00
16) Contract for Mission Blvd Specific Plan	Hall Alminans, Inc/Lampher Gregory	Consultant to prepare specific plan for Mission Blvd corridor	TI Fund Balance	213,649.44	182,412.00	15,201.00	15,201.00	15,201.00	15,201.00	15,201.00	15,201.00		\$ 91,206.00
22) Successor Agency Admin Allowance	City of Hayward	Per ABx1 26, to cover administrative costs of Successor Agency	RPTTF	250,000.00	250,000.00	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33	20,833.33		\$ 125,000.00
23) Contract for Security Services	ABC Security Services	Security Patrol Services for Cinema Place garage	RPTTF	68,000.00	68,000.00	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67		\$ 34,000.00
24) Contract for Security Alarm	ADT Security Services	Alarm Service for Cinema Place garage	RPTTF	2,100.00	2,100.00	175.00	175.00	175.00	175.00	175.00	175.00		\$ 1,050.00
25) Contract for Elevator Maint and Repair	Milwaukee Electric	Cinema Place Elevator	RPTTF	7,000.00	7,000.00	583.33	583.33	583.33	583.33	583.33	583.33		\$ 3,500.00
26) Contract for Sweeping	Montgomery Sweeping Service	Cinema Place Garage Sweeping	RPTTF	12,000.00	12,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00		\$ 6,000.00
27) Utilities	PGE	Cinema Place Garage Utilities	RPTTF	28,000.00	28,000.00	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33		\$ 14,000.00
28) Utilities	City of Hayward	Cinema Place Water Utilities	RPTTF	500.00	500.00	41.67	41.67	41.67	41.67	41.67	41.67		\$ 250.00
29) Contract for Env Remediation Work	AEDIS Architecture & Planning	Burbank School Env Remediation Work	TI Fund Balance	6,504.54	6,504.54								\$ -
30) Contract for Env Remediation Work	TRC	Burbank School Env Remediation Work	TI Fund Balance	20,000.00	15,826.87								\$ -
37) Contract for Env Remediation	TRC	Residual Burbank Site - Removal Action Work	TI Fund Balance (\$72,882.77)	328,610.00	328,610.00	85,242.67	85,242.67	85,242.67					\$ 256,728.00
38) Project Delivery Costs - Burbank Residual Site	City of Hayward (Successor Agency)	Finalize negotiation and execution of Purchase and Sale Agreement - staff project mgmt costs/legal fees	RPTTF	18,863.00	18,863.00	4,643.83	4,643.83	4,643.83	4,643.83	4,643.83	4,643.83		\$ 27,863.00
39) Property Disposition Costs - former Agency-held properties	City of Hayward (Successor Agency)	Staff project mgmt costs; legal fees; property mgmt costs; appraisal costs; other associated costs for property disposition	RPTTF	128,580.00	128,580.00	10,715.00	10,715.00	10,715.00	10,715.00	10,715.00	10,715.00		\$ 64,290.00
40) Contract for Env Remediation	AMEC Geomatrix Inc	Env Remediation - Cinema Place	TI Fund Balance	195,070.82	103,625.06	8,635.42	8,635.42	8,635.42	8,635.42	8,635.42	8,635.42		\$ 51,812.53
42) Contract for Financial Analysis	Keiser Marston	Financial Analysis	TI Fund Balance	20,000.00	7,720.83								\$ -
46) Contract for Water Testing	SWRCB	Water testing at Cinema Place - monitoring of site	TI Fund Balance	4,999.94	4,999.94								\$ -
50) AB1484 Audit Expenses	TBD	Audit required by AB1484	TI Fund Balance	15,000.00	15,000.00								\$ -
51) Oversight Board Legal Counsel	TBD	Per Oversight Board request, funds to pay for outside legal counsel	TI Fund Balance	50,000.00	50,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00		\$ 30,000.00
52) Cinema Place Maintenance Expense Repayment	Blake Hunt Ventures	Reimbursement of overpaid funds on deposit for annual maintenance expenses to holder of Cinema Place ground lease	TI Fund Balance	Varies every year depending on actual maintenance expenses - cannot estimate total amount	6,300.00								\$ -
53) Cinema Place Maintenance Reserve FY12 Payment	City of Hayward (Successor Agency)	Per requirements of Ground Lease, annual payment into capital maintenance reserve for Cinema Place pking structure until 2042	TI Fund Balance	92,132.00	2,972.00								\$ -

Name of Redevelopment Agency: Hayward Successor Agency
 Project Area(s): All

ATTACHMENT VII

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26/AB 1484 - Section 34169 for Period January - June 2013

	Cinema Place Maintenance Reserve 54) FY13 Payment	City of Hayward (Successor Agency)	Per requirements of Ground Lease, annual payment into capital maintenance reserve for Cinema Place plus structure until 2042	RPTTF	88,180.00	2,972.00	2,972.00							\$ 2,972.00
	Totals - This Page				\$ 63,166,506.84	\$ 10,735,080.84	\$ 1,015,131.36	\$ 168,646.76	\$ 2,983,902.51	\$ 83,404.09	\$ 83,404.09	\$ 83,404.09	\$ 83,404.09	\$ 4,417,892.88
	Grand total - All Pages				\$ 63,166,506.84	\$ 10,735,080.84	\$ 1,015,131.36	\$ 168,646.76	\$ 2,983,902.51	\$ 83,404.09	\$ 83,404.09	\$ 83,404.09	\$ 83,404.09	\$ 4,417,892.88

Note 1: This total only reflects payments required between 1/1/2013 and 6/30/2013 and not the total outstanding obligation.

Updated: July 17, 2012 v2