



Agenda

Meeting of the Oversight Board of the Successor Agency to the
Richmond Community Redevelopment Agency

Thursday, May 17, 2012
6:00 pm

City of Richmond Multi-purpose Room
440 Civic Center Plaza, Basement Level
Richmond CA, 94804

1. Call to Order
2. Roll Call
3. Public Comment
Comments are limited to 3 minutes per speaker.
4. New Business Items
 - a. APPROVE the Oversight Board April 24, 2012 meeting minutes.
 - b. CONSIDERATION of a resolution approving the Corrected First Recognized Obligation Payment Schedule pursuant to health and safety code section 34177(l)
 - c. CONSIDERATION of a resolution approving the Second Draft Recognized Obligation Payment Schedule pursuant to health and safety code section 34177(l)
6. Adjournment

Oversight Board meetings are not televised.
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Lizeht Zepeda (510) 620-1730. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



Approved Meeting Minutes on 5-17-12

Oversight Board of the Successor Agency to the
Richmond Community Redevelopment Agency

Tuesday, April 24, 2012
6:00 pm

City of Richmond Multi-purpose Room
440 Civic Center Plaza, Basement Level
Richmond CA, 94804

1. Call to Order: 6:05pm
2. Roll Call:
Boardmembers present: Dotson (arrived at 6:15pm) alternate Chris Barton was present at roll call, Gamba, Jackson-Whitmore, Johnson, Lee, Marquez, and Smalley.
3. Public Comment: no members of the public commented.
4. Introduction of Board Members and Staff:
OB members introduced themselves and what appointed body they represent. Staff followed with their introductions.
5. New Business Items
 - a. Election of Chair and Vice-Chair:

OB member Marquez moved to appoint OB member Linda Jackson-Whitmore as Chair: seconded by OB member Johnson.

OB member Marquez moved to appoint OB member Chadrick Smalley as Vice-Chair: seconded by OB member Gamba.

Chairperson Jackson-Whitmore selected SA staff member Lizeht Zepeda as Secretary of the OB.
 - b. PRESENTATION – An overview of the Richmond Community Redevelopment Agency’s (RCRA) history and dissolution process.

Alan Wolken, RCRA Director highlighted history and activity about the RCRA projects included in the presentation packet material. A few projects noted were: I-80 Shopping Center, Target, Ford Assembly Building, and Streetscapes on East



and West Macdonald. Alan also spoke about projects in jeopardy, resulting in the dissolution process of the RCRA.

- c. ADOPT a resolution designating an official who the State of California Department of Finance may contact pursuant to health and safety code section 34179
SA staff member Patrick Lynch is designated as DOF Contact person.
OB member Gamba moved to approve resolution: seconded by OB member Marquez.
- d. ADOPT a resolution providing the time and place for holding the oversight Board's regular meetings

OB members discussed availability of schedules for the 4th Tuesday and the 3rd Thursday of the month at 6pm. OB member Marquez suggested that meetings be held in the Council Chambers when available and use the Multi-Purpose Room as a back-up. OB member Lee informed the OB that the Planning Commission will not be meeting on May 17, 2012 and the Council Chamber will be available.

OB member Johnson moved to approve resolution: seconded by OB member Dotson.

- e. ADOPT a resolution approving the Successor Agency's Administrative Budget pursuant to health and safety code section 34177(j)

OB member Johnson moved to approve resolution: seconded by Vice-Chair Smalley.
- f. ADOPT a resolution approving a Recognized Obligation Payment Schedule pursuant to health and safety code section 34177(l)

OB member Gamba moved to approve resolution: seconded by OB member Lee.

6. Adjournment

OB member Johnson moved to adjourn: seconded by OB member Lee meeting adjourned at 8:43pm.

Oversight Board Members:

Linda Jackson-Whitmore, Chair
Chadrick Smalley, Vice Chair

John Marquez
Jeff Lee

Whitney Dotson
Janet Johnson

Sheri Gamba



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

AGENDA REPORT

DATE: May 17, 2012

TO: Honorable Chairperson Linda Jackson-Whitmore and Members of the Oversight Board of the Successor Agency to the Dissolved Richmond Community Redevelopment Agency

FROM: Successor Agency Staff

SUBJECT: OVERSIGHT BOARD'S CONSIDERATION OF TWO RESOLUTIONS APPROVING THE SUCCESSOR AGENCY'S CORRECTED FIRST RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND DRAFT SECOND RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET

STATEMENT OF THE ISSUE:

Staff is seeking adoption of two resolutions approving the Successor Agency's Corrected First Recognized Obligation Payment Schedule and Draft Second Recognized Obligation Payment Schedule and Administrative Budget.

RECOMMENDED ACTION:

ADOPT two resolutions approving a Corrected First Recognized Obligation Payment Schedule and Draft Second Recognized Obligation Payment Schedule and Administrative Budget.

FINANCIAL IMPACT OF RECOMMENDATION:

Review of the Administrative Budget and Recognized Obligation Payment Schedule is required by sections 34177(j) and 34179(h) of the California Health and Safety Code. No funds are involved with the approval of the ROPS or the Budget.

Oversight Board Members:

Linda Jackson-Whitmore, Chair
Chadrick Smalley, Vice Chair

John Marquez
Jeff Lee

Whitney Dotson
Janet Johnson

Sheri Gamba

BACKGROUND:

Pursuant to Health and Safety Code Section 34172, the Richmond Community Redevelopment Agency ("RCRA") was dissolved as of February 1, 2012. The City of Richmond is the Successor Agency ("SA") of the Agency. The Oversight Board is responsible for approving the actions of the RCRA Successor Agency pursuant to Health and Safety Code Section 34179.

DISCUSSION:Corrected First Recognized Obligation Payment Schedule

One of the RCRA Successor Agency's responsibilities pursuant to Health and Safety Code Section 34177(l) is to prepare a draft First Recognized Obligation Payment Schedule ("ROPS") by March 1, 2012, listing all of the outstanding debts and obligations of the former Agency for the period from February 1, 2012, through June 30, 2012, submit the draft First ROPS to the County Auditor-Controller for certification as to its accuracy, and submit the draft First ROPS to the Oversight Board for approval.

The ROPS was prepared by the RCRA Successor Agency and submitted to the Auditor-Controller of Contra Costa County as of March 1, 2012. The Oversight Board ("OB") to the SA held its first meeting on April 24, 2012, at which time approved the draft First ROPS and Administrative Budget resolutions (3-12 & 4-12) on the agenda. The RCRA SA staff provided a copy of the approved ROPS and Administrative Budget to the County Auditor-Controller and Department of Finance (DOF) on April 26, 2012, and posted the approved ROPS on the RCRA SA's website.

Pursuant to Health and Safety Code Section 34179(h), because the DOF may review Oversight Board actions, the Oversight Board's action to approve the ROPS is not effective for three business days, pending a request for review by the DOF.

On May 1, 2012 the DOF notified the RCRA SA that the First ROPS submitted was considered incomplete because several line items (shown in Attachment 3) in our ROPS did not show the breakdown of their multiple funding sources. The template used for the submittal of the First Draft ROPS was provided by DOF staff to the SA and was never notified accordingly of an updated template prior to the May 1, 2012 DOF letter. SA staff has revised the ROPS with the new template to approve the Corrected First ROPS.

The DOF is disputing the enforceability of several line items (shown in Attachment 3) on the First ROPS. These items include: BART Parking Structure, Officer Bradley A. Moody Memorial Underpass, Miraflores Housing, remediation of Miraflores site, and Nevin Court. SA staff prior to DOF's May 1, 2012 letter sent our contact person at the

Oversight Board Members:

Linda Jackson-Whitmore, Chair
Chadrick Smalley, Vice Chair

John Marquez
Jeff Lee

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Janet Johnson

Sheri Gamba

time Alex Watt, DOF Analyst all supporting material for these sites in questioned on March 29, 2012 and did not received further inquiries. Additionally, SA staff sent a response letter on May 11, 2012 (Attachment 4) to DOF and via FedEx all supporting material for the items in question.

Second Draft Recognized Obligation Payment Schedule

The Second Draft Recognized Obligation Payment Schedule covers payment of obligations between July and December of 2012. SA staff has prepared a draft of the Second Recognized Obligations Payment Schedule ("ROPS") and submitted it to the County Auditor-Controller. Once certified by the County Auditor-Controller and approved by the Oversight Board, the approved Second ROPS will serve as the spending plan for the Successor Agency during its operative period.

Administrative Budget

Pursuant to Health and Safety Code Section 34177(j), the RCRA Successor Agency is required to prepare a proposed administrative budget ("Budget") and submit it for approval to the Oversight Board. The Budget is required to include all of the following: (1) estimated amounts for RDA Successor Agency administrative costs for the period between July 1, 2012 through December 31, 2012; (2) proposed sources of payment for all administrative costs; (3) proposals for arrangements for administrative and operations services provided by the City of Richmond.

Pursuant to Health and Safety Code Section 34179(h), because the DOF may review Oversight Board actions, the Oversight Board's action to approve the Budget is not effective for three business days, pending a request for review by the DOF.

