COUNTYWIDE OVERSIGHT BOARD

September 23, 2019
10:00 A.M.
30 Muir Road, Martinez

Federal D. Glover, Board of Supervisors ♦ Peter Murray, Mayors' Conference
Susan Morgan, Special Districts ♦ John Hild, Superintendent of Schools
Vicki Gordon, Community College District
Jack Weir, Member of the Public ♦ Kristen Lackey, Former RDA Employee

Agenda Items:	Items may be taken out of order based on the business of the day and preference of the Board

I. INTRODUCTIONS
Call to Order/Roll Call/Pledge of Allegiance

II. PUBLIC COMMENT on any matter under the jurisdiction of the Oversight Board and NOT on this agenda (speakers may be limited to three minutes).

III. CONSIDER CONSENT ITEMS (Items listed as 1 - 6):

Minutes

1. **APPROVE** the minutes from the January 28, 2019 meeting.

Recognized Obligation Payment Schedule (ROPS)

2. **ADOPT** Resolution 2019/50 Approving the Amended Recognized Obligation Payment Schedule (ROPS) for July 1, 2019- June 30, 2020 (ROPS 19-20) for **Pittsburg** Successor Agency.

3. **ADOPT** Resolution 2019/54 Approving Amended Recognized Obligation Payment Schedule (ROPS) for July 1, 2019 - June 30, 2020 (ROPS 19-20) for **Richmond** Successor Agency.

4. **ADOPT** Resolution 2019/56 Approving the Amended Recognized Obligation Payment Schedule (ROPS) for July 1, 2019 - June 30, 2020 (ROPS 19-20) for the **Pleasant Hill** Successor Agency.

Contracts

5. **ADOPT** Resolution 2019/51 Approving a Cooperative Funding Agreement between East Bay Regional Park District and the **Pittsburg** Successor Agency.

Other Items

6. **ADOPT** Resolution 2019/55 Approving a Transfer of APN 085-041-034 from **Pittsburg** Successor Agency to the City of Pittsburg (City), for public purpose.

IV. ITEMS FOR DISCUSSION and/or ACTION

Public Hearings

7. **ADOPT** Resolution 2019/52 Approving the Purchase and Sale Agreement between the **Pleasant Hill** Successor Agency and Habitat for Humanity East Bay/Silicon Valley for the transfer of vacant land with a common address of 250 Cleaveland Road, Pleasant Hill, California (APN 149-130-016).

8. **ADOPT** Resolution 2019/53 Approving the Purchase and Sale Agreement between the **Pleasant Hill** Successor Agency and the City of **Pleasant Hill** ("City") for the transfer of vacant land located on West Hookston Road at Contra Costa Boulevard, **Pleasant Hill**, California (APN 149-110-087) to City.

V. FUTURE AGENDA ITEMS

9. Recognized Obligation Payment Schedule July 1, 2020 - June 30, 2021 (ROPS 20-21) for all active Successor Agencies.

VI. ADJOURN to the January 27, 2020 meeting.

The Countywide Oversight Board will provide reasonable accommodations for persons with disabilities planning to attend its meetings. Contact Anna Battagello at (925) 674-7884 at least 72 hours before the meeting.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Oversight Board less than 96 hours prior to that meeting are available for public inspection at the County Department of Conservation and Development, 30 Muir Road, Martinez during normal business hours.

For Additional Information Contact:

Maureen Toms, Oversight Board Secretary
Phone (925) 674-7878, Fax (925) 674-7250
maureen.toms@dcd.cccounty.us

Glossary of Acronyms, Abbreviations, and other Terms (in alphabetical order): Contra Costa County has a policy of making limited use of acronyms, abbreviations, and industry-specific language in meetings of its Board of Supervisors and Committees. Following is a list of commonly used abbreviations that may appear in presentations and written materials at meetings of the Transportation, Water and Infrastructure Committee:

AB Assembly Bill
ABAG Association of Bay Area Governments
ACA Assembly Constitutional Amendment
ADA Americans with Disabilities Act of 1990
ALUC Airport Land Use Commission
AOB Area of Benefit
BAAQMD Bay Area Air Quality Management District
BART Bay Area Rapid Transit District
BATA Bay Area Toll Authority
BCDC Bay Conservation & Development Commission
BDCP Bay-Delta Conservation Plan
BGO Better Government Ordinance (Contra Costa County)
BOS Board of Supervisors
CALTRANS California Department of Transportation
CalWIN California Works Information Network
CalWORKS California Work Opportunity and Responsibility to Kids
CAER Community Awareness Emergency Response
CAO County Administrative Officer or Office
CCTA Contra Costa Transportation Authority
CCWD Contra Costa Water District
CDBG Community Development Block Grant
CEQA California Environmental Quality Act
CFS Cubic Feet per Second (of water)
CPI Consumer Price Index
CSA County Service Area
CSAC California State Association of Counties
CTC California Transportation Commission
DCC Delta Counties Coalition
DCD Contra Costa County Dept. of Conservation & Development
DPC Delta Protection Commission
DSC Delta Stewardship Council
DWR California Department of Water Resources
EBMUD East Bay Municipal Utility District
EIR Environmental Impact Report (a state requirement)
EIS Environmental Impact Statement (a federal requirement)
EPA Environmental Protection Agency
FAA Federal Aviation Administration
FEMA Federal Emergency Management Agency
FTE Full Time Equivalent
FY Fiscal Year
GHAD Geologic Hazard Abatement District
GIS Geographic Information System
HBRR Highway Bridge Replacement and Rehabilitation
HOT High-Occupancy/Toll
HOV High-Occupancy-Vehicle
HSD Contra Costa County Health Services Department
HUD United States Department of Housing and Urban Development
IPM Integrated Pest Management
ISO Industrial Safety Ordinance
JPA/JEPA Joint (Exercise of) Powers Authority or Agreement
Lamorinda Lafayette-Moraga-Orinda Area
LAFCo Local Agency Formation Commission
LCC League of California Cities
LTMS Long-Term Management Strategy
MAC Municipal Advisory Council
MAF Million Acre Feet (of water)
MBE Minority Business Enterprise
MOA Memorandum of Agreement
MOE Maintenance of Effort
MOU Memorandum of Understanding
MTC Metropolitan Transportation Commission
NACo National Association of Counties
NEPA National Environmental Protection Act
OES-EOC Office of Emergency Services-Emergency Operations Center
PDA Priority Development Area
PWD Contra Costa County Public Works Department
RCRC Regional Council of Rural Counties
RDA Redevelopment Agency or Area
RFI Request For Information
RFP Request For Proposals
RFQ Request For Qualifications
SB Senate Bill
SBE Small Business Enterprise
SR2S Safe Routes to Schools
STIP State Transportation Improvement Program
SWAT Southwest Area Transportation Committee
TRANSPAC Transportation Partnership & Cooperation (Central)
TRANSPLAN Transportation Planning Committee (East County)
TWIC Transportation, Water and Infrastructure Committee
USACE United States Army Corps of Engineers
WBE Women-Owned Business Enterprise
WCCTAC West Contra Costa Transportation Advisory Committee
WETA Water Emergency Transportation Authority
WRDA Water Resources Development Act

COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO:	COUNTYWIDE OVERSIGHT BOARD
FROM:	Maureen Toms, Oversight Board Secretary
DATE:	09/23/2019
SUBJECT:	APPROVE the minutes from the January 28, 2019 meeting.
AGENDA ITEM:	1.

Recommendation(s)

APPROVE the minutes from the January 28, 2019 meeting.

Background

See attached minutes.

Attachments

01-28-19 OVERSIGHT Board Minutes

COUNTYWIDE OVERSIGHT BOARD

January 28, 2019
9:00 A.M.
Department of Conservation and Development
Zoning Administrator Meeting Room
30 Muir Road, Martinez

Federal D. Glover, Board of Supervisors ♦ Peter Murray, Mayors' Conference
Susan Morgan, Special Districts ♦ John Hild, Superintendent of Schools
Vicki Gordon, Community College District
Jack Weir, Member of the Public ♦ Kristen Lackey, Former RDA Employee

Agenda Items:	Items may be taken out of order based on the business of the day and preference of the Board

Present: Federal D. Glover, (Board Member Glover arrived during item D.1)
Kristen Lackey
Peter Murray
Susan Morgan
William Swenson, (Alternate to Jack Weir)

Absent: John Hild
Jack Weir
Vicki Gordon

I. INTRODUCTIONS
Call to Order/Roll Call/Pledge of Allegiance

Call to Order/Roll Call/Pledge of Allegiance. The meeting was called to order by acting Chair-Peter Murray. In attendance: Board Members Murray, Morgan, Lackey and Alternate Swenson. Board Member Glover arrived during item D.1.

II. PUBLIC COMMENT on any item under the jurisdiction of the Oversight Board and not on this agenda (speakers may be limited to three minutes).

No public comment.

III. CONSIDER CONSENT ITEMS: (Items listed as C.1 through C.24) - Items are subject to removal from the Consent Calendar by request of any board member or upon request of for discussion by a member of the public. Items removed from the Consent Calendar will be considered with the Discussion Items.

Consent Items: C.11-A revised ROPS detail Page for Pittsburg, changing the payee on line 110 from "Meyers Nave" to "Berger Kahn, a Law Corporation" was provided. Items C.6, C.7, and C.15 were pulled for consideration in D.1. All other consent items were approved: M/S Swenson/Lackey, 4-0-0.

Minutes

C. 1 APPROVE minutes of December 5, 2018.

Approved minutes of meeting from December 5, 2018, M/S Swenson/Lackey, 4-0-0.

Recognized Obligation Payment Schedule (ROPS)

C. 2 Adopt Resolution 2019/1 Approving the Recognized Obligation Payment Schedule for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for Antioch Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C. 3 Adopt Resolution 2019/2 Approving the Recognized Obligation Payment Schedule for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for Brentwood Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C. 4 Adopt Resolution 2019/3 Approving the Recognized Obligation Payment Schedule for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) and Administrative Budget for Clayton Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C. 5 Adopt Resolution 2019/4 Approving the Recognized Obligation Payment Schedule for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for Concord Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C. 6 Adopt Resolution 2019/5 Approving the Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for El Cerrito Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.6-Board Member Lackey noted that the staff report references debt service deferral in 2016. She wanted information about the debt schedule going forward. It was also noted that the administrative budget request was only $125,000, while the staff report reflected $250,000. Staff noted that there would be an opportunity for El Cerrito Successor Agency to modify their ROPS in September if this was an error. The ROPS were approved, but requested future staff report include further information on debt service.

C. 7 Adopt Resolution 2019/6 Approving the Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for Hercules Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.7- Board member Lackey indicated that she had questions about Line item 16 on the Hercules Successor Agency ROPS. She said she reached out to staff and received a response. The line item is the subject of litigation and the Successor Agency wanted to keep the item on the ROPS to preserve their rights. Board member Lackey commented that if the decision is made by the Department of Finance to approve this item, then a payment schedule may be put together for future ROPS's. The ROSP was approved M/S Lackey/Morgan 4-0-0.

Board Member Glover arrived.

C. 8 Adopt Resolution 2019/7 Approving the Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for Lafayette Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.8-Board Member Murray questions the amount to Administrative costs for the Walnut Creek ROPS. The Administrative allowance is 3% of the RPTTF or a minimum of $250,000. Some successor agencies do not need the full $250,000 and prefer the RPTTF revenue to flow to the taxing entities. The Walnut Creek ROPS had a $259,048 requested for Administrative Budget. The source of the error was on line 19, where debt services was added to the "Administrative RPTT" and not "RPTTF". Correcting this, changes the Admin RPTT to $15,000 in Period A and $17,000 in Period B, for a total of $32,000. The RPTTF changes to $$32,795 for period A and $264,136 for period B. The total remains the same. With this change, and authorizing the Oversight Board Secretary to sign on the revised ROPS on the Chair's behalf, the ROPS was approved. M/S Morgan/Lackey 5-0-0.

C. 9 Adopt Resolution 2019/8 Approving the Recognized Obligation Payment Schedule for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) and Administrative Budget for Oakley Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.10 Adopt Resolution 2019/9 Approving the Recognized Obligation Payment Schedule for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for Pinole Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.11 Adopt Resolution 2019/10 Approving the Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for Pittsburg Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.12 Adopt Resolution 2019/11 Approving the Recognized Obligation Payment Schedule for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for Pleasant Hill Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.13 Adopt Resolution 2019/12 Approving the Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for Richmond Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.14 Adopt Resolution 2019/13 Approving the Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for San Pablo Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.15 Adopt Resolution 2019/15 Approving the Recognized Obligation Payment Schedule for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for Walnut Creek Successor Agency.

Approved on consent M/S Swenson/Lackey, 5-0-0.

C.16 Adopt Resolution 2019/16 Approving the Recognized Obligation Payment Schedule for July 1, 2019 – June 30, 2020 (ROPS 19 – 20) for Contra Costa County.

Approved on consent M/S Swenson/Lackey, 4-0-0.

Administrative Budgets for FY 2019-2020

C.17 Adopt Resolution 2019/17 Approving the Administrative Budget for the Fiscal Year 2019-2020 period for the Antioch Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.18 Adopt Resolution 2019/41 Approving the Administrative Budget for the Fiscal Year 2019-2020 period for the Brentwood Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.19 Adopt Resolution 2019/42 Approving the Administrative Budget for the Fiscal Year 2019-2020 period for the Concord Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.20 Adopt Resolution 2019/24 Approving the Administrative Budget for the Fiscal Year 2019-2020 period for the Pinole Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.21 Adopt Resolution 2019/25 Approving the Administrative Budget for the Fiscal Year 2019-2020 period for the Pleasant Hill Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

C.22 Adopt Resolution 2019/32 Approving the Administrative Budget for the Fiscal Year 2019-2020 period for the Contra Costa County Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

Contracts

C.23 Adopt Resolution 2019/37 Approving a Cooperative Funding Agreement Between The East Bay Regional Park District and the Pittsburg Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

Other Items

C.24 Adopt Resolution 2019/36 approving Loan Reinstatement and Repayment for the Lafayette Successor Agency.

Approved on consent M/S Swenson/Lackey, 4-0-0.

IV. DISCUSSION ITEMS

D.1 CONSIDER Consent Items previously removed.

NEXT MEETING: The next meeting is currently scheduled for Monday, September 23, 2019, 10:00 A.M.

The next meeting is scheduled for September 23, 2019 at 10:00 am.

ADJOURN

The meeting was adjourned at 9:33 am.

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Maureen Toms, Oversight Board Secretary

Phone (925) 674-7878, Fax (925) 674-7250
maureen.toms@dcd.cccounty.us

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CALTRANS California Department of Transportation
CalWIN California Works Information Network
CalWORKS California Work Opportunity and Responsibility to Kids
CAER Community Awareness Emergency Response
CAO County Administrative Officer or Office
CCTA Contra Costa Transportation Authority
CCWD Contra Costa Water District
CDBG Community Development Block Grant
CEQA California Environmental Quality Act
CFS Cubic Feet per Second (of water)
CPI Consumer Price Index
CSA County Service Area
CSAC California State Association of Counties
CTC California Transportation Commission
DCC Delta Counties Coalition
DCD Contra Costa County Dept. of Conservation & Development
DPC Delta Protection Commission
DSC Delta Stewardship Council
DWR California Department of Water Resources
EBMUD East Bay Municipal Utility District
EIR Environmental Impact Report (a state requirement)
EIS Environmental Impact Statement (a federal requirement)
EPA Environmental Protection Agency
FAA Federal Aviation Administration
FEMA Federal Emergency Management Agency
FTE Full Time Equivalent
FY Fiscal Year
GHAD Geologic Hazard Abatement District
GIS Geographic Information System
HBRR Highway Bridge Replacement and Rehabilitation
HOT High-Occupancy/Toll
HOV High-Occupancy-Vehicle
HSD Contra Costa County Health Services Department
HUD United States Department of Housing and Urban Development
IPM Integrated Pest Management
ISO Industrial Safety Ordinance
JPA/JEPA Joint (Exercise of) Powers Authority or Agreement
Lamorinda Lafayette-Moraga-Orinda Area
LAFCo Local Agency Formation Commission
LCC League of California Cities
LTMS Long-Term Management Strategy
MAC Municipal Advisory Council
MAF Million Acre Feet (of water)
MBE Minority Business Enterprise
MOA Memorandum of Agreement
MOE Maintenance of Effort
MOU Memorandum of Understanding
MTC Metropolitan Transportation Commission
NACo National Association of Counties
NEPA National Environmental Protection Act
OES-EOC Office of Emergency Services-Emergency Operations Center
PDA Priority Development Area
PWD Contra Costa County Public Works Department
RCRC Regional Council of Rural Counties
RDA Redevelopment Agency or Area
RFI Request For Information
RFP Request For Proposals
RFQ Request For Qualifications
SB Senate Bill
SBE Small Business Enterprise
SR2S Safe Routes to Schools
STIP State Transportation Improvement Program
SWAT Southwest Area Transportation Committee
TRANSPAC Transportation Partnership & Cooperation (Central)
TRANSPLAN Transportation Planning Committee (East County)
TWIC Transportation, Water and Infrastructure Committee
USACE United States Army Corps of Engineers
WBE Women-Owned Business Enterprise
WCCTAC West Contra Costa Transportation Advisory Committee
WETA Water Emergency Transportation Authority
WRDA Water Resources Development Act

COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO:	COUNTYWIDE OVERSIGHT BOARD
FROM:	Maureen Toms, Oversight Board Secretary
DATE:	09/23/2019
SUBJECT:	Pittsburg Successor Agency
AGENDA ITEM:	2.

Recommendation(s)

Adopt Resolution 2019/50 Approving the Amended Recognized Obligation Payment Schedule (ROPS) for July 1, 2020 - June 30, 2021 (ROPS 20-21) for Pittsburg Successor Agency.

Background

See attached Staff Report.

Attachments

Resolution 2019/50
Staff Report - Amended ROPS 2019-20.pdf
Exhibit A- Amended ROPS 2019-20.pdf
Amended ROPS 2019-20B.pdf

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD

FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 09/23/2019 by the following vote:

AYE:

NO:

ABSENT:

ABSTAIN:

RECUSE:

Resolution: 2019/50

In the Matter of: RESOLUTION NO. 19-50

Adoption of a Countywide Oversight Board Resolution Amending the Approved July 1, 2019 – June 30, 2020 Recognized Obligation Payment Schedule,

The Countywide Oversight Board DOES RESOLVE as follows:

WHEREAS, on June 29, 2011, the Governor signed into law AB 26, also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and on December 29, 2011, the California State Supreme Court upheld the provisions of AB 26, thereby dissolving all redevelopment agencies on February 1, 2012; and

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

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

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

WHEREAS, pursuant to Health and Safety Code Section 34179 (j), on and after July 1, 2018 in each county where more than one oversight board was created, there shall be only one countywide oversight board. As of July 1, 2018, the California Department of Finance (DOF) can only recognize the newly-created Contra Costa County Oversight Board (the "Countywide Oversight Board"). The actions for the Successor Agency's Recognized Obligation Schedule (ROPS) or other oversight board required approved actions cannot be submitted without the Countywide Oversight Board's approval; and

WHEREAS, the Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) is amending the approved ROPS for the period of July 1, 2019 – June 30, 2020 (Amended ROPS 19-20) so that the special assessments levied on Successor Agency owned properties may be added; and

WHEREAS, this Amended ROPS 19-20 shows that as of July 25, 2019, the outstanding special assessments, including interest and penalties, owed to the County of Contra Costa is $84,054.99 (Amount Owed). The Amount Owed will continue to increase as penalties and interest continue to accrue on any unpaid balance. Exhibit A of the accompanying Staff Report are copies of the property tax bills and redemption tax bills.

NOW, THEREFORE, the Countywide Oversight Board finds and determines as follows:

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

Section 2. The Countywide Oversight Board hereby adopts the Resolution amending ROPS 19-20.

Section 3. Staff further recommends that Countywide Oversight Board authorize the use of excess Redevelopment Property Tax Trust Fund, also known as RPTTF, after existing debt service payments have been satisfied, but prior to any distributions to

pass-through taxing entities or the use of sales proceeds realized from the sale of Successor Agency property, to pay existing Amounts Owed, any remaining balances, and future annual property assessments until the remaining Successor Agency properties are sold.

Section 4. The Executive Director is hereby authorized to execute documents and take such further actions as may be necessary or appropriate to carry out the Countywide Oversight Board's obligations pursuant to this Resolution.

Section 5. The Countywide Oversight Board Secretary shall certify to the adoption of this Resolution.

Section 6. This Resolution shall take effect immediately upon adoption.

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby approve the attached Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for the period of July 1, 2020 through June 30, 2021 (ROPS 20-21) for the **Pittsburg** Successor Agency.

PASSED AND ADOPTED this DAY of MONTH, YEAR by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____

Oversight Board Secretary

Contact:

cc:

OFFICE OF THE EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, California 94565-3814

DATE: September 23, 2019

TO: Countywide Oversight Board

FROM: Garrett D. Evans, Executive Director

RE: Adoption of a Countywide Oversight Board Resolution Amending the Approved July 1, 2019 – June 30, 2020 Recognized Obligation Payment Schedule

EXECUTIVE SUMMARY

The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) is amending the approved Recognized Obligation Payment Schedule for the period of July 1, 2019 – June 30, 2020 (Amended ROPS 19-20) so that the special assessments levied on Successor Agency owned properties may be added.

FISCAL IMPACT

This Amended ROPS 19-20 shows that as of July 25, 2019, the outstanding special assessments, including interest and penalties, owed to the County of Contra Costa is $84,054.99 (Amount Owed). The Amount Owed will continue to increase as penalties and interest continue to accrue on any unpaid balance. Exhibit A to this Staff Report are copies of the property tax bills and redemption tax bills.

RECOMMENDATION

Staff recommends that the Contra Costa County Oversight Board (Countywide Oversight Board) approve Amended ROPS 19-20. Staff further recommends that Countywide Oversight Board authorize the use of excess Redevelopment Property Tax Trust Fund, also known as RPTTF, after existing debt service payments have been satisfied, but prior to any distributions to pass-through taxing entities or the use of sales proceeds realized from the sale of Successor Agency property, to pay existing Amounts Owed, any remaining balances, and future annual property assessments until the remaining Successor Agency properties are sold.

BACKGROUND

On June 29, 2011, the Governor signed into law AB 26, also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and on December 29, 2011, the California State Supreme Court upheld the provisions of AB 26, thereby dissolving all redevelopment agencies on February 1, 2012.

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

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

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

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

On January 28, 2019, the Countywide Oversight Board approved ROPS 19-20 and subsequently submitted ROPS 19-20 to the DOF for consideration and approval. In a letter dated April 15. 2019, the DOF approved ROPS 19-20.

SUBCOMMITTEE FINDINGS

Amended ROPS 19-20 was not discussed in a subcommittee.

STAFF ANALYSIS

Since the dissolution of the former Redevelopment Agency of the City of Pittsburg and creation of the Successor Agency, the Successor Agency has only been able to pay debt service and administrative costs for its daily operations. Through some revenue increases and financial restructuring, the Successor Agency has been able to continue to pay its debt service and administrative costs, and pay off its past due pass-through amounts and current pass-through amounts due to various taxing entities. The Successor Agency is now able to begin paying other obligations such as the property tax bills and redemption

tax bills.

Although the Successor Agency is exempt from having to pay ad valorem, it is still required to pay the special assessments levied on its properties and are reflected on the property tax bills and redemption tax bills. Previously, as Successor Agency properties were sold, the outstanding corresponding property tax bills were paid at the close of escrow. Staff has been in communication with the DOF and has been instructed to submit an amendment to ROPS 19-20, the Amended ROPS 19-20, adding the outstanding property tax bills and redemption tax bills. The Successor Agency is further instructed that sales proceeds from any Successor Agency property may be used to pay any outstanding Successor Agency property tax bill and redemption tax bill as opposed to limiting the repayment to the corresponding property tax bill or redemption tax bill.

Upon receiving Countywide Oversight Board approval, staff will submit the Amended ROPS 19-20 to the DOF, as directed by DOF, for its consideration and approval.

