

**ENFORCEABLE OBLIGATION PAYMENT SCHEDULE**  
Per AB 26 - Section 34167 and 34169 (\*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Source of Payment	Payments by month					Total
						January 2012	February 2012	March 2012	April 2012	May 2012	
1) 1998 Tax Allocation Refunding Bond	US Bank	Refinance a portion of 1991 TABR: fund capital improvement projects	30,056,938.00	2,340,482.00	Redev Property Tax Trust Fund	266,731.00	358,875.00	358,875.00	2,073,731.00	2,073,731.00	\$ 2,340,482.00
2) 2000A Tax Allocation Bond	Union Bank	Fund capital improvement projects	19,070,480.00	2,350,750.00	Redev Property Tax Trust Fund	358,875.00	358,875.00	358,875.00	2,073,731.00	2,073,731.00	\$ 2,350,750.00
3) 2003B Tax Allocation Revenue Bond	Union Bank	Fund capital improvement projects	22,187,117.09	1,210,688.00	Redev Property Tax Trust Fund	355,844.00	355,844.00	355,844.00	2,073,731.00	2,073,731.00	\$ 1,210,688.00
4) 2003A Tax Allocation Revenue Bond	Union Bank	Fund capital improvement projects	18,078,002.81	1,104,438.00	Redev Property Tax Trust Fund	338,219.00	338,219.00	338,219.00	2,073,731.00	2,073,731.00	\$ 1,104,438.00
5) 2004A Tax Allocation Revenue Bond (2B)	Union Bank	Fund capital improvement projects	15,123,784.00	617,453.91	Redev Property Tax Trust Fund	617,453.91	617,453.91	617,453.91	2,073,731.00	2,073,731.00	\$ 617,453.91
6) Section 108 Loan	HUD	Finance costs related to the Ford Assembly Building Project	3,750,590.00	215,350.20	Redev Property Tax Trust Fund	60,875.10	60,875.10	60,875.10	2,073,731.00	2,073,731.00	\$ 215,350.20
7) 2007A Tax Allocation Refunding Bond	Union Bank	Finance costs related to 2007A bonds	85,005,895.00	3,197,500.00	Redev Property Tax Trust Fund	3,197,500.00	3,197,500.00	3,197,500.00	2,073,731.00	2,073,731.00	\$ 3,197,500.00
8) SERAP Payment	State of California	Finance SERAP	14,287,870.55	4,719,330.00	Redev Property Tax Trust Fund	1,083,350.00	1,083,350.00	1,083,350.00	2,073,731.00	2,073,731.00	\$ 4,719,330.00
9) 2000B Tax Allocation Bonds (Housing)	Union Bank	Learned to the Agency to provide funding for capital improvements of the Agency	4,719,330.00	579,963.00	Redev Property Tax Trust Fund	579,963.00	579,963.00	579,963.00	2,073,731.00	2,073,731.00	\$ 579,963.00
10) Wells Fargo Bank Loan (Housing)	Wells Fargo Bank	Predevelopment and line of credit to non-profit developers	545,000.00	993,750.00	Redev Property Tax Trust Fund	993,750.00	993,750.00	993,750.00	2,073,731.00	2,073,731.00	\$ 993,750.00
11) 2004A Tax Allocation Revenue Bond (1/3 Housing)	Union Bank	Fund low/moderate income housing projects	7,581,882.00	311,728.95	Redev Property Tax Trust Fund	311,728.95	311,728.95	311,728.95	2,073,731.00	2,073,731.00	\$ 311,728.95
12) 2004B Tax Allocation Revenue Bond (Housing)	Union Bank	Fund low/moderate income housing projects	2,209,028.00	142,038.00	Redev Property Tax Trust Fund	142,038.00	142,038.00	142,038.00	2,073,731.00	2,073,731.00	\$ 142,038.00
13) Section 108 Loan (Housing)	HUD	Finance costs related to the North Richmond Iron Triangle Project	4,217,240.00	351,194.00	Redev Property Tax Trust Fund	351,194.00	351,194.00	351,194.00	2,073,731.00	2,073,731.00	\$ 351,194.00
14) 2007B Tax Allocation Capital Appreciation Bond (Housing)	Union Bank	Finance law and moderate income housing activities	22,880,000.00	725,000.00	Redev Property Tax Trust Fund	725,000.00	725,000.00	725,000.00	2,073,731.00	2,073,731.00	\$ 725,000.00
15) CalHFA Loan	CalHFA	Finance acquisition, construction, of homeownership and multifamily rental	1,300,000.00	3,570,837.00	Redev Property Tax Trust Fund	298,328.08	298,328.08	298,328.08	2,073,731.00	2,073,731.00	\$ 3,570,837.00
16) Employee Costs	Employees of Agency	Directors, Project Managers, Accountants, Operations/Review, Specialists, Business Assistance Officer, Community Development Program Manager, Attorney	17,689,685.00	3,570,837.00	Redev Property Tax Trust Fund	298,328.08	298,328.08	298,328.08	2,073,731.00	2,073,731.00	\$ 3,570,837.00
17) General Liability Insurance	City of Richmond	Insurance for Agency	770,000.00	124,000.00	Redev Property Tax Trust Fund	124,000.00	124,000.00	124,000.00	2,073,731.00	2,073,731.00	\$ 124,000.00
18) IT, Telecommunications, support, licensing and fees	City of Richmond	IT, Telecomm, licensing, support	1,654,940.00	330,980.00	Redev Property Tax Trust Fund	330,980.00	330,980.00	330,980.00	2,073,731.00	2,073,731.00	\$ 330,980.00
19) Indirect Costs	City of Richmond	Human Resources, City Clerk, Finance, Mayor, City Council, City Manager	2,486,770.00	493,354.00	Redev Property Tax Trust Fund	493,354.00	493,354.00	493,354.00	2,073,731.00	2,073,731.00	\$ 493,354.00
20) Metrolink Phase II and BART Garage Project	Valley Design	Construction design costs	107,178.59	0.00	Redev Prop. Tax Trust Fund/Bonds/Grants	0.00	0.00	0.00	2,073,731.00	2,073,731.00	\$ 0.00
21) Metrolink Phase II and BART Garage Project	Whitfield Day Fine Art by Day	Construction art costs	19,000.00	0.00	Redev Prop. Tax Trust Fund/Bonds/Grants	0.00	0.00	0.00	2,073,731.00	2,073,731.00	\$ 0.00
22) Metrolink Phase II and BART Garage Project	United Site Services	Construction costs	158,000.00	128,000.00	Redev Prop. Tax Trust Fund/Bonds/Grants	128,000.00	128,000.00	128,000.00	2,073,731.00	2,073,731.00	\$ 128,000.00
23) Metrolink Phase II and BART Garage Project	Migred Howard	Construction art costs	13,288,580.41	10,177,330.41	Redev Prop. Tax Trust Fund/Bonds/Grants	10,177,330.41	10,177,330.41	10,177,330.41	2,073,731.00	2,073,731.00	\$ 10,177,330.41
24) Metrolink Phase II and BART Garage Project	C. Overa & Co	Construction costs	1,615,740.05	219,640.05	Redev Prop. Tax Trust Fund/Bonds/Grants	219,640.05	219,640.05	219,640.05	2,073,731.00	2,073,731.00	\$ 219,640.05
25) Metrolink Phase II and BART Garage Project	Mack 5	Construction site management	875,524.32	625,524.32	Redev Prop. Tax Trust Fund/Bonds/Grants	625,524.32	625,524.32	625,524.32	2,073,731.00	2,073,731.00	\$ 625,524.32
26) Metrolink Phase II and BART Garage Project	Kimley Horn	Construction legal costs	1,038,950.00	1,038,950.00	Redev Prop. Tax Trust Fund/Bonds/Grants	1,038,950.00	1,038,950.00	1,038,950.00	2,073,731.00	2,073,731.00	\$ 1,038,950.00
27) Metrolink Phase II and BART Garage Project	Bay Area Rapid Transit	Bay area rapid transit owners reserve	1,304,567.00	1,304,567.00	Redev Prop. Tax Trust Fund/Bonds/Grants	1,304,567.00	1,304,567.00	1,304,567.00	2,073,731.00	2,073,731.00	\$ 1,304,567.00
28) Metrolink Phase II and BART Garage Project	Bay Area Rapid Transit	Bay area rapid transit design and funding agreement	12,387,891.74	1,304,567.00	Redev Prop. Tax Trust Fund/Bonds/Grants	1,304,567.00	1,304,567.00	1,304,567.00	2,073,731.00	2,073,731.00	\$ 1,304,567.00
29) Metrolink Phase II and BART Garage Project	Developer agreement	Developer agreement	5,000,000.00	5,000,000.00	Redev Prop. Tax Trust Fund/Bonds/Grants	5,000,000.00	5,000,000.00	5,000,000.00	2,073,731.00	2,073,731.00	\$ 5,000,000.00
Totals - This Page			\$ 287,968,793.66	\$ 32,741,248.93		\$ 2,251,264.68	\$ 3,522,816.58	\$ 1,635,136.58	\$ 2,073,731.00	\$ 3,908,892.58	\$ 32,741,248.93
Totals - Page 2			\$ 55,941,077.93	\$ 8,273,846.26		\$ 262,238.01	\$ 269,238.02	\$ 702,238.01	\$ 925,238.01	\$ 925,238.01	\$ 8,273,846.26
Totals - Page 3			\$ 81,188,197.80	\$ 6,319,180.37		\$ 812,287.15	\$ 812,287.15	\$ 1,087,287.15	\$ 1,370,340.48	\$ 859,835.86	\$ 6,319,180.37
Totals - Page 4			\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals - Other Obligations			\$ 425,108,069.18	\$ 45,334,273.56		\$ 3,125,799.84	\$ 4,404,826.41	\$ 3,784,871.74	\$ 3,917,577.44	\$ 6,202,571.07	\$ 45,334,273.56
Grand Total - All Pages			\$ 1,149,171,818.63	\$ 148,700,726.66		\$ 6,175,072.37	\$ 12,643,748.56	\$ 11,199,983.06	\$ 12,277,157.93	\$ 17,847,372.13	\$ 148,700,726.66

\*The Enforceable Obligation Payment Schedule must be prepared by the Successor Agency, (The draft ROPS must be prepared by the Successor Agency by 3/1/12.)



**ENFORCEABLE OBLIGATION PAYMENT SCHEDULE**  
Per AB 28 - Section 34167 and 34169 (\*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
					January 2012	February 2012	March 2012	April 2012	May 2012	June 2012	
1) Area T Soil Remediation	PES Environmental	Consulting services	1,002.76	1,002.75	83.56	83.56	83.56	83.56	83.56	83.56	501.36
2) Area T Soil Remediation	Area T Soil Remediation	Required monitoring of remediation site	200,000.00	55,200.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	27,600.00
3) Project Area Streetscapes	Valley Design	Construction design services	25,412.43	25,412.43	2,117.70	2,117.70	2,117.70	2,117.70	2,117.70	2,117.70	12,706.20
4) Project Area Streetscapes	A-N West Inc	Civil engineering services	14.00	14.00	14.00						14.00
5) Project Area Streetscapes	Fehr & Peers	Civil engineering services	6,522.29	6,522.29	543.52	543.52	543.52	543.52	543.52	543.52	3,261.12
6) Project Area Streetscapes	Callender Associates	Civil engineering services	0.00	0.00							
7) Project Area Streetscapes	BAVE Engineering	Engineering services	92,849.59	92,849.59	7,737.47	7,737.47	7,737.47	7,737.47	7,737.47	7,737.47	46,424.82
8) Project Area Streetscapes	Sgt. Bask & Kreyger	Legal services	181,591.24	181,591.24	15,132.60	15,132.60	15,132.60	15,132.60	15,132.60	15,132.60	90,795.60
9) Grant Consulting/legal services	Michael Bernick	Legal services	16,625.00	16,625.00	1,377.08	1,377.08	1,377.08	1,377.08	1,377.08	1,377.08	8,262.48
10) Contract for Consulting Services	Sellef Consulting	Economic development strategies	3,074.21	3,074.21	251.18	251.18	251.18	251.18	251.18	251.18	1,507.08
11) Contract for Loan Services	Amnernational	Service a variety of agency loans	21,986.74	21,986.74	1,797.23	1,797.23	1,797.23	1,797.23	1,797.23	1,797.23	10,783.58
12) Contract for Credit Report Services	Expansive Informational	Credit report services for loan borrowers	798.78	798.78	66.56	66.56	66.56	66.56	66.56	66.56	369.36
13) Contract for Consulting Services	City Data Services	City Data Services	19,935.00	19,935.00	1,661.25	1,661.25	1,661.25	1,661.25	1,661.25	1,661.25	9,967.50
14) Contract for Legal Services	S Goldfarb	Contract for Legal Services	67,424.81	67,424.81	5,618.73	5,618.73	5,618.73	5,618.73	5,618.73	5,618.73	33,712.36
15) Contract for Appraisal Services	T324 Inc	Updating and hosting Business to Business website	387.96	387.96	387.96						387.96
16) Contract for Appraisal Services	Stumps-Bright	Appraisal services for properties	19,950.00	19,950.00	1,662.50	1,662.50	1,662.50	1,662.50	1,662.50	1,662.50	9,975.00
17) Contract for File Storage	Lynn M Suller	Recall	3,607.50	3,607.50	300.63	300.63	300.63	300.63	300.63	300.63	1,803.78
18) Contract for Consulting Services	Richard S Koeban	Offsite storage of documents	7,055.29	7,055.29	587.94	587.94	587.94	587.94	587.94	587.94	3,527.64
19) Contract for Consulting Services	Fraser & Associates	Finance Consultant	7,500.00	7,500.00	625.00	625.00	625.00	625.00	625.00	625.00	3,750.00
20) Contract for Equipment Leases	Xerox Corporation	Copyier/Printer/lease contract	38,000.00	20,171.33	1,690.94	1,690.94	1,690.94	1,690.94	1,690.94	1,690.94	10,085.64
21) Contract for Shipping	Federal Express	Overnight shipping	5,000.00	4,589.30	364.13	364.13	364.13	364.13	364.13	364.13	2,184.78
22) Facade Improvement Program	Eloisa F Martin	For facade improvement of business	70.70	70.70	70.70						70.70
23) Contract for Project Monitoring	City of Richmond Employment & Training	Monitoring of Certified Payroll/Workforce Ordinance	375,000.00	150,000.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	75,000.00
24) Contract for Project Monitoring	CHDC (Community Housing Development Corp)	Loan to construct approx. 30 Low/Mod homes	2,432,843.00	225,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	225,000.00
25) Contract for Project Monitoring	City of Richmond	Site clean up to abide by city ordinance	5,000.00	5,000.00	5,000.00						5,000.00
26) Vernon Castro Project	City of Richmond	Loan to construct approx. 42 Low/Mod town homes	5,795,000.00	575,000.00	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00	270,000.00
27) Initial Phase Affordable Townhomes Project	Housing and Urban Development Department	Along with CDDBG grant funds to build low/mod homes	600,000.00	600,000.00	575,000.00						575,000.00
28) Contra Costa County	Contra Costa County	Assessment taxes on agency owned property	118,000.00	118,000.00	118,000.00						600,000.00
29) Crescent Park Board Monitoring	Contra Costa County	Conduit Bond Monitoring	19,750.00	19,750.00	19,750.00						0.00
30) Contract for tax verification services	MiniServices	Estimated based upon FY2010-11 payment	457,347.57	205,806.41	183,167.70						19,750.00
31) Cal Home Loans	State of California	Property tax audits	53,043.33	53,043.33	53,043.33						53,043.33
32) Administration	Successor Agency	Reimbursement for rehabilitation loans	1,200,000.00	300,000.00	266,414.13	266,414.13	266,414.13	266,414.13	266,414.13	266,414.13	1,598,484.78
33) Low Income Housing Assistance Set Aside	Housing Successor Agency	Payment of administrative costs (obligations X 5%)	20,243,241.39	1,789,561.52	266,414.13	266,414.13	266,414.13	266,414.13	266,414.13	266,414.13	1,723,050.00
34) Unfunded Pension Liability	California Public Employees Retirement System	Affordable Housing Production in impoverished areas	46,384,719.82	1,723,050.00	287,175.00	287,175.00	287,175.00	287,175.00	287,175.00	287,175.00	1,723,050.00
35) Compensated Absences	Employees of Agency	Cost of unfunded pensions	1,648,055.51	1,648,055.51	1,648,055.51						1,648,055.51
36) Unfunded Pension Liability	Employees of Agency	Cost of vacation and severance pay	1,196,608.70	1,196,608.70	1,196,608.70						1,196,608.70
Totals - This Page			\$ 81,198,187.60	\$ 6,319,180.37	\$ 612,297.15	\$ 612,297.15	\$ 612,297.15	\$ 612,297.15	\$ 612,297.15	\$ 612,297.15	\$ 6,657,855.30

\*The Enforceable Obligation Payment Schedule must be prepared by the dissolving Agency by 1/31/12 and submitted to the Successor Agency. (The draft ROPS must be prepared by the Successor Agency by 3/31/12.)

RESOLUTION NO. 12-1

**A RESOLUTION OF THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY  
AMENDING ITS ENFORCEABLE OBLIGATION PAYMENT SCHEDULE PURSUANT  
TO AB 1X 26**

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**WHEREAS**, in compliance with AB 1X 26, enacted by the California State Legislature and the Governor signed as part of the 2011-2012 State budget bill, the Richmond Community Redevelopment Agency adopted an Enforceable Obligation Payment Schedule ("EOPS") to allow the Agency to make on debts and obligations listed on the EOPS; and

**WHEREAS**, Health and Safety Code Section 34169, added as part of AB 1X 26, allows that the EOPS may be amended at any public meeting of the Agency; and

**WHEREAS**, now desires to amend the EOPS to include all of the current enforceable obligations of the Agency;

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

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

**Section 2. Amendment of EOPS.** The Agency hereby amends the Enforceable Obligation Payment Schedule, as set forth in the Amended Enforceable Obligations Payment Schedule attached hereto as Exhibit A, as authorized by Health and Safety Code Section 34169.

**Section 3. Posting; Transmittal to Appropriate Agencies.** The Executive Director is hereby authorized and directed to post a copy of the Amended EOPS on the City's website. The Executive Director is further authorized and directed to transmit, by mail or electronic means, to the Contra Costa County Auditor-Controller, the State Controller and the Department of Finance, notification providing the website location of the posted Amended EOPS and other information as required by AB 1X 26.

**Section 4. Effective Date.** Pursuant to Health and Safety Code Section 34169(i), the Agency's action to amend the EOPS as set forth herein shall not be effective for three (3) business days following adoption of this Resolution, pending a request for review of the Amended EOPS by the Department of Finance.

I hereby certify that the foregoing resolution of the Board of the Richmond Community Redevelopment Agency was duly passed and adopted at a special meeting held January 24, 2012, by the following vote:

AYES: Boardmembers Bates, Beckles, Booze, Butt, Ritterman, Vice  
Chairperson Rogers, and Chairperson McLaughlin.

NOES: None.

ABSENT: None.

ABSTENTIONS: None.

DIANE HOLMES  
Clerk of Redevelopment Agency

(SEAL)

Approved:

GAYLE MCLAUGHLIN  
Chairperson

Approved as to Form:

RANDY RIDDLE  
Agency Attorney

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

**Certified as a True Copy**

DIANE HOLMES  
CLERK OF THE CITY OF RICHMOND, CALIF  
BY *Maria DeLeon*  
DEPUTY

I certify that the foregoing is a true copy of Resolution No. 12-1, finally passed and adopted by the Richmond Community Redevelopment Agency at a special meeting held on January 24, 2012.