CEQA:

The actions taken by enactment of these Resolutions do not commit the Oversight Board to any actions that may have a significant effect on the environment. As a result, such actions do not constitute projects subject to the requirements of the California Environmental Quality Act.

DOCUMENT ATTACHMENTS:

- Attachment 1 – Corrected First ROPS Resolution
- Attachment 2 – Draft Second ROPS and Administrative Budget Resolution
- Attachment 3 – DOF Mark Hill Letter to SA dated May 1, 2012
- Attachment 4 – SA Response to DOF Letter dated May 11, 2012

RESOLUTION NO. 5-12

A RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF RICHMOND AS SUCCESSOR AGENCY TO THE DISSOLVED RICHMOND COMMUNITY REDEVELOPMENT AGENCY APPROVING A CORRECTED FIRST RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I)

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Richmond ("RCRA Successor Agency") is the successor agency to the dissolved Richmond Community Redevelopment Agency ("Agency"), confirmed by Resolution No.4-12 adopted on January 24, 2012; and

WHEREAS, Health and Safety Code section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

WHEREAS, the Oversight Board is the RCRA Successor Agency's oversight board pursuant to Health and Safety Code section 34179(a); and

WHEREAS, Health and Safety Code section 34177(1)(2), as modified by the Supreme Court opinion in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. S194861 ("Legal Action"), requires the RCRA Successor Agency to prepare an initial draft of a "recognized obligation payment schedule" ("ROPS") by March 1, 2012, listing outstanding obligations of the Agency to be performed by the RCRA Successor Agency during the time period from February 1, 2012, through June 30, 2012; and

WHEREAS, Health and Safety Code section 34177(1)(2) requires the RCRA Successor Agency to submit the initial draft of the ROPS to either the County of Contra Costa Auditor-Controller, or its designee, for the auditor's review and certification as to the accuracy of the ROPS; and

WHEREAS, Health and Safety Code section 34180(g) requires the Oversight Board to approve the RCRA Successor Agency's establishment of the ROPS prior to the RCRA Successor Agency acting upon the ROPS; and

WHEREAS, RCRA Successor Agency staff has prepared an initial draft of the ROPS and submitted it to the County of Contra Costa Auditor-Controller prior to March 1, 2012; and

WHEREAS, the County of Contra Costa Auditor-Controller is reviewing the initial draft of the ROPS as to its accuracy; and

WHEREAS, the Department of Finance has provided comments to the Draft ROPS submitted by the Successor Agency Staff on April 26, 2012; and

WHEREAS, the corrected First ROPS addresses the comments received from the Department of Finance on May 1, 2012.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE CITY OF RICHMOND AS SUCCESSOR AGENCY TO THE DISSOLVED RICHMOND COMMUNITY REDEVELOPMENT AGENCY:

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

SECTION 2. CEQA Compliance. The approval of the ROPS through this Resolution does not commit the Oversight Board 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 the ROPS. The Oversight Board hereby approves and adopts the ROPS, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34177.

SECTION 4. Implementation. The Oversight Board hereby directs the RCRA Successor Agency to submit copies of the ROPS approved by the Oversight Board to the County of Contra Costa Auditor-Controller, the State of California Controller and the State of California Department of Finance after the effective date of this Resolution or, if the State of California Department of Finance requests review of the ROPS prior to the effective date of this Resolution, upon approval of the ROPS by the State of California Department of Finance, and to post the ROPS on the RCRA Successor Agency's website.

SECTION 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 6. Effective Date. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

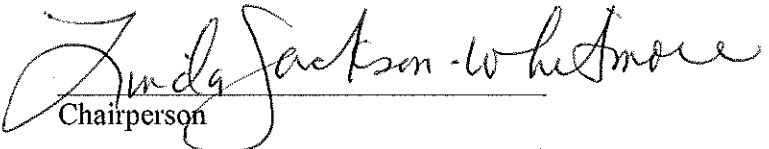
I certify that the foregoing Resolution was passed and adopted by the Oversight Board, at a regular meeting held on May 17, 2012 by the following vote:

AYES: Boardmembers Dotson, Johnson, Lee, Marquez, Vice Chairperson Smalley,
Chairperson Jackson-Whitmore.

NOES: None.

ABSENT: Boardmember Gamba.

ABSTAIN: None.


Chairperson

ATTEST:

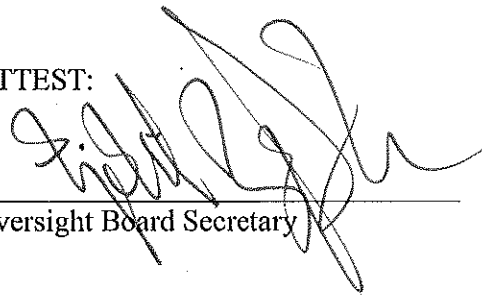

Oversight Board Secretary

EXHIBIT A

FIRST CORRECTED RECOGNIZED OBLIGATION PAYMENT SCHEDULE

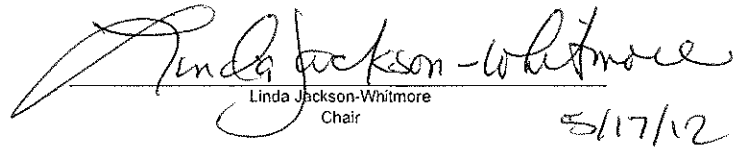
[Attached behind this page]

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE Jan. 1, 2012 to June 30, 2012 PERIOD

Name of Successor Agency City of Richmond

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 324,742,740.00	\$ 10,398,811.00
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 10,398,811.00	
Available Revenues other than anticipated funding from RPTTF	\$ 1,704,330.00	
Enforceable Obligations paid with RPTTF	\$ 7,979,865.00	
Administrative Cost paid with RPTTF	\$ 429,558.00	
Pass-through Payments paid with RPTTF	\$ 285,058.00	
Administrative Allowance (greater of 3% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 398,993.25	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.


Linda Jackson-Whitmore
Chair

5/17/12

Signature Date

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Totals Due During the Six-Month Period Only	Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						
						Payments by month						
						Jan. 2012	Feb. 2012	March 2012	April 2012	May 2012	June 2012	Total
1 1998 Tax Allocation Refunding Bond	US Bank	Refinance a portion of 1991 TARF; fund capital improvement projects	30,058,936	2,340,462	RPTTF	266,731				2,073,731		2,340,462
2 2000A Tax Allocation Bond	Union Bank	Fund capital improvement projects	19,070,480	356,875	RPTTF		356,875					356,875
3 2003A Tax Allocation Revenue Bond	Union Bank	Fund capital improvement projects	22,167,117	355,844	RPTTF		355,844					355,844
4 2003B Tax Allocation Revenue Bond	Union Bank	Fund capital improvement projects	18,076,003	336,219	RPTTF							336,219
5 2004A Tax Allocation Revenue Bond (2/3)	Union Bank	Fund capital improvement projects	15,123,784	243,090	RPTTF		243,090					243,090
6 Section 108 Loan	HUD	Finance costs related to the Ford Assembly Building Project	3,780,590	60,675	RPTTF	60,675						60,675
7 2010A Tax Allocation Refunding Bond	Union Bank	Refund all outstanding 2007A Bonds	63,406,895	0	RPTTF							0
8 SERAF Payment	State of California	Finance SERAF	14,267,871	244,043	RPTTF				244,043			244,043
9 2000B Tax Allocation Bonds (Housing)	Union Bank	Loaned to the Agency to provide funding for capital improvements of the	4,719,330	121,633	RPTTF		121,633					121,633
10 Wells Fargo Bank Loan (Housing)	Wells Fargo Bank	Predevelopment and line of credit to non profit developers	545,000	1,875	RPTTF			1,875				1,875
11 2004A Tax Allocation Revenue Bond (1/3 Housing)	Union Bank	Fund low/moderate income housing projects	7,561,892	121,545	RPTTF		121,545					121,545
12 2004B Tax Allocation Revenue Bond (Housing)	Union Bank	Fund low/moderate income housing projects	2,209,029	32,269	RPTTF		32,269					32,269
13 Section 108 Loan (Housing)	HUD	Finance costs related to the North Richmond Iron Triangle Project	4,217,240	90,597	RPTTF	90,597						90,597
14 2007B Tax Allocation Capital Appreciation Bond (Housing)	Union Bank	Finance low and moderate income housing activities	22,880,000	0	RPTTF							0
15 CalHFA Loan	CalHFA	Finance acquisition, construction, of homeownership and multifamily rei	1,300,000	0	RPTTF							0
16 Employee Costs	Employees of Agency	Business Assistance Officer, Community Development Program Manager, Attorney	17,899,685	1,789,968	RPTTF	298,328	298,328	298,328	298,328	298,328	298,328	1,789,968
17 General Liability Insurance	City of Richmond	Insurance for Agency	770,000	76,998	RPTTF	12,833	12,833	12,833	12,833	12,833	12,833	76,998
18 IT, Telecommunications, support, licensing and fees	City of Richmond	IT, Telecom, licensing, support	1,654,940	165,492	RPTTF	27,582	27,582	27,582	27,582	27,582	27,582	165,492
19 Indirect Costs	City of Richmond	Human Resources, City Clerk, Finance, Mayor, City Council, Cit	2,466,770	246,678	RPTTF	41,113	41,113	41,113	41,113	41,113	41,113	246,678
20 Façade Improvement Program	Ahmed Obaid	For façade improvement of business	4,274	2,137	RPTTF	356.21	356.21	356.21	356.21	356.21	356.21	2,137
21 Façade Improvement Program	Nancy Gabay	For façade improvement of business	8,685	4,342	RPTTF	723.74	723.74	723.74	723.74	723.74	723.74	4,342
22 Façade Improvement Program	Fox Design Group	For façade improvement of business	18,382	9,191	RPTTF	1,531.79	1,531.79	1,531.79	1,531.79	1,531.79	1,531.79	9,191
23 Façade Improvement Program	Park Florist	For façade improvement of business	53,784	26,892	RPTTF	4,481.98	4,481.98	4,481.98	4,481.98	4,481.98	4,481.98	26,892
24 Façade Improvement Program	Arlington Financial	For façade improvement of business	29,649	14,824	RPTTF	2,470.74	2,470.74	2,470.74	2,470.74	2,470.74	2,470.74	14,824
25 Façade Improvement Program	Local Businesses	Various façade improvements in progress	189,000	189,000	RPTTF				63,000.00	63,000.00	63,000.00	189,000
26 Grant Consulting/Legal services	Michael Bernick		16,525	8,262	RPTTF	1,377	1,377	1,377	1,377	1,377	1,377	8,262
27 Contract for Consulting Services	Seifel Consulting	Economic development strategies	3,014	1,506	RPTTF	251	251	251	251	251	251	1,506
28 Contract for Loan Services	Amerinational	Service a variety of agency loans	21,567	10,782	RPTTF	1,797	1,797	1,797	1,797	1,797	1,797	10,782
29 Contract for Credit Report Services	Experian Informational	Credit report services for loan borrowers	799	402	RPTTF	67	67	67	67	67	67	402
30 Contract for Consulting Services	City Data Services		19,935	9,966	RPTTF	1,661	1,661	1,661	1,661	1,661	1,661	9,966
31 Contract for Legal Services	S Goldfarb		67,425	33,714	RPTTF	5,619	5,619	5,619	5,619	5,619	5,619	33,714
32 Contract for Website Services	T324 Inc	Updating and hosting Business to Business website	388	388	RPTTF				388			388
33 Contract for Appraisal Services	Sturgis-Bright	Appraisal services for properties	19,950	9,978	RPTTF	1,663	1,663	1,663	1,663	1,663	1,663	9,978
34 Contract for Legal Services	Lynn M Suter		3,608	1,806	RPTTF	301	301	301	301	301	301	1,806
35 Contract for File Storage	Recall	Offsite storage of documents	7,055	3,528	RPTTF	588	588	588	588	588	588	3,528
36 Contract for Consulting Services	Fraser & associates	Financial Consultant	7,500	3,750	RPTTF	625	625	625	625	625	625	3,750
37 Contract for Equipment Leases	Xerox Corporation	Copier/Printer/Fax lease contract	38,000	10,086	RPTTF	1,681	1,681	1,681	1,681	1,681	1,681	10,086
38 Contract for Shipping	Federal Express	Overnight shipping	5,000	2,184	RPTTF	364	364	364	364	364	364	2,184
39 Façade Improvement Program	Eloisa F Martin	For façade improvement of business	71	71	RPTTF				71			71
40 Contract for Project Monitoring	City of Richmond Employment &	Monitoring of Certified Payroll/Workforce Ordinance	375,000	75,000	RPTTF	12,500	12,500	12,500	12,500	12,500	12,500	75,000
41 Vernon Castro Project	City of Richmond	Site clean up to abide by city ordinance	5,000	5,000	RPTTF					5,000		5,000
42 Infill Phase II/Fibert Townhomes Project (Housing)	CHDC (Community Housing Dev	Loan to construct approx. 42 Low/Mod town homes	5,756,000	0	RPTTF							0
43 45 First Street Project	Housing and Urban Developmen	Along with CDBG grant funds to build low/mod homes	600,000	600,000	RPTTF					600,000		600,000
44 Contra Costa County	Contra Costa County	Assessment taxes on agency owned property	118,000	0	RPTTF				0			0
45 Crescent Park Bond Monitoring	Contra Costa County	Conduit Bond Monitoring	19,750	19,750	RPTTF				19,750			19,750
46 Contract for tax verification services	MuniServices	Property tax audits	53,043	53,043	RPTTF					53,043		53,043
47 Cal Home Loans	State of California	Reimbursement for rehabilitation loans	1,200,000	300,000	RPTTF				100,000	100,000	100,000	300,000
48 Unfunded Pension Liability	California Public Employees Ret	Cost of unfunded pensions	1,648,056	0	RPTTF							0
49 Compensated Absences	Employees of Agency	Cost of vacation and severance pay	1,186,809	0	RPTTF							0
50 Metrowalk Phase II and BART Garage Project	Various	Developer agreement	5,991,092	0	RPTTF							0
51 Bradley A Moody Memorial Underpass Project	Various	Grant agreement	6,273,450	0	RPTTF							0
Totals - This Page (RPTTF Funding)			275,916,373	7,979,865		835,917	1,985,848	419,789	844,707	3,312,688	580,914	7,979,865
Totals - Page 2 (Other Funding)			46,304,190	1,704,330		282,886	289,900	282,886	282,886	282,886	282,886	1,704,330
Totals - Page 3 (Administrative Cost Allowance)			429,558	429,558		71,593	71,593	71,593	71,593	71,593	71,593	429,558
Totals - Page 4 (Pass Thru Payments)			2,092,619	285,058		0	0	0	0	0	285,058	285,058
Grand total - All Pages			324,742,740	10,398,811		1,190,396	2,347,341	774,268	1,199,186	3,667,167	1,220,451	10,398,811

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177**

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Totals Due During the Six-Month Period Only	Funding Source	Payable from Other Revenue Sources						
						Payments by month						
						Jan. 2012	Feb. 2012	March 2012	April 2012	May 2012	June 2012	Total
1 Metrowalk Phase II and BART Garage Project	Vallier Design	Construction design costs	107,179	53,592	Grants/ Bonds/Others	8,932	8,932	8,932	8,932	8,932	8,932	53,592
2 Metrowalk Phase II and BART Garage Project	Winifred Day/ Fine Art by Day	Construction art costs	19,000	9,498	Grants/ Bonds/Others	1,583	1,583	1,583	1,583	1,583	1,583	9,498
3 Metrowalk Phase II and BART Garage Project	Midred Howard	Construction art costs	158,000	64,002	Grants/ Bonds/Others	10,667	10,667	10,667	10,667	10,667	10,667	64,002
4 Metrowalk Phase II and BART Garage Project	C. Overaa & Co	Construction costs	13,288,580	7,000,002	Grants/ Bonds/Others	1,166,667	1,166,667	1,166,667	1,166,667	1,166,667	1,166,667	7,000,002
5 Metrowalk Phase II and BART Garage Project	Mack 5	Construction site management	1,615,740	109,818	Grants/ Bonds/Others	18,303	18,303	18,303	18,303	18,303	18,303	109,818
6 Metrowalk Phase II and BART Garage Project	Kimley Horn	Construction legal costs	875,524	312,762	Grants/ Bonds/Others	52,127	52,127	52,127	52,127	52,127	52,127	312,762
7 Metrowalk Phase II and BART Garage Project	Bay Area Rapid Transit	Bay area rapid transit owners reserve	1,036,950	1,018,478	Grants/ Bonds/Others	86,413	586,413	86,413	86,413	86,413	86,413	1,018,478
8 Metrowalk Phase II and BART Garage Project	Bay Area Rapid Transit	Bay area rapid transit design and funding agreement	1,304,567	652,284	Grants/ Bonds/Others	108,714	108,714	108,714	108,714	108,714	108,714	652,284
9 Metrowalk Phase II and BART Garage Project	Various	Developer agreement	6,396,600	0	Grants/ Bonds/Others							0
10 Metrowalk Phase II (Housing)	Various	Developer agreement	5,000,000	0	Grants/ Bonds/Others							0
11 Bradley A Moody Memorial Underpass Project	Moscone, Emblid	Legal Services	39,870	19,932	Grants/ Bonds/Others	3,322	3,322	3,322	3,322	3,322	3,322	19,932
12 Bradley A Moody Memorial Underpass Project	Union Pacific Railroad	Review of plans and agreements	8,690	4,344	Grants/ Bonds/Others	724	724	724	724	724	724	4,344
13 Bradley A Moody Memorial Underpass Project	Hanna Engineering	Engineering Services	49,960	24,978	Grants/ Bonds/Others	4,163	4,163	4,163	4,163	4,163	4,163	24,978
14 Bradley A Moody Memorial Underpass Project	BKF Engineering	Engineering Services	86,824	43,410	Grants/ Bonds/Others	7,235	7,235	7,235	7,235	7,235	7,235	43,410
15 Bradley A Moody Memorial Underpass Project		Grant agreement	22,743,172	0	Grants/ Bonds/Others							0
16 Miraflores Project	PES Environmental	Remediation Costs	569,146	159,570	Grants/ Bonds/Others	26,595	26,595	26,595	26,595	26,595	26,595	159,570
17 Miraflores Project	Eden Housing	Remediation Costs	215,133	107,568	Grants/ Bonds/Others	17,928	17,928	17,928	17,928	17,928	17,928	107,568
18 Miraflores Project	AEM Consulting	Consulting Services for remediation	646	324	Grants/ Bonds/Others	54	54	54	54	54	54	324
19 Miraflores Project	Irving A Gonzalez	Remediation Costs	72,593	36,294	Grants/ Bonds/Others	6,049	6,049	6,049	6,049	6,049	6,049	36,294
20 Miraflores Project	Department of Toxic Substance Control	Remediation Costs	112,783	18,894	Grants/ Bonds/Others	3,149	3,149	3,149	3,149	3,149	3,149	18,894
21 Miraflores Project	Eagle Environmental	Remediation Costs	2,550,000	649,998	Grants/ Bonds/Others	108,333	108,333	108,333	108,333	108,333	108,333	649,998
22 Miraflores Project (Housing)		Loan/ERN with CDBG grant funds for approx. 80 units Sr Housing	13,370,610	0	Grants/ Bonds/Others							0
23 Miraflores Project	Holland & Knight	Legal services	108,792	29,394	Grants/ Bonds/Others	4,899	4,899	4,899	4,899	4,899	4,899	29,394
24 Lillie Mae Jones Plaza Project	Lille Mae Jones Plaza LLP	Construction costs	1,430,990	0	Grants/ Bonds/Others							0
25 Lillie Mae Jones Plaza Project		Loan Agreement	377,000	7,000	Grants/ Bonds/Others		7,000					7,000
26 Marina Bay Trails Landscape/Security/Improvements Project	Zeiger Engineer	Engineering services	7,563	3,780	Grants/ Bonds/Others	630	630	630	630	630	630	3,780
27 Marina Bay Trails Landscape/Security/Improvements Project	PES Environmental	Consulting services	12,183	6,090	Grants/ Bonds/Others	1,015	1,015	1,015	1,015	1,015	1,015	6,090
28 Marina Bay Trails Landscape/Security/Improvements Project	Questa Engineering	Engineering services	1,264	630	Grants/ Bonds/Others	105	105	105	105	105	105	630
29 Marina Bay Trails Landscape/Security/Improvements Project	Vallier Design	Design services	16,101	8,052	Grants/ Bonds/Others	1,342	1,342	1,342	1,342	1,342	1,342	8,052
30 Marina Bay Trails Landscape/Security/Improvements Project	WR Forde Associates	Construction of bay trail improvements	179,065	89,532	Grants/ Bonds/Others	14,922	14,922	14,922	14,922	14,922	14,922	89,532
31 Marina Bay Trails Landscape/Security/Improvements Project	Watkins & Bartoli	Landscape services	41,048	20,526	Grants/ Bonds/Others	3,421	3,421	3,421	3,421	3,421	3,421	20,526
32 Marina Bay Trails Landscape/Security/Improvements Project	Nichols Consulting	Consulting services	13,917	6,960	Grants/ Bonds/Others	1,160	1,160	1,160	1,160	1,160	1,160	6,960
33 Railroad Crossing Design & Improvements Project	BKF Engineering	Engineering services	40,202	20,100	Grants/ Bonds/Others	3,350	3,350	3,350	3,350	3,350	3,350	20,100
34 Railroad Crossing Design & Improvements Project	PES Environmental	Consulting services	2,153	1,074	Grants/ Bonds/Others	179	179	179	179	179	179	1,074
35 Railroad Crossing Design & Improvements Project	Civil Engineering	Engineering services	109,574	54,786	Grants/ Bonds/Others	9,131	9,131	9,131	9,131	9,131	9,131	54,786
36 Railroad Crossing Design & Improvements Project		Temporary road for Bradley A Moody Underpass Project	914,000	150,000	Grants/ Bonds/Others	25,000	25,000	25,000	25,000	25,000	25,000	150,000
37 I80 Shopping Center Project	Keyser Marston	Financial consulting	67,397	33,696	Grants/ Bonds/Others	5,616	5,616	5,616	5,616	5,616	5,616	33,696
38 Downtown Pedestrian Bicycle Project	Ghilotti Brothers	Construction costs	0	0	Grants/ Bonds/Others		0					0
39 Terminal One Project	Shute, Mihaly	Legal services	33,460	16,728	Grants/ Bonds/Others	2,788	2,788	2,788	2,788	2,788	2,788	16,728
40 Terminal One Project	Questa Engineering	Engineering Services	189,719	9,360	Grants/ Bonds/Others	1,560	1,560	1,560	1,560	1,560	1,560	9,360
41 Area T Soil Remediation	PES Environmental	Consulting services	1,003	504	Grants/ Bonds/Others	84	84	84	84	84	84	504
42 Area T Soil Remediation		Required monitoring of remediation site	200,000	27,600	Grants/ Bonds/Others	4,600	4,600	4,600	4,600	4,600	4,600	27,600
43 Project Area Streetscapes	Vallier Design	Construction design services	25,412	12,708	Grants/ Bonds/Others	2,118	2,118	2,118	2,118	2,118	2,118	12,708
44 Project Area Streetscapes	A-N West Inc	Civil engineering services	14	14	Grants/ Bonds/Others		14					14
45 Project Area Streetscapes	Fehr & Peers	Civil engineering services	6,522	3,264	Grants/ Bonds/Others	544	544	544	544	544	544	3,264
46 Project Area Streetscapes	BKF Engineering	Engineering services	92,850	46,422	Grants/ Bonds/Others	7,737	7,737	7,737	7,737	7,737	7,737	46,422
47 Project Area Streetscapes	Best, Best, & Kreiger	Legal services	181,591	90,798	Grants/ Bonds/Others	15,133	15,133	15,133	15,133	15,133	15,133	90,798
48 Nevin Court Project (Housing)	CHDC (Community Housing Development Corp.)	Loan to construct approx. 30 Low/Mod homes	2,432,943.00	0.00	Grants/ Bonds/Others							0
												0
												0
												0
Grand total - This Page (Other Funding)			46,304,190	1,704,330		282,886	289,900	282,886	282,886	282,886	282,886	1,704,330

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Totals Due During the Six-Month Period Only	Funding Source	Payable from the Administrative Allowance Allocation						
							Payments by month						
							Jan. 2012	Feb. 2012	March 2012	April 2012	May 2012	June 2012	Total
1	Professional services	Various		236,412	236,412	RPTTF	39,402	39,402	39,402	39,402	39,402	39,402	236,412
2	Management fees	Various		1,248	1,248	RPTTF	208	208	208	208	208	208	1,248
3	Postage	Various		6,306	6,306	RPTTF	1,051	1,051	1,051	1,051	1,051	1,051	6,306
4	Printing & Binding	Various		15,456	15,456	RPTTF	2,576	2,576	2,576	2,576	2,576	2,576	15,456
5	Conference/Meeting/Training	Various		12,600	12,600	RPTTF	2,100	2,100	2,100	2,100	2,100	2,100	12,600
6	Membership dues	Various		3,198	3,198	RPTTF	533	533	533	533	533	533	3,198
7	Subscriptions	Various		1,548	1,548	RPTTF	258	258	258	258	258	258	1,548
8	Advertising & Comm. Prom.	Various		9,396	9,396	RPTTF	1,566	1,566	1,566	1,566	1,566	1,566	9,396
9	Bank fees	Various		498	498	RPTTF	83	83	83	83	83	83	498
10	Rental expenses	Various		16,872	16,872	RPTTF	2,812	2,812	2,812	2,812	2,812	2,812	16,872
11	Equipment rental	Various		9,570	9,570	RPTTF	1,595	1,595	1,595	1,595	1,595	1,595	9,570
12	Misc. expenses	Various		9,558	9,558	RPTTF	1,593	1,593	1,593	1,593	1,593	1,593	9,558
13	General office supplies	Various		10,452	10,452	RPTTF	1,742	1,742	1,742	1,742	1,742	1,742	10,452
14	Telephone expenses	Various		4,488	4,488	RPTTF	748	748	748	748	748	748	4,488
15	Contractual services	Various		91,956	91,956	RPTTF	15,326	15,326	15,326	15,326	15,326	15,326	91,956
Totals - This Page				429,558	429,558		71,593	71,593	71,593	71,593	71,593	71,593	429,558

Name of Redevelopment Agency: _____

Project Area(s) RDA Project Area All

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Totals Due During the Six-Month Period Only	Funding Source	Pass Through and Other Payments							
						Payments by month							Total
						Jan. 2012	Feb. 2012	March 2012	April 2012	May 2012	June 2012		
1 Pass Through Payments	West Contra Costa USD/Contra Costa CCD	Estimated amount owed for prior year pass throughs	1,522,504.00		RPTTF							0	
2 Pass Throughs Payments	Various including school district (section 33607)	Estimated based one-half FY2010-11 payment	570,115	285,058	RPTTF						285,058	285,058	
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Totals - Other Obligations			2,092,619	285,058	0	0	0	0	0	0	285,058	285,058	

RESOLUTION NO. 6 -12

A RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF RICHMOND AS SUCCESSOR AGENCY TO THE DISSOLVED RICHMOND COMMUNITY REDEVELOPMENT AGENCY APPROVING THE SECOND RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET AS REQUIRED UNDER AB1X26

WHEREAS, as part of the 2011-12 State budget bill, AB1x26 (the "Dissolution Act") was enacted significantly modifying the Redevelopment Law to require the dissolution of redevelopment agencies throughout California and the establishment successor agencies to wind down the former redevelopment agencies' affairs; and

WHEREAS, on January 24, 2012, pursuant to the Dissolution Act, the City of Richmond elected to serve as the Successor Agency to the Richmond Community Redevelopment Agency (the "Successor Agency"); and

WHEREAS, Section 34179(a) of the Health and Safety Code provides for the establishment of an Oversight Board of the Successor Agency to the Richmond Community Redevelopment Agency (the "Oversight Board"); and

WHEREAS, the Dissolution Act requires the Successor Agency to prepare a draft of the Second Recognized Obligations Payment Schedule ("ROPS") by May 15, 2012, to be certified by the County Auditor-Controller, approved by an oversight board and reviewed by the California Department of Finance; and

WHEREAS, once certified by the County Auditor-Controller and approved by the Oversight Board, the approved ROPS will serve as the spending plan for the Successor Agency during its operative period; and

WHEREAS, the City Council, acting in its role as governing board of the Successor Agency, has reviewed a draft Second ROPS that was prepared pursuant to the Dissolution Act, which is Exhibit A to this Resolution, for submittal to the County Auditor-Controller, the Oversight Board, and the State Department of Finance.

NOW THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency to the Dissolved Richmond Community Redevelopment Agency hereby approves the Second Recognized Obligation Payment Schedule and Administrative Budget as required under the Dissolution Act and attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that the Oversight Board of the Successor Agency to the Dissolved Richmond Community Redevelopment Agency authorizes the submittal of the approved Second Recognized Obligation Payment Schedule and Administrative Budget as required under the Dissolution Act.

BE IT FURTHER RESOLVED that Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

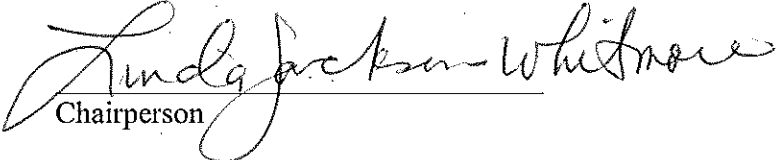
I certify that the foregoing Resolution was passed and adopted by the Oversight Board, at a regular meeting held on May 17, 2012 by the following vote:

AYES: Boardmembers Dotson, Johnson, Lee, Marquez, Vice Chairperson Smalley,
Chairperson Jackson-Whitmore.

NOES: None.

ABSENT: Boardmember Gamba.

ABSTAIN: None.


Chairperson

ATTEST:


Oversight Board Secretary

EXHIBIT A

SECOND DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

[Attached behind this page]

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE July 1, 2012 to Dec. 31, 2012 PERIOD

Name of Successor Agency City of Richmond

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	314,932,287	20,827,242
	Total Due for Six Month Period	
Outstanding Debt or Obligation	13,040,006	
Available Revenues other than anticipated funding from RPTTF	848,694	
Enforceable Obligations paid with RPTTF	11,469,523	
Administrative Cost paid with RPTTF	151,674	
Pass-through Payments paid with RPTTF	570,115	
<small>Administrative Allowance (greater of 3% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)</small>		
	344,086	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.


Linda Jackson-Whitmore
Chair
5/18/12

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013*	Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)								
						Payments by month							Total	
						July 2012	Aug. 2012	Sept. 2012	Oct. 2012	Nov. 2012	Dec. 2012			
1	1998 Tax Allocation Refunding Bond	US Bank	Refinance a portion of 1991 TARF; fund capital improvement projects	27,718,474	2,325,513	RPTTF								0
2	2000A Tax Allocation Bond	Union Bank	Fund capital improvement projects	18,713,605	2,322,210	RPTTF		1,996,875						1,996,875
3	2003A Tax Allocation Revenue Bond	Union Bank	Fund capital improvement projects	21,811,273	1,198,888	RPTTF		845,844						845,844
4	2003B Tax Allocation Revenue Bond	Union Bank	Fund capital improvement projects	17,739,784	1,093,239	RPTTF		761,219						761,219
5	2004A Tax Allocation Revenue Bond (2/3)	Union Bank	Fund capital improvement projects	14,880,694	1,210,966	RPTTF		733,374						733,374
6	Section 108 Loan	HUD	Finance costs related to the Ford Assembly Building Project	3,719,915	272,409	RPTTF		214,675						214,675
7	2010A Tax Allocation Refunding Bond	Union Bank	Refund all outstanding 2007A Bonds	63,406,895	2,656,999	RPTTF		2,052,450						2,052,450
8	SERAF Payment	State of California	Finance SERAF	14,023,828	244,043	RPTTF								0
9	2000B Tax Allocation Bonds (Housing)	Union Bank	Loaned to the Agency to provide funding for capital improvements of the	4,597,697	579,983	RPTTF		466,633						466,633
10	Wells Fargo Bank Loan (Housing)	Wells Fargo Bank	Predevelopment and line of credit to non profit developers	543,125	1,875	RPTTF								0
11	2004A Tax Allocation Revenue Bond (1/3 Housing)	Union Bank	Fund low/moderate income housing projects	7,440,347	605,483	RPTTF		366,667						366,667
12	2004B Tax Allocation Revenue Bond (Housing)	Union Bank	Fund low/moderate income housing projects	2,176,760	140,725	RPTTF		107,269						107,269
13	Section 108 Loan (Housing)	HUD	Finance costs related to the North Richmond Iron Triangle Project	4,126,643	346,919	RPTTF		260,597						260,597
14	2007B Tax Allocation Capital Appreciation Bond (Housing)	Union Bank	Finance low and moderate income housing activities	22,880,000	675,000	RPTTF		675,000						675,000
15	CalHFA Loan	CalHFA	Finance acquisition, construction, of homeownership and multifamily rei	1,300,000	0	RPTTF								0
16	Employee Costs	Employees of Agency	Business Assistance Officer, Community Development Program Manager, Attorney	16,109,717	2,182,956	RPTTF	181,913	181,913	181,913	181,913	181,913	181,913	181,913	1,091,478
17	General Liability Insurance	City of Richmond	Insurance for Agency	693,002	122,736	RPTTF	10,228	10,228	10,228	10,228	10,228	10,228	10,228	61,368
18	IT, Telecommunications, support, licensing and fees	City of Richmond	IT, Telecom, licensing, support	1,489,448		RPTTF								0
19	Indirect Costs	City of Richmond	Human Resources, City Clerk, Finance, Mayor, City Council, Cit	2,220,092	820,944	RPTTF	68,412	68,412	68,412	68,412	68,412	68,412	68,412	410,472
20	Façade Improvement Program	Ahmed Obaid	For façade improvement of business	2,137	2,137	RPTTF	356.21	356.21	356.21	356.21	356.21	356.21	356.21	2,137
21	Façade Improvement Program	Nancy Gabay	For façade improvement of business	4,343	4,342	RPTTF	723.74	723.74	723.74	723.74	723.74	723.74	723.74	4,342
22	Façade Improvement Program	Fox Design Group	For façade improvement of business	9,191	9,191	RPTTF	1,531.79	1,531.79	1,531.79	1,531.79	1,531.79	1,531.79	1,531.79	9,191
23	Façade Improvement Program	Park Florist	For façade improvement of business	26,892	26,892	RPTTF	4,481.98	4,481.98	4,481.98	4,481.98	4,481.98	4,481.98	4,481.98	26,892
24	Façade Improvement Program	Arlington Financial	For façade improvement of business	14,825	14,824	RPTTF	2,470.74	2,470.74	2,470.74	2,470.74	2,470.74	2,470.74	2,470.74	14,824
25	Façade Improvement Program	Local Businesses	Various façade improvements in progress	0	189,000	RPTTF				63,000.00	63,000.00	63,000.00	63,000.00	189,000
26	Grant Consulting/Legal services	Michael Bernick		8,263	8,262	RPTTF	1,377	1,377	1,377	1,377	1,377	1,377	1,377	8,262
27	Contract for Consulting Services	Seifel Consulting	Economic development strategies	1,508	1,506	RPTTF	251	251	251	251	251	251	251	1,506
28	Contract for Loan Services	Amerinational	Service a variety of agency loans	10,785	10,782	RPTTF	1,797	1,797	1,797	1,797	1,797	1,797	1,797	10,782
29	Contract for Credit Report Services	Experian Informational	Credit report services for loan borrowers	397	402	RPTTF	67	67	67	67	67	67	67	402
30	Contract for Consulting Services	City Data Services		9,969	9,966	RPTTF	1,661	1,661	1,661	1,661	1,661	1,661	1,661	9,966
31	Contract for Legal Services	S Goldfarb		33,711	33,714	RPTTF	5,619	5,619	5,619	5,619	5,619	5,619	5,619	33,714
32	Contract for Website Services	T324 Inc	Updating and hosting Business to Business website	0	388	RPTTF		388						388
33	Contract for Appraisal Services	Sturgis-Bright	Appraisal services for properties	9,972	9,978	RPTTF	1,663	1,663	1,663	1,663	1,663	1,663	1,663	9,978
34	Contract for Legal Services	Lynn M Suter		1,802	1,806	RPTTF	301	301	301	301	301	301	301	1,806
35	Contract for File Storage	Recall	Offsite storage of documents	3,527	3,528	RPTTF	588	588	588	588	588	588	588	3,528
36	Contract for Consulting Services	Fraser & associates	Financial Consultant	3,750	3,750	RPTTF	625	625	625	625	625	625	625	3,750
37	Contract for Equipment Leases	Xerox Corporation	Copier/Printer/Fax lease contract	27,914	10,086	RPTTF	1,681	1,681	1,681	1,681	1,681	1,681	1,681	10,086
38	Contract for Shipping	Federal Express	Overnight shipping	2,816	2,184	RPTTF	364	364	364	364	364	364	364	2,184
39	Façade Improvement Program	Eloisa F Martin	For façade improvement of business	0	71	RPTTF		71						71
40	Contract for Project Monitoring	City of Richmond Employment &	Monitoring of Certified Payroll/Workforce Ordinance	300,000	75,000	RPTTF	12,500	12,500	12,500	12,500	12,500	12,500	12,500	75,000
41	Vernon Castro Project	City of Richmond	Site clean up to abide by city ordinance	0	5,000	RPTTF					5,000			5,000
42	Infill Phase II/Fibert Townhomes Project (Housing)	CHDC (Community Housing Dev	Loan to construct approx. 42 Low/Mod town homes	5,756,000	0	RPTTF								0
43	45 First Street Project	Housing and Urban Developmen	Along with CDBG grant funds to build low/mod homes	0	600,000	RPTTF					600,000			600,000
44	Contra Costa County	Contra Costa County	Assessment taxes on agency owned property	118,000	0	RPTTF				0				0
45	Crescent Park Bond Monitoring	Contra Costa County	Conduit Bond Monitoring	0	19,750	RPTTF				19,750				19,750
46	Contract for tax verification services	MuniServices	Property tax audits	0	53,043	RPTTF					53,043			53,043
47	Cal Home Loans	State of California	Reimbursement for rehabilitation loans	900,000	300,000	RPTTF				100,000	100,000	100,000	100,000	300,000
48	Unfunded Pension Liability	California Public Employees Ret	Cost of unfunded pensions	1,648,056	0	RPTTF								0
49	Compensated Absences	Employees of Agency	Cost of vacation and severance pay	1,186,809	60,000	RPTTF	5,000	5,000	5,000	5,000	5,000	5,000	5,000	30,000
50	Metrowalk Phase II and BART Garage Project	Various	Developer agreement	5,991,092	0	RPTTF								0
51	Bradley A Moody Memorial Underpass Project	Various	Grant agreement	6,273,450	0	RPTTF								0
Totals - This Page (RPTTF Funding)				267,936,508	18,256,490		303,611	8,784,673	303,611	486,361	1,124,654	466,611	11,469,523	
Totals - Page 2 (Other Funding)				44,599,860	1,697,337		141,449	141,449	141,449	141,449	141,449	141,449	848,694	
Totals - Page 3 (Administrative Cost Allowance)				303,300	303,300		25,279	25,279	25,279	25,279	25,279	25,279	151,674	
Totals - Page 4 (Pass Thru Payments)				2,092,619	570,115		0	0	0	0	0	570,115	570,115	
Grand total - All Pages				314,932,287	20,827,242		470,339	8,951,401	470,339	653,089	1,291,382	1,203,454	13,040,006	

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013*	Funding Source	Payable from Other Revenue Sources						
						Payments by month						
						July 2012	Aug. 2012	Sept. 2012	Oct. 2012	Nov. 2012	Dec. 2012	Total
1 Metrowalk Phase II and BART Garage Project	Vallier Design	Construction design costs	53,587	53,587	Grants/ Bonds/Others	4,466	4,466	4,466	4,466	4,466	4,466	26,796
2 Metrowalk Phase II and BART Garage Project	Winifred Day/ Fine Art by Day	Construction art costs	9,502	9,502	Grants/ Bonds/Others	792	792	792	792	792	792	4,752
3 Metrowalk Phase II and BART Garage Project	Midred Howard	Construction art costs	93,998	64,002	Grants/ Bonds/Others	5,334	5,334	5,334	5,334	5,334	5,334	32,004
4 Metrowalk Phase II and BART Garage Project	C. Overaa & Co	Construction costs	6,288,578	6,288,575	Grants/ Bonds/Others	524,048	524,048	524,048	524,048	524,048	524,048	3,144,288
5 Metrowalk Phase II and BART Garage Project	Mack 5	Construction site management	1,505,922	109,818	Grants/ Bonds/Others	9,152	9,152	9,152	9,152	9,152	9,152	54,912
6 Metrowalk Phase II and BART Garage Project	Kimley Horn	Construction legal costs	562,762	312,762	Grants/ Bonds/Others	26,064	26,064	26,064	26,064	26,064	26,064	156,384
7 Metrowalk Phase II and BART Garage Project	Bay Area Rapid Transit	Bay area rapid transit owners reserve	18,472	18,472	Grants/ Bonds/Others	1,539	1,539	1,539	1,539	1,539	1,539	9,234
8 Metrowalk Phase II and BART Garage Project	Bay Area Rapid Transit	Bay area rapid transit design and funding agreement	652,283	652,283	Grants/ Bonds/Others	54,357	54,357	54,357	54,357	54,357	54,357	326,142
9 Metrowalk Phase II and BART Garage Project	Various	Developer agreement	6,396,600	0	Grants/ Bonds/Others							0
10 Metrowalk Phase II (Housing)	Various	Developer agreement	5,000,000	0	Grants/ Bonds/Others							0
11 Bradley A Moody Memorial Underpass Project	Moscone, Emblid	Legal Services	19,938	19,938	Grants/ Bonds/Others	1,662	1,662	1,662	1,662	1,662	1,662	9,972
12 Bradley A Moody Memorial Underpass Project	Union Pacific Railroad	Review of plans and agreements	4,346	4,346	Grants/ Bonds/Others	362	362	362	362	362	362	2,172
13 Bradley A Moody Memorial Underpass Project	Hanna Engineering	Engineering Services	24,982	24,982	Grants/ Bonds/Others	2,082	2,082	2,082	2,082	2,082	2,082	12,492
14 Bradley A Moody Memorial Underpass Project	BKF Engineering	Engineering Services	43,414	43,414	Grants/ Bonds/Others	3,618	3,618	3,618	3,618	3,618	3,618	21,708
15 Bradley A Moody Memorial Underpass Project		Grant agreement	22,743,172	0	Grants/ Bonds/Others							0
16 Miraflores Project	PES Environmental	Remediation Costs	409,576	159,570	Grants/ Bonds/Others	13,298	13,298	13,298	13,298	13,298	13,298	79,788
17 Miraflores Project	Eden Housing	Remediation Costs	107,565	107,565	Grants/ Bonds/Others	8,964	8,964	8,964	8,964	8,964	8,964	53,784
18 Miraflores Project	AEM Consulting	Consulting Services for remediation	322	322	Grants/ Bonds/Others	27	27	27	27	27	27	162
19 Miraflores Project	Irving A Gonzalez	Remediation Costs	36,299	36,299	Grants/ Bonds/Others	3,025	3,025	3,025	3,025	3,025	3,025	18,150
20 Miraflores Project	Department of Toxic Substance Control	Remediation Costs	93,889	18,894	Grants/ Bonds/Others	1,575	1,575	1,575	1,575	1,575	1,575	9,450
21 Miraflores Project	Eagle Environmental	Remediation Costs	1,900,002	649,998	Grants/ Bonds/Others	54,167	54,167	54,167	54,167	54,167	54,167	325,002
22 Miraflores Project (Housing)		Loan/ERN with CDBG grant funds for approx. 80 units Sr Housing	13,370,610	0	Grants/ Bonds/Others							0
23 Miraflores Project	Holland & Knight	Legal services	79,398	29,394	Grants/ Bonds/Others	2,450	2,450	2,450	2,450	2,450	2,450	14,700
24 Lillie Mae Jones Plaza Project	Lille Mae Jones Plaza LLP	Construction costs	1,430,990	0	Grants/ Bonds/Others							0
25 Lillie Mae Jones Plaza Project		Loan Agreement	370,000	0	Grants/ Bonds/Others							0
26 Marina Bay Trails Landscape/Security/Improvements Project	Zeiger Engineer	Engineering services	3,783	3,783	Grants/ Bonds/Others	315	315	315	315	315	315	1,890
27 Marina Bay Trails Landscape/Security/Improvements Project	PES Environmental	Consulting services	6,093	6,093	Grants/ Bonds/Others	508	508	508	508	508	508	3,048
28 Marina Bay Trails Landscape/Security/Improvements Project	Questa Engineering	Engineering services	634	634	Grants/ Bonds/Others	53	53	53	53	53	53	318
29 Marina Bay Trails Landscape/Security/Improvements Project	Vallier Design	Design services	8,049	8,049	Grants/ Bonds/Others	671	671	671	671	671	671	4,026
30 Marina Bay Trails Landscape/Security/Improvements Project	WR Forde Associates	Construction of bay trail improvements	89,533	89,533	Grants/ Bonds/Others	7,461	7,461	7,461	7,461	7,461	7,461	44,766
31 Marina Bay Trails Landscape/Security/Improvements Project	Watkins & Bartoli	Landscape services	20,522	20,522	Grants/ Bonds/Others	1,710	1,710	1,710	1,710	1,710	1,710	10,260
32 Marina Bay Trails Landscape/Security/Improvements Project	Nichols Consulting	Consulting services	6,957	6,957	Grants/ Bonds/Others	580	580	580	580	580	580	3,480
33 Railroad Crossing Design & Improvements Project	BKF Engineering	Engineering services	20,102	20,102	Grants/ Bonds/Others	1,675	1,675	1,675	1,675	1,675	1,675	10,050
34 Railroad Crossing Design & Improvements Project	PES Environmental	Consulting services	1,079	1,079	Grants/ Bonds/Others	90	90	90	90	90	90	540
35 Railroad Crossing Design & Improvements Project	Civil Engineering	Engineering services	54,788	54,788	Grants/ Bonds/Others	4,566	4,566	4,566	4,566	4,566	4,566	27,396
36 Railroad Crossing Design & Improvements Project		Temporary road for Bradley A Moody Underpass Project	764,000	150,000	Grants/ Bonds/Others	12,500	12,500	12,500	12,500	12,500	12,500	75,000
37 I80 Shopping Center Project	Keyser Marston	Financial consulting	33,701	33,701	Grants/ Bonds/Others	2,808	2,808	2,808	2,808	2,808	2,808	16,848
38 Downtown Pedestrian Bicycle Project	Ghilotti Brothers	Construction costs	0	0	Grants/ Bonds/Others	0	0	0	0	0	0	0
39 Terminal One Project	Shute, Mihaly	Legal services	16,732	16,732	Grants/ Bonds/Others	1,394	1,394	1,394	1,394	1,394	1,394	8,364
40 Terminal One Project	Questa Engineering	Engineering Services	180,359	9,360	Grants/ Bonds/Others	780	780	780	780	780	780	4,680
41 Area T Soil Remediation	PES Environmental	Consulting services	499	499	Grants/ Bonds/Others	42	42	42	42	42	42	252
42 Area T Soil Remediation		Required monitoring of remediation site	172,400	27,600	Grants/ Bonds/Others	2,300	2,300	2,300	2,300	2,300	2,300	13,800
43 Project Area Streetscapes	Vallier Design	Construction design services	12,704	12,704	Grants/ Bonds/Others	1,059	1,059	1,059	1,059	1,059	1,059	6,354
44 Project Area Streetscapes	A-N West Inc	Civil engineering services	0	0	Grants/ Bonds/Others	0	0	0	0	0	0	0
45 Project Area Streetscapes	Fehr & Peers	Civil engineering services	3,258	3,258	Grants/ Bonds/Others	272	272	272	272	272	272	1,632
46 Project Area Streetscapes	BKF Engineering	Engineering services	46,428	46,428	Grants/ Bonds/Others	3,869	3,869	3,869	3,869	3,869	3,869	23,214
47 Project Area Streetscapes	Best, Best, & Kreiger	Legal services	90,793	90,793	Grants/ Bonds/Others	7,566	7,566	7,566	7,566	7,566	7,566	45,396
48 Nevin Court Project (Housing)	CHDC (Community Housing Development Corp.)	Loan to construct approx. 30 Low/Mod homes	2,432,943	0.00	Grants/ Bonds/Others							0
												0
												0
												0
Grand total - This Page (Other Funding)			44,599,860	1,697,337		141,449	141,449	141,449	141,449	141,449	141,449	848,694

* All totals due during fiscal year and payment amounts are projected.

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013*	Funding Source	Payable from the Administrative Allowance Allocation						Total
							Payments by month						
							July 2012	Aug. 2012	Sept. 2012	Oct. 2012	Nov. 2012	Dec. 2012	
1	Professional services	Various		189,132	189,132	RPTTF	15,761	15,761	15,761	15,761	15,761	15,761	94,566
2	Management fees	Various		750	750	RPTTF	63	63	63	63	63	63	378
3	Postage	Various		3,780	3,780	RPTTF	315	315	315	315	315	315	1,890
4	Printing & Binding	Various		9,576	9,576	RPTTF	798	798	798	798	798	798	4,788
5	Conference/Meeting/Training	Various		7,560	7,560	RPTTF	630	630	630	630	630	630	3,780
6	Membership dues	Various		1,920	1,920	RPTTF	160	160	160	160	160	160	960
7	Subscriptions	Various		930	930	RPTTF	78	78	78	78	78	78	468
8	Advertising & Comm. Prom.	Various		3,618	3,618	RPTTF	302	302	302	302	302	302	1,812
9	Bank fees	Various		300	300	RPTTF	25	25	25	25	25	25	150
10	Rental expenses	Various		10,122	10,122	RPTTF	844	844	844	844	844	844	5,064
11	Equipment rental	Various		5,742	5,742	RPTTF	479	479	479	479	479	479	2,874
12	Misc. expenses	Various		5,736	5,736	RPTTF	478	478	478	478	478	478	2,868
13	General office supplies	Various		6,270	6,270	RPTTF	523	523	523	523	523	523	3,138
14	Telephone expenses	Various		2,694	2,694	RPTTF	225	225	225	225	225	225	1,350
15	Contractual services	Various		55,170	55,170	RPTTF	4,598	4,598	4,598	4,598	4,598	4,598	27,588
Totals - This Page				303,300	303,300		25,279	25,279	25,279	25,279	25,279	25,279	151,674

* All totals due during fiscal year and payment amounts are projected.

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013*	Funding Source	Pass Through and Other Payments							
						Payments by month						Total	
						July 2012	Aug. 2012	Sept. 2012	Oct. 2012	Nov. 2012	Dec. 2012		
1 Pass Through Payments	West Contra Costa USD/Contra Costa CCD	Estimated amount owed for prior year pass throughs	1,522,504.00		RPTTF							\$ -	
2 Pass Throughs Payments	Various including school district (section 33607)	Estimated based upon FY2010-11 payment	570,115	570,115	RPTTF							570,115.00	\$ 570,115.00
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Totals - Other Obligations			2,092,619	570,115	0	0	0	0	0	0	570,115	570,115	

* All totals due during fiscal year and payment amounts are projected.

**DEPARTMENT OF
FINANCE**

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

May 1, 2012

Alan Wolken, Director
Redevelopment Agency
City of Richmond
440 Civic Center Plaza
Richmond, CA 94804

Dear Mr. Wolken:

Pursuant to Health and Safety Code (HSC) section 34177 (l) (2) (C), the City of Richmond Successor Agency submitted a Recognized Obligation Payment Schedule (ROPS) to the California Department of Finance (Finance) on April 26, 2012 for the period January through June 2012.

The ROPS submitted to Finance is incomplete, and therefore, not approved for making obligation payments. For the following line items funded by multiple funding sources, the ROPS submitted must include a specific amount for each funding source:

- Page 1, items 20-27
- Page 2, items 1-26, 33-36
- Page 3, items 1-7, 22-25

Please use the template on the Finance's website at: http://www.dof.ca.gov/assembly_bills_26-27/view.php (Exhibit 6). Please revise and submit a board-approved ROPS for the period January through June 2012 to the following email address:

Redevelopment_Administration@dof.ca.gov

In addition, Finance has determined line items included on the ROPS are not enforceable obligations (EOs). HSC section 34171 (d) lists enforceable obligations characteristics. Based on a sample of line items reviewed and application of the law, the following items do not qualify as EOs:

- Items 28 and 29 on page 1 totaling \$17.4 million for the Metrowalk Phase II Disposition and Development Agreement. HSC section 34163 (b) prohibits a redevelopment agency from entering into a contract with any entity after June 27, 2011. It is our understanding that contracts for the remainder of the rehabilitation and construction improvements have not been awarded.
- Item 5 on page 2 in the amount of \$29 million. HSC section 34163 (b) prohibits a redevelopment agency from entering into a contract with any entity after June 27, 2011. It is our understanding that contracts for this line item have not been awarded.

Mr. Alan Wolken

May 1, 2012

Page 2

- Item 12 on page 2 and item 23 on page 3 totaling \$15.8 million. It is our understanding that these loans are between the City of Richmond and a third party. As the RDA is neither a party to the loan nor responsible for payment of the loan, these line items are not enforceable obligations per HSC 34167 (d) (2).

As authorized by HSC section 34179 (h), Finance is returning your ROPS for your reconsideration. This action will cause the ROPS to be ineffective until Finance approval. Furthermore, items listed on future ROPS will be subject to review and may be denied as EOs.

Please direct inquiries to Chikako Takagi-Galamba, Supervisor or Cindie Lor, Lead Analyst at (916) 322-2985.

Sincerely,



MARK HILL

Program Budget Manager

cc: Mr. Ted Ferrer, Senior Accountant, City of Richmond
Mr. Bob Campbell, Auditor-Controller, Contra Costa County Auditor-Controller's Office
Mr. Jay Wilverding, Chief Accountant, Contra Costa County Auditor-Controller's Office

SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY

Alan Wolken, Director



May 11, 2012

Mark Hill
Program Budget Manager
Department of Finance
915 L Street
Sacramento, CA 95814-3706

Dear Mr. Hill;

Thank you for the opportunity to provide you with our explanation(s) as to why the City of Richmond is confident that a number of the items listed on our Recognized Obligation Payment Schedule (ROPS) that the Department of Finance (DOF) states are not enforceable obligations are, in fact, enforceable obligations. Our supporting documentation associated with each item disputed below, is being sent to the website Redevelopment Administration DOF along with this letter.

1. Page 1 of the ROPS, items 28 and 29 are obligations set forth in the Disposition and Development Agreement (DDA) between the Richmond Redevelopment Agency (Agency), San Francisco Bay Area Rapid Transit District (BART), and Richmond Transit, LLC, executed on April 11, 2002. It is important to note that this is a phased project, as outlined in the DDA, with each step to be completed in sequence. For example, the DDA provides that the Agency cause the construction of a parking structure for BART. Funding for the garage took over seven years to put in place, and as construction costs escalated, the Agency's search for grant funding to support the construction continued. Upon completion of the parking structure, the BART surface parking lot will be available for construction of the affordable housing and additional transportation connectivity improvements, all as required by the DDA. Contracts for the construction of these public improvements cannot be awarded until completion and acceptance (by BART) of the parking structure. The parking structure is currently under construction and 75% complete.

Furthermore, two funding agreements with the Bay Area Air Quality Management District obligate the City, as the Agency's successor, to complete public improvements that are critical components of the Metrowalk Richmond Transit Village project and necessary for the project's success, including the Nevin Avenue Improvements Project and the Barrett Avenue Bicycle Lanes Project. These agreements were executed on February 26, 2009 and January 15, 2009, respectively, and require the City, as the Agency's successor, to implement those component projects. Approximately \$750,000 has already been spent to design these improvements, and both are slated for construction in late 2012/early 2013. Additionally, the Agency has secured over \$3.9 million in regional and Federal transportation funding to assist with construction costs for these component projects. If the Agency does not complete design and construction of these projects, the Federal Highway Administration has indicated that they will withhold future

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funding for all City of Richmond transportation projects, regardless of those projects' relationship to the Agency.

The items referenced in the ROPS are obligations of the Agency as outlined in the DDA. If the City as successor agency did not fulfill its obligations to complete these portions of the project, it would be in default of the DDA and both BART and Richmond Transit, LLC, could initiate a breach of contract action against the City.

2. Page 2 of the ROPS, item 5 represents an obligation to construct the Officer Bradley A. Moody Memorial Underpass. This project is intended to resolve major health and safety issues that currently result from freight train blockages of traffic for 20-30 minutes at a time with no alternate ingress and egress to the entire South Shoreline area of Richmond. The project will allow emergency and law enforcement vehicles (the Richmond Hall of Justice is located in the South Shoreline area) to access the area unimpeded. The project will also improve access to proposed Water Emergency Transit Authority (WETA) ferries.

The obligation for the City, as the Agency's successor, to complete this project is documented by the Trade Corridors Improvement Fund Project Baseline Agreement between the Agency and the California Department of Transportation (Caltrans). This agreement was executed May 4, 2009, and provides for the provision of \$18.975 million in State Proposition 1B funding for this project, which represents approximately half of the estimated construction costs. The agreement also provides that the Agency is required to fund the balance of project costs.

The Agency, on behalf of the City, has already acquired the necessary right-of-way for the project and associated utility relocations. A settlement agreement between Pulte Home Corporation and the City of Richmond dated May 5, 2011, provides right-of-way and \$2.75 million for construction of the project. If the project does not proceed, these funds must be returned to Pulte Home Corporation. Right-of-way has also been acquired from the State Department of Health Services for utility relocations.

In addition, more than \$2.7 million has already been spent for design of this project and utility relocation work, which must be completed prior to construction. Construction is currently approximately 80% complete. The utilities have invested significant sums to relocate their facilities and, should the project not be constructed, the City would likely be required to compensate the utilities for this work. The project is currently out to bid, with contract award scheduled for July 2012.

3. Page 2 of the ROPS, item 12 is related to obligations set forth in Exclusive Right to Negotiate (ERN) agreements among the Agency and Community Housing Development Corporation of North Richmond and Eden Housing Inc. for the construction of 80 units of senior housing at the Miraflores site, a 14-acre Brownsfields property. The original ERN was executed on June 28, 2006, with the most recent amendment executed on January 4, 2011.

Funding agreements with the US Environmental Protection Agency (EPA), US Department of Housing and Urban Development and the California Pollution Control Finance Agency (CPCFA) obligate the City, as the Agency's successor, to complete hazardous materials remediation at the Miraflores site and to construct affordable senior and infill housing on the site by 2015; or face default and possible repayment penalties under the various grants and loans awarded for this project. The EPA Revolving Loan Fund

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Program loan was executed on February 16, 2011 and the CAL ReUSE Infill Grant Agreement was executed on October 18, 2010.

Significant HUD Community Development Block Grant and HOME funds have been used for costs related to the environmental characterization of the site and preparation of California Environmental Quality Act review documents. An Environmental Impact Report was prepared and certified for the development, allowing for the construction of up to 336 affordable housing units and the programming of 4 acres of green space, including creek restoration. The 80-unit affordable senior housing component of the development has completed all required land use and architectural review and is fully entitled. The development project has also gone through extensive review and documentation in compliance with Section 106 of the National Historic Preservation Act. A Memorandum of Agreement with the State SHPO, executed in January, 2008, stipulates that the development must include the adaptive reuse of historic structures where feasible. The Agency entered into a Voluntary Cleanup Agreement with the Department of Toxic Substance Control on October 31, 2005 to develop and implement a remedial action plan that would ensure the clean up of hazardous materials contamination left on the site by its previous owners. Site remediation is underway and will be completed by fall 2012.

The acquisition of the Miraflores site in 2006 (using Agency bond funds), CEQA review, historic preservation, property management and Brownfields remediation costs to date, represent over \$13 million in State, Federal and local agency investments. As noted above, various funding agreements stipulate that the development project must be built by 2015. Failure to meet these obligations may result in a breach of these funding agreements and significant legal exposure for the return of funding dollars to State and Federal agencies.

4. Page 3 of the ROPS, item 23 constitutes an obligation to construct 21 very low and low-income units (referred to as *Nevin Court*). This obligation is currently set forth in two separate development loan agreements by and among the City, the Agency and Community Housing Development Corporation of North Richmond (CHDC), executed on April 4, 2007. This item referenced in the ROPS is an obligation of the Agency approved by the Agency Board and City Council on April 3, 2007.

Nevin Court consists of several parcels located at the corner of 1st Street and Nevin Avenue. This development is one of several completed affordable housing and revitalization projects located adjacent to the main corridor of Macdonald Avenue. Per our regulatory agreement with CHDC dated May 1, 2005, the completion of Nevin Court, a 21-unit permanently affordable multifamily complex for very low and low-income households still remains for this transit-oriented development. City/Agency contributions for specific revitalization projects completed in this area include the rehabilitation of the East Bay Center for the Performing Arts (\$3.2 million); rehabilitation of Nevin Park (\$5 million); construction of Trinity Plaza (\$20 million); construction of 66 permanently affordable units for very low-income seniors (\$4.7 million); and construction of Lillie Mae Jones Plaza, a 26-unit serviced enriched affordable housing complex for very low income families (\$3.2 million). In addition to City and Agency funding, funding obligations to this project include resources from NeighborWorks America, LISC, and LIIF Enterprise.

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Thanks again for your assistance with this effort and please feel free to contact me if you still have questions as the aforementioned projects are moving forward under their respective executed agreements.

Sincerely

A handwritten signature in blue ink that reads "Alan A. Wolken". The signature is fluid and cursive, with the first name "Alan" and last name "Wolken" clearly legible.

Alan A. Wolken, Director

Cc: Chikako Takagi-Galamba, Department of Finance
Ted Ferrer, City of Richmond Sr. Accountant
Patrick Lynch, City of Richmond Director
Bruce Goodmiller, City of Richmond City Attorney
Carlos A. Privat, City of Richmond Assistant City Attorney
Iris Yang, Best, Best, and Krieger
Bob Campbell, County Contra Costa County Auditor
Jay Wilverding, Contra Costa County Auditor-Controller's Office Chief Accountant – Tax Division

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