ATTACHMENTS: Resolution
Amended Recognized Obligation Payment Schedule for the period of July 1, 2019 – June 30, 2020
Exhibit A – Property Tax Bills and Redemption Tax Bills

Report Prepared By: _____
Maria M. Aliotti, Director of Community Services
Brad Farmer, Finance Director
Diane Agar, Finance Division Manager

Exhibit A

Address	APN	FY 18-19	Redemption	TOTAL
Civic Avenue	086-100-035	$ -	$ -	$ -
352 Railroad Avenue	085-105-011	$ 453.80	$ 1,147.39	$ 1,601.19
368 Railroad Avenue	085-105-012	$ 3,042.32	$ 5,722.99	$ 8,765.31
384 Railroad Avenue	085-105-013	$ 367.22	$ 929.36	$ 1,296.58
610 Railroad Avenue	085-390-077	$ 11,522.36	$ 17,911.67	$ 29,434.03
300 Cumberland Street	085-108-010	$ 10,593.50	$ 25,216.40	$ 35,809.90
325 E. 10th Street	085-182-010	$ 2,081.56	$ 5,066.42	$ 7,147.98
Harbor Drive	073-111-034	$ -	$ -	$ -
Harbor Drive	073-111-034	$ -	$ -	$ -
Harbor Drive	073-111-034	$ -	$ -	$ -
TOTAL				$ 84,054.99

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TELEPHONE: (925) 957-5280 FAX: (925) 957-2898

2018-2019

FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

SECURED PROPERTY TAX BILL
DELINQUENT BILL

PROPERTY ADDRESS

352 RAILROAD AVE PITTS

PAY ONLINE AT WWW.CCTAX.US

085-105-011-2 00

SUCCESSOR AGENCY
MALIOTTI@CI.PITTSBURG.CA.US
C/O EXECUTIVE DIRECTOR
65 CIVIC AVE
PITTSBURG CA 94565

ASSESSEE AS OF JANUARY 1, 2018

SUCCESSOR AGENCY

PROPERTY ASSESSMENT

LAND	299,495
IMPROVEMENTS	86,215
PERSONAL PROP	
GROSS VALUE	385,710
EXEMPTIONS	
NET VALUE ON JAN. 1, 2018	385,710

SEE BACKSIDE FOR MORE INFORMATION
IMPORTANT MESSAGE(S) TO TAXPAYER

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	CORTAC	DEFAULT #
085-105-011-2 00	18 078959 2	07006	07/22/2019	DELINQUENT	12075	2016-01599

SPECIAL TAXES & ASSESSMENTS

DESCRIPTION	CODE	INFORMATION	AMOUNT
PITTSBURG ST LT	JG	(925) 252-4042	343.02
DIABLO Z2 SWR CHG	JY	(925) 756-1932	51.36
TOTAL SPECIAL TAXES & ASSESSMENTS			394.38

AD VALOREM TAXES & ASSESSMENTS

DESCRIPTION	RATE	AMOUNT
1% COUNTYWIDE TAX	1.0000	
ADD:		
BART	.0000	
BART BOND 2016	.0000	NONTAXABLE
EAST BAY REG PK BD	.0000	
PITTSBURG UNIF 95	.0000	
PITTSB UNIF BD2004	.0000	
PITTSB UNIF BD2006	.0000	
PITTSB UNIF BD2010	.0000	
PITTSB UNIF BD2014	.0000	
COMM COLL 2002 BND	.0000	
TOTAL AD VALOREM TAXES		
ADD: SPECIAL TAXES & ASSESSMENTS		394.38
DELINQUENT PENALTY		39.42
DELINQUENT COST		20.00
LESS: PAYMENTS RECEIVED		0.00
TOTAL AMOUNT DUE		453.80

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
085-105-011-2 00	18 078959 2	07006	07/22/2019	DELINQUENT		2016-01599

2ND INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ➡ **$236.90**

PAYABLE WITH OR AFTER 1ST COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 04/11/2019
(INCLUDES 10% PENALTY + $20 COST)

AFTER JUNE 30, 2019 ADDITIONAL PENALTIES AND FEES APPLY

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085105011220180789592900000197194201904109000002369 01

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
085-105-011-2 00	18 078959 2	07006	07/22/2019	DELINQUENT		2016-01599

1ST INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ➡ **$216.90**

PAYABLE BEFORE 2ND COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 12/11/2018
(INCLUDES 10% PENALTY)

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085105011220180789591100000197194201812104000002169 03

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TOLL FREE TELEPHONE:(925) 957-5280 FAX:(925) 957-2898

2016-01599-0-000

SUBJECT TO POWER TO SALE IF NOT PAID BY JUNE 2022

REDEMPTION TAX BILL

DUE 07/31/2019

PROPERTY ADDRESS

352 RAILROAD AVE PITTS

ASSESSEE OF PROPERTY

SUCCESSOR AGENCY

MAILING ADDRESS

SID: 16-01599-0-000 085 105 011 2 PD: (07/19)

SUCCESSOR AGENCY
65 CIVIC AVE
PITTSBURG CA 94565

INSTALLMENT PAYMENT INFORMATION

Installment Principal Paid
Installment Interest Paid
Total Amount Paid

SEE THE BACKSIDE OF THIS BILL FOR EXPLANATION ON INSTALLMENT PLAN AND OTHER IMPORTANT INFORMATION ABOUT PAYING YOUR REDEMPTION TAXES.

FISCAL YEAR	BILL DESCRIPTION	INSTLMT NO.(S)	TAXES & ASSESSMENT	DELINQUENT PENALTY	DELINQUENT COST	REDEMPTION PENALTY	CURRENT AMOUNT
2017	SECURED	1&2	$394.38	$39.42	$20.00	$76.90	$530.70
2016	SECURED	1&2	$394.38	$39.42	$20.00	$147.89	$601.69
	Subtotal		$788.76	$78.84	$40.00	$224.79	$1,132.39

The total amount to redeem does not include taxes and assessments for the current fiscal year. To inquire on these taxes and assessments, please call our 24/7 telephone service line **(925) 957-5280**, or visit our website **WWW.CCTAX.US**.

DELINQUENT CHARGES ARE IMPOSED BY STATE LAW

LESS:	Payment Received	
	Subtotal (unpaid balance)	$1,132.39
PLUS:	Redemption Fee	$15.00
	Interest	$.00
	Title Search Fee	$.00
	Recording & Deed Fee	$.00
	Tax Sale Fee	$.00
	TOTAL AMOUNT TO REDEEM	**$1,147.39**

RETAIN THE TOP HALF OF THE BILL FOR YOUR RECORDS. TO ENSURE PROPER POSTING OF PAYMENT PLEASE DO NOT FOLD, STAPLE, TAPE OR WRITE ON COUPONS.

PARCEL NUMBER	TRA	DEFAULT YEAR	DEFAULT NUMBER	ISSUE DATE	TYPE
085 105 011 2	07006	2016	01599	07/22/2019	PAY OFF

Owner Name: SUCCESSOR AGENCY
Situs Address: 352 RAILROAD AVE PITTS

MAKE CHECK PAYABLE TO: KSCHI 07/22/19

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 631
MARTINEZ, CA. 94553-0063

2016-01599-0-000
REDEMPTION TAXES

THIS STUB MUST ACCOMPANY PAYMENT

TOTAL TO REDEEM BY 07/31/2019	$1,147.39
INSTALLMENT PAYMENT DUE BY 07/31/2019	$.00

IF SENDING PAYMENT AFTER 07/31/2019, PLEASE CALL (925) 957-5280 FOR NEW BALANCE.

40851050112160159900 00F0000114739620190731800000000000

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TELEPHONE: (925) 957-5280 FAX: (925) 957-2898

2018-2019

FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

SECURED PROPERTY TAX BILL
DELINQUENT BILL

PROPERTY ADDRESS

368 RAILROAD AVE PITTS

PAY ONLINE AT WWW.CCTAX.US

085-105-012-0 00

SUCCESSOR AGENCY
C/O EXECUTIVE DIRECTOR
65 CIVIC AVE
PITTSBURG CA 94565

ASSESSEE AS OF JANUARY 1, 2018

SUCCESSOR AGENCY

PROPERTY ASSESSMENT

LAND	299,495
IMPROVEMENTS	373,234
PERSONAL PROP	
GROSS VALUE	672,729
EXEMPTIONS	
NET VALUE ON JAN. 1, 2018	672,729

SEE BACKSIDE FOR MORE INFORMATION

IMPORTANT MESSAGE(S) TO TAXPAYER

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	CORTAC	DEFAULT #
085-105-012-0 00	18 078960 2	07006	07/22/2019	DELINQUENT	12075	2016-01600

SPECIAL TAXES & ASSESSMENTS

DESCRIPTION	CODE	INFORMATION	AMOUNT
PITTSBURG ST LT	JG	(925) 252-4042	343.02
DIABLO Z2 SWR CHG	JY	(925) 756-1932	2,404.56
TOTAL SPECIAL TAXES & ASSESSMENTS			2,747.58

AD VALOREM TAXES & ASSESSMENTS

DESCRIPTION	RATE	AMOUNT
1% COUNTYWIDE TAX	1.0000	
ADD:		
BART	.0000	
BART BOND 2016	.0000	NONTAXABLE
EAST BAY REG PK BD	.0000	
PITTSBURG UNIF 95	.0000	
PITTSB UNIF BD2004	.0000	
PITTSB UNIF BD2006	.0000	
PITTSB UNIF BD2010	.0000	
PITTSB UNIF BD2014	.0000	
COMM COLL 2002 BND	.0000	
TOTAL AD VALOREM TAXES		
ADD: SPECIAL TAXES & ASSESSMENTS		2,747.58
DELINQUENT PENALTY		274.74
DELINQUENT COST		20.00
LESS: PAYMENTS RECEIVED		0.00
TOTAL AMOUNT DUE		3,042.32

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
085-105-012-0 00	18 078960 2	07006	07/22/2019	DELINQUENT		2016-01600

2ND INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ⇨ **$1,531.16**

PAYABLE WITH OR AFTER 1ST COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 04/11/2019

(INCLUDES 10% PENALTY + $20 COST)

AFTER JUNE 30, 2019 ADDITIONAL PENALTIES AND FEES APPLY

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085105012020180789602600001373794201904109000015311 69

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
085-105-012-0 00	18 078960 2	07006	07/22/2019	DELINQUENT		2016-01600

1ST INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ⇨ **$1,511.16**

PAYABLE BEFORE 2ND COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 12/11/2018

(INCLUDES 10% PENALTY)

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085105012020180789601800001373794201812104000015111 61

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TOLL FREE TELEPHONE:(925) 957-5280 FAX:(925) 957-2898

2016-01600-0-000

SUBJECT TO POWER TO SALE IF NOT PAID BY JUNE 2022

REDEMPTION TAX BILL

DUE 07/31/2019

PROPERTY ADDRESS

368 RAILROAD AVE PITTS

ASSESSEE OF PROPERTY

SUCCESSOR AGENCY

MAILING ADDRESS

SID: 16-01600-0-000 085 105 012 0 PD: (07/19)

SUCCESSOR AGENCY
65 CIVIC AVE
PITTSBURG CA 94565

INSTALLMENT PAYMENT INFORMATION

Installment Principal Paid
Installment Interest Paid
Total Amount Paid

SEE THE BACKSIDE OF THIS BILL FOR EXPLANATION ON INSTALLMENT PLAN AND OTHER IMPORTANT INFORMATION ABOUT PAYING YOUR REDEMPTION TAXES.

FISCAL YEAR	BILL DESCRIPTION	INSTLMT NO.(S)	TAXES & ASSESSMENT	DELINQUENT PENALTY	DELINQUENT COST	REDEMPTION PENALTY	CURRENT AMOUNT
2017	SECURED	1&2	$2,141.88	$214.18	$20.00	$417.66	$2,793.72
2016	SECURED	1&2	$1,962.22	$196.22	$20.00	$735.83	$2,914.27
	Subtotal		$4,104.10	$410.40	$40.00	$1,153.49	$5,707.99

The total amount to redeem does not include taxes and assessments for the current fiscal year. To inquire on these taxes and assessments, please call our 24/7 telephone service line **(925) 957-5280**, or visit our website **WWW.CCTAX.US**.

DELINQUENT CHARGES ARE IMPOSED BY STATE LAW

LESS:	Payment Received	
	Subtotal (unpaid balance)	$5,707.99
PLUS:	Redemption Fee	$15.00
	Interest	$.00
	Title Search Fee	$.00
	Recording & Deed Fee	$.00
	Tax Sale Fee	$.00
	TOTAL AMOUNT TO REDEEM	**$5,722.99**

RETAIN THE TOP HALF OF THE BILL FOR YOUR RECORDS. TO ENSURE PROPER POSTING OF PAYMENT PLEASE DO NOT FOLD, STAPLE, TAPE OR WRITE ON COUPONS.

PARCEL NUMBER	TRA	DEFAULT YEAR	DEFAULT NUMBER	ISSUE DATE	TYPE
085 105 012 0	07006	2016	01600	07/22/2019	PAY OFF

Owner Name: **SUCCESSOR AGENCY**
Situs Address: **368 RAILROAD AVE** **PITTS**

MAKE CHECK PAYABLE TO: KSCHI 07/22/19

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 631
MARTINEZ, CA. 94553-0063

2016-01600-0-000
REDEMPTION TAXES

THIS STUB MUST ACCOMPANY PAYMENT

TOTAL TO REDEEM BY 07/31/2019	$5,722.99
INSTALLMENT PAYMENT DUE BY 07/31/2019	$.00

IF SENDING PAYMENT AFTER 07/31/2019, PLEASE CALL (925) 957-5280 FOR NEW BALANCE.

40851050120160160000000F00005722996201907318000000000000

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TELEPHONE: (925) 957-5280 FAX: (925) 957-2898

2018-2019

FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

SECURED PROPERTY TAX BILL
DELINQUENT BILL

PROPERTY ADDRESS

384 RAILROAD AVE PITTS

PAY ONLINE AT WWW.CCTAX.US

085-105-013-8 00

SUCCESSOR AGENCY
C/O EXECUTIVE DIRECTOR
65 CIVIC AVE
PITTSBURG CA 94565

ASSESSEE AS OF JANUARY 1, 2018

SUCCESSOR AGENCY

PROPERTY ASSESSMENT

LAND	299,495
IMPROVEMENTS	
PERSONAL PROP	
GROSS VALUE	299,495
EXEMPTIONS	
NET VALUE ON JAN. 1, 2018	299,495

SEE BACKSIDE FOR MORE INFORMATION
IMPORTANT MESSAGE(S) TO TAXPAYER

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	CORTAC	DEFAULT #
085-105-013-8 00	18 078961 2	07006	07/22/2019	DELINQUENT	12075	2016-01601

SPECIAL TAXES & ASSESSMENTS

DESCRIPTION	CODE	INFORMATION	AMOUNT
PITTSBURG ST LT	JG	(925) 252-4042	315.66
TOTAL SPECIAL TAXES & ASSESSMENTS			315.66

AD VALOREM TAXES & ASSESSMENTS

DESCRIPTION	RATE	AMOUNT
1% COUNTYWIDE TAX	1.0000	
ADD:		
BART	.0000	
BART BOND 2016	.0000	NONTAXABLE
EAST BAY REG PK BD	.0000	
PITTSBURG UNIF 95	.0000	
PITTSB UNIF BD2004	.0000	
PITTSB UNIF BD2006	.0000	
PITTSB UNIF BD2010	.0000	
PITTSB UNIF BD2014	.0000	
COMM COLL 2002 BND	.0000	
TOTAL AD VALOREM TAXES		
ADD: SPECIAL TAXES & ASSESSMENTS		315.66
DELINQUENT PENALTY		31.56
DELINQUENT COST		20.00
LESS: PAYMENTS RECEIVED		0.00
TOTAL AMOUNT DUE		367.22

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
085-105-013-8 00	18 078961 2	07006	07/22/2019	DELINQUENT		2016-01601

2ND INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON

CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ⇨ **$193.61**

PAYABLE WITH OR AFTER 1ST COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 04/11/2019
(INCLUDES 10% PENALTY + $20 COST)

AFTER JUNE 30, 2019 ADDITIONAL PENALTIES AND FEES APPLY

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085105013820180789612500000157834201904109000001936 15

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
085-105-013-8 00	18 078961 2	07006	07/22/2019	DELINQUENT		2016-01601

1ST INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON

CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ⇨ **$173.61**

PAYABLE BEFORE 2ND COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 12/11/2018
(INCLUDES 10% PENALTY)

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085105013820180789611700000157834201812104000001736 17

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TOLL FREE TELEPHONE:(925) 957-5280 FAX:(925) 957-2898

2016-01601-0-000

SUBJECT TO POWER TO SALE IF NOT PAID BY **JUNE 2022**

REDEMPTION TAX BILL

DUE 07/31/2019

PROPERTY ADDRESS

384 RAILROAD AVE PITTS

ASSESSEE OF PROPERTY

SUCCESSOR AGENCY

MAILING ADDRESS

SID: 16-01601-0-000 085 105 013 8 PD: (07/19)

SUCCESSOR AGENCY
65 CIVIC AVE
PITTSBURG CA 94565

INSTALLMENT PAYMENT INFORMATION

Installment Principal Paid
Installment Interest Paid
Total Amount Paid

SEE THE BACKSIDE OF THIS BILL FOR EXPLANATION ON INSTALLMENT PLAN AND OTHER IMPORTANT INFORMATION ABOUT PAYING YOUR REDEMPTION TAXES.

FISCAL YEAR	BILL DESCRIPTION	INSTLMT NO.(S)	TAXES & ASSESSMENT	DELINQUENT PENALTY	DELINQUENT COST	REDEMPTION PENALTY	CURRENT AMOUNT
2017	SECURED	1&2	$315.66	$31.56	$20.00	$61.55	$428.77
2016	SECURED	1&2	$315.66	$31.56	$20.00	$118.37	$485.59
	Subtotal		$631.32	$63.12	$40.00	$179.92	$914.36

The total amount to redeem does not include taxes and assessments for the current fiscal year. To inquire on these taxes and assessments, please call our 24/7 telephone service line **(925) 957-5280**, or visit our website **WWW.CCTAX.US.**

DELINQUENT CHARGES ARE IMPOSED BY STATE LAW

LESS:	Payment Received	
	Subtotal (unpaid balance)	$914.36
PLUS:	Redemption Fee	$15.00
	Interest	$.00
	Title Search Fee	$.00
	Recording & Deed Fee	$.00
	Tax Sale Fee	$.00
	TOTAL AMOUNT TO REDEEM	**$929.36**

RETAIN THE TOP HALF OF THE BILL FOR YOUR RECORDS. TO ENSURE PROPER POSTING OF PAYMENT PLEASE DO NOT FOLD, STAPLE, TAPE OR WRITE ON COUPONS.

PARCEL NUMBER	TRA	DEFAULT YEAR	DEFAULT NUMBER	ISSUE DATE	TYPE
085 105 013 8	07006	2016	01601	07/22/2019	PAY OFF

Owner Name: **SUCCESSOR AGENCY**
Situs Address: **384 RAILROAD AVE** **PITTS**

MAKE CHECK PAYABLE TO:

KSCHI
07/22/19

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 631
MARTINEZ, CA. 94553-0063

2016-01601-0-000
REDEMPTION TAXES

THIS STUB MUST ACCOMPANY PAYMENT

TOTAL TO REDEEM BY 07/31/2019	**$929.36**
INSTALLMENT PAYMENT DUE BY 07/31/2019	**$.00**

IF SENDING PAYMENT AFTER 07/31/2019, PLEASE CALL (925) 957-5280 FOR NEW BALANCE.

40851050138160160100000F000009293642019073180000000000000

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TELEPHONE: (925) 957-5280 FAX: (925) 957-2898

2018-2019

FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

SECURED PROPERTY TAX BILL
DELINQUENT BILL

PROPERTY ADDRESS

610-690 RAILROAD AVE PITTS

PAY ONLINE AT WWW.CCTAX.US

085-390-077-7 00

PITTSBURG CITY OF
C/O EXECUTIVE DIRECTOR
65 CIVIC AVE
PITTSBURG CA 94565

ASSESSEE AS OF JANUARY 1, 2018

PITTSBURG CITY OF

PROPERTY ASSESSMENT

LAND	332,554
IMPROVEMENTS	1,851,695
PERSONAL PROP	
GROSS VALUE	2,184,249
EXEMPTIONS	
NET VALUE ON JAN. 1, 2018	2,184,249

SEE BACKSIDE FOR MORE INFORMATION

IMPORTANT MESSAGE(S) TO TAXPAYER

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	CORTAC	DEFAULT #
085-390-077-7 00	18 080731 2	07006	07/22/2019	DELINQUENT	12075	2016-01604

SPECIAL TAXES & ASSESSMENTS

DESCRIPTION	CODE	INFORMATION	AMOUNT
DIABLO Z2 SWR CHG	JY	(925) 756-1932	10,456.70
TOTAL SPECIAL TAXES & ASSESSMENTS			10,456.70

AD VALOREM TAXES & ASSESSMENTS

DESCRIPTION	RATE	AMOUNT
1% COUNTYWIDE TAX	1.0000	
ADD:		
BART	.0000	
BART BOND 2016	.0000	NONTAXABLE
EAST BAY REG PK BD	.0000	
PITTSBURG UNIF 95	.0000	
PITTSB UNIF BD2004	.0000	
PITTSB UNIF BD2006	.0000	
PITTSB UNIF BD2010	.0000	
PITTSB UNIF BD2014	.0000	
COMM COLL 2002 BND	.0000	
TOTAL AD VALOREM TAXES		
ADD: SPECIAL TAXES & ASSESSMENTS		10,456.70
DELINQUENT PENALTY		1,045.66
DELINQUENT COST		20.00
LESS: PAYMENTS RECEIVED		0.00
TOTAL AMOUNT DUE		11,522.36

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
085-390-077-7 00	18 080731 2	07006	07/22/2019	DELINQUENT		2016-01604

2ND INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ⇨ **$5,771.18**

PAYABLE WITH OR AFTER 1ST COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

PITTSBURG CITY OF

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 04/11/2019

(INCLUDES 10% PENALTY + $20 COST)

AFTER JUNE 30, 2019 ADDITIONAL PENALTIES AND FEES APPLY

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085390077720180807312000005228358201904109000057711 83

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
085-390-077-7 00	18 080731 2	07006	07/22/2019	DELINQUENT		2016-01604

1ST INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ⇨ **$5,751.18**

PAYABLE BEFORE 2ND COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

PITTSBURG CITY OF

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 12/11/2018

(INCLUDES 10% PENALTY)

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085390077720180807311200005228358201812104000057511 85

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TOLL FREE TELEPHONE:(925) 957-5280 FAX:(925) 957-2898

2016-01604-0-000

SUBJECT TO POWER TO SALE IF NOT PAID BY **JUNE 2022**

REDEMPTION TAX BILL

DUE 07/31/2019

PROPERTY ADDRESS

610-690 RAILROAD AVE PITTS

ASSESSEE OF PROPERTY

PITTSBURG CITY OF

MAILING ADDRESS

SID: 16-01604-0-000 085 390 077 7 PD: (07/19)

PITTSBURG CITY OF
65 CIVIC AVE
PITTSBURG CA 94565

INSTALLMENT PAYMENT INFORMATION

Installment Principal Paid
Installment Interest Paid
Total Amount Paid

SEE THE BACKSIDE OF THIS BILL FOR EXPLANATION ON INSTALLMENT PLAN AND OTHER IMPORTANT INFORMATION ABOUT PAYING YOUR REDEMPTION TAXES.

FISCAL YEAR	BILL DESCRIPTION	INSTLMT NO.(S)	TAXES & ASSESSMENT	DELINQUENT PENALTY	DELINQUENT COST	REDEMPTION PENALTY	CURRENT AMOUNT
2017	SECURED	1&2	$8,315.14	$831.50	$20.00	$1,621.45	$10,788.09
2016	SECURED	1&2	$4,805.82	$480.58	$20.00	$1,802.18	$7,108.58
	Subtotal		$13,120.96	$1,312.08	$40.00	$3,423.63	$17,896.67

The total amount to redeem does not include taxes and assessments for the current fiscal year. To inquire on these taxes and assessments, please call our 24/7 telephone service line **(925) 957-5280**, or visit our website **WWW.CCTAX.US.**

DELINQUENT CHARGES ARE IMPOSED BY STATE LAW

LESS:	Payment Received	
	Subtotal (unpaid balance)	$17,896.67
PLUS:	Redemption Fee	$15.00
	Interest	$.00
	Title Search Fee	$.00
	Recording & Deed Fee	$.00
	Tax Sale Fee	$.00
	TOTAL AMOUNT TO REDEEM	**$17,911.67**

RETAIN THE TOP HALF OF THE BILL FOR YOUR RECORDS. TO ENSURE PROPER POSTING OF PAYMENT PLEASE DO NOT FOLD, STAPLE, TAPE OR WRITE ON COUPON

PARCEL NUMBER	TRA	DEFAULT YEAR	DEFAULT NUMBER	ISSUE DATE	TYPE
085 390 077 7	07006	2016	01604	07/22/2019	PAY OFF

Owner Name: **PITTSBURG CITY OF**
Situs Address: **610-690 RAILROAD AVE** **PITTS**

MAKE CHECK PAYABLE TO:

KSCHI
07/22/19

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 631
MARTINEZ, CA. 94553-0063

2016-01604-0-000
REDEMPTION TAXES

THIS STUB MUST ACCOMPANY PAYMENT

TOTAL TO REDEEM BY 07/31/2019	$17,911.67
INSTALLMENT PAYMENT DUE BY 07/31/2019	$.00

IF SENDING PAYMENT AFTER 07/31/2019, PLEASE CALL (925) 957-5280 FOR NEW BALANCE.

4085390077716016040000F0001791167820190731800000000000

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TELEPHONE: (925) 957-5280 FAX: (925) 957-2898

2018-2019

FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

SECURED PROPERTY TAX BILL
DELINQUENT BILL

PROPERTY ADDRESS

300 CUMBERLAND ST PITTS

PAY ONLINE AT WWW.CCTAX.US

085-108-010-1 00

PITTSBURG REDEVELOPMENT AGENCY
65 CIVIC AVE
PITTSBURG CA 94565

ASSESSEE AS OF JANUARY 1, 2018

PITTSBURG REDEVELOPMENT AGENCY

PROPERTY ASSESSMENT

LAND	122,453
IMPROVEMENTS	1,025,596
PERSONAL PROP	
GROSS VALUE	1,148,049
EXEMPTIONS	
NET VALUE ON JAN. 1, 2018	1,148,049

SEE BACKSIDE FOR MORE INFORMATION

IMPORTANT MESSAGE(S) TO TAXPAYER

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	CORTAC	DEFAULT #
085-108-010-1 00	18 078968 2	07006	07/22/2019	DELINQUENT	12075	2016-01603

SPECIAL TAXES & ASSESSMENTS

DESCRIPTION	CODE	INFORMATION	AMOUNT
PITTSBURG ST LT	JG	(925) 252-4042	784.52
DIABLO Z2 SWR CHG	JY	(925) 756-1932	8,827.76
TOTAL SPECIAL TAXES & ASSESSMENTS			9,612.28

AD VALOREM TAXES & ASSESSMENTS

DESCRIPTION	RATE	AMOUNT
1% COUNTYWIDE TAX	1.0000	
ADD:		
BART	.0000	
BART BOND 2016	.0000	NONTAXABLE
EAST BAY REG PK BD	.0000	
PITTSBURG UNIF 95	.0000	
PITTSB UNIF BD2004	.0000	
PITTSB UNIF BD2006	.0000	
PITTSB UNIF BD2010	.0000	
PITTSB UNIF BD2014	.0000	
COMM COLL 2002 BND	.0000	
TOTAL AD VALOREM TAXES		
ADD: SPECIAL TAXES & ASSESSMENTS		9,612.28
DELINQUENT PENALTY		961.22
DELINQUENT COST		20.00
LESS: PAYMENTS RECEIVED		0.00
TOTAL AMOUNT DUE		10,593.50

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE		DEFAULT #
085-108-010-1 00	18 078968 2	07006	07/22/2019	DELINQUENT	Numbers in this section indicate you owe prior year(s) delinquent taxes	2016-01603

2ND INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON

CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ⇨ **$5,306.75**

PAYABLE WITH OR AFTER 1ST COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

PITTSBURG REDEVELOPMENT AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 04/11/2019

(INCLUDES 10% PENALTY + $20 COST)

AFTER JUNE 30, 2019 ADDITIONAL PENALTIES AND FEES APPLY

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085108010120180789682800004806147201904109000053067 58

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE		DEFAULT #
085-108-010-1 00	18 078968 2	07006	07/22/2019	DELINQUENT	Numbers in this section indicate you owe prior year(s) delinquent taxes	2016-01603

1ST INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON

CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ⇨ **$5,286.75**

PAYABLE BEFORE 2ND COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

PITTSBURG REDEVELOPMENT AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 12/11/2018

(INCLUDES 10% PENALTY)

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085108010120180789681000004806147201812104000052867 52

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TOLL FREE TELEPHONE:(925) 957-5280 FAX:(925) 957-2898

2016-01603-0-000

SUBJECT TO POWER TO SALE IF NOT PAID BY **JUNE 2022**

REDEMPTION TAX BILL

DUE 07/31/2019

PROPERTY ADDRESS

300 CUMBERLAND ST PITTS

ASSESSEE OF PROPERTY

PITTSBURG REDEVELOPMENT AGENCY

MAILING ADDRESS

SID: 16-01603-0-000 085 108 010 1 PD: (07/19)

PITTSBURG REDEVELOPMENT AGENCY
65 CIVIC AVE
PITTSBURG CA 94565

INSTALLMENT PAYMENT INFORMATION

Installment Principal Paid
Installment Interest Paid
Total Amount Paid

SEE THE BACKSIDE OF THIS BILL FOR EXPLANATION ON INSTALLMENT PLAN AND OTHER IMPORTANT INFORMATION ABOUT PAYING YOUR REDEMPTION TAXES.

FISCAL YEAR	BILL DESCRIPTION	INSTLMT NO.(S)	TAXES & ASSESSMENT	DELINQUENT PENALTY	DELINQUENT COST	REDEMPTION PENALTY	CURRENT AMOUNT
2017	SECURED	1&2	$9,496.48	$949.64	$20.00	$1,851.81	$12,317.93
2016	SECURED	1&2	$8,721.00	$872.10	$20.00	$3,270.37	$12,883.47
	Subtotal		$18,217.48	$1,821.74	$40.00	$5,122.18	$25,201.40

The total amount to redeem does not include taxes and assessments for the current fiscal year. To inquire on these taxes and assessments, please call our 24/7 telephone service line **(925) 957-5280**, or visit our website **WWW.CCTAX.US**.

DELINQUENT CHARGES ARE IMPOSED BY STATE LAW

LESS:	Payment Received	
	Subtotal (unpaid balance)	$25,201.40
PLUS:	Redemption Fee	$15.00
	Interest	$.00
	Title Search Fee	$.00
	Recording & Deed Fee	$.00
	Tax Sale Fee	$.00
	TOTAL AMOUNT TO REDEEM	**$25,216.40**

RETAIN THE TOP HALF OF THE BILL FOR YOUR RECORDS. TO ENSURE PROPER POSTING OF PAYMENT PLEASE DO NOT FOLD, STAPLE OR USE PAPER CLIPS ON DOCUMENT.

PARCEL NUMBER	TRA	DEFAULT YEAR	DEFAULT NUMBER	ISSUE DATE	TYPE
085 108 010 1	07006	2016	01603	07/22/2019	PAY OFF

Owner Name: PITTSBURG REDEVELOPMENT AGENCY
Situs Address: 300 CUMBERLAND ST PITTS

2016-01603-0-000
REDEMPTION TAXES

THIS STUB MUST ACCOMPANY PAYMENT

MAKE CHECK PAYABLE TO:

KSCHI
07/22/19

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 631
MARTINEZ, CA. 94553-0063

TOTAL TO REDEEM BY 07/31/2019	$25,216.40
INSTALLMENT PAYMENT DUE BY 07/31/2019	$.00

IF SENDING PAYMENT AFTER 07/31/2019, PLEASE CALL (925) 957-5280 FOR NEW BALANCE.

40851080101160160300 00F00025216409201907318000000000000

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TELEPHONE: (925) 957-5280 FAX: (925) 957-2898

2018-2019

FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

SECURED PROPERTY TAX BILL
DELINQUENT BILL

PROPERTY ADDRESS

325-333 E 10TH ST PITTS

PAY ONLINE AT WWW.CCTAX.US

085-182-010-0 00

SUCCESSOR AGENCY
C/O EXECUTIVE DIRECTOR
65 CIVIC AVE
PITTSBURG CA 94565

ASSESSEE AS OF JANUARY 1, 2018

SUCCESSOR AGENCY

PROPERTY ASSESSMENT

LAND	151,166
IMPROVEMENTS	448,979
PERSONAL PROP	
GROSS VALUE	600,145
EXEMPTIONS	
NET VALUE ON JAN. 1, 2018	600,145

SEE BACKSIDE FOR MORE INFORMATION
IMPORTANT MESSAGE(S) TO TAXPAYER

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	CORTAC	DEFAULT #
085-182-010-0 00	18 079181 2	07004	07/22/2019	DELINQUENT	12075	2016-01462

SPECIAL TAXES & ASSESSMENTS

DESCRIPTION	CODE	INFORMATION	AMOUNT
PITTSBURG ST LT	JG	(925) 252-4042	1,026.08
DIABLO Z2 SWR CHG	JY	(925) 756-1932	848.08
TOTAL SPECIAL TAXES & ASSESSMENTS			1,874.16

AD VALOREM TAXES & ASSESSMENTS

DESCRIPTION	RATE	AMOUNT
1% COUNTYWIDE TAX	1.0000	
ADD:		
BART	.0000	
BART BOND 2016	.0000	NONTAXABLE
EAST BAY REG PK BD	.0000	
PITTSBURG UNIF 95	.0000	
PITTSB UNIF BD2004	.0000	
PITTSB UNIF BD2006	.0000	
PITTSB UNIF BD2010	.0000	
PITTSB UNIF BD2014	.0000	
COMM COLL 2002 BND	.0000	
TOTAL AD VALOREM TAXES		
ADD: SPECIAL TAXES & ASSESSMENTS		1,874.16
DELINQUENT PENALTY		187.40
DELINQUENT COST		20.00
LESS: PAYMENTS RECEIVED		0.00
TOTAL AMOUNT DUE		2,081.56

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
085-182-010-0 00	18 079181 2	07004	07/22/2019	DELINQUENT		2016-01462

2ND INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ⇨ **$1,050.78**

PAYABLE WITH OR AFTER 1ST COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 04/11/2019
(INCLUDES 10% PENALTY + $20 COST)

AFTER JUNE 30, 2019 ADDITIONAL PENALTIES AND FEES APPLY

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085182010020180791812700000937086201904109000010507 80

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
085-182-010-0 00	18 079181 2	07004	07/22/2019	DELINQUENT		2016-01462

1ST INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019
SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT ⇨ **$1,030.78**

PAYABLE BEFORE 2ND COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

DELINQUENT SINCE 12/11/2018
(INCLUDES 10% PENALTY)

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1085182010020180791811900000937086201812104000010307 82

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TOLL FREE TELEPHONE:(925) 957-5280 FAX:(925) 957-2898

2016-01462-0-000

SUBJECT TO POWER TO SALE IF NOT PAID BY JUNE 2022

REDEMPTION TAX BILL

DUE 07/31/2019

PROPERTY ADDRESS

325-333 E 10TH ST PITTS

ASSESSEE OF PROPERTY

SUCCESSOR AGENCY

MAILING ADDRESS

SID: 16-01462-0-000 085 182 010 0 PD: (07/19)

SUCCESSOR AGENCY
65 CIVIC AVE
PITTSBURG CA 94565

INSTALLMENT PAYMENT INFORMATION

Installment Principal Paid
Installment Interest Paid
Total Amount Paid

SEE THE BACKSIDE OF THIS BILL FOR EXPLANATION ON INSTALLMENT PLAN AND OTHER IMPORTANT INFORMATION ABOUT PAYING YOUR REDEMPTION TAXES.

FISCAL YEAR	BILL DESCRIPTION	INSTLMT NO.(S)	TAXES & ASSESSMENT	DELINQUENT PENALTY	DELINQUENT COST	REDEMPTION PENALTY	CURRENT AMOUNT
2017	SECURED	1&2	$1,832.04	$183.20	$20.00	$357.24	$2,392.48
2016	SECURED	1&2	$1,789.12	$178.90	$20.00	$670.92	$2,658.94
	Subtotal		$3,621.16	$362.10	$40.00	$1,028.16	$5,051.42

The total amount to redeem does not include taxes and assessments for the current fiscal year. To inquire on these taxes and assessments, please call our 24/7 telephone service line (925) 957-5280, or visit our website WWW.CCTAX.US.

DELINQUENT CHARGES ARE IMPOSED BY STATE LAW

LESS:	Payment Received	
	Subtotal (unpaid balance)	$5,051.42
PLUS:	Redemption Fee	$15.00
	Interest	$.00
	Title Search Fee	$.00
	Recording & Deed Fee	$.00
	Tax Sale Fee	$.00
	TOTAL AMOUNT TO REDEEM	$5,066.42

RETAIN THE TOP HALF OF THE BILL FOR YOUR RECORDS. TO ENSURE PROPER POSTING OF PAYMENT PLEASE DO NOT FOLD, STAPLE, TAPE OR WRITE ON COUPONS.

PARCEL NUMBER	TRA	DEFAULT YEAR	DEFAULT NUMBER	ISSUE DATE	TYPE
085 182 010 0	07004	2016	01462	07/22/2019	PAY OFF

Owner Name: SUCCESSOR AGENCY
Situs Address: 325-333 E 10TH ST PITTS

2016-01462-0-000
REDEMPTION TAXES

THIS STUB MUST ACCOMPANY PAYMENT

MAKE CHECK PAYABLE TO: KSCHI 07/22/19

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 631
MARTINEZ, CA. 94553-0063

TOTAL TO REDEEM BY 07/31/2019	$5,066.42
INSTALLMENT PAYMENT DUE BY 07/31/2019	$.00

IF SENDING PAYMENT AFTER 07/31/2019, PLEASE CALL (925) 957-5280 FOR NEW BALANCE.

4085182010016014620000F0000506642820190731800000000000

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TELEPHONE: (925) 957-5280 FAX: (925) 957-2898

2018-2019

FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

SECURED PROPERTY TAX BILL

CORRECTED BILL

PROPERTY ADDRESS

HARBOR DR PITTS

PAY ONLINE AT WWW.CCTAX.US

073-111-035-9 01

SUCCESSOR AGENCY
C/O EXECUTIVE DIRECTOR
65 CIVIC AVE
PITTSBURG CA 94565

ASSESSEE AS OF JANUARY 1, 2018

SUCCESSOR AGENCY

PROPERTY ASSESSMENT

LAND	65,433
IMPROVEMENTS	
PERSONAL PROP	
GROSS VALUE	65,433
EXEMPTIONS	
NET VALUE ON JAN. 1, 2018	65,433

SEE BACKSIDE FOR MORE INFORMATION

IMPORTANT MESSAGE(S) TO TAXPAYER

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	CORTAC	DEFAULT #
073-111-035-9 01	18 000000 2	07004	07/22/2019	CORRECTED	12075	

SPECIAL TAXES & ASSESSMENTS

DESCRIPTION	CODE	INFORMATION	AMOUNT
TOTAL SPECIAL TAXES & ASSESSMENTS			0.00

AD VALOREM TAXES & ASSESSMENTS

DESCRIPTION	RATE	AMOUNT
1% COUNTYWIDE TAX	1.0000	
ADD:		
BART	.0000	
BART BOND 2016	.0000	NONTAXABLE
EAST BAY REG PK BD	.0000	
PITTSBURG UNIF 95	.0000	
PITTSB UNIF BD2004	.0000	
PITTSB UNIF BD2006	.0000	
PITTSB UNIF BD2010	.0000	
PITTSB UNIF BD2014	.0000	
COMM COLL 2002 BND	.0000	
TOTAL AD VALOREM TAXES		
ADD: SPECIAL TAXES & ASSESSMENTS		0.00
DELINQUENT PENALTY		.00
DELINQUENT COST		.00
LESS: PAYMENTS RECEIVED		0.00
TOTAL AMOUNT DUE		0.00

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
073-111-035-9 01	18 000000 2	07004	07/22/2019	CORRECTED		

2ND INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019 SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT FEB. 1, 2019 ⇨ **$.00**

PAYABLE WITH OR AFTER 1ST COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

IF AFTER APR. 10, 2019 PAY $.00
(INCLUDES 10% PENALTY + $20 COST)

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1073111035920180000002200000000000201904109000000000000

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
073-111-035-9 01	18 000000 2	07004	07/22/2019	CORRECTED		

1ST INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019 SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

PAY THIS AMOUNT NOV. 1, 2018 ⇨ **$.00**

PAYABLE BEFORE 2ND COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

IF AFTER DEC. 10, 2018 PAY $.00
(INCLUDES 10% PENALTY)

AMOUNT TO PAY BOTH INSTALLMENTS BY DEC. 10, 2018 $.00

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1073111035920180000001400000000000201812104000000000000

RUSSELL V. WATTS

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
ROOM 100, 625 COURT STREET, MARTINEZ, CA 94553
TELEPHONE: (925) 957-5280 FAX: (925) 957-2898

2018-2019

FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

SECURED PROPERTY TAX BILL

CORRECTED BILL

PROPERTY ADDRESS

HARBOR DR PITTS

PAY ONLINE AT WWW.CCTAX.US

073-111-036-7 01

SUCCESSOR AGENCY
C/O EXECUTIVE DIRECTOR
65 CIVIC AVE
PITTSBURG CA 94565

ASSESSEE AS OF JANUARY 1, 2018

SUCCESSOR AGENCY

PROPERTY ASSESSMENT

LAND	65,433
IMPROVEMENTS	
PERSONAL PROP	
GROSS VALUE	65,433
EXEMPTIONS	
NET VALUE ON JAN. 1, 2018	65,433

SEE BACKSIDE FOR MORE INFORMATION
IMPORTANT MESSAGE(S) TO TAXPAYER

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	CORTAC	DEFAULT #
073-111-036-7 01	18 000000 2	07004	07/22/2019	CORRECTED	12075	

SPECIAL TAXES & ASSESSMENTS

DESCRIPTION	CODE	INFORMATION	AMOUNT
TOTAL SPECIAL TAXES & ASSESSMENTS			0.00

AD VALOREM TAXES & ASSESSMENTS

DESCRIPTION	RATE	AMOUNT
1% COUNTYWIDE TAX	1.0000	
ADD:		
BART	.0000	
BART BOND 2016	.0000	NONTAXABLE
EAST BAY REG PK BD	.0000	
PITTSBURG UNIF 95	.0000	
PITTSB UNIF BD2004	.0000	
PITTSB UNIF BD2006	.0000	
PITTSB UNIF BD2010	.0000	
PITTSB UNIF BD2014	.0000	
COMM COLL 2002 BND	.0000	
TOTAL AD VALOREM TAXES		
ADD: SPECIAL TAXES & ASSESSMENTS		0.00
DELINQUENT PENALTY		.00
DELINQUENT COST		.00
LESS: PAYMENTS RECEIVED		0.00
TOTAL AMOUNT DUE		0.00

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
073-111-036-7 01	18 000000 2	07004	07/22/2019	CORRECTED		

2ND INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019 SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

PAY THIS AMOUNT ⇨ **$.00**
FEB. 1, 2019
PAYABLE WITH OR AFTER 1ST COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

IF AFTER APR. 10, 2019 PAY $.00
(INCLUDES 10% PENALTY + $20 COST)

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1073111036720180000002200000000000201904109000000000000

PARCEL NUMBER	BILL NUMBER	TRA	ISSUE DATE	TYPE	Numbers in this section indicate you owe prior year(s) delinquent taxes	DEFAULT #
073-111-036-7 01	18 000000 2	07004	07/22/2019	CORRECTED		

1ST INSTALLMENT

CHECK THIS BOX IF REQUESTING CHANGE OF BILLING ADDRESS OR PRIMARY RESIDENCE ON THE BACKSIDE OF THIS COUPON — CHECK HERE

KSCHI 07/22

2018-2019 SECURED PROPERTY TAXES

SEND COUPON WITH FULL AMOUNT. DO NOT STAPLE, TAPE OR WRITE ON COUPON.

SUCCESSOR AGENCY

MAKE CHECK PAYABLE TO:

CONTRA COSTA COUNTY TAX COLLECTOR
P.O. BOX 7002
SAN FRANCISCO, CA. 94120-7002

PAY THIS AMOUNT ⇨ **$.00**
NOV. 1, 2018
PAYABLE BEFORE 2ND COUPON

FIRST COUPON MUST BE USED FOR PAYMENT BEFORE SECOND COUPON. BOTH COUPONS MUST BE SENT TOGETHER IF PAYING THE ENTIRE BILL AT ONE TIME.

IF AFTER DEC. 10, 2018 PAY $.00
(INCLUDES 10% PENALTY)

AMOUNT TO PAY BOTH INSTALLMENTS
BY DEC. 10, 2018 $.00

SEE BACKSIDE OF BILL FOR IMPORTANT INFORMATION

1073111036720180000001400000000000201812104000000000000

Amended Recognized Obligation Payment Schedule (ROPS 19-20B) - Summary
Filed for the January 1, 2020 through June 30, 2020 Period

Successor Agency: Pittsburg

County: Contra Costa

	Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	ROPS 19-20B Authorized Amounts	ROPS 19-20B Requested Adjustments	ROPS 19-20B Amended Total
A	**Enforceable Obligations Funded as Follows (B+C+D)**	**$ 26,400**	**$ -**	**$ 26,400**
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	26,400	-	26,400
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G)**	**$ 18,510,081**	**$ -**	**$ 18,510,081**
F	RPTTF	18,340,757	-	18,340,757
G	Administrative RPTTF	169,324	-	169,324
H	**Current Period Enforceable Obligations (A+E)**	**$ 18,536,481**	**$ -**	**$ 18,536,481**

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/

Signature Date

Pittsburg Amended Recognized Obligation Payment Schedule (ROPS 19-20B) - ROPS Detail
January 1, 2020 through June 30, 2020

Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts					Total	Requested Adjustments					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
			$352,048,830	**$-**	**$-**	**$31,810**	**$18,340,757**	**$169,324**	**$18,536,481**	**$-**	**$-**	**$-**	**$-**	**$-**	**$-**	
2	TAB 1999	Bonds Issued On or Before 12/31/10	$87,327,939	-	-	-	1,832,937	-	$1,832,937	-	-	-	-	-	$-	
3	TAB 1999	Fees	$2,500	-	-	8,550	-	-	$8,550	-	-	-	-	-	$-	
10	HSG TAB 06A	Bonds Issued On or Before 12/31/10	$12,021,890	-	-	-	213,892	-	$213,892	-	-	-	-	-	$-	
11	HSG TAB 06A	Fees	$2,600	-	-	-	-	-	$-	-	-	-	-	-	$-	
27	Prefund August debt service of Senior & Housing Bonds (1999, 2014 & Housing Bonds)	Bonds Issued On or Before 12/31/10	$11,803,817	-	-	-	11,803,817	-	$11,803,817	-	-	-	-	-	$-	
44	legal	Admin Costs	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
45	auditing	Professional Services	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
46	equipment rental	Admin Costs	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
49	444 Railroad Avenue (Griego lease)	Miscellaneous	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
62	utilities-gas	Property Maintenance	$1,100	-	-	550	-	-	$550	-	-	-	-	-	$-	
63	utilities-electric	Property Maintenance	$1,100	-	-	550	-	-	$550	-	-	-	-	-	$-	
68	maintenance & repairs	Property Maintenance	$10,000	-	-	5,000	-	-	$5,000	-	-	-	-	-	$-	
69	property tax	Property Maintenance	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	Adjustment Item #69 Property Tax/Assessments on Current and Past Due Property Tax Bills - RPTTF Funding - total amount needed $84,055. Will provide back-up property tax bills upon request.
71	1999 RDA Bonds	Fees	$3,800	-	-	11,750	-	-	$11,750	-	-	-	-	-	$-	
81	utilities-water	Property Maintenance	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
105	2014 RDA Refunded Bonds	Refunding Bonds Issued After 6/27/12	$34,006,375	-	-	-	825,125	-	$825,125	-	-	-	-	-	$-	
107	2014 RDA Refunded Bonds	Fees	$2,400	-	-	-	-	-	$-	-	-	-	-	-	$-	
109	2014 RDA Refunded Bonds	Fees	$3,800	-	-	-	-	-	$-	-	-	-	-	-	$-	
110	ECM v. Successor Agency □ Judgment	Litigation	$569,693	-	-	-	-	-	$-	-	-	-	-	-	$-	
111	Administration	Admin Costs	$338,648	-	-	-	-	-	$-	-	-	-	-	-	$-	

Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts					Total	Requested Adjustments					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
118	HSG TAB 2016A Refunding	Refunding Bonds Issued After 6/27/12	$12,079,848	-	-	-	207,736	-	$207,736	-	-	-	-	-	$-	
119	2016A RDA Refunding Bonds	Refunding Bonds Issued After 6/27/12	$162,367,875	-	-	-	3,002,125	-	$3,002,125	-	-	-	-	-	$-	
120	2016B RDA Refunding Bonds	Refunding Bonds Issued After 6/27/12	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
121	2016C RDA Refunding Bonds	Refunding Bonds Issued After 6/27/12	$31,469,125	-	-	-	455,125	-	$455,125	-	-	-	-	-	$-	
122	HSG TAB 2016A Refunding Bonds	Fees	$3,600	-	-	-	-	-	$-	-	-	-	-	-	$-	
123	2016A RDA Refunding Bonds	Fees	$3,800	-	-	-	-	-	$-	-	-	-	-	-	$-	
124	2016B RDA Refunding Bonds	Fees	$3,600	-	-	-	-	-	$-	-	-	-	-	-	$-	
125	2016C RDA Refunding Bonds	Fees	$3,600	-	-	-	-	-	$-	-	-	-	-	-	$-	
126	HSG TAB 2016A Refunding Bonds	Fees	$2,300	-	-	-	-	-	$-	-	-	-	-	-	$-	
127	2016A RDA Refunding Bonds	Fees	$2,800	-	-	-	-	-	$-	-	-	-	-	-	$-	
128	2016B RDA Refunding Bonds	Fees	$2,200	-	-	-	-	-	$-	-	-	-	-	-	$-	
129	2016C RDA Refunding Bonds	Fees	$2,300	-	-	-	-	-	$-	-	-	-	-	-	$-	
130	East Bay Regional Park District	Miscellaneous	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
131	Hsg TAB 2006A	Fees	$1,300	-	-	-	-	-	$-	-	-	-	-	-	$-	
132	Investment Advisory Services for Bond Reserves (1999 and 2014 Bonds)	Fees	$10,820	-	-	5,410	-	-	$-	-	-	-	-	-	$-	

COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO:	COUNTYWIDE OVERSIGHT BOARD
FROM:	Maureen Toms, Oversight Board Secretary
DATE:	09/23/2019
SUBJECT:	Richmond Sucessor Agency
AGENDA ITEM:	3.

Recommendation(s)

Adopt a resolution approving an amendment to the FY 2019-2020 Successor Agency to the Richmond Community Redevelopment Agency's Recognized Obligation Payment Schedule to address increased costs for soil remediation and demolition work at the Terminal One site.

Background

See Attached Staff Report

Attachments

Resolution 2019/54
Staff Report - Amended ROPS 2019-20
Amended ROPS

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD

FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 09/23/2019 by the following vote:

AYE:	
NO:	
ABSENT:	
ABSTAIN:	
RECUSE:	

Resolution: 2019/54

RESOLUTION 2019/54 OF THE COUNTYWIDE OVERSIGHT BOARD, CONTRA COSTA COUNTY AUTHORIZING AN AMENDMENT TO THE FY 2019-2020 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) BUDGET TO ADDRESS COSTS RELATED TO TERMINAL ONE SOIL REMEDIATION AND DEMOLITATION WORK

WHEREAS, the Successor Agency to the Richmond Community Redevelopment Agency (the "Successor Agency") is the successor entity to the former Richmond Community Redevelopment Agency (the "Former Redevelopment Agency") (formerly known as the Richmond Redevelopment Agency); and

WHEREAS, the City of Richmond (the "City") is the owner of certain real property in the City of Richmond, Contra Costa County, California, comprised of approximately 13.3 acres, commonly known as the Terminal One Property (the "Property"). The Property consists of approximately 12.6 acres of dry land and approximately .7 acres of submerged land. The Property is located at 1500 Dornan Drive, Richmond, California (Assessor's Parcel Numbers: APN 560-042-007, APN 560-042-010, and APN 560-420-006); and

WHEREAS, in or about September 2005, the Former Redevelopment Agency and Ashland, Inc., Pertomark, Inc., Atlantic Richfield Company, Conoco Philips Company, Honeywell International, Inc., Bridgestone/Firestone North American Tire LLC, Grosvenor E. Bryant, Time Oil Co., The United States of America, Texaco Downstream Properties, Inc. and various Petromark, Inc. insurers (collectively, "Petromark") entered into that certain Terminal One Settlement Agreement (the "Settlement Agreement") providing for the payment of $3,200,000 (the "Remediation Funds") to the Former Redevelopment Agency specifically for remediation of the Property in anticipation of redevelopment of the Property which was to be administered by the Former Redevelopment Agency; and

WHEREAS, the Settlement Agreement requires both the City and the Former Redevelopment Agency "to perform or cause to be performed all environmental work required to study, investigate, evaluate, clean up, and abate the Hazardous Substances (as defined in the Settlement Agreement) on, under, or emanating from the Site (as defined in the Settlement Agreement and referring to the Property) at any time, to the satisfaction of the Regional [Water] Board and any and all other regulatory agencies that validly assert (or purport to validly assert) jurisdiction over the Hazardous Substances at the Site … This obligation applies to the Regional [Water] Board's Order No. R2-2004-0045, and shall apply to any future order and/or directive by the Regional [Water] Board and/or any other regulatory agency … to study, investigate, evaluate, clean up, and abate the Hazardous Substances on, under, or emanating from the Site at any time[ ]" (the "Remediation Work") [Section XI.B. of the Settlement Agreement]; and

WHEREAS, pursuant to AB 1x 26, enacted on June 28, 2011; AB 1484, enacted on June 27, 2012; and SB 107, enacted on September 22, 2015 (collectively, the "Dissolution Law"), all redevelopment agencies in California were dissolved as of February 1, 2012. As set forth in the Dissolution Law, all authority, rights, powers, duties and obligations previously vested with former redevelopment agencies under the Community Redevelopment Law, were vested in the successor agencies; and

WHEREAS, pursuant to the Dissolution Law, the Successor Agency is responsible for the wind-down of the affairs of the Former Redevelopment Agency, including without limitation the obligation to comply with the terms of the Settlement Agreement to ensure that the Remediation Work is performed; and

WHEREAS, there is currently $1,302,709 of Remediation Funds available under the Settlement Agreement for Remediation Work; and

WHEREAS, Terminal One Development (TOD) and the City entered into that certain Terminal One Land Disposition Agreement dated August 6, 2014 (the "LDA") which, among other things, makes provision for TOD's purchase of the Property for the development of a public park and residential project (the "Terminal One Project" or "Project"); and

WHEREAS, the Project includes environmental remediation to the satisfaction of City and the San Francisco Regional Water Quality Control Board (the "Regional Water Board"), all in response to Regional Water Board Order No. R2-2004-0045 (the "Cleanup Order"); and

WHEREAS, pursuant to the Environmental Remediation Reimbursement Agreement (the "Reimbursement Agreement") between the Successor Agency and TOD dated January 26, 2017, TOD is to perform the Remediation Work and to use the currently available Remediation Funds to reimburse TOD for costs incurred in performing the Remediation Work as prescribed by the Cleanup Order or "any future order and/or directive by the Regional [Water] Board and/or any other regulatory agency" (Section XI.B. of the Settlement Agreement); and

WHEREAS, the Successor Agency desires to amend the FY 2019/2020 Recognized Obligation Payment Schedule Budget, increasing it by $1,052,709 to perform Remediation Work this fiscal year in furtherance of the Cleanup Order.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board finds the above recitals are true and correct and have served, together with the Oversight Board Report, as the basis for the findings and actions set forth in this Resolution.
BE IT FURTHER RESOLVED that the Oversight Board authorizes an amendment to the FY 2019-2020 Recognized Obligation Payment Schedule (ROPS) Budget, attached as an exhibit to this resolution, to address costs related to Terminal One soil remediation and demolition work.

PASSED AND ADOPTED this 23rd of September, 2019 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Alan Wolken, Maureen Toms

CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD REPORT

DATE: September 23, 2019

TO: CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD

FROM: THE SUCCESSOR AGENCY TO THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY

SUBJECT: Approval of an Amendment to the FY 2019-2020 Recognized Obligation Payment Schedule (ROPS) Budget to address costs related to soil remediation and demolition work at the Terminal One site.

STATEMENT OF THE ISSUE:

Staff is seeking approval of an amendment to the FY 2019-2020 Recognized Obligation Payment Schedule (ROPS) budget to address increased costs related to soil remediation and demolition work at the Terminal One site.

RECOMMENDED ACTION:

Adopt a resolution approving an amendment to the FY 2019-2020 Successor Agency to the Richmond Community Redevelopment Agency's Recognized Obligation Payment Schedule to address increased costs for soil remediation and demolition work at the Terminal One site.

FINANCIAL IMPACT OF RECOMMENDATION:

There is currently $1,302,709 in funds available under the 2005 Settlement Agreement available for remediation of the Terminal One site. This action increases the funding available to be used this fiscal year by $1,052,709

DISCUSSION:

The City of Richmond (the "City") is the owner of certain real property in the City of Richmond, Contra Costa County, California, comprised of approximately 13.3 acres, commonly known as the Terminal One Property (the "Property"). The Property consists of approximately 12.6 acres of dry land and approximately .7 acres of submerged land.

The Property is located at 1500 Dornan Drive, Richmond, California (Assessor's Parcel Numbers: APN 560-042-007, APN 560-042-010, and APN 560-420-006).

On or about September 2005, the Former Redevelopment Agency and Ashland, Inc., Pertomark, Inc., Atlantic Richfield Company, Conoco Philips Company, Honeywell International, Inc., Bridgestone/Firestone North American Tire LLC, Grosvenor E. Bryant, Time Oil Co., The United States of America, Texaco Downstream Properties, Inc. and various Petromark, Inc. insurers (collectively, "Petromark") entered into that certain Terminal One Settlement Agreement (the "Settlement Agreement") providing for the payment of $3,200,000 (the "Remediation Funds") to the Former Redevelopment Agency specifically for remediation of the Property in anticipation of redevelopment of the Property which was to be administered by the Former Redevelopment Agency.

The Settlement Agreement requires both the City and the Former Redevelopment Agency "to perform or cause to be performed all environmental work required to study, investigate, evaluate, clean up, and abate the Hazardous Substances (as defined in the Settlement Agreement) on, under, or emanating from the Site (as defined in the Settlement Agreement and referring to the Property) at any time, to the satisfaction of the Regional [Water] Board and any and all other regulatory agencies that validly assert (or purport to validly assert) jurisdiction over the Hazardous Substances at the Site … This obligation applies to the Regional [Water] Board's Order No. R2-2004-0045, and shall apply to any future order and/or directive by the Regional [Water] Board and/or any other regulatory agency … to study, investigate, evaluate, clean up, and abate the Hazardous Substances on, under, or emanating from the Site at any time[ ]" (the "Remediation Work") [Section XI.B. of the Settlement Agreement].

Pursuant to AB 1x 26, enacted on June 28, 2011; AB 1484, enacted on June 27, 2012; and SB 107, enacted on September 22, 2015 (collectively, the "Dissolution Law"), all redevelopment agencies in California were dissolved as of February 1, 2012. As set forth in the Dissolution Law, all authority, rights, powers, duties and obligations previously vested with former redevelopment agencies under the Community Redevelopment Law, were vested in the successor agencies. Pursuant to the Dissolution Law, the Successor Agency is responsible for the wind-down of the affairs of the Former Redevelopment Agency, including without limitation the obligation to comply with the terms of the Settlement Agreement to ensure that the Remediation Work is performed.

The 2019-2020 ROPS has $250,000 budgeted for Remediation Work at the Terminal One site for this fiscal year (line 113). The Remediation Work is nearing completion and building demolition will be the next component moving forward. Staff is requesting the transfer of the remaining $1,052,709 in Settlement Agreement funds into this year's ROPS budget in order to complete remediation and demolition work. Without this budget amendment, staff will not be able to finalize the remediation and demolition work at the Terminal One site until the next fiscal year.

DOCUMENTS ATTACHED:

Attachment 1. Resolution

Attachment 2. Amended 2019-2020 ROPS

Amended Recognized Obligation Payment Schedule (ROPS 19-20B) - Summary
Filed for the January 1, 2020 through June 30, 2020 Period

Successor Agency: Richmond

County: Contra Costa

	Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	ROPS 19-20B Authorized Amounts	ROPS 19-20B Requested Adjustments	ROPS 19-20B Amended Total
A	**Enforceable Obligations Funded as Follows (B+C+D)**	**$ 2,923,537**	**$ 250,000**	**$ 3,173,537**
B	Bond Proceeds	-	-	-
C	Reserve Balance	1,043,537	-	1,043,537
D	Other Funds	1,880,000	250,000	2,130,000
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G)**	**$ 5,706,614**	**$ -**	**$ 5,706,614**
F	RPTTF	5,706,614	-	5,706,614
G	Administrative RPTTF	-	-	-
H	**Current Period Enforceable Obligations (A+E)**	**$ 8,630,151**	**$ 250,000**	**$ 8,880,151**

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/

Signature Date

Richmond Amended Recognized Obligation Payment Schedule (ROPS 19-20B) - ROPS Detail
January 1, 2020 through June 30, 2020

Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts					Total	Requested Adjustments					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
			$129,844,036	**$-**	**$1,043,537**	**$1,880,000**	**$5,706,614**	**$-**	**$8,630,151**	**$-**	**$-**	**$250,000**	**$-**	**$-**	**$250,000**	
1	1998 Tax Allocation Refunding Bond	Bonds Issued On or Before 12/31/10	$4,600,000	-	-	-	1,150,000	-	$1,150,000	-	-	-	-	-	$-	
4	2003B Tax Allocation Revenue Bond	Bonds Issued On or Before 12/31/10	$9,426,078	-	-	-	1,210,250	-	$1,210,250	-	-	-	-	-	$-	
5	2004A Tax Allocation Revenue Bond (2/3)	Bonds Issued On or Before 12/31/10	$10,287,734	-	168,054	-	-	-	$168,054	-	-	-	-	-	$-	
6	Section 108 Loan	Bonds Issued On or Before 12/31/10	$1,655,225	-	-	-	31,168	-	$31,168	-	-	-	-	-	$-	
7	2010A Tax Allocation Refunding Bond	Bonds Issued On or Before 12/31/10	$39,205,874	-	875,483	-	-	-	$875,483	-	-	-	-	-	$-	
8	SERAF Payment	SERAF/ ERAF	$10,510,845	-	-	-	544,823	-	$544,823	-	-	-	-	-	$-	
11	2004A Tax Allocation Revenue Bond (1/3 Housing)	Bonds Issued On or Before 12/31/10	$5,143,867	-	-	-	-	-	$-	-	-	-	-	-	$-	
12	2004B Tax Allocation Revenue Bond (Housing)	Bonds Issued On or Before 12/31/10	$1,100,525	-	-	-	137,925	-	$137,925	-	-	-	-	-	$-	
13	Section 108 Loan (Housing)	Third-Party Loans	$2,210,737	-	-	-	47,948	-	$47,948	-	-	-	-	-	$-	
14	2007B Tax Allocation Capital Appreciation Bond (Housing)	Bonds Issued On or Before 12/31/10	$18,930,000	-	-	-	-	-	$-	-	-	-	-	-	$-	
16	Employee Costs	Project Management	$199,000	-	-	-	99,500	-	$99,500	-	-	-	-	-	$-	

Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts					Total	Requested Adjustments					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
		Costs														
55	Metrowalk Phase II and BART Garage Project	OPA/DDA/ Construction	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
56	Metrowalk Phase II (Housing)	OPA/DDA/ Construction	$5,000,000	-	-	-	-	-	$-	-	-	-	-	-	$-	
61	Bradley A Moody Memorial Underpass Project	Improvement/ Infrastructure	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
62	Miraflores Project - Remediation	Remediation	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
66	Miraflores Project - Remediation	Remediation	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
68	Miraflores Project (Housing)	Improvement/ Infrastructure	$3,720,000	-	-	1,860,000	-	-	$1,860,000	-	-	-	-	-	$-	
113	Terminal One Project - Litigation Settlement	Litigation	$250,000	-	-	-	-	-	$-	-	-	250,000	-	-	$250,000	The Agency requests an increase in the 19-20 ROPS spending authority and total obligation for the #113 Terminal One project of $1,052,709 which is an increase from the original ROPS value of $250,000, to an amended total of $1,302,709. The increase is a deferral of costs previously approved in the 1819 ROPS and is not an increase in project scope. Project costs will be paid from "Other Funds" that are litigation proceeds restricted to the project. DOF staff has advised that the dollar amount of this request should be submitted in the Notes box of the ROPS amendment form, and not on the face of the form, since the Total Obligation box is locked for updates by Agency staff in the new ROPS on-line reporting system.
115	Admin allowance	Admin Costs	$295,026	-	-	-	-	-	$-	-	-	-	-	-	$-	
121	2014 A Refunding Bonds - Tax Exempt	Bonds Issued On or Before 12/31/10	$16,738,625	-	-	-	2,485,000	-	$2,485,000	-	-	-	-	-	$-	
122	2014 B Refunding Bonds - Taxable	Bonds Issued On or Before 12/31/10	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
123	Miraflores Housing/ Baxter Creek	OPA/DDA/ Construction	$164,000	-	-	-	-	-	$-	-	-	-	-	-	$-	

Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts					Total	Requested Adjustments					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
125	Bond Trustee/ Disclosure/ Other Fees	Bonds Issued On or Before 12/31/10	$40,000	-	-	20,000	-	-	$20,000	-	-	-	-	-	$-	
126	Retiree Health Insurance	Unfunded Liabilities	$-	-	-	-	-	-	$-	-	-	-	-	-	$-	
128	Miraflores Remediation Litigation Expenses	Litigation	$366,500	-	-	-	-	-	$-	-	-	-	-	-	$-	

COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO:	COUNTYWIDE OVERSIGHT BOARD
FROM:	Maureen Toms, Oversight Board Secretary
DATE:	09/23/2019
SUBJECT:	Amended ROPS for Pleasant HIll
AGENDA ITEM:	4.

Recommendation(s)

Adopt Resolution 2019/56 Approving the Amended Recognized Obligation Payment Schedule (ROPS) for July 1, 2019 - June 30, 2020 (ROPS 19-20) for the Pleasant Hill Successor Agency.

Background

See Attached Staff Report

Attachments

Resolution 2019/56
Staff Report
Payment True-up
Preliminary Estimate
ROPS

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD

FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 09/23/2019 by the following vote:

AYE:

NO:

ABSENT:

ABSTAIN:

RECUSE:

Resolution: 2019/56

RESOLUTION 2019/56 A RESOLUTION OF THE CONTRA COSTA COUNTY CONSOLIDATED OVERSIGHT BOARD APPROVING AN AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE OF THE CITY OF PLEASANT HILL REDEVELOPMENT SUCCESSOR AGENCY FOR THE PERIOD JANUARY 1, 2020 THROUGH JUNE 30, 2020

WHEREAS, Section 34177(l) of the California Health and Safety Code requires the Successor Agency to the Redevelopment Agency of the City of Pleasant Hill ("Successor Agency") to submit to the Contra Costa County Consolidated Oversight Board ("Oversight Board") for approval a Recognized Obligation Payment Schedule ("ROPS"); and

WHEREAS, Section 34177(l)(2) also requires that the Successor Agency submit, at the same time as to the Oversight Board, a copy of the ROPS to the County Administrative Officer ("CAO"), the Contra Costa County Auditor-Controller ("CAC"), and the State Department of Finance ("DOF"); and

WHEREAS, in order for the ROPS to be deemed valid, and therefore eligible for payment, it must be approved by the Oversight Board and a copy of the approved ROPS must be submitted to the CAC, the State Controller's Office, and DOF, and posted on the Successor Agency's website; and

WHEREAS, the Oversight Board approved a ROPS for the period of July 1, 2019 through June 30, 2020 by adoption of Resolution 2019/11 on January 28, 2019, which was subsequently approved by DOF on April 15, 2019; and

WHEREAS, Section 34177(o)(1)(E) states that once per ROPS period, the Successor Agency may submit one amendment to the ROPS approved by DOF if the Oversight Board makes a finding that a revision is necessary for the payment of approved enforceable obligations during the second half of the ROPS period from January 1, 2020 through June 30, 2020 ("Amended ROPS 19-20B"); and

WHEREAS, Successor Agency staff has prepared the attached Amended ROPS 19-20B and submitted it to the Oversight Board for review and approval, and at the same time has provided a copy of the ROPS to the CAO, the CAC, and the DOF; and

WHEREAS, the Oversight Board desires to approve the Amended ROPS 19-20B in order to pay approved enforceable obligations for the period of January 1, 2020 through June 30, 2020.

NOW, THEREFORE, THE CONTRA COSTA COUNTY CONSOLIDATED OVERSIGHT BOARD DOES HEREBY RESOLVE AS FOLLOWS:

1. The Amended ROPS 19-20B, in the form attached to this resolution as Exhibit A and incorporated herein by reference, is hereby approved.
2. The staff of the Successor Agency is hereby directed to submit the Amended ROPS 19-20B to the CAC, the State Controller's Office, and DOF, and post it on the Successor Agency's website in accordance with State Health and Safety Code Section 34177(l)(2)(C), and to cooperate with DOF to the extent necessary to obtain DOF's acceptance of the ROPS, including, if necessary, making modifications to the ROPS determined by the Executive Director of the Redevelopment Successor Agency to be reasonable and financially feasible

PASSED AND ADOPTED this 23rd of September, 2019 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc:

City of Pleasant Hill

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

Meeting Date: September 23, 2019

TO: **CONTRA COSTA COUNTY CONSOLIDATED OVERSIGHT BOARD MEMBERS**

SUBJECT: **RESOLUTION APPROVING PLEASANT HILL SUCCESSOR AGENCY AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY 1, 2020 THROUGH JUNE 30, 2020 (AMENDED ROPS 19-20B)**

SYNOPSIS

The City of Pleasant Hill Redevelopment Successor Agency (Successor Agency) prepared a Recognized Obligation Payment Schedule (ROPS) for the July 1, 2019 through June 30, 2020 period (ROPS 19-20), which was approved by the Contra Costa County Consolidated Oversight Board (Oversight Board) and the California Department of Finance (DOF). It is necessary to amend the ROPS as permitted by law in order to receive additional revenues to pay down approved enforceable obligations. The Successor Agency requests adoption of the attached resolution approving the Amended ROPS 19-20B for the period January 1, 2020 through June 30, 2020.

DISCUSSION

Background

The City of Pleasant Hill became the Successor Agency to the former Pleasant Hill Redevelopment Agency (Agency) following the dissolution of redevelopment in California effective February 1, 2012 through Assembly Bill X1 26. The Successor Agency is responsible for winding down and paying off the debts of the former Agency. The ongoing financial operations of the Successor Agency are subject to the approval of the Oversight Board. The actions of the Oversight Board are subject to the approval of DOF.

The Successor Agency is required to prepare a ROPS for each 12-month period of its operations, broken down into two periods from July through December (ROPS A), and January through June (ROPS B). The ROPS is submitted to the Oversight Board for approval. The ROPS lists all projected financial obligations of the former Agency due over the 12-month period and the amount of property tax increment revenue (now called "Redevelopment Property Tax Trust Funds" or "RPTTF" revenue) needed to pay those obligations.

The Pleasant Hill Successor Agency had a total outstanding obligation of approximately $44 million as of the ROPS 19-20. DOF approved $4,214,807 in ROPS 19-20 payments due between July 1, 2019 and June 30, 2020. Obligations consist of bonds and related fees, developer agreements, loans owed to the Low and Moderate Income Housing Asset Fund, and deferred payments owed to affected taxing agencies with litigation settlement agreements entered into prior to dissolution.

The Successor Agency is permitted to amend the amounts requested for approved enforceable obligations in the ROPS B period if necessary to make required payments. Staff has determined it is necessary to amend the ROPS 19-20B to make a payment on one enforceable obligation, ROPS Item 3, which is a payment owed to a third party under a Promissory Note.

Analysis

Recognized Obligation Payment Schedule

The proposed Amended ROPS 19-20B, for January 1, 2020 through June 30, 2020, attached as Exhibit A to the accompanying Oversight Board resolution, consists of two components:

- The Summary section (page 1) summarizes the payment amounts already authorized in the ROPS B period, the requested adjustments, and amended total.
- The ROPS Detail section (page 2) contains the complete list of enforceable obligation payments that are were already authorized during the ROPS B period, the requested adjustments by ROPS item, and the amended totals.

Summary Page

DOF originally approved costs for the ROPS 19-20B period totaling $1,594,470 (Line E), of which $1,469,470 (Line F) would be paid against its individual enforceable obligations and $125,000 (Line G) would be for administrative costs.

Successor Agency staff has determined it is necessary to request an additional $35,000 in RPTTF funding (Line F) to make a required payment on one ROPS Item, as described in the next section. The amended total RPTTF funding requested is $1,629,470.

The Successor Agency has no Bond Proceeds (Line B), Reserve Balances (Line C), or Other Funding sources (Line D) available to pay its obligations. All obligations are therefore requested to be paid with RPTTF revenues generated in the former Redevelopment Project Areas.

ROPS Detail Page

The ROPS Detail page lists the Successor Agency's remaining enforceable obligations as approved by the Oversight Board and DOF. Staff is requesting $35,000 of additional funding for one item, Item 3. This obligation must be paid as part of a Promissory Note owed to DPH Note Partnership ("Note"), which is related to a Disposition and Development Agreement entered into prior to dissolution.

The Note requires a payment each fiscal year that varies based on project site assessed values, actual tax collections, and other factors. The payment is made in two installments each year. When the ROPS is prepared in January for the upcoming fiscal year, the Note payment is estimated based on projected growth in assessed values, tax collections, and County administrative charges. The payment amount must be recalculated and "trued-up" each year after actual assessed values, tax collections, and other factors are known.

The ROPS 19-20B payment includes any remaining balance owed on the Note for fiscal year 2018-19, plus an installment payment owed for the first half of fiscal year 2019-20. The payment calculation was updated in August 2019 based on actual fiscal year 2019-20 assessed values, and actual fiscal year 2018-19 tax collections and County administrative charges. The updated calculation determined that a $219,294 payment is owed for the ROPS 19-20B period. More detailed calculations are provided as attachments to this staff report.

DOF originally approved a $185,000 payment for the Note in the ROPS 19-20B period (ROPS Item 3) based on the Successor Agency's January 2019 estimates. As shown in Table 1, the difference between the updated calculation and the original estimate is $34,294. The Successor Agency is requesting an additional $35,000 to meet this payment obligation, increasing the approved RPTTF amount from $185,000 to $220,000. Any difference between the approved and actual payment amount will be reconciled through a Prior Period Adjustment.

Pleasant Hill Amended ROPS 19-20B, Item 3 Payment Owed **Table 1**

	Total Payment Owed	Less Amount Paid thru Jul 2019	Balance Due
2018-19 True-Up	$ 303,889	$ 303,734	$ 155
January 2019 (2019-20 First-Half)	$ 219,139	n/a	$ 219,139
Total ROPS 19-20			$ 219,294
DOF Approved Amount			$ 185,000
Unfunded Balance			$ 34,294

No other ROPS Items require an adjustment at this time.

RECOMMENDED ACTION

Successor Agency staff recommends that the Oversight Board adopt a resolution approving the Amended ROPS 19-20B of the City of Pleasant Hill Redevelopment Successor Agency for January 1, 2020 through June 30, 2020.

ALTERNATIVES TO RECOMMENDED ACTION

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

Prepared by: Andrew Murray, Assistant City Manager, Executive Director of the Redevelopment Successor Agency

Attachments:

1. Detailed Payment Calculations for ROPS 19-20B Item 3
   a. 2018-19 Payment True-Up Calculation (August 2019)
   b. 2019-20 Payment Preliminary Calculation (August 2019)

2. Resolution of the Oversight Board for the City of Pleasant Hill Redevelopment Successor Agency Approving an Amended Recognized Obligation Payment Schedule of the City of Pleasant Hill Redevelopment Successor Agency for the Period January 1, 2020 through June 30, 2020

   Exhibit A Pleasant Hill Redevelopment Successor Agency Amended Recognized Obligation Payment Schedule January 1, 2020 through June 30, 2020 (Amended ROPS 19-20B)

Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Base Information
Fiscal Year 2018-19 (August 2019 True-Up)

Instructions: Update all numbers every year

Phase I Total Assessed Value	107,261,201.00
Phase I Supplemental Revenue	-
Phase II Total Assessed Value	18,239,762.00
Phase II Supplemental Revenue	4,830.24
Phase III Total Assessed Value	22,960,000.00
Phase III Supplemental Revenue	-
Total Unitary Tax Commons	29,642.50
Total Unitary Tax Commons 1A	1,194.85
Total Tax Increment from Commons	3,766,910.54
Total Tax Increment from Commons 1A	134,389.94
Total Tax Increment from All Project Areas	6,131,103.26
Total Litigation Settlement Payments	785,926.60
County Reported Tax Charges (Commons and Commons 1A)	31,179.00
Administrative Charges on ROPS (Total for RDA)	48,888.00
Debt Service on CFD Bonds	462,106.30
Trustee and Disclosure Fees for CFD Bonds	2,194.00

Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Revenues and Prorating
Fiscal Year 2018-19 (August 2019 True-Up)

Step 1 **Pro-rating for Litigation Settlements (By Revenues)**

Total Tax Increment from Commons		$ 3,766,910.54
Total Tax Increment from Commons 1A		134,389.94
Total Unitary Revenues		30,837.35
Total Tax Increment Revenues		3,932,137.83
Total Gross TI Phase I		1,035,180.27
Phase I Portion of Litigation Settlement Payments		26.3%
Total Gross TI Phase II		182,320.37
Less 1997-98 Tax Increment		4.6%
Total Gross TI Phase III		227,982.14
Phase III Portion of Litigation Settlement Payments		5.8%

Step 1B **Litigation Settlement Allocations**

Total Litigation Settlement Payments		$ 785,926.60
Phase I Share	26.3%	206,904.17
Phase II Share	4.6%	36,440.84
Phase III Share	5.8%	45,567.38

Step 2 **Pro-rating of Unitary Revenues (By Land Area)**

Total Unitary Tax Commons		$ 29,642.50
Phase I Share by Land Area	20.7%	6,138.26
Phase II Share by Land Area	2.4%	720.31
Phase III Share by Land Area	2.6%	782.94

Step 3	**Pro-rating Administrative Charges and Fees**		
3a	County Reported Tax Charges (Commons and Commons 1A)		$ 31,179.00
	Phase I Pro-rated Share of Commons and Commons 1A	26.33%	8,208.23
	Phase II Pro-rated Share of Commons and Commons 1A	4.64%	1,445.67
	Phase III Pro-rated Share of Commons and Commons 1A	5.80%	1,807.73
3b	Total Increment for All Project Areas		$ 6,131,103.26
	Phase I Pro-rated Share of All Project Areas		16.88%
	Phase II Pro-rated Share of All Project Areas		2.97%
	Phase III Pro-rated Share of All Project Areas		3.72%
	ROPS Reported Dissolution Fees (Entire RDA)		$ 48,888.00
	Phase I Pro-rated Dissolution Fees		8,254.29
	Phase II Pro-rated Dissolution Fees		1,453.78
	Phase I Pro-rated Dissolution Fees		1,817.88
3a+3b	Charges and Fees Phase I		16,462.52
	Charges and Fees Phase II		2,899.45
	Charges and Fees Phase III		3,625.61
Step 4	**Tax Increment Revenues**		
4a	Phase I Total Assessed Value		$ 107,261,201.00
	- Base Year 1973-74		(4,357,000.00)
	Subtotal Assessed Value		102,904,201.00
	x 1% Property Tax Levy	1%	1,029,042.01
	+ Unitary Revenue		6,138.26
	+ Supplemental Revenue		-
	Total Tax Revenue Phase I		1,035,180.27
4b	Phase II Total Assessed Value		$ 18,239,762.00
	- Base Year 1973-74		(562,780.00)
	Subtotal Assessed Value		17,676,982.00
	x 1% Property Tax Levy	1%	176,769.82
	+ Unitary Revenue		720.31
	+ Supplemental Revenue		4,830.24
	Total Tax Revenue Phase II		182,320.37
4c	Phase III Total Assessed Value		$ 22,960,000.00
	- Base Year 1973-74		(240,080.00)
	Subtotal Assessed Value		22,719,920.00
	x 1% Property Tax Levy	1%	227,199.20
	+ Unitary Revenue		782.94
	+ Supplemental Revenue		-
	Total Tax Revenue Phase III		227,982.14

Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Payment Calculations
Fiscal Year 2018-19 (August 2019 True-Up)

Step 5 **Subtotal Payments by Phase**

5a	Phase I Tax Increment Revenues			1,035,180.27
	Less 20% Housing Set Aside	20.0%		(207,036.05)
	Less Estimated Administrative Charges			(16,462.52)
	Less Prorated Litigation Settlement Payments			(206,904.17)
	Less 1997-98 Tax Increment			(68,521.00)
	Subtotal Phase I		$	536,256.53
5b	Phase II Tax Increment Revenues			182,320.37
	Less 20% Housing Set Aside	20.0%		(36,464.07)
	Less Estimated Administrative Charges			(2,899.45)
	Less Prorated Litigation Settlement Payments			(36,440.84)
	Less 1997-98 Tax Increment			(2,664.00)
	Subtotal Phase II		$	103,852.00
5c	Phase III Tax Increment Revenues			227,982.14
	Less 20% Housing Set Aside	20.0%		(45,596.43)
	Less Estimated Administrative Charges			(3,625.61)
	Less Prorated Litigation Settlement Payments			(45,567.38)
	Less 1997-98 Tax Increment			(5,112.00)
	Subtotal Phase III		$	128,080.72

Step 6 **Final Payment Calculation**

Phase I Subtotal		536,256.53
Phase II Subtotal		103,852.00
Phase III Subtotal		128,080.72
Total Payment Due	**$**	**768,189.25**
Less CFD Debt Service and Fees Made on Behalf of Developer		(464,300.30)
Total Net Payment to Developer	**$**	**303,888.95**
January 2019 Payment (First Half, rounded to nearest dollar)	***$***	***151,945.00***
July 2019 Payment (Second Half, rounded to nearest dollar)	***$***	***151,945.00***

Step 7 **Enhanced Improvement Obligations**

Old Methodology Pass Through Calculation for Phase I			
Phase I Tax Increment Revenues			1,035,180.27
Less 20% Housing Set Aside	20.0%		(207,036.05)
Less Estimated Administrative Charges			(16,462.52)
Less Litigation Settlement Payments			(562,840.13)
Less 1997-98 Tax Increment			(68,521.00)
Old Methodology Subtotal Phase I		$	180,320.57
New Methodology Subtotal Phase I		$	536,256.53
Difference and Total Dedicated to Enhanced Improvements		$	355,935.96

Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Base Information
Fiscal Year 2019-20 (Preliminary Estimate, August 2019)

Instructions: Update all numbers every year

Phase I Total Assessed Value	109,406,415.00
Phase I Supplemental Revenue	-
Phase II Total Assessed Value	18,982,858.00
Phase II Supplemental Revenue	
Phase III Total Assessed Value	44,321,040.00
Phase III Supplemental Revenue	
Total Unitary Tax Commons	30,828.20
Total Unitary Tax Commons 1A	1,242.64
Total Tax Increment from Commons	3,917,586.96
Total Tax Increment from Commons 1A	139,765.54
Total Tax Increment from All Project Areas	6,376,347.39
Total Litigation Settlement Payments	830,390.21
County Reported Tax Charges (Commons and Commons 1A)	31,179.00
Administrative Charges on ROPS (Total for RDA)	48,888.00
Debt Service on CFD Bonds	462,106.30
Trustee and Disclosure Fees for CFD Bonds	2,500.00

Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Revenues and Prorating
Fiscal Year 2019-20 (Preliminary Estimate, August 2019)

Step 1 **Pro-rating for Litigation Settlements (By Revenues)**

Total Tax Increment from Commons		$ 3,917,586.96
Total Tax Increment from Commons 1A		139,765.54
Total Unitary Revenues		32,070.84
Total Tax Increment Revenues		4,089,423.34
Total Gross TI Phase I		1,056,877.94
Phase I Portion of Litigation Settlement Payments		25.8%
Total Gross TI Phase II		184,949.90
Less 1997-98 Tax Increment		4.5%
Total Gross TI Phase III		441,623.86
Phase III Portion of Litigation Settlement Payments		10.8%

Step 1B **Litigation Settlement Allocations**

Total Litigation Settlement Payments		$ 830,390.21
Phase I Share	25.8%	214,607.54
[3] *Amount sp* Phase II Share	4.5%	37,555.56
Phase III Share	10.8%	89,675.27

Step 2 **Pro-rating of Unitary Revenues (By Land Area)**

Total Unitary Tax Commons		$ 30,828.20
Phase I Share by Land Area	20.7%	6,383.79
Phase II Share by Land Area	2.4%	749.12
Phase III Share by Land Area	2.6%	814.26

Step 3	**Pro-rating Administrative Charges and Fees**		
3a	County Reported Tax Charges (Commons and Commons 1A)		$ 31,179.00
	Phase I Pro-rated Share of Commons and Commons 1A	25.84%	8,057.96
	Phase II Pro-rated Share of Commons and Commons 1A	4.52%	1,410.11
	Phase III Pro-rated Share of Commons and Commons 1A	10.80%	3,367.07
3b	Total Increment for All Project Areas		$ 6,376,347.39
	Phase I Pro-rated Share of All Project Areas		16.57%
	Phase II Pro-rated Share of All Project Areas		2.90%
	Phase III Pro-rated Share of All Project Areas		6.93%
	ROPS Reported Dissolution Fees (Entire RDA)		$ 48,888.00
	Phase I Pro-rated Dissolution Fees		8,103.17
	Phase II Pro-rated Dissolution Fees		1,418.03
	Phase I Pro-rated Dissolution Fees		3,385.97
3a+3b	Charges and Fees Phase I		16,161.13
	Charges and Fees Phase II		2,828.14
	Charges and Fees Phase III		6,753.04
Step 4	**Tax Increment Revenues**		
4a	Phase I Total Assessed Value		$ 109,406,415.00
	- Base Year 1973-74		(4,357,000.00)
	Subtotal Assessed Value		105,049,415.00
	x 1% Property Tax Levy	1%	1,050,494.15
	+ Unitary Revenue		6,383.79
	+ Supplemental Revenue		-
	Total Tax Revenue Phase I		1,056,877.94
4b	Phase II Total Assessed Value		$ 18,982,858.00
	- Base Year 1973-74		(562,780.00)
	Subtotal Assessed Value		18,420,078.00
	x 1% Property Tax Levy	1%	184,200.78
	+ Unitary Revenue		749.12
	+ Supplemental Revenue		-
	Total Tax Revenue Phase II		184,949.90
4c	Phase III Total Assessed Value		$ 44,321,040.00
	- Base Year 1973-74		(240,080.00)
	Subtotal Assessed Value		44,080,960.00
	x 1% Property Tax Levy	1%	440,809.60
	+ Unitary Revenue		814.26
	+ Supplemental Revenue		-
	Total Tax Revenue Phase III		441,623.86

Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Payment Calculations
Fiscal Year 2019-20 (Preliminary Estimate, August 2019)

Step 5 **Subtotal Payments by Phase**

5a	Phase I Tax Increment Revenues			1,056,877.94
	Less 20% Housing Set Aside	20.0%		(211,375.59)
	Less Estimated Administrative Charges			(16,161.13)
	Less Prorated Litigation Settlement Payments			(214,607.54)
	Less 1997-98 Tax Increment			(68,521.00)
	Subtotal Phase I		$	546,212.68
5b	Phase II Tax Increment Revenues			184,949.90
	Less 20% Housing Set Aside	20.0%		(36,989.98)
	Less Estimated Administrative Charges			(2,828.14)
	Less Prorated Litigation Settlement Payments			(37,555.56)
	Less 1997-98 Tax Increment			(2,664.00)
	Subtotal Phase II		$	104,912.22
5c	Phase III Tax Increment Revenues			441,623.86
	Less 20% Housing Set Aside	20.0%		(88,324.77)
	Less Estimated Administrative Charges			(6,753.04)
	Less Prorated Litigation Settlement Payments			(89,675.27)
	Less 1997-98 Tax Increment			(5,112.00)
	Subtotal Phase III		$	251,758.78

[3] *Amount s* **Final Payment Calculation**

Phase I Subtotal		546,212.68
Phase II Subtotal		104,912.22
Phase III Subtotal		251,758.78
Total Payment Due	**$**	**902,883.67**
Less CFD Debt Service and Fees Made on Behalf of Developer		(464,606.30)
Total Net Payment to Developer	**$**	**438,277.37**
January 2020 Payment (First Half, rounded to nearest dollar)	***$***	***219,139.00***
July 2020 Payment (Second Half, rounded to nearest dollar)	***$***	***219,139.00***

Step 7 **Enhanced Improvement Obligations**

Old Methodology Pass Through Calculation for Phase I			
Phase I Tax Increment Revenues			1,056,877.94
Less 20% Housing Set Aside	20.0%		(211,375.59)
Less Estimated Administrative Charges			(16,161.13)
Less Litigation Settlement Payments			(521,322.41)
Less 1997-98 Tax Increment			(68,521.00)
Old Methodology Subtotal Phase I		$	239,497.81
New Methodology Subtotal Phase I		$	546,212.68
Difference and Total Dedicated to Enhanced Improvements		$	306,714.87

Amended Recognized Obligation Payment Schedule (ROPS 19-20B) - Summary
Filed for the January 1, 2020 through June 30, 2020 Period

Successor Agency: Pleasant Hill

County: Contra Costa

	Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	ROPS 19-20B Authorized Amounts	ROPS 19-20B Requested Adjustments	ROPS 19-20B Amended Total
A	**Enforceable Obligations Funded as Follows (B+C+D)**	**$ -**	**$ -**	**$ -**
B	Bond Proceeds	-	-	-
C	Reserve Balance	-	-	-
D	Other Funds	-	-	-
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G)**	**$ 1,594,470**	**$ 35,000**	**$ 1,629,470**
F	RPTTF	1,469,470	35,000	1,504,470
G	Administrative RPTTF	125,000	-	125,000
H	**Current Period Enforceable Obligations (A+E)**	**$ 1,594,470**	**$ 35,000**	**$ 1,629,470**

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/

Signature Date

Pleasant Hill
Amended Recognized Obligation Payment Schedule (ROPS 19-20B) - ROPS Detail
January 1, 2020 through June 30, 2020

Item #	Project Name	Obligation Type	Total Outstanding Obligation	Authorized Amounts		Total	Requested Adjustments		Total
				Fund Sources			Fund Sources		
				RPTTF	Admin RPTTF		RPTTF	Admin RPTTF	
			$43,634,996	**$1,469,470**	**$125,000**	**$1,594,470**	**$35,000**	**$-**	**$35,000**
1	Pleasant Hill RDA Tax Allocation Refunding Bonds	Bonds Issued On or Before 12/31/10	$1,906,094	25,925	-	$25,925	-	-	$-
2	Pleasant Hill Downtown CFD#1 Bonds	Bonds Issued After 12/31/10	$6,411,651	103,174	-	$103,174	-	-	$-
3	Downtown Pleasant Hill	OPA/DDA/Construction	$7,845,000	185,000	-	$185,000	35,000	-	$35,000
4	Kohl's @ Crossroads Shopping Center	OPA/DDA/Construction	$2,510,000	90,000	-	$90,000	-	-	$-
5	Friedmans @ Crossroads Shopping Center	OPA/DDA/Construction	$14,456,479	205,000	-	$205,000	-	-	$-
7	Grayson Creek Apartments	OPA/DDA/Construction	$3,055,000	-	-	$-	-	-	$-
10	L/M Hsg Loan for 2009-10 SERAF	SERAF/ERAF	$1,269,573	-	-	$-	-	-	$-
13	Payment of Housing Set-aside Deferral	LMIHF Loans	$638,957	-	-	$-	-	-	$-
24	Administrative Allowance	Admin Costs	$3,750,000	-	-	$-	-	-	$-
25	TARB Trustee Fee	Fees	$6,000	-	-	$-	-	-	$-
26	TARB Disclosure Fee	Fees	$10,000	2,500	-	$2,500	-	-	$-
28	CFD Bonds Disclosure Fee	Fees	$37,500	2,500	-	$2,500	-	-	$-
29	CA Statewide Communities Development Authority	Fees	$30,000	1,000	-	$1,000	-	-	$-
30	Deferred Taxing Agency Payments	Miscellaneous	$1,708,742	854,371	-	$854,371	-	-	$-

COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO:	COUNTYWIDE OVERSIGHT BOARD
FROM:	Maureen Toms, Oversight Board Secretary
DATE:	09/23/2019
SUBJECT:	East Bay Regional Park District and the Pittsburg Successor Agency
AGENDA ITEM:	5.

Recommendation(s)

Adopt Resolution 2019/51 Approving a Cooperative Funding Agreement between East Bay Regional Park District and the Pittsburg Successor Agency.

Background

See attached Staff Report.

Attachments

Resolution 2019/51
Staff Report - EBRPD.pdf
Agreement, EBRPD-Pittsbrug Sept 1993
Coop East County Trails Pittsburg 071819 FINAL - EBRPD

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD

FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 09/23/2019 by the following vote:

AYE:

NO:

ABSENT:

ABSTAIN:

RECUSE:

Resolution: 2019/51

In the Matter of: RESOLUTION NO. 19-51

Adoption of a Countywide Oversight Board Resolution Approving a Cooperative Funding Agreement Between The East Bay Regional Park District and the Successor Agency for the Redevelopment Agency of the City of Pittsburg,

The Countywide Oversight Board DOES RESOLVE as follows:

WHEREAS, the East Bay Regional Park District (the "District") and the former Redevelopment Agency of the City of Pittsburg (the "Agency") entered into a Fiscal Agreement dated September 7, 1993, in connection with an amendment to the Los Medanos Community Development Project (the "1993 Fiscal Agreement"); and

WHEREAS, pursuant to Section 2.4 of the 1993 Fiscal Agreement, the Agency agreed to provide financial assistance to the District in the amount of $500,000.00 (the "Funding Obligation") for improvements of regional facilities within Pittsburg or within the vicinity of Pittsburg; and

WHEREAS, under the terms of the 1993 Fiscal Agreement, the Agency and the District were required to enter into a separate agreement related to the improvements of regional facilities and funding for such improvements; and

WHEREAS, pursuant to Section 2.4 of the 1993 Fiscal Agreement, if an agreement was not executed by the District and Agency by June 30, 2004, the Agency was required to deposit the Funding Obligation into an account where it will accrue interest. To date, the total amount of interest accrued on the Funding Obligation is $77,943.73 and will continue to accrue interest quarterly at the Local Agency Investment Fund rate until paid; and

WHEREAS, the California Legislature adopted, the Governor signed, and the California Supreme Court, in California Redevelopment Association, et al. v. Matosantos, (2012) 53 Cal.4th 231, upheld, Assembly Bill x1 26 ("AB 26"). Pursuant to AB 26, all California redevelopment agencies were dissolved effective February 1, 2012; and

WHEREAS, as added by AB 26, California Health and Safety Code Section 34173(b) provides that the authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies are vested in the successor agencies. Assembly Bill 1484, enacted June 27, 2012, modified AB 26 ("AB 1484" and together with AB 26 the "Dissolution Law"); and

WHEREAS, pursuant to Section 34177.3(a) the Successor Agency may not create new Enforceable Obligations (as defined in Section 34171(d)(1) of the Dissolution Law) except in compliance with an Enforceable Obligation that existed prior to June 28, 2011; and WHEREAS, the 1993 Fiscal Agreement is an Enforceable Obligation that existed prior to June 28, 2011; and

WHEREAS, the District and the Successor Agency propose to enter into a Cooperative Funding Agreement (the "Agreement") to ensure the completion of specific projects that the District and the City have collectively identified (the "Projects"), as listed in Exhibit A of the Agreement. The District and Successor Agency intend that the Agreement will constitute the separate agreement regarding the improvements to regional facilities and funding for such improvements pursuant to Section 2.4 of the 1993 Fiscal Agreement; and

WHEREAS, on January 28, 2019, by Resolution 2019/37, the Contra Costa County Oversight Board (the "Countywide Oversight Board") considered and approved the Agreement. Resolution 2019/37 was submitted to the DOF for consideration; and

WHEREAS, in a letter dated June 5, 2019, the DOF denied approval of Resolution 2019/l37; and

WHEREAS, after much discussion and careful consideration by the DOF, DOF has instructed the Successor Agency to remove Section III from the Agreement and resubmit to the Countywide Oversight Board and DOF for consideration.

NOW, THEREFORE, the Countywide Oversight Board for the County of Contra Costa does hereby approve a Cooperative Funding Agreement between the East Bay Regional Park District and the **Pittsburg** Successor Agency.

ATTEST:

_____

Oversight Board Secretary

Contact:

cc:

Office of the Executive Director
65 Civic Avenue
Pittsburg, California 94565

MEMO: September 23, 2019

TO: Countywide Oversight Board

FROM: Garrett Evans, Executive Director

RE: Adoption of a Countywide Oversight Board Resolution Approving a Cooperative Funding Agreement Between the East Bay Regional Park District and the Successor Agency for the Redevelopment Agency of the City of Pittsburg

EXECUTIVE SUMMARY

The East Bay Regional Park District (the "District") and the Successor Agency for the Redevelopment Agency of the City of Pittsburg (the "Successor Agency") propose to enter into a Cooperative Funding Agreement (the "Agreement") to ensure the completion of specific projects that the District and the City have collectively identified (the "Projects"), as listed in Exhibit A of the Agreement. The District and Successor Agency find mutual benefit in completing the Projects.

FISCAL IMPACT

The total funding for the Projects is approximately $577,943,73; consisting of $500,000 of Successor Agency funds (the "Funding Obligation") and $77,943.73 in earned interest. The total funding may slightly increase by the time the California State Department of Finance ("DOF") completes its consideration of the Agreement. The Funding Obligation and earned interest at that time will be submitted to the Contra Costa County Auditor Controller ("CAC") for disbursement to the District.

RECOMMENDATION

Contra Costa County Oversight Board (the "Countywide Oversight Board") adopt the Resolution approving the Agreement.

BACKGROUND

The District and former Redevelopment Agency of the City of Pittsburg (the "Agency") entered into a Fiscal Agreement dated September 7, 1993, in connection with an amendment to the Los Medanos Community Development Project (the "1993 Fiscal Agreement"). Pursuant to Section 2.4 of the 1993 Fiscal Agreement, the Agency agreed to provide financial assistance to the District in the amount of $500,000.00, the Funding Obligation, for improvements of regional facilities within Pittsburg or within the vicinity of Pittsburg. Under the terms of the 1993 Fiscal Agreement, the Agency and the District were required to enter into a separate agreement related to the improvements of regional facilities and funding for such improvements. However, pursuant to Section 2.4 of the 1993 Fiscal Agreement, if an agreement was not executed by the District and Agency by June 30, 2004, the Agency was required to deposit the Funding Obligation into an account where it will accrue interest. The total amount of interest accrued to date on the Funding Obligation is $77,943,73 and will continue to accrue interest quarterly at the Local Agency Investment Fund rate until paid.

The California Legislature adopted, the Governor signed, and the California Supreme Court, in *California Redevelopment Association, et al. v. Matosantos,* (2012) 53 Cal.4th 231, upheld, Assembly Bill x1 26 ("AB 26"). Pursuant to AB 26, all California redevelopment agencies were dissolved effective February 1, 2012. As added by AB 26, California Health and Safety Code Section 34173(b) provides that the authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies are vested in the successor agencies. Assembly Bill 1484, enacted June 27, 2012, modified AB 26 ("AB 1484" and together with AB 26 the "Dissolution Law"). Pursuant to Section 34177.3(a) the Successor Agency may not create new Enforceable Obligations (as defined in Section 34171(d)(1) of the Dissolution Law) except in compliance with an Enforceable Obligation that existed prior to June 28, 2011.

The 1993 Fiscal Agreement is an Enforceable Obligation that existed prior to June 28, 2011. The District and the Successor Agency intend that the Agreement will constitute the separate agreement regarding the improvements to regional facilities and funding for such improvements pursuant to Section 2.4 of the 1993 Fiscal Agreement.

On January 28, 2019, by Resolution 2019/37, the Countywide Oversight Board considered and approved the Agreement. Resolution 2019/37 was submitted to the DOF for consideration. In a letter dated June 5, 2019, the DOF denied approval Resolution 2019/l37.

SUBCOMMITTEE FINDINGS

This Agreement was not discussed in a subcommittee.

STAFF ANALYSIS

After much discussion and careful consideration by the DOF, DOF has instructed the Successor Agency to remove the following language from the Agreement and resubmit to the Countywide Oversight Board and DOF for consideration.

SECTION III. Successor Agency's Obligations

A. In no event shall the Successor Agency's total payments due to the District under this Agreement exceed $500,000, plus interest.

Upon receiving DOF approval of the Agreement, the Successor Agency will submit the Funding Obligation and accrued interest at that time to the CAC for disbursement to the District.

ATTACHMENTS: Resolution
Cooperative Funding Agreement
2019/37 Countywide Oversight Board Action
1993 Fiscal Agreement

_____
Garrett D. Evans, Executive Director

Report Prepared By: _____
Maria M. Aliotti, Director of Community Services

FISCAL AGREEMENT
BETWEEN
THE REDEVELOPMENT AGENCY OF THE
CITY OF PITTSBURG AND THE CONTRA COSTA COUNTY
EAST BAY REGIONAL PARK DISTRICT

This Fiscal Agreement (the "Agreement") is entered into pursuant to Health & Safety Code Section 33401(b), by and between the Redevelopment Agency of the City of Pittsburg (the "Agency") and the East Bay Regional Park District (the "District") (collectively, the "Parties") and is executed as of the 7th day of September, 1993, with reference to the following facts:

A. These Recitals refer to and utilize certain capitalized terms which are defined in Article 1 of this Agreement. The parties intend to refer to those definitions in connection with the use thereof in this Agreement.

B. The Agency has prepared and the City Council has adopted the Amended Plan which expands the Agency's financial resources to assist in redeveloping the Project Area and adds certain territories to the Project Area.

C. Pursuant to (1) Section 16 of Article XVI of the constitution of the State of California, (2) Health and Safety Section 33670 et seq., and (3) the Amended Plan, the Agency is entitled to receive Tax Increment Revenue to pay the principal of and interest on loans of, monies advanced to, or indebtedness incurred by, the Agency to finance, in whole or in part, redevelopment in accordance with the Amended Plan.

D. The District is a taxing agency with territory located within the Project Area and has concerns over the potential negative impact of the Amended Plan on its financial situation.

E. A fiscal review committee was convened for the Amended Plan pursuant to Health and Safety Code Section 33353 and meetings were held that were attended by the Parties and other affected taxing entities.

F. The fiscal review committee determined, and the Agency has found that, but for the fiscal mitigation measures set forth in this Agreement, the Project undertaken pursuant to the Amended Plan would create a financial burden or detriment on the District as defined in Health and Safety Code Section 33012 by requiring an increase in the level of the District's services and capital facilities.

G. In consideration of this Agreement determining the obligations of the Agency with respect to the Project and the Amended Plan, the District is foregoing the right to contest the adoption of the Amended Plan.

NOW, THEREFORE, the Parties agree as follows:

ARTICLE 1
DEFINITIONS

The following general definitions shall govern this Agreement:

1.1 "Agency" means the Redevelopment Agency of the City of Pittsburg.

1.2 "Amended Plan" means the Third Amendment to the Community Development Plan for the Los Medanos Community Development Project, which has been prepared by the Agency and adopted by the City Council by Ordinance No. 93-1063, June 7, 1993, and includes as a part thereof the Amended and Restated Community Development Plan for the Los Medanos Community Development Project.

1.3 "Bond Override Funds" means the portion of the taxes in excess of the amount identified in Health and Safety Code Section 33670(a) from a designated area which are attributable to a tax rate levied by the District pursuant to Measure AA approved by the voters in November of 1988 for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and interest on, any bonded indebtedness for the acquisition and improvement of real property.

1.4 "Chevron Subarea" means that portion of the Project Area shown as the "Chevron Subarea" on the attached Exhibit A and described on the attached Exhibit B.

1.5 "City" means the City of Pittsburg, California.

1.6 "City Council" means the City Council of the City of Pittsburg, California.

1.7 "Community Redevelopment Law" means the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.).

1.8 "District" means the East Bay Regional Park District.

1.9 "District Share" means the proportionate percentage share of the Tax Increment Revenue that the District would have received as property taxes from the respective subareas of the Project Area at the time of the effective date of this Agreement if there were no provision in the Amended Plan for the division of taxes pursuant to Health & Safety Code Section 33670 et seq. The Parties acknowledge and agree that for ease of administering this Agreement and for purposes of this Agreement, the District's Share for the Chevron, Northeast, Willow Pass and Southwest Subareas shall be 3.71%.

1.10 "Existing Bond Issues" means the following bonds issued by the District prior to the date of this Agreement or bonds issued hereafter to refund or refinance such bonds:

a. East Bay Regional Park District General Obligation Bonds, Series 1989A, in the principal amount of $45,000,000; and

b. East Bay Regional Park District General Obligation Bonds, Series 1992B, in the principal amount of $60,000,000.

1.11 "Los Medanos Core Subarea" means that portion of the Project Area shown as the "Los Medanos Core Area" on the attached Exhibit A and described on the attached Exhibit C.

1.12 "Los Medanos 2 Subarea" means that portion of the Project Area shown as the "Los Medanos 2 Subarea" on the attached Exhibit A and described on the attached Exhibit D.

1.13 "Northeast Subarea" means that portion of the Project Area shown as the "Northeast Subarea" on the attached Exhibit A and described on the attached Exhibit E.

1.14 "Parties" means the Agency and the District.

1.15 "Project" means the program of redevelopment to be undertaken by the Agency in the Project Area pursuant to the provisions of the Amended Plan and the Community Redevelopment Law.

1.16 "Project Area" means the Los Medanos Community Development Project Area of the Amended Plan. The Project Area encompasses the Los Medanos Core Subarea, the Los Medanos 2 Subarea, the Southwest Subarea, the Chevron Subarea, the Northeast Subarea and the Willow Pass Subarea.

1.17 "Project Area Assessed Valuation" for a given Fiscal Year means the assessed valuation of Project Area property as determined by the County Auditor-Controller in calculating Tax Increment Revenue payable to the Agency for that Fiscal Year.

1.18 "Southwest Subarea" means that portion of the Project Area shown as the "Southwest Subarea" on the attached Exhibit A and described on the attached Exhibit F.

1.19 "Tax Increment Revenue" means those taxes allocated to and received by the Agency pursuant to Health and Safety Code Section 33670 et seq. from increases in assessed valuation of the property in the Project Area above the valuation shown on the assessed valuation roll last equalized prior to the date of adoption of the City ordinances adopting the Amended Plan less any Bond Override Funds.

1.20 "Willow Pass Subarea" means that portion of the Project Area shown as the "Willow Pass Subarea on the attached Exhibit A and described on the attached Exhibit G.

ARTICLE 2
PAYMENTS TO THE DISTRICT

2.1 Payments to the District Based on Annual Inflation Factor for the Chevron, Northeast, Southwest and Willow Pass Subareas. The Agency shall pay, during the period commencing with Fiscal Year 1994-95 and ending in Fiscal Year 2032-2033, to the District, one hundred percent (100%) of the District Share of the real property tax revenues, if any, that are attributable to increases in the assessed value of the taxable real property in the Chevron, Northeast, Southwest and Willow Pass Subareas of the Project Area, as the assessed value is established by the assessment roll last equalized prior to the effective date of City's ordinance adopting the Amended Plan ("base year assessed valuation"), which increases are calculated annually pursuant to subdivision (f) of Section 110.1 of the Revenue and Taxation Code. The Parties understand and agree that such amount shall be paid by the Agency to the District in exchange for the amount of real property tax revenues that would have been allocated to the District had the District made the election pursuant to Health and Safety Code Section 33676(a)(2) with respect to the Chevron, Northeast, Southwest and Willow Pass Subareas. The base year assessed valuation (subject to verification by County Auditor-Controller) for each Subarea is as follows:

Subarea	Base Year Assessed Valuation
Chevron	$ 4,762,458
Northeast	$644,549,511
Southwest	$ 4,905,484
Willow Pass	$ 13,169,232

2.2 Payments to the District Other Than Those Based on Annual Inflation Factor and Bond Override Funds. Commencing with Fiscal Year 1994-95 and continuing until Fiscal Year 2032-2033, the Agency shall pay to the District fifty-five percent (55%) of the District's Share of Tax Increment Revenue generated from the Chevron, Northeast, Southwest and Willow Pass Subareas less the amounts paid for such Fiscal Year from such Subareas pursuant to Section 2.1.

2.3 Payments to District Based on Bond Override Funds.

The Agency shall make the payments described below to the District from Bond Override Funds and the District agrees that all payments received pursuant to this Section 2.3 shall be used to assist with improvements of regional facilities within the Pittsburg area.

(a) Payments Relating to Chevron, Northeast, Southwest and Willow Pass Subareas and the New Bond Issuances. Commencing with Fiscal Year 1994-95 and continuing until Fiscal Year 2032-2033, the Agency shall pay to the District (i) eighty percent (80%) of Bond Override Funds generated from the Chevron, Northeast, Southwest and Willow Pass Subareas for repayment of the Existing Bond Issues; and (ii) eighty percent (80%) of Bond Override Funds generated from the Project Area for repayment of bonds which have not been issued as of the date of this Agreement.

(b) Payments Relating to Los Medanos Core and Los Medanos 2 Subareas. Commencing with Fiscal Year 2004-2005 and continuing until the earlier to occur of (i) Fiscal Year 2032-2033 or (ii) retirement of the Existing Bond Issues, the Agency shall pay to the District eighty percent (80%) of the Bond Override Funds generated from the Los Medanos Core and Los Medanos 2 Subareas for repayment of the Existing Bond Issues.

2.4 Payments to Assist Regional Facilities. The Agency agrees to assist the District with improvements of regional facilities within the City of Pittsburg or within the vicinity of Pittsburg in the amount of Five Hundred Thousand Dollars ($500,000). The Agency and District agree that this money will be paid to the District no later than Fiscal Year 2004-2005 as a

lump sum and that staff of the Agency and District will negotiate an agreement identifying such regional project(s) by December 31, 2003. As a material inducement for the approval of this Agreement, the District agrees to make a good faith effort to include the purchase of land, to be used as permanent open space, in or near southern Pittsburg, as a high priority project for the District and for the use of all or a portion of the Five Hundred Thousand Dollars ($500,000) to be provided by the Agency in this Section 2.4.

If the Agency and District negotiate an agreement relating to the Five Hundred Thousand Dollars ($500,000) in improvements prior to December 31, 2003 and the District undertakes identified projects prior to July 1, 2004, the District will advance the funding for the project to the Agency. Any funds so advanced shall earn interest at the interest rate then-in-effect for the State of California Local Agency Investment Fund or successor fund ("LAF"), adjusted each year to the interest rate then-in-effect for LAF. The advanced principal and accrued interest will be repaid by the Agency to the District no later than July 31, 2004, with the principal amount to be repaid from the Agency's Five Hundred Thousand Dollars ($500,000) obligation under this Section 2.4 and the accrued interest to be paid from other Agency funds.

If an agreement is not entered into by June 30, 2004, the Agency shall deposit the Five Hundred Thousand Dollars ($500,000) on July 1, 2004, in an account with the minimum interest rate then in effect for LAF, adjusted each year to the interest rate then in effect for LAF, where it shall remain until an agreement between the Agency and District regarding use of the funds is reached. The principal and interest in the account shall be distributed to the District within 30 days after execution of the above agreement.

"Improvements" is defined as acquisition, development, operations and maintenance of regional facilities for purposes of Sections 2.3 and 2.4.

2.5 Time of Payment. The Agency shall make the payments required pursuant to Sections 2.1, 2.2 or 2.3 for a given Fiscal Year within sixty (60) days of receipt by the Agency of the last installment of Tax Increment Revenue for such Fiscal Year. Each payment made by the Agency shall be accompanied by a statement setting forth in reasonable detail the basis on which the determination of the amount of payment has been made.

2.6 Limitation on Payments. Notwithstanding any other provision of this Agreement, no payments shall be made to the

District, if (a) the payment made to the District by the Agency pursuant to this Article 2 for any given Fiscal Year shall exceed the amount that the District would otherwise receive from property taxes,including Bond Override Funds, from the Project Area for that given Fiscal Year had the Amended Plan not provided for the division of taxes pursuant to Health and Safety Code Section 33670; or (b) the receipt of the payment would cause the District to exceed its expenditure limitations under Article XIII B of the California Constitution; or (c) the payment would be contrary to the provisions of Health and Safety Code Section 33401 or violate any other provisions of law. Any excess amounts under this Section 2.6 shall be retained by the Agency for distribution, in the Agency's sole discretion, for the purposes of paying indebtedness incurred by the Agency in carrying out the Amended Plan.

2.7 Effect of Change in Financing System. If there are any changes in State law after the date of this Agreement which alter the process of allocating Tax Increment Revenue or the calculation of the Tax Increment Revenue, the Parties agree to negotiate in good faith to revise this Agreement so that the basic goals of providing the Agency and the District with viable funding levels will be preserved. The operative concerns in this negotiation shall be that funding for Project implementation shall be preserved, that the District shall not suffer a net revenue loss, and that the District suffer no net loss of its Bond Override Funds, bearing in mind that the Agency's efforts create additional assessed valuation that would not exist absent the Agency's efforts.

2.8 Priority of Agency's Obligations. The obligation of the Agency to make payments pursuant to Sections 2.1, 2.2, 2.3 and 2.4 of this Agreement shall be subordinate to the Agency's obligation to make payments of principal, interest or other amount on or in connection with bonds, notes or other indebtedness issued by the Agency to finance the implementation of the Amended Plan. An Agency obligation to make payments, pursuant to a reimbursement agreement or similar agreement, or to reimburse or otherwise compensate a person or entity who has or is obligated to make payments of principal, interest or other amounts on bonds, notes or other indebtedness issued by the Agency to finance the implementation of the Amended Plan shall be deemed to be an obligation in connection with such bonds, notes or other indebtedness for purposes of this Agreement.

The purpose of this subordination provision is solely to enable the Agency to use payments due to the District as debt service coverage for bonds, notes or other indebtedness that the Agency may issue or encumber. If, however, as a result of such

subordination, the Agency is unable to make any payment to the District when due, such payment deficit shall thereafter be repaid with interest. Any such payment deficit shall bear interest from the date due to the date of payment at the lesser of (a) the reference rate charged by Wells Fargo Bank N.A., San Francisco, from time to time, or (b) the maximum rate permitted by law.

2.9 Section 33676 Election Superseded. The District acknowledges that this Agreement supersedes any purported right to election under Health and Safety Code Section 33676 with respect to the Amended Plan or predecessor redevelopment plans. The District shall not make any election pursuant to Health and Safety Code Section 33676, and this Agreement supersedes any election previously made or purported to be made by the District pursuant to Health and Safety Code Section 33676. Any such election or purported election shall be null and void. The District shall take any action required by the County Auditor-Controller or other responsible County official required to rescind any such prior election and to notify the County Auditor-Controller or other responsible County official that the District has elected not to receive any amounts pursuant to Health and Safety Code Section 33676. The District shall receive no payment of Tax Increment Revenue other than as provided in this Agreement.

2.10 Indebtedness of the Agency. The payments to be made pursuant to this Article 2 shall constitute an indebtedness of the Agency incurred in carrying out the Project and a pledge of Tax Increment Revenue from the Project to repay such indebtedness under the provisions of Article XVI, Section 16 of the Constitution of the State of California and under the Community Redevelopment Law.

ARTICLE 3
GENERAL PROVISIONS

3.1 Elimination of Financial Burden; No Contest of Plan. The District acknowledges and agrees that the payments to be made and the actions to be undertaken by the Agency pursuant to this Agreement will effectively eliminate any financial burden or detriment that would otherwise be caused by the adoption of the Amended Plan and implementation of the Project. In consideration of such payments and actions, the District agrees to forgo any right or remedy the District may have in law or equity to contest the preparation, adoption, or validity of the Amended Plan (including, without limitation, any right or remedy pursuant to the California Environmental Quality Act) and the implementation of the Project contemplated to be undertaken pursuant to the

Amended Plan and to dismiss with prejudice any lawsuit filed by the District in connection with the Amended Plan within two (2) days of the date of this Agreement. The District further declares its support for the efforts of the Agency and the City in connection with the preparation, adoption and implementation of the Amended Plan.

3.2 Notices. All notices, statements, or other communications made pursuant to this Agreement to another Party shall be in writing, and shall be sufficiently given and served upon the party if sent by United States registered mail, return receipt requested, postage prepaid, and addressed as follows:

Agency:	Redevelopment Agency of the City of Pittsburg 2020 Railroad Avenue Pittsburg, CA 94565 Attn: Executive Director
District:	East Bay Regional Park District 2950 Peralta Oaks Court Oakland, CA 94605

Any Party may change its address for notice purposes by written notice to the other party prepared and delivered in accordance with the provisions of this Section 3.2.

3.3 No Third Party Beneficiaries. No person or entity other than the District, the Agency, and their permitted successors and assigns, shall have any right of action under this Agreement.

3.4 Litigation Regarding Agreement. In the event litigation is initiated attacking the validity of this Agreement, each Party shall in good faith defend and seek to uphold the Agreement.

3.5 Term of Agreement. This Agreement shall take effect as of the date of adoption of the City ordinances adopting the Amended Plan and shall terminate upon the earliest to occur of: (a) the entry of judgment by a court of competent jurisdiction invalidating the Amended Plan, the adoption of the Amended Plan, or any proceedings in connection therewith (including, without limitation, California Environmental Quality Act issues); (b) certification by the County Register of Voters of a "no" vote in a referendum election on the Amended Plan; or (c) expiration of the Amended Plan and completion of all obligations of the parties under this Agreement incurred during the term of the Amended

Plan. Following termination, neither of the Parties shall have any further rights or obligations under this Agreement.

The District acknowledges and agrees that, following satisfaction of all other obligations of the Agency under the Amended Plan, the City and the Agency may cause expiration of the Amended Plan prior to the currently contemplated date for such expiration.

3.6 State Law. This Agreement, and the rights and obligations of the Parties hereto, shall be construed and enforced in accordance with the laws of the State of California.

3.7 Attorneys' Fees. In any action which a Party brings to enforce its rights hereunder, the unsuccessful Party shall pay all costs incurred by the prevailing Party, including reasonable attorneys' fees.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

DISTRICT:

EAST BAY REGIONAL PARK DISTRICT

By: _____
Printed Name: PAT O'BRIEN

AGENCY:

REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG

By: _____
S. Anthony Donato
Executive Director

COOPERATIVE FUNDING AGREEMENT BETWEEN THE EAST BAY REGIONAL PARK DISTRICT AND THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG RELATED TO FUNDS FOR TRAIL IMPROVEMENTS

This Cooperative Funding Agreement (this "Agreement") is entered into on the _____day of _____, 2019, by and between the East Bay Regional Park District, a California special district (the "District"), and the Successor Agency for the Redevelopment Agency of the City of Pittsburg (the "Successor Agency"), as successor in interest to the Redevelopment Agency of the City of Pittsburg (the "Redevelopment Agency"). The Successor Agency and the District are each referred to individually in this Agreement as "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the District and the Redevelopment Agency entered into that certain Fiscal Agreement dated September 7, 1993, in connection with an amendment to the Los Medanos Community Development Project (the "1993 Fiscal Agreement"); and

WHEREAS, under Section 2.4 of the 1993 Fiscal Agreement, the Redevelopment Agency agreed to provide financial assistance to the District in the amount of $500,000.00 (the "Funding Obligation") for improvements of regional facilities within the City of Pittsburg or within the vicinity of the City; and

WHEREAS, pursuant to the terms of the 1993 Fiscal Agreement, the Redevelopment Agency and the District are required to enter into a separate agreement related to the improvements of regional facilities and funding for such improvements; and

WHEREAS, under Section 2.4 of the 1993 Fiscal Agreement, if an agreement was not entered into by June 30, 2004, the Redevelopment Agency is required to deposit the Funding Obligation in an account where it would accrue interest; and

WHEREAS, as of the date of this Agreement the total amount of interest accrued on the Funding Obligation equals $[INSERT AMOUNT] and will continue to accrue interest quarterly at the Local Agency Investment Fund (LAIF) rate until paid; and

WHEREAS, the California Legislature adopted, the Governor signed, and the California Supreme Court, in *California Redevelopment Association, et al. v. Matosantos,* (2012) 53 Cal.4th 231, upheld, Assembly Bill x1 26 ("AB 26"); and

WHEREAS, pursuant to AB 26, all California redevelopment agencies were dissolved effective February 1, 2012; and

WHEREAS, as added by AB 26, California Health and Safety Code Section 34173(b) provides that the authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies are vested in the successor agencies; and

WHEREAS, Assembly Bill 1484, enacted June 27, 2012, modified AB 26 ("AB 1484" and together with AB 26 the "Dissolution Law"); and

WHEREAS, pursuant to Section 34177.3(a) the Successor Agency may not create new Enforceable Obligations (as defined in Section 34171(d)(1) of the Dissolution Law) except in compliance with an Enforceable Obligation that existed prior to June 28, 2011; and

WHEREAS, the 1993 Fiscal Agreement is an Enforceable Obligation that existed prior to June 28, 2011; and

WHEREAS, the Parties intend that this Agreement will constitute the separate agreement regarding the improvements to regional facilities and funding for such improvements pursuant to Section 2.4 of the 1993 Fiscal Agreement; and

WHEREAS, the District has proposed improvements to regional facilities specified in Exhibit A, attached to and incorporated into this Agreement (the "Project"); and

WHEREAS, on [INSERT DATE], the Contra Costa Countywide Oversight Board adopted Resolution [INSERT], approving this Agreement; and

WHEREAS, the California State Department of Finance and the County Auditor Controller's Office determined that the Successor Agency's payment of this Funding Obligation does not need to be reflected on the Recognized Obligation Payment Schedule because it is considered a form of a pass-through payment; and

WHEREAS, the District and the Successor Agency find mutual benefit in completing the Project and find that it is mutually desirable that the District complete or cause the completion of the Project.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

SECTION I. Recitals

The above recitals are true and correct and form, in part, the basis for this Agreement.

SECTION II. District's Obligations

A. Once the Funding Obligation has been received by the District, the District shall complete or cause the completion of the Project, which includes but is not limited to the development of contract documents, bidding, selection of a qualified consultant, contract management, construction of the Project, and acceptance of Project.

B. To the extent required by applicable law, the District shall pay or cause to be paid prevailing rates of wages for the completion of the Project, and shall comply with all applicable local, federal and state labor standards and prevailing wage provisions. The District shall indemnify, defend (with counsel reasonably acceptable to the Successor Agency) and hold harmless the Successor Agency from and against any claims, losses, liabilities, damages (direct or consequential), compensation, fines, penalties, causes of action, administrative and judicial proceedings and orders, judgments, remedial action or requirements, enforcement actions of any kind, and all costs and expenses incurred therewith (including but not limited to attorneys' fees and costs) arising out of the failure or alleged failure of any person or entity (including the District, its contractors and subcontractors) to pay prevailing wages as determined pursuant to Labor Code Section 1720, *et seq.*, and implementing regulations, or to comply with the other applicable provisions of Labor Code Section 1720, *et seq.*, and implementing regulations, in connection with the seal coating and trail re-route portions of the Project, including without limitation any rules relative to apprentices.

SECTION III. Waiver and Satisfaction of Performance

A. The District knowingly and voluntarily releases and forever discharges, to the full extent permitted by law, the Successor Agency, its officers, officials, employees, agents and volunteers, of and from any and all claims, actions, causes of action, demands, rights, damages, costs, expenses, including attorneys' fees, and compensation whatsoever, in connection with the Redevelopment Agency's obligation, pursuant to Section 2.4 of the 1993 Fiscal Agreement, to deposit $500,000.00 in an interest bearing account on or before July 1, 2004. Except as expressly modified by this Agreement, the 1993 Fiscal Agreement shall continue in full force and effect according to its terms.

B. The Successor Agency's performance of its obligations under this Agreement shall satisfy, in full, all outstanding Successor Agency obligations pursuant to Section 2.4 of the 1993 Fiscal Agreement, regarding assistance with improvements to regional facilities.

SECTION IV.Indemnification

A. The District agrees to defend, indemnify and hold harmless the Successor Agency, its Board of Directors, officers, officials, agents, employees and assigns from and against any and all loss, damage, liability, claims, suits, costs and expenses whatsoever, including court costs and reasonable attorneys' fees, from and against any loss, damage, liability, claims, suits, costs and expenses or other claim for damages based upon or otherwise arising out of the District's performance of the terms of this Agreement, except as caused by the sole or gross negligence of the Successor Agency, its Board of Directors, officers, officials, agents, employees or assigns.

B. The Successor Agency agrees to defend, indemnify and hold harmless the District, its Board of Directors, officers, officials, agents, employees and assigns from and against any and all loss, damage, liability, claims, suits, costs and expenses whatsoever, including court costs and reasonable attorneys' fees, from and against any loss, damage, liability, claims, suits, costs and expenses or other claim for damages based upon or otherwise arising out of the Successor Agency's performance of the terms of this Agreement, except as caused by the sole or gross negligence of the District, its Board of Directors, officers, officials, agents, employees or assigns.

SECTION V. General Provisions

A. Modification. This Agreement may be amended only upon mutual written agreement of the Parties.

B. No Joint Venture. The Successor Agency and the District hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between the Successor Agency and the District.

C. Notices. Notices regarding this Agreement shall be sent by first class mail, postage prepaid, to:

DISTRICT:
East Bay Regional Park District
Attn: General Manager
P. O. Box 5381
Oakland, CA 94605-0381

SUCCESSOR AGENCY:
Successor Agency for the
Redevelopment Agency of the

City of Pittsburg
Attn: Executive Director
65 Civic Avenue
Pittsburg, CA 94565

D. Term. The term of this Agreement commences on the date first written above and shall remain in full force and effect until the Project is complete.

E. Entire Agreement; Construction. This Agreement contains the entire agreement and understandings concerning the subject matter between the Parties and supersedes and replaces all prior negotiations, proposed agreements and agreements, whether written or oral. Both Parties have had an equal opportunity to participate in the drafting of this Agreement. The usual construction of an agreement as to the drafting party shall not apply to this Agreement.

F. Governing Law; Venue. This Agreement shall be interpreted and enforced under the laws of the State of California. Any action arising out of this Agreement shall be brought in Contra Costa County, California, regardless of where else venue may lie.

G. Severability. If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void, unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

H. Counterparts. This Agreement may be executed in counterparts and so executed shall constitute an agreement binding on all the Parties hereto notwithstanding that all the Parties are not signatories to the original or the same counterpart.

SIGNATURES ON FOLLOWING PAGE.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officers, duly authorized as of the day, month, and year first written above.

SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG

By: _____
Garrett D. Evans, Acting Executive Director

EAST BAY REGIONAL PARK DISTRICT

By:_____
Robert E. Doyle, General Manager

Attest:

_____
Alice Evenson, Agency Secretary

Approved as to form:

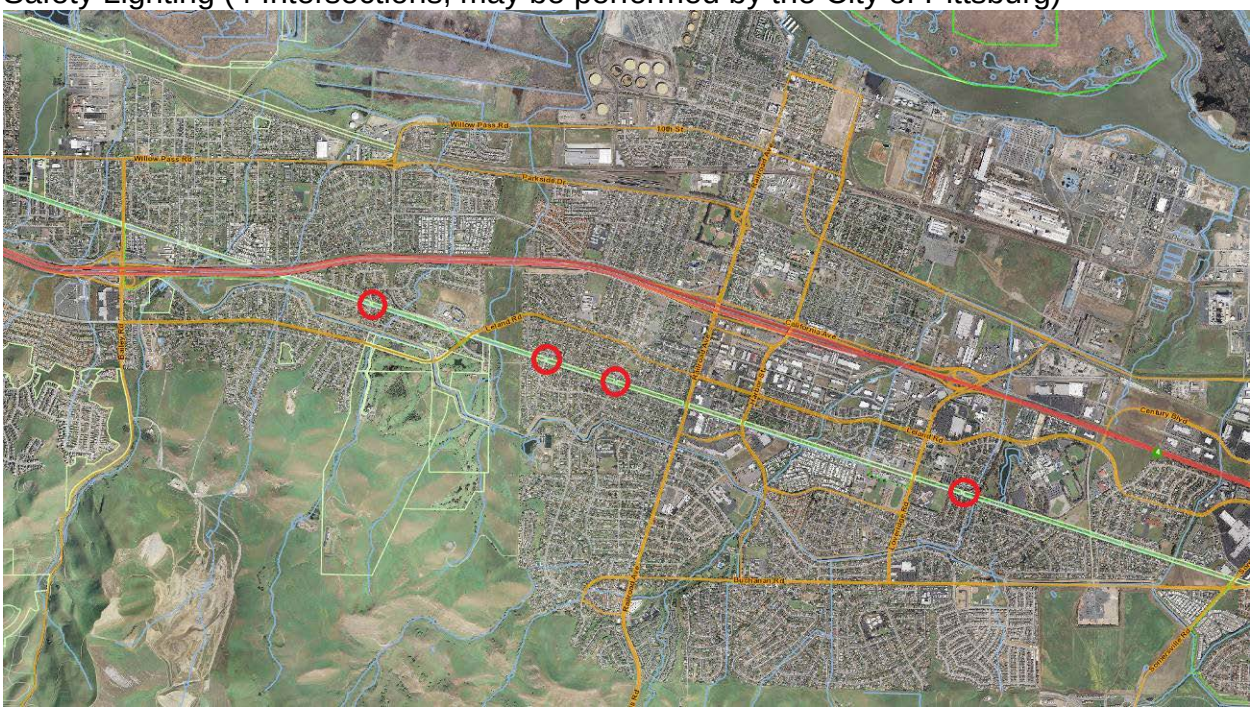
_____
Donna Mooney, Agency General Counsel

Exhibit A

USE OF SUCCESSOR AGENCY FUNDS FOR TRAIL IMPROVEMENTS

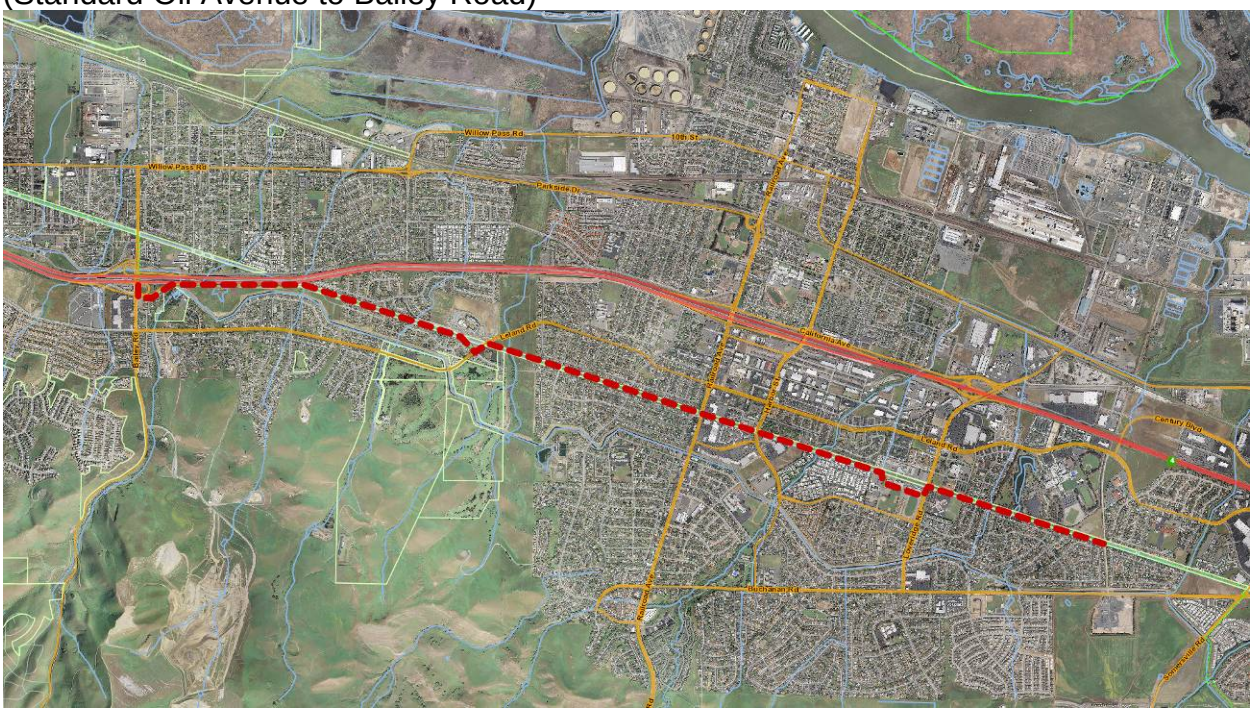
Item	Cost
Safety Lighting (4 Intersections, may be performed by the City of Pittsburg)	$100,000.00
Pavement Rehabilitation and Maintenance on Entire Delta De Anza Trail in Pittsburg (Standard Oil Avenue to Bailey Road)	$210,000.00
Black Diamond Mines/Sky Ranch Trails Development & Improvements	$237,668.85
Estimated Total	**$547,668.85**

Safety Lighting (4 Intersections, may be performed by the City of Pittsburg)

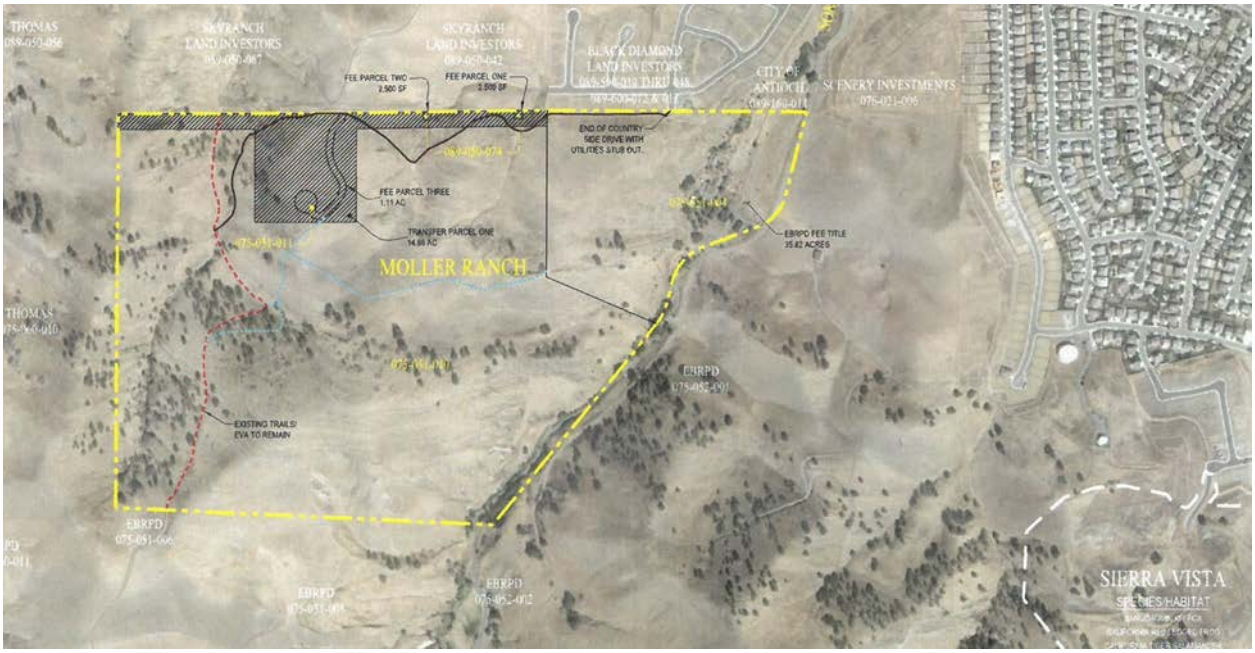


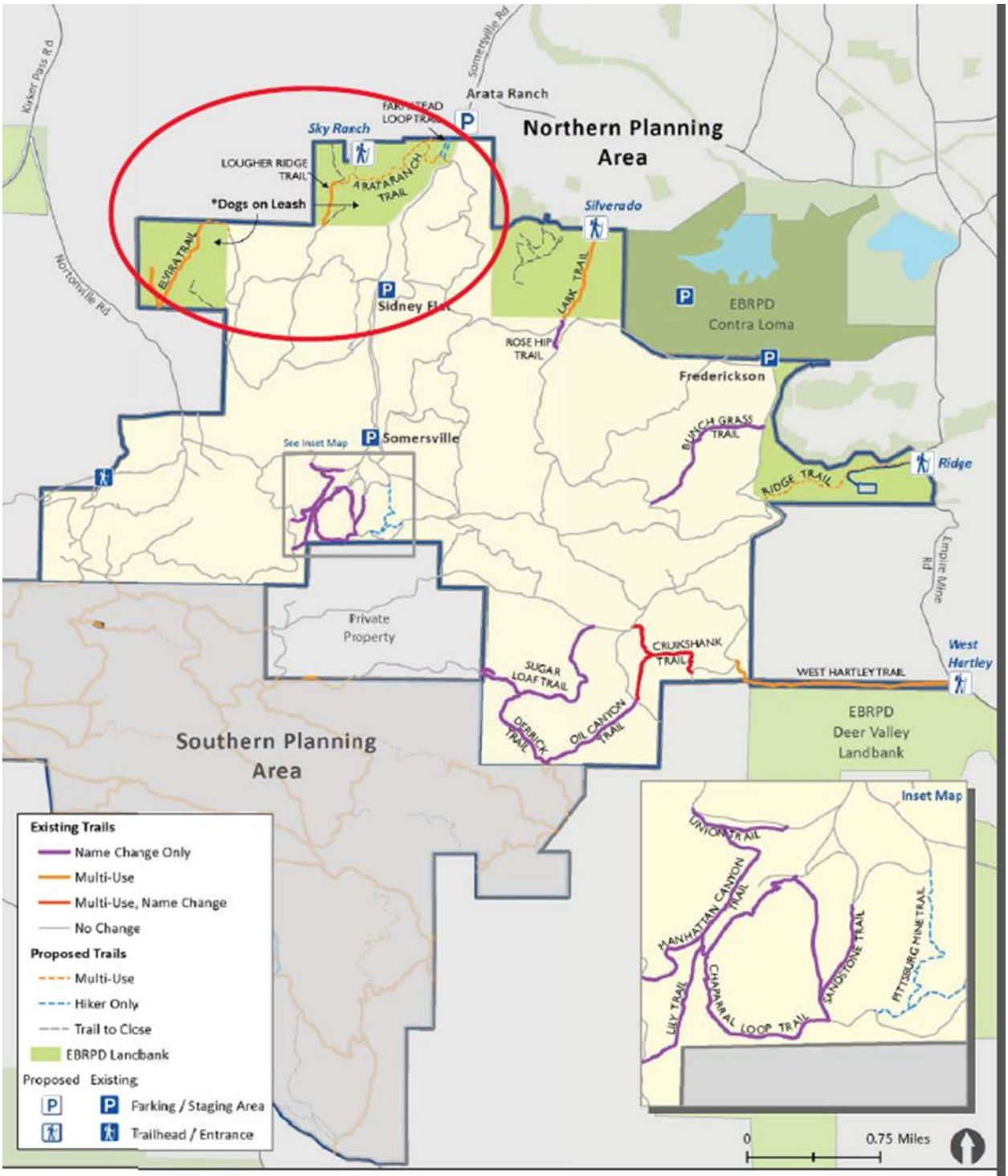
EBRPD Trail Improvements

Pavement Rehabilitation and Maintenance on Entire Delta De Anza Trail in Pittsburg (Standard Oil Avenue to Bailey Road)



Black Diamond Mines/Sky Ranch Trails Development & Improvements





DRAFT **FIGURE 14: PUBLIC ACCESS: NORTHERN PLANNING AREA**

East Bay Regional Park District

LAND USE PLAN AMENDMENT
Black Diamond Mines Regional Preserve

COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO:	COUNTYWIDE OVERSIGHT BOARD
FROM:	Maureen Toms, Oversight Board Secretary
DATE:	09/23/2019
SUBJECT:	Pittsburg Successor Agency
AGENDA ITEM:	6.

Recommendation(s)

Adopt Resolution Approving a Transfer APN 085-041-034 (Property) from The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) to transfer to the City of Pittsburg (City) for public purpose.

Background

See Attached Staff Report

Attachments

Resolution 2019/55
Staff Report
Exhibit A
Exhibit B

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD

FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 09/23/2019 by the following vote:

AYE:

NO:

ABSENT:

ABSTAIN:

RECUSE:

Resolution: 2019/55

Resolution 2019/55 Approving a Transfer APN 085-041-034 (Property) from The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) to transfer to the City of Pittsburg (City) for public purpose.

The Countywide Oversight Board DOES RESOLVE as follows:

WHEREA, on June 29, 2011, the Governor signed into law AB 26x1, also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and on December 29, 2011, the California State Supreme Court upheld the provisions of the Dissolution Act, thereby dissolving all redevelopment agencies on February 1, 2012; and
WHEREAS, on June 27, 2012, the Governor signed into law budget trailer bill AB 1484. AB 1484 further clarified the Dissolution Act which included the process in which properties are to be disposed by the former redevelopment agencies; and
WHERAS, California Health & Safety Code Section 34191.5 requires a successor agency to prepare a long range property management plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency. The Successor Agency for the Redevelopment Agency of the City of Pittsburg's (Successor Agency) LRPMP was approved by the California State Department of Finance (DOF) on December 12. 2014 and then was later amended and approved by the DOF on December 31, 2015; and
WHEREAS, the Successor Agency was the owner of certain real property located at 6 Bayside Drive, then known as APN No. 085-041-031 (Original Parcel). The Original Parcel consisted of a leased structure, paved area, portions of a roadway, landscaping, and a storage structure, that was bisected by a public roadway known as River Park Drive. The Original Parcel was included in the approved LRPMP; and
WHEREAS, on November 14, 2016, Parcel Map Waiver 16-03 was recorded, subdividing the Original Parcel into two parcels: Parcel A – APN 085-041-033 and Parcel B – 085-041-034, shown in Exhibit A to the staff report; and
WHEREAS, Parcel A consisted of a structure and paved area, and was leased by the Successor Agency to VJ Marine, which operates a boat repair business and sells boat accessories, and in 2018 was sold to the owner of VJ Marine, pursuant to the LRPMP
WHEREAS, Parcel B consists of portions of a roadway, landscaping, and a storage structure used by the City of Pittsburg Public Works/Marina operations to store equipment, tools, and materials used to manage and maintain the Pittsburg's marina. The storage structure straddles Parcel B/Property and an adjacent City-owned parcel known as APN 085-020-004, as shown in Exhibit B to the staff report; and
WHEREAS, Successor Agency proposes to transfer Parcel B to the City for the public purpose of storing equipment, tools, and materials used to manage and maintain the Pittsburg's marina.

NOW, THEREFORE, the Countywide Oversight Board finds and determines as follows:

Section 1.
All the recitals above are true and correct and incorporated herein.
Section 2.
The Countywide Oversight Board hereby adopts the Resolution approving the transfer of Parcel B to the City.
Section 3.
The Executive Director is hereby authorized to execute documents and take such further actions as may be necessary or appropriate to carry out the Countywide Oversight Board's obligations pursuant to this Resolution.
Section 4.
The Countywide Oversight Board Secretary shall certify to the adoption of this Resolution.

Section 5.
This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 23rd of September, 2019 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Maria Aliotti , Maureen Toms

Office of the Executive Director
65 Civic Avenue
Pittsburg, California 94565

MEMO: September 23, 2019

TO: Countywide Oversight Board

FROM: Garrett Evans, Executive Director

RE: Adoption of a Countywide Oversight Board Resolution Approving a Transfer of Property from the Successor Agency of the Redevelopment Agency of the City of Pittsburg to the City of Pittsburg for Public Purpose

EXECUTIVE SUMMARY

The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) propose to transfer APN 085-041-034 (Property) to the City of Pittsburg (City) for public purpose.

FISCAL IMPACT

The transfer of the Property from the Successor Agency to the City will have a financial impact to the City's general fund for maintenance and special levies assessed on the Property.

RECOMMENDATION

Contra Costa County Oversight Board (Countywide Oversight Board) adopt the Resolution approving the transfer of the Property for public purpose.

BACKGROUND

On June 29, 2011, the Governor signed into law AB 26x1, also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and on December 29, 2011, the California State Supreme Court upheld the provisions of the Dissolution Act, thereby dissolving all redevelopment agencies on February 1, 2012. On June 27, 2012, the Governor signed into law budget trailer bill AB 1484. AB 1484 further clarified the Dissolution Act which included the process in which properties are to be disposed by the former redevelopment agencies.

California Health & Safety Code Section 34191.5 requires a successor agency to prepare

a long range property management plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency. The Successor Agency's LRPMP was approved by the California State Department of Finance (DOF) on December 12, 2014, and then was later amended and approved by the DOF on December 31, 2015.

The Successor Agency was the owner of certain real property located at 6 Bayside Drive, then known as APN No. 085-041-031 (Original Parcel). The Original Parcel consisted of a leased structure, paved area, portions of a roadway, landscaping, and a storage structure, that was bisected by a public roadway known as River Park Drive. The Original Parcel was included in the approved LRPMP.

On November 14, 2016, Parcel Map Waiver 16-03 was recorded, and the Original Parcel was subdivided into two parcels: Parcel A – APN 085-041-033 and Parcel B or the Property – 085-041-034, shown as Exhibit A to the staff report.

Parcel A consisted of a structure and paved area, leased to VJ Marine, who operates a boat repair business and sells boat accessories. Parcel B/Property consists of portions of a roadway, landscaping, and a storage structure used by the City's Public Works/Marina to store equipment, tools, and materials used to manage and maintain the Pittsburg's marina. The storage structure straddles Parcel B/Property and an adjacent City-owned parcel known as APN 085-020-004, as shown in Exhibit B to the staff report.

Pursuant to the LRPMP, Parcel A was sold to the Frank P. Macaluso 2015 Living Trust, U/A dated October 19, 2015 who is the owner and operator of VJ Marine.

SUBCOMMITTEE FINDINGS

This proposed transfer of the Property has not been discussed in a subcommittee.

STAFF ANALYSIS

Although public agencies are exempt from paying ad valorem, they are still required to pay the special assessments levied on properties. The unpaid redemption tax bill is $1,422.51 and will continue accrue interest and penalties until paid.

Upon receiving Countywide Oversight Board and DOF approval of the transfer of the Property, acceptance of the Property will be taken to the City Council for consideration. Upon approval and acceptance by the City Council, the redemption property tax bill and future property tax bills will be paid, and the Property's maintenance will be allocated under the Citywide maintenance schedule.

ATTACHMENTS: Resolution
Exhibits A and B

Report Prepared By: Maria M. Aliotti, Director of Community Services

Exhibit A

Parcel A – APN 085-041-033

Parcel B/Property – APN 085-041-034

Exhibit B

COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO:	COUNTYWIDE OVERSIGHT BOARD
FROM:	Maureen Toms, Oversight Board Secretary
DATE:	09/23/2019
SUBJECT:	Pleasant Hill Successor Agency
AGENDA ITEM:	7.

Recommendation(s)

Adopt Resolution 2019/52 Approving the Purchase and Sale Agreement between the Pleasant Hill Successor Agency ("Successor Agency") and Habitat for Humanity East Bay/Silicon Valley ("Habitat") for the transfer of approximately 10,890 square feet of vacant land with a common address of 250 Cleaveland Road, Pleasant Hill, County of Contra Costa, California (APN 149-130-016) to Habitat for the purchase price of $10.00 and construction of affordable housing.

Background

See Attached Staff Report.

Attachments

Resolution 2019/52
staff Report
LRPMP
Letter of Interest

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD

FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 09/23/2019 by the following vote:

AYE:

NO:

ABSENT:

ABSTAIN:

RECUSE:

Resolution: 2019/52

RESOLUTION 2019/52 OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING A PURCHASE AND SALE AGREEMENT BY WHICH THE SUCCESSOR AGENCY to the pleasant hill redevelopment agency WILL TRANSFER CERTAIN PROPERTY LOCATED AT 250 CLEAVELAND ROAD, PLEASANT HILL, CALIFORNIA TO HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY, IN ACCORDANCE WITH THE DOF-APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN AND THE DISSOLUTION ACT

WHEREAS, the Contra Costa Countywide Oversight Board ("Oversight Board") has been established to direct the Successor Agency to the Pleasant Hill Redevelopment Agency (“Successor Agency”) to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the Dissolution Act (enacted by Assembly Bills 26, 471 and 1484 and Senate Bill 107, as codified in the California Health and Safety Code); and

WHEREAS, Section 34191.5(b) requires the Successor Agency to prepare a long range property management plan (“LRPMP”) addressing the future disposition and use of all real properties of the Former Agency no later than six months following the Department of Finance’s (“DOF”) issuance to the Successor Agency of a finding of completion under Section 34179.7; and
WHEREAS, the Successor Agency received a Finding of Completion on August 7, 2013, and thereafter prepared its LRPMP, which was approved by the local oversight board on October 1, 2015 and then by the DOF in a decision letter issued and dated as of October 9, 2015; and
WHEREAS, the Successor Agency has negotiated the terms of a Purchase and Sale Agreement (“Agreement”) with Habitat for Humanity East Bay/Silicon Valley (“Purchaser”) related to the disposition of certain real property of approximately 10,890 square feet of land with a common address of 250 Cleaveland Road, Pleasant Hill, California, and identified as Assessor’s Parcel Number (“APN”) 149-130-016, as listed on the LRPMP as Property No. 1 (“Property”); and
WHEREAS, the purchase price for the Property under the Agreement is $10; and
WHEREAS, the Purchaser has proposed to develop the Property with seven single-family units of affordable housing with low and moderate income ownership units; and
WHEREAS, the Successor Agency approved the Agreement at a special meeting on September 16, 2019 and submitted it to the Oversight Board for its review, consideration and approval; and
WHEREAS, in compliance with Section 34181(f), the Oversight Board published notice of its consideration of the Agreement at this Public meeting after at least 10 days’ notice to the public; and
WHEREAS, pursuant to Dissolution Act Section 34191.5(f), if the Oversight Board approves the Agreement, no further action by DOF is required to complete the transfer and transaction, therefore, this Agreement is not subject to submittal to, or further review and approval by DOF because this Agreement carries out the LRPMP and DOF approved that LRPMP in accordance with the Dissolution Act, including without limitation, Sections 34179, 34181 and 34191.5; and
WHEREAS, the transfer of the Property to the Purchaser under the Agreement complies with the Dissolution Act and is in the best interests of the taxing entities.

NOW, THEREFORE, THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD DOES HEREBY FIND AND RESOLVE AS FOLLOWS:
Section 1. The above recitals are true and correct and are a substantive part of this Resolution.
Section 2. The Oversight Board hereby approves the transfer of the Property and approves the Agreement in substantially the form attached hereto as Exhibit “A”.
Section 3. The officers of the Oversight Board and the staff of the Successor Agency are hereby authorized and directed, jointly

and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.
Section 4. That a certified copy of this resolution shall be filed with the Successor Agency and Oversight Board Secretaries.

PASSED AND ADOPTED this DAY of 23rd of September, 2019 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Suzy Kim, Andrew Murray, Jim Simon, Karen Murphy, Maureen Toms

City of Pleasant Hill

CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD STAFF REPORT

Meeting Date: September 23, 2019

TO: **THE HONORABLE CHAIR AND BOARD MEMBERS**

SUBJECT: **RESOLUTIONS OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD AUTHORIZING THE DISPOSAL OF TWO PLEASANT HILL REDEVELOPMENT SUCCESSOR AGENCY PROPERTIES**

SYNOPSIS

The former Pleasant Hill Redevelopment Agency (Former Agency) owned two properties upon its dissolution in 2012. State law requires the Successor Agency to the Pleasant Hill Redevelopment Agency (Successor Agency) to dispose of these properties pursuant to a Long Range Property Management Plan (LRPMP) approved by the Department of Finance (DOF). The Successor Agency listed the properties for sale in November 2017 and received multiple offers. Two Purchase and Sale Agreements (PSAs) have been approved by the Successor Agency and forwarded to the Contra Costa Countywide Oversight Board (Oversight Board) for its consideration: 1) PSA with Habitat for Humanity East Bay/Silicon Valley for a parcel of vacant land at 250 Cleaveland Road (APN 149-130-016) and 2) PSA with the City of Pleasant Hill for a parcel of vacant land on Hookston Road and Contra Costa Boulevard (APN 149-110-087).

DISCUSSION

Background

All California redevelopment agencies were dissolved effective February 1, 2012 through Assembly Bill x1 26. The City of Pleasant Hill (City) elected to serve as Successor Agency and is responsible for winding down the Former Agency's affairs. One of the Successor Agency's responsibilities is to dispose of properties owned by the Former Agency pursuant to the LRPMP approved by DOF on October 9, 2015 (see Attachment 1).

The Former Agency owned two properties upon its dissolution:

1) A ~10,890 s.f. parcel of vacant land at 250 Cleaveland Road (APN 149-130-016)
2) A ~6,098 s.f. triangular parcel of vacant land on Hookston Road and Contra Costa Boulevard (APN 149-110-087, hereafter referred to as the "Hookston Remnant Parcel")

The LRPMP approved listing the two properties for sale. Any sales proceeds are required to be remitted to the Contra Costa County Auditor-Controller to distribute to affected taxing entities as part of the redevelopment dissolution process.

The Successor Agency listed the properties for sale in November 2017. The next section provides more detail on each property and summarizes offers received. The Successor Agency Board approved the PSAs for the selected offers at its meeting on September 16, 2019:

1) A PSA with Habitat for Humanity East Bay/Silicon Valley (Habitat) to transfer 250 Cleaveland Road for $10 to develop a proposed 7 townhouse-style ownership units that will be affordable to low and moderate income homeowners; and

2) A PSA with the City to transfer the Hookston Remnant Parcel for $5,000.

The PSAs have been forwarded to the Oversight Board for its consideration as required by Health and Safety Code ("HSC") Section 34191.5. A public notice of this meeting was published with at least 10 days' notice as required by HSC Section 34181(f).

Analysis

<u>250 Cleaveland Road</u>

The Former Agency purchased 250 Cleaveland Road in 1985. At the time, the lot had a single family home that was rented out until 2005. The house was demolished in 2005 due to escalating costs of repairs that made the building untenable. The property is now a vacant lot designated for multi-family medium density land use. The LRPMP provides for selling the property and distributing sales proceeds to affected taxing agencies as required by the redevelopment dissolution process. The sale must be approved by the Successor Agency Board and the Oversight Board.

The Successor Agency received three offers to purchase 250 Cleaveland Road after listing it for sale, summarized in Table 1.

TABLE 1: SUMMARY OF OFFERS RECEIVED
250 Cleaveland Road (APN 149-130-016)
~10,890 s.f. vacant land designated for multi-family medium density land use

Buyer	Consideration	Proposed Use	Affordability
Offer 1: *Habitat for Humanity East Bay/ Silicon Valley*	$0 ($0/sf) Plus $400,000 forgivable loan from City (not Successor Agency)	7 for-sale townhouses	Affordable to low and moderate income households for a minimum of 55 years

TABLE 1: SUMMARY OF OFFERS RECEIVED 250 Cleaveland Road (APN 149-130-016) *~10,890 s.f. vacant land designated for multi-family medium density land use*			
Buyer	**Consideration**	**Proposed Use**	**Affordability**
Offer 2	$100,000 ($9/sf)	4 residential units (condos, apartments, or studios)	Market Rate
Offer 3	$201,000-$251,000 ($18-23/sf) Range based on entitlement contingency	Multifamily Housing with unspecified unit mix	Market Rate
Note: A fourth offer was received but the buyer was unresponsive to follow up communication and is not considered a viable offer.			

Two offers ranging from $100,000 to $251,000 proposed purchasing the site and developing market rate housing. Habitat made a third offer (Attachment 2) proposing the development of seven affordable townhouse-style ownership units, which will be affordable to low and moderate income households for a minimum of 55 years. In order to make affordable housing development feasible, Habitat requested the donation of 250 Cleaveland Road plus a $400,000 forgivable loan. The loan would be funded by the City, not the Successor Agency. Up to $280,000 ($40,000 per unit) would be transferred to the owners of each housing unit as a silent second mortgage loan that is eventually forgiven. The remaining balance would be forgiven as contribution to gap financing for the project's development.

After considering all offers, the Successor Agency Board decided to pursue a Purchase and Sale Agreement (PSA) with Habitat. The development of affordable housing units will address the statewide housing affordability crisis and provide much needed affordable housing to the population served by all affected taxing agencies. At the end of 2018, the City had a remaining Regional Housing Needs Allocation need of 301 housing units for the 2014-2022 period, including 69 low income and 84 moderate income units. Donating 250 Cleaveland Road to Habitat and providing a forgivable loan from the City will leverage public assets to provide long-term benefits to the community, whereas selling the property would provide a one-time influx of cash that is divided among 16 taxing agencies (see Table 2 in the *Fiscal Impact* section of this staff report).

The development of affordable housing by Habitat will help address the unprecedented affordable housing crisis in the Bay Area. The Successor Agency respectfully requests that the Oversight Board consider the benefit that donating 250 Cleaveland Road to Habitat will have on the population served by the affected taxing entities, such as teachers and students served by local school districts.

If the PSA is approved by the Oversight Board, the City will provide a $400,000 forgivable loan

from its Affordable Housing In-lieu Fee Fund (In-Lieu Fund) to help finance Habitat's development. The In-Lieu Fund includes revenues generated by the City's Inclusionary Housing ordinance that are required to be spent on affordable housing.

Habitat's total development cost is estimated to be approximately $5 million. The City's $400,000 contribution is 8 percent of the total development cost and represents a subsidy of $57,143 per unit with seven total units. RSG, the City's affordable housing consultant, has determined that Habitat's funding request is reasonable in terms of the amount of city subsidy sought per affordable unit based on comparable projects in the region. Three proposed projects in Livermore, Dublin, and Fremont that recently applied for Low Income Housing Tax Credit funding reported city subsidies of $80,000 (plus land donation) to $150,000 per unit.

Attachment 3 presents a PSA for the Successor Agency Board's consideration, which transfers the property to Habitat for $10 (a nominal amount) with contingencies requiring Habitat to enter into an Affordable Housing Agreement and Loan Agreement with the City. The Affordable Housing Agreement will require the site's units to be affordable for a minimum of 55 years.

If the Oversight Board does not approve the PSA to transfer 250 Cleaveland Road to Habitat for $10, the City will return to the Successor Agency Board and Oversight Board with alternate options for disposing of 250 Cleaveland Road.

<u>Hookston Remnant Parcel</u>

The Hookston Remnant Parcel is a ~6,098 s.f. triangular parcel of vacant land adjacent to the East Bay Municipal Utility District (EBMUD) trail across from Interstate 680, on the northwest corner of West Hookston Road and Contra Costa Boulevard. It is designated for commercial and retail land use, however its irregular shape makes it difficult to develop. The Former Agency purchased the Hookston Remnant Parcel in 2000 from CalTrans for $100, with the intent to landscape it as an open space amenity to a nearby multifamily residential project that never came to fruition.

The LRPMP required listing the Hookston Remnant Parcel for sale. If no purchase offers were received, the LRPMP permitted the property to be transferred to the City for no consideration.

The Successor Agency listed the property for sale in November 2017. The City initially did not receive any viable offers (although one offer was received, the prospective buyer did not respond to follow up communication). In September 2018, Pacific Gas & Electric (PG&E) requested an easement to place a utility cabinet on the property. The Successor Agency invited PG&E to submit an offer on the property rather than obtaining an easement. PG&E offered $1,000, however they prefer obtaining an easement rather than buying the property. Successor Agency staff also reached out to EBMUD, who owns an adjacent trail, but they were not interested in purchasing the property.

The City would like to retain ownership of the Hookston Remnant Parcel in order to maintain control over its use. The City has offered $5,000 to purchase the property, which is a good faith

offer above PG&E's offer of $1,000. A PSA transferring the Hookston Remnant Parcel from the Successor Agency to the City is provided as Attachment 4.

DOF is not required to approve the PSAs for 250 Cleaveland Road or the Hookston Remnant Parcel since their sale carries out the actions DOF approved in the LRPMP.

FISCAL IMPACT

If the Oversight Board approves transferring 250 Cleaveland Road to Habitat for $10 and the Hookston Remnant Parcel to the City for $5,000, the City will remit the sales proceeds to the County Auditor-Controller to distribute to affected taxing agencies. Table 2 summarizes each affected taxing agency's share of LRPMP sales proceeds based on tax allocation factors provided by the County Auditor-Controller in August 2019.

Table 2: Taxing Agency Shares of LRPMP Sales Proceeds

Pleasant Hill Successor Agency

Agency	Allocation Factor	250 Cleaveland Road	Hookston Remnant Parcel	Total Sales Proceeds
Contra Costa County	0.10578	1.06	528.89	529.95
County Library	0.01534	0.15	76.70	76.85
CCC Fire Protection District	0.12964	1.30	648.20	649.49
CCC Flood Control & Water Conservation	0.00959	0.10	47.97	48.07
Mosquito Abatement District	0.00160	0.02	8.01	8.03
Central CC Sanitary	0.01989	0.20	99.47	99.67
Mt. Diablo Healthcare (Concord)	0.00125	0.01	6.25	6.26
Pleasant Hill Rec & Park District	0.05905	0.59	295.25	295.84
CCC Water District	0.00451	0.05	22.56	22.61
BART	0.00649	0.06	32.45	32.52
Bay Area Air Quality Management District	0.00189	0.02	9.46	9.48
East Bay Regional Park District	0.03086	0.31	154.30	154.61
City of Pleasant Hill (incl. Lighting Dist)	0.06222	0.62	311.12	311.74
CCC Office of Education	0.16458	1.65	822.91	824.55
Mt. Diablo Unified School District	0.31613	3.16	1,580.66	1,583.83
CCC Community College	0.07116	0.71	355.80	356.51
Total	**1.00000**	**$ 10.00**	**$ 5,000.00**	**$ 5,010.00**

PUBLIC CONTACT

The Oversight Board Secretary published a public notice of the Oversight Board's consideration of the PSAs at least 10 days' prior to this meeting as required by HSC 34181(f).

RECOMMENDED OVERSIGHT BOARD ACTION

Successor Agency staff recommends adopting resolutions approving a PSA to transfer 250 Cleaveland Road to Habitat for $10 and a PSA to transfer the Hookston Remnant Parcel to the City for $5,000.

ALTERNATIVES TO RECOMMENDED ACTION

Give alternative direction to Successor Agency staff.

ATTACHMENT(S):

1. Pleasant Hill Successor Agency Long Range Property Management Plan
2. Letter of Interest from Habitat to acquire 250 Cleaveland Road
3. Purchase and Sale Agreement (250 Cleaveland Road to Habitat)
4. Purchase and Sale Agreement (Hookston Remnant Parcel to City)
5. Resolution ___ Approving the 250 Cleaveland Road PSA
6. Resolution ___ Approving the Hookston Remnant Parcel PSA

Prepared by: Andrew Murray, Executive Director of the Successor Agency

Successor Agency: City of Pleasant Hill Redevelopment Successor Agency
County: Contra Costa

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		Property Value/Sale Info
No.	**Address or Description**	**APN**	**Property Type**	**Permissible Use**	**If Sale of Property, specify intended use of sale proceeds**	**Permissible Use Detail**	**Acquisition Date**	**Value at Time of Acquisition**	**Estimated Current Value**	**Date of Estimated Current Value**	**Estimated Current Value Basis**	**Proposed Sale Value**	**Proposed Sale Date**	
1	250 Cleaveland Road	149-130-016	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Property will be listed for sale within six months of Finance's approval of the LRPMP	11/5/1985	86,000	195,768	9/18/2015	Agency Estimate	195,768	12/31/2016	
2	West Hookston Road @ Contra Costa Boulevard	149-110-087	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Property will be listed for sale within six months of Finance's approval of the LRPMP. If, after listing the property for sale for 6 months, the Successor Agency has not received any purchase offers, the property will be deemed to have no value and will be transferred to the City of Pleasant Hill for no consideration.	11/10/2000	100	100	9/18/2015	Agency Estimate	100	12/31/2016	

HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	Other Property Info
Purpose for which property was acquired	**Lot Size**		**Current Zoning**	**Estimate of Current Parcel Value**	**Annual Estimate of Income/Revenue**	**Are there any contractual requirements for use of income/revenue?**	**Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?**	**Does the property have the potential as a transit oriented development?**	**Were there advancements to the successor agency's planning objectives?**	**Does the property have a history of previous development proposals and activity?**	
Stormwater Detention Basin	10876	Square Feet	Planned Unit Development	195,768	0	No	No	No	Yes	Yes	
Open Space Amenity	6109	Square Feet	Planned Unit Development	100	0	No	No	No	Yes	Yes	

Habitat for Humanity® East Bay/Silicon Valley

July 18, 2019

Mr. Jim Simon
Ms. Suzy Kim
RSG, Inc.
309 West 4th Street
Santa Ana, CA 92701

RE: 250 Cleaveland Rd., Pleasant Hill, CA

Dear Jim & Suzy:

Following up on our meetings and discussions over the past several months, Habitat for Humanity East Bay/Silicon Valley ("Habitat") has reviewed the potential development opportunity at 250 Cleaveland Rd. in Pleasant Hill, CA - APN 149-130-016-4 (the "Property"), and we are very interested in developing the Property for affordable ownership housing.

We are proposing the following development concept for the City and Oversight Board's review, as follows:

- Habitat will develop the Property as seven (7) Townhouses / flats in three story building(s) similar to Habitat's Central Commons project in Fremont (see attached preliminary site plan and building elevations).
- Habitat will negotiate in good faith a DDA with the City of Pleasant Hill outlining acceptable terms for acquiring the Property, including that the City of Pleasant Hill will provide the property to Habitat at no cost.
- Habitat has begun its due diligence and is aware that the Property resides in a 100 year event flood plain which will need to be mitigated. Habitat estimates it will take approximately two years to obtain the necessary entitlements and gap financing approvals to build up to seven (7) units on the Property.
- Habitat will require a predevelopment loan of $400,000 during the entitlement phase to gain the project entitlements. This loan will be subordinated to the project construction loan, and will become "silent" second mortgage (up to $40,000 per unit) for the term of the affordable housing deed restriction on the property, after which the loan will be forgiven.
- Habitat proposes to offer all seven (7) the units to qualified families earning below 120% AMI, based upon gap financing allocations. Some of the units will serve Low Income families (<80% AMI) and some Moderate Income families (<120 AMI). Final mix of Low and Moderate homes will depend on secured gap financing.

- The City of Pleasant Hill will not require prevailing wages for development and construction.

Please let us know if you require additional information prior to the meetings with the City Council currently scheduled for on September 9, 2019 and the Oversight Board on September 23, 2019.

Regards,

Rob Simonds
Sr. Project Manager
Habitat for Humanity EBSV

cc: Hamid Taeb – Habitat EBSV Director of R.E. Development

COUNTYWIDE OVERSIGHT BOARD OF CONTRA COSTA COUNTY

TO:	COUNTYWIDE OVERSIGHT BOARD
FROM:	Maureen Toms, Oversight Board Secretary
DATE:	09/23/2019
SUBJECT:	Pleasant Hill Successor Agency
AGENDA ITEM:	8.

Recommendation(s)

Adopt Resolution 2019/53 Approving the Purchase and Sale Agreement between the Successor Agency and the City of Pleasant Hill ("City") for the transfer of approximately 8,886 square feet of vacant land located on West Hookston Road at Contra Costa Boulevard, Pleasant Hill, County of Contra Costa, California (APN 149-110-087) to City for the purchase price of $5,000.

Background

See Staff Report for Agenda Item #7.

Attachments

Resolution 2019/53
LRPMP
PSA-Hookston

RESOLUTION OF THE COUNTYWIDE OVERSIGHT BOARD

FOR THE COUNTY OF CONTRA COSTA

Adopted this Resolution on 09/23/2019 by the following vote:

AYE:

NO:

ABSENT:

ABSTAIN:

RECUSE:

Resolution: 2019/53

RESOLUTION 2019/53 OF THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD APPROVING A PURCHASE AND SALE AGREEMENT BY WHICH THE SUCCESSOR AGENCY to the pleasant hill redevelopment agency WILL SELL ASSESSOR'S PARCEL NUMBER 149-110-087 IN PLEASANT HILL, CALIFORNIA TO THE CITY OF PLEASANT HILL, IN ACCORDANCE WITH THE DOF-APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN AND THE DISSOLUTION ACT

WHEREAS, the Contra Costa Countywide Oversight Board ("Oversight Board") has been established to direct the Successor Agency to the Pleasant Hill Redevelopment Agency ("Successor Agency") to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the Dissolution Act (enacted by Assembly Bills 26, 471 and 1484 and Senate Bill 107, as codified in the California Health and Safety Code); and

WHEREAS, Section 34191.5(b) requires the Successor Agency to prepare a long range property management plan ("LRPMP") addressing the future disposition and use of all real properties of the Former Agency no later than six months following the Department of Finance's ("DOF") issuance to the Successor Agency of a finding of completion under Section 34179.7; and

WHEREAS, the Successor Agency received a Finding of Completion on August 7, 2013, and thereafter prepared its LRPMP, which was approved by the local oversight board on October 1, 2015 and then by the DOF in a decision letter issued and dated as of October 9, 2015; and

WHEREAS, the Successor Agency has negotiated the terms of a Purchase and Sale Agreement ("Agreement") with the City of Pleasant Hill ("Purchaser") related to the disposition of certain real property of approximately 6,098 square feet of land commonly known as the "Hookston Remnant Parcel" and identified as Assessor's Parcel Number ("APN") 149-110-087 as listed on the LRPMP as Property No. 2 ("Property"); and

WHEREAS, the purchase price for the Property under the Agreement is $5,000; and

WHEREAS, the Successor Agency approved the Agreement at a special meeting on September 16, 2019 and submitted it to the Oversight Board for its review, consideration and approval; and

WHEREAS, in compliance with Section 34181(f), the Oversight Board published notice of its consideration of the Agreement at this Public meeting after at least 10 days' notice to the public; and

WHEREAS, pursuant to Dissolution Act Section 34191.5(f), if the Oversight Board approves the Agreement, no further action by DOF is required to complete the sale and transaction, therefore, this Agreement is not subject to submittal to, or further review and approval by DOF because this Agreement carries out the LRPMP and DOF approved that LRPMP in accordance with the Dissolution Act, including without limitation, Sections 34179, 34181 and 34191.5; and

WHEREAS, the sale of the Property to the Purchaser under the Agreement complies with the Dissolution Act and is in the best interests of the taxing entities.

NOW, THEREFORE, THE CONTRA COSTA COUNTYWIDE OVERSIGHT BOARD DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves the sale of the Property and approves the Agreement in substantially the form attached hereto as Exhibit "A".

Section 3. The officers of the Oversight Board and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

Section 4. That a certified copy of this resolution shall be filed with the Successor Agency and Oversight Board Secretaries.

PASSED AND ADOPTED this 23rd of September, 2019 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

ATTEST:

_____ Oversight Board Secretary

Contact:

cc: Suzy Kim

Successor Agency: City of Pleasant Hill Redevelopment Successor Agency
County: Contra Costa

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		Property Value/Sale Info
No.	**Address or Description**	**APN**	**Property Type**	**Permissible Use**	**If Sale of Property, specify intended use of sale proceeds**	**Permissible Use Detail**	**Acquisition Date**	**Value at Time of Acquisition**	**Estimated Current Value**	**Date of Estimated Current Value**	**Estimated Current Value Basis**	**Proposed Sale Value**	**Proposed Sale Date**	
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HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	Other Property Info
Purpose for which property was acquired	**Lot Size**		**Current Zoning**	**Estimate of Current Parcel Value**	**Annual Estimate of Income/Revenue**	**Are there any contractual requirements for use of income/revenue?**	**Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?**	**Does the property have the potential as a transit oriented development?**	**Were there advancements to the successor agency's planning objectives?**	**Does the property have a history of previous development proposals and activity?**	
Stormwater Detention Basin	10876	Square Feet	Planned Unit Development	195,768	0	No	No	No	Yes	Yes	
Open Space Amenity	6109	Square Feet	Planned Unit Development	100	0	No	No	No	Yes	Yes	

PURCHASE AND SALE OF REAL PROPERTY
(NWC Hookston Road & Contra Costa Boulevard; AKA – Hookston Remnant Parcel; LRPMP Property No. 2)

This AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY ("**Agreement**") is made this ____ day of _____, 20__ ("**Agreement Date**") by and between the CITY OF PLEASANT HILL AS SUCCESSOR AGENCY TO THE FORMER PLEASANT HILL REDEVELOPMENT AGENCY ("**Successor Agency**"), and the CITY OF PLEASANT HILL, a municipal corporation ("**City**").

R E C I T A L S

A. Successor Agency is the fee owner of that certain vacant real property located in the City of Pleasant Hill, Contra Costa County, California (APN 149-110-087-9) commonly known as the "Hookston Remnant Parcel", Property No. 2 from its Long Range Property Management Plan ("LRPMP"), and legally described in Exhibit A attached hereto and incorporated herein ("**Property**").

B. The Property is owned by Successor Agency as a result of Health & Safety Code Section 34167.5. Successor Agency's predecessor in interest to the Property was the Pleasant Hill Redevelopment Agency ("**Former RDA**"). On December 29, 2011, the California State Supreme Court issued a ruling on the constitutional validity of two 2011 legislative budget trailer bills, Assembly Bill ("AB") x1 26 (Chapter 5, Statutes of 2011) and AB x1 27 (Chapter 6, Statutes of 2011), which resulted in the outright dissolution of all 425 redevelopment agencies in the State of California. As part of that dissolution process, former redevelopment lands, like the Property, inured to successor agencies by operation of law. Moreover, the dissolution laws provide a process for the disposition and/or transfer of assets, including property holdings of the Former RDA. Subsequent legislation, AB 1484 (Chapter 26, Statutes of 2012), which was passed, signed, and enacted on June 28, 2012, made significant changes to the provisions of AB x1 26, including the process for asset management/disposition/transfers, which include preparation and approval of a **LRPMP** by the Agency and State Department of Finance ("**DOF**").

C. The LRPMP was approved by DOF on October 9, 2015. The LRPMP provides that the Property was to be listed for sale. If, after listing the property for sale for six months, the Successor Agency had not received any purchase offers, the property would be deemed to have no value and would be transferred to the City for no consideration.

D. Successor Agency listed the Property for sale in November 2017. One viable offer was received from Pacific Gas & Electric ("PG&E"). PG&E had originally contacted the City in September 2018 seeking an easement on the Property. The Successor Agency asked PG&E if it would be interested in purchasing the Property instead of seeking an easement. PG&E responded by submitting a $1,000 offer for the Property on October 25, 2018. The City decided it would prefer to purchase the Property for a higher price and retain ownership. The City is proposing to purchase the Property for $5,000.

E. The Property is undesirable for development due to its irregular size and shape ("**Property Limitations**").

F. City and Successor Agency desire to enter into this Agreement to acknowledge the foregoing recitals and to provide for the sale of the Property by Successor Agency to City.

G. Upon acquisition of the Property, costs currently incurred by Successor Agency with respect to the Property will become the responsibility of City.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties mutually agree as follows:

TERMS AND CONDITIONS

1. INCORPORATION OF RECITALS. The Recitals are an integral part of this Agreement and set forth the intentions of the parties and the premises on which the parties have decided to enter into this Agreement and are hereby incorporated herein.

2. PURCHASE AND SALE OF PROPERTY. City hereby agrees to purchase from Successor Agency, and Successor Agency agrees to sell to City the Property AS-IS together with all rights, privileges, easements, leases, licenses and interests appurtenant thereto, including, without limitation, all oil, gas, water and water rights.

3. PURCHASE PRICE. The purchase price for the Property shall be Five Thousand Dollars ($5,000.00) ("**Purchase Price**"). The Purchase Price has been determined by the parties considering the conveyance is (i) AS-IS and subject to any environmental issues; (ii) without representations or warranties; (iii) conveyed only by a quit claim deed; (iv) without title insurance being provided to City; (v) subject to the Property Limitations; (vi) the lack of interest in the Property as noted in Recital E; and (vii) subject to the City's covenant that the Property will be used solely for the Public Purposes.

4. PAYMENT OF PURCHASE PRICE. City shall pay Successor Agency the Purchase Price for the Property upon delivery of the Quit Claim Deed by Successor Agency to City in the form attached hereto as Exhibit B to be delivered as set forth in Section 5 ("**Quit Claim Deed**").

5. CLOSING.

5.1 No Escrow. No Escrow will be required under this Agreement. Provided City does not terminate this Agreement pursuant to Section 9, the parties shall consummate this transaction within fifteen (15) days from the Agreement Date ("**Closing**"), by Successor Agency executing, acknowledging and delivering the Quit Claim Deed to City in accordance with the requirements of Section 6.

5.2 Recordation. Promptly following Successor Agency's delivery of the Quit Claim Deed, City shall (i) execute the Certificate of Acceptance and attach it to the Quit Claim Deed and submit it for recordation with the Contra Costa County Records and (ii) deliver the Purchase Price to Successor Agency. It is the intent of the parties that the closing occurs no later than thirty (30) days from the Agreement Date.

5.3 Insurance. Except as otherwise provided herein, insurance policies for fire or casualty, if any, are not to be transferred, and Successor Agency agrees to maintain all current fire or casualty policies in force until City has accepted the Quit Claim Deed, at which time Successor Agency may cancel said policies.

6. CONDITION OF TITLE; POSSESSION.

6.1 Title. Successor Agency shall convey by Quit Claim Deed to City fee simple title to the Property. The parties agree that no title insurance will be provided at Closing and City waives its right to acquire same and understands the risk of such decision.

6.2 Possession. At the Closing, Successor Agency shall deliver possession of the Property to City free and clear of any possessory interests.

7. NO REPRESENTATIONS AND WARRANTIES. Successor Agency makes no representations and warranties to City. Prior to its acquisition, City shall make its own investigation of the Property pursuant to Section 9.

8. NO ESCROW INSTRUCTIONS; COSTS.

8.1 No Escrow Instructions. Because this Agreement is being entered into by two related entities, there will be no independent escrow required.

8.2 General Provisions and Costs. Any costs related to the transfer and recordation of the Property shall be borne solely by City.

9. ENTRY FOR INVESTIGATION. For a period of ten (10) days following the Agreement Date ("**Inspection Period**"), Successor Agency grants to City, its agents and employees a limited license to enter upon the Property for the purpose of conducting engineering surveys, soil tests, investigations or other studies reasonably necessary to evaluate the condition of the Property, which studies, surveys, investigations and tests shall be done at Successor Agency's sole cost and expense. As a condition to City's entry, inspection or testing, City shall keep the Property free and clear of all materialmen's liens, lis pendens and other liens arising out of the entry and work performed under this Agreement. If City disapproves the condition of the Property, City shall have the right to terminate this Agreement provided City delivers written notice of termination to Successor Agency prior to the end of the Inspection Period.

10. MISCELLANEOUS.

10.1 No Conflict of Interest. No officer or employee of City or Successor Agency shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any State statute or regulation. Successor Agency and City each warrant that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

10.2 Notices. Any notice which either party may desire to give to the other party must be in writing and may be given by personal delivery, or by mailing the same by U.S. mail to the party

to whom the notice is directed at the address of such party at 100 Gregory Lane, Pleasant Hill, CA 94523.

10.3 Interpretation; Governing Law. This Agreement shall be construed according to its fair meaning and as if prepared by both parties. This Agreement shall be construed in accordance with the laws of the State of California in effect at the time of the execution of this Agreement. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

10.4 No Waiver. No delay or omission by either party hereto in exercising any right or power accruing upon the compliance or failure of performance by the other party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either party of a breach of any of the covenants, conditions or agreements hereof to be performed by the other party shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions or conditions.

10.5 Amendment. None of the terms and provisions hereof shall be altered or amended unless in writing and signed by the parties.

10.6 Severability. If any term, provision, condition or covenant of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument, or the application of such term, provisions, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

10.7 Merger of Prior Agreements and Understandings. This Agreement and other documents incorporated herein by reference contain the entire understanding between the parties relating to the transaction contemplated by this Agreement and all prior to contemporaneous agreements, understandings, representations and statements, oral or written, are merged herein and shall be of no further force or effect.

10.8 Time of Essence. Time is of the essence of this Agreement and of the transfer of title to the Property.

10.9 Execution in Counterparts. This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement binding on both parties, notwithstanding that both parties are not signatories to the original or the same counterpart.

10.10 Attorney's Fees. In the event any action or suit is brought by a party hereto against another party hereunder by reason of any breach of any of the covenants, agreements or provisions on the part of the other party arising out of this Agreement, then in that event the prevailing party shall be entitled to have and recover from the other party all costs and expenses of the action or suit, including actual attorneys' fees, expert witness fees, accounting and engineering fees, and any other professional fees resulting therefrom.

10.11 Incorporation of Exhibits. Exhibits A & B attached hereto are incorporated herein by reference.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth above.

CITY:

CITY OF PLEASANT HILL, a municipal corporation

By: _____
Ken Carlson, Mayor

ATTEST:

_____
Carol Wu, City Clerk

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

By: _____
Janet Coleson, City Attorney

SUCCESSOR AGENCY:

PLEASANT HILL SUCCESSOR AGENCY as Successor Agency to the Former Pleasant Hill Community Redevelopment Agency

By: _____
Ken Carlson, Chairman

ATTEST:

_____
Carol Wu, Agency Secretary

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

By: _____
Janet Coleson, Agency Counsel

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

That certain real property in the City of Pleasant Hill, County of Contra Costa, State of California legally described as follows:

APN: 149-110-087-9

EXHIBIT B
QUIT CLAIM DEED

FREE RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: CITY OF PLEASANT HILL 100 Gregory Lane Pleasant Hill, CA 94523 Attn: City Manager	
APN. 149-110-087-9 THE UNDERSIGNED GRANTOR DECLARES that the documentary transfer tax is $___ under R&T Code §11922.	(Space Above This Line for Recorder's Office Use Only) (Exempt from Recording Fee per Gov. Code §6103)

QUIT CLAIM DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged and subject to the covenants specified below, the PLEASANT SUCCESSOR AGENCY, as successor agency to the former Pleasant Hill Community Redevelopment Agency ("**Grantor**") remises, releases and quit claims forever without representation or warranty of any kind to the CITY OF PLEASANT HILL, a municipal corporation ("**Grantee**") for public purposes, that certain real property (Assessor Parcel No. 149-110-087-9) in the City of Pleasant Hill, County of Contra Costa, State of California, as more particularly described in Attachment No. 1 attached hereto and incorporated herein by reference ("**Property**").

A. Covenant of Non-Discrimination. Grantee agrees to refrain from restricting the rental, sale, or lease of any portion of the Property on the basis of race, color, creed, religion, sex, marital status, age, ancestry, or national origin of any person. All such deeds, leases, or contracts shall contain or be subject to substantially the following nondiscrimination or non-segregation clauses:

(a) Deeds: In deeds the following language shall appear: "The grantee herein covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, age, ancestry, or national origin in the sale, lease, rental, sublease, transfer, use, occupancy, tenure, or enjoyment of the land herein conveyed, nor shall the grantee itself, or any persons claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the land herein conveyed. The foregoing covenants shall run with the land."

(b) Leases: In leases the following language shall appear: "The lessee herein covenants by and for itself, its heirs, executors, administrators, successors, and assigns, and all persons claiming under or through them, and this lease is made and accepted upon and subject to the following conditions:

"That there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, age, ancestry, or national origin in the leasing, subleasing, renting, transferring, use, occupancy, tenure, or enjoyment of the land herein

leased nor shall the lessee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the land herein leased."

(c) <u>Contracts</u>: In contracts pertaining to conveyance of the realty the following language shall appear: "There shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, age, ancestry, or national origin in the sale, lease, rental, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor shall the transferee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the land."

The forgoing covenants shall remain in effect in perpetuity.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf by its officers or agents hereunto as of the date below.

"GRANTOR"

Dated: _____, 20__

PLEASANT HILL SUCCESSOR AGENCY, as Successor Agency to the former Pleasant Community Redevelopment Agency

By _____
Ken Carlson, Chairman

ATTEST:

_____
Carol Wu, Agency Secretary

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

By: _____
Janet Coleson, Agency Attorney

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Quit Claim Deed dated _____, 20__, from the PLEASANT HILL SUCCESSOR AGENCY, as successor agency to the former Pleasant Hill Community Redevelopment Agency, is hereby accepted by the undersigned officer on behalf of CITY OF PLEASANT HILL pursuant to authority conferred by City Council of City of Pleasant Hill pursuant to that certain AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY approved on _____, 20__, and Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____, 20__

GRANTEE:

CITY OF PLEASANT HILL, a municipal corporation

By: _____
June Catalano, City Manager

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROPERTY

The real property in the City of Pleasant Hill, County of Contra Costa, State of California legally described as follows:

A portion of Lot 21, as said Lot 21 is shown upon that map of Walnut Creek Acres, Unit No. 1, filed September 22, 1941 in Map Book 25, Page 848, Contra Costa County Records, described as follows:

COMMENCING at the southwesterly comer of said Lot 1; thence along the southerly line thereof, S. 88°19'00" E., 61.72 feet to the general westerly line of State Highway 680; thence along last said line, along a tangent curve to the left with a radius of 15.00 feet, through an angle of 82 ° 42 '36", an arc length of 21.65 feet to a point of compound curvature; thence along a tangent curve to the left with a radius of 4458.00 feet, through an angle of 1°55'28", an arc length of 149.74 feet to the westerly line of said Lot 21; thence along last said line S.31°34'50" W., 188.78 feet to the point of commencement.

CONTAINING 6,109 square feet, more or less.

There shall be no abutter's rights of access appurtenant to the above-described real property in and to the adjacent State freeway.

The bearings and distances used in the above description are on the California Coordinate System of 1927, Zone 3. Multiply the above distances by 1.0000636 to obtain ground level distances.

APN: 149-110-087-9

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 20__ before me, _____, a notary public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

SEAL: