

CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Wednesday, January 27, 2016

1:30 PM

City Hall, Conference Room 2A

Successor Agency Oversight Board

PUBLIC COMMENTS

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:

(The Public Comment section provides an opportunity to address the Oversight Board on items not listed on the agenda. The Board welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the Board or are within the jurisdiction of the Board as the Board is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.)

REPORTS

ACTION ITEMS

CONSENT

[CONS 16-020](#) Approval of the Annual Recognized Obligation Payment Schedule for the Period July 1, 2016 to June 30, 2017 and the Successor Agency Administrative Budget for the Period July 1, 2016 to June 30, 2017

Attachments: [ATTACHMENT I RESOLUTION](#)
[ATTACHMENT II ROPS 16-17](#)
[ATTACHMENT III FY2017 SUCCESSOR AGENCY ADMINISTRATIVE BUDGET](#)

[CONS 16-049](#) Approval of First Amendment to Revised Multi-Asset Long Range Property Management Plan

Attachments: [Attachment I Resolution](#)
[Attachment II First Amendment to Revised Multi-Asset Long Range Property Management Plan](#)
[Attachment III Department Approval of Revised Multi-Asset Long Range Property Management Plan](#)

MINUTES

BOARD MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS

ADJOURNMENT

NEXT MEETING - To be announced

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the Assistant City Manager at (510) 583-4300 or TDD (510) 247-3340.



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Staff Report

File #: CONS 16-020

DATE: January 27, 2016

TO: Successor Agency Oversight Board

FROM: Assistant City Manager

SUBJECT

Approval of the Annual Recognized Obligation Payment Schedule for the Period July 1, 2016 to June 30, 2017 and the Successor Agency Administrative Budget for the Period July 1, 2016 to June 30, 2017

RECOMMENDATION

That the Oversight Board adopts the attached resolution (Attachment I) that approves the Recognized Obligation Payment Schedule (ROPS 16-17) for the period July 1, 2016 through June 30, 2017 and the Successor Agency Administrative Budget for the period July 1, 2016 through June 30, 2017 and authorizes staff to take other administrative actions and execute contracts and such other documents as are appropriate to effectuate the intent of the resolution and all actions necessary to effectuate associated requirements of Assembly Bill x1 26 and AB 1484 (collectively, the "Dissolution Statutes").

BACKGROUND

Under the Dissolution Statutes, all California redevelopment agencies were dissolved effective February 1, 2012, and various actions are now required by successor agencies to unwind the affairs of all former redevelopment agencies.

The Dissolution Statutes require that the Successor Agency prepare and the Oversight Board approve a recognized obligation payment schedule (individually a "ROPS" and collectively, "ROPS's") setting forth for each twelve-month period all Enforceable Obligations (as defined in the Dissolution Act) of the Dissolved RDA.

The Dissolution Act generally provides that (with exceptions) agreements between the Dissolved RDA and the City are not Enforceable Obligations, but Health and Safety Code Codes 34178(a) and 34180(h) authorize the Successor Agency and the City, with Oversight Board approval, to reenter into such agreements.

DISCUSSION

The intent of this report is to secure approval of the Recognized Obligation Payment Schedule for the period July 1, 2016 through June 30, 2017 (ROPS 16-17) and the Fiscal Year 2017 Administrative Budget

(Attachments II and III). Beginning with ROPS 16-17, the Successor Agency is required to prepare and submit an Annual ROPS that outlines the required payments the Successor Agency must make to meet required obligations and to wind-down the affairs of the former Redevelopment Agency. Once the Oversight Board approves these items, staff will submit them to the Department of Finance by the February 1, 2016 deadline.

ROPS 16-17 includes repayment requests, for among other enforceable obligations, the interagency loan approved by the Oversight Board on May 21, 2012 pursuant to Health and Safety Code Sections 34178(a) and Section 34180(h) and the Housing Administrative Cost Allowance as allowed under Health and Safety Code Section 34176.1(a). The Successor Agency will make one repayment to the City of \$800,000 on July 1, 2016 per the Reentered Repayment Agreement.

Implementation Actions: The accompanying resolution authorizes and directs staff to take all administrative steps on behalf of the Successor Agency to implement upcoming requirements under the Dissolution Act and AB 1484, including providing necessary notices, transmittals, and postings regarding the ROPS and Successor Agency administrative budget.

Environmental Review: The actions set forth in the recommended accompanying resolution, as summarized above, are exempt under Guideline 15378(b)(4) of the California Environmental Quality Act (CEQA) in that the actions do not constitute a "project," but instead are required to continue a governmental funding mechanism for enforceable obligations of the former Redevelopment Agency and to perform the statutorily mandated unwinding of the assets, liabilities, and functions of the former Redevelopment Agency pursuant to the Dissolution Act.

ECONOMIC AND FISCAL IMPACT

Approval of ROPS 16-17 will facilitate the ability of the Successor Agency to continue payment of the enforceable obligations of the former Redevelopment Agency and is among the measures required to be taken to avoid triggering an event of default under any enforceable obligations. Approval of the Successor Agency administrative budget will facilitate the Successor Agency's receipt of the funds to which it is entitled under the Dissolution Act and AB 1484 to implement its administrative responsibilities.

NEXT STEPS

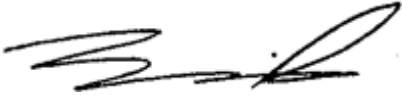
Following approval of the ROPS 16-17 by the Oversight Board, staff will submit this to the Department of Finance by the February deadline for approval. The Department of Finance then has an opportunity to review and object to any items on the ROPS and/or request additional documentation. If any items on the ROPS 16-17 are challenged, the Successor Agency will have an opportunity to request a meet and confer session if staff disagrees with any of the Department of Finance's determinations. All Department of Finance meet and confer determinations must be made fifteen days prior to June 1, 2016, which is when the Successor Agency will receive the first disbursement of tax increment funds approved pursuant to the ROPS 16-17.

Prepared by: John Stefanski, Management Analyst

File #: CONS 16-020

Recommended by: Kelly McAdoo, Assistant City Manager

Approved by:



Fran David, City Manager

Attachments:

Attachment I
Attachment II
Attachment III

Resolution
ROPS 16-17
FY 2017 Successor Agency Administrative
Budget

HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION NO. 2016-___

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE HAYWARD SUCCESSOR AGENCY, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 2016 THROUGH JUNE 2017 (“ROPS 16-17”) AND THE ADMINISTRATIVE BUDGET FOR THE 2016-17 FISCAL YEAR, AND DIRECTING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE REQUIREMENTS ASSOCIATED WITH THIS APPROVAL

WHEREAS, pursuant to ABx1 26 (as amended by AB 1484, the “Dissolution Act”), the separate legal entity known as the Hayward Successor Agency (the “Successor Agency”) must prepare “Recognized Obligation Payment Schedules” (“ROPS”) that enumerate the enforceable obligations and expenses of the Successor Agency for each successive twelve-month fiscal period until the wind down and disposition of assets of the dissolved Redevelopment Agency of the City of Hayward (the “Dissolved RDA”) has been completed; and

WHEREAS, the Successor Agency staff has prepared a ROPS for the twelve-month fiscal period commencing on July 1, 2016 and continuing through June 30, 2017 (“ROPS 16-17”); and

WHEREAS, the Successor Agency staff has prepared an administrative budget for the fiscal period commencing on July 1, 2016 and continuing through June 30, 2017 (“FY 16-17 Administrative Budget”); and

WHEREAS, the Successor Agency is entitled to an administrative cost allowance (the “Administrative Cost Allowance”) pursuant to Health and Safety Code Sections 34171(b) and 34183(a)(3) in the approximate amount of \$250,000 for the 2016-17 fiscal year of which approximately \$125,000 will be disbursed during the ROPS 16-17A and ROPS 16-17B periods; and

WHEREAS, under the Dissolution Act, ROPS 16-17 and the FY 16-17 Administrative Budget must be approved by the Successor Agency's oversight board (the “Oversight Board”) to enable the Successor Agency to continue to make payments on enforceable obligations and to pay for administrative costs of the Successor Agency; and

WHEREAS, the Successor Agency Staff prepared and on January 26, 2016, the City Council, acting as the Governing Board of the Successor Agency, approved the following documents, copies of which are on file with the City Clerk (acting as the Secretary of the Successor Agency):

1. The ROPS 16-17; and
2. The FY 16-17 Administrative Budget; and

WHEREAS, the ROPS 16-17 and the FY 16-17 Administrative Budget must be submitted by the Successor Agency to the Oversight Board for the Oversight Board's approval in accordance with Health and Safety Code Sections 34177 and 34180(g); and

WHEREAS, the ROPS 16-17 and the FY 16-17 Administrative Budget will also be submitted by the Successor Agency to the Alameda County Administrative Officer, the Alameda County Auditor-Controller, and the State Department of Finance in accordance with Health and Safety Code Section 34179.6; and

WHEREAS, the accompanying staff report provides supporting information upon which the actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby finds, resolves, and determines that the foregoing recitals as true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that the Oversight Board, pursuant to Health and Safety Code Section 34180(g) and 34177(j), hereby approves the ROPS 16-17 and the FY 16-17 Administrative Budget, in the respective forms on file with the City Clerk, including the agreements and obligations described on the ROPS 16-17 and hereby determines that such agreements and obligations constitute "enforceable obligations" and "recognized obligations" for all purposes of the Dissolution Statutes. In connection with such approval, the Oversight Board makes the specific findings set forth below.

BE IT FURTHER RESOLVED that the Oversight Board has examined the items on the approved ROPS 16-17 and finds that each of them is necessary for the continued maintenance and preservation of property owned by the Successor Agency until disposition in accordance with the terms of the Dissolution Statutes, the continued administration of the ongoing enforceable obligations herein approved by the Oversight Board, or the expeditious wind-down of the affairs of the Dissolved RDA by the Successor Agency.

BE IT FURTHER RESOLVED that the Successor Agency is authorized and directed to enter into any agreements and amendments to agreements consistent with the Dissolution Statutes and necessary to memorialize and implement the agreements and obligations in ROPS 16-17 and the FY 16-17 Administrative Budget as herein approved by the Successor Agency.

BE IT FURTHER RESOLVED that the Oversight Board hereby authorizes and directs Successor Agency staff, to take all administrative actions necessary under the Dissolution Statutes, to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the ROPS 16-17 and the FY 16-17 Administrative Budget, and to take any other actions necessary to ensure the validity of the ROPS 16-17 and the validity of any enforceable obligation listed thereon and the validity of the FY 16-17 Administrative Budget and corresponding Administrative Cost Allowance. In addition, the Oversight Board authorizes and directs the Successor Agency staff to make such non-substantive revisions to ROPS 16-17 as may be

necessary to submit ROPS 16-17 in any modified form required by the DOF, and ROPS 16-17 as so modified shall thereupon constitute ROPS 16-17 as approved by the Oversight Board pursuant to this Resolution.

BE IT FURTHER RESOLVED that the Oversight Board hereby authorizes and directs the City Manager, acting on behalf of the Successor Agency, to execute the documents and instruments as are appropriate, in consultation with the City Attorney, acting in the capacity of counsel to the Successor Agency, to effectuate and implement the terms of this Resolution;

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

HAYWARD, CALIFORNIA, January 27, 2016

ADOPTED BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

ATTEST: _____
Chair of the Oversight Board

Recognized Obligation Payment Schedule (ROPS 16-17) - Summary

Filed for the July 1, 2016 through June 30, 2017 Period

Successor Agency: Hayward
County: Alameda

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		16-17A Total	16-17B Total	ROPS 16-17 Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding				
A	Sources (B+C+D):	\$ 211,540	\$ 14,540	\$ 226,080
B	Bond Proceeds Funding	-	-	-
C	Reserve Balance Funding	200,000	-	200,000
D	Other Funding	11,540	14,540	26,080
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 2,140,873	\$ 3,268,373	\$ 5,409,246
F	Non-Administrative Costs	1,940,873	3,068,373	5,009,246
G	Administrative Costs	200,000	200,000	400,000
H	Current Period Enforceable Obligations (A+E):	\$ 2,352,413	\$ 3,282,913	\$ 5,635,326

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

Hayward Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail

July 1, 2016 through June 30, 2017

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L				Q	R				W								
											16-17A					16-17B												
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)					RPTTF					Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)				RPTTF			
											Bond Proceeds	Reserve Balance	Other Funds	Non-Admin		Admin	Bond Proceeds	Reserve Balance	Other Funds		Non-Admin	Admin						
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 16-17 Total	16-17A Total	16-17B Total	16-17B Total															
								\$ 52,766,662		\$ 5,635,326	\$ -	\$ 200,000	\$ 11,540	\$ 1,940,873	\$ 200,000	\$ 2,352,413	\$ -	\$ -	\$ 14,540	\$ 3,068,373	\$ 200,000	\$ 3,282,913						
1	2004 Tax Allocation Bonds	Bonds Issued On or Before	5/1/2004	5/1/2034	Wells Fargo	Bond issue to fund non-housing	Hayward Downtown	30,380,000	N	\$ 3,371,182					\$ 773,091	\$ 773,091					2,598,091	\$ 2,598,091						
6	2006 Tax Allocation Bonds	Bonds Issued On or Before	6/1/2006	6/1/2036	Wells Fargo	Bond issue to fund non-housing	Hayward Downtown	11,380,000	N	\$ 638,008					\$ 271,504	\$ 271,504					366,504	\$ 366,504						
14	Foothill Façade Loans	Improvement/Infrastructure	3/9/2011	1/1/2050	Multiple Property Owners	Matching loan funds for property owners along Foothill Blvd for façade improvement program	Hayward Downtown	200,000	N	\$ 200,000		200,000			\$ 200,000	\$ 200,000						\$ -						
15	Foothill Façade Loan Project Delivery Costs (Staff Costs/Legal Fees)	Project Management Costs	1/1/2014	6/30/2014	Successor Agency	Project Delivery Costs to Implement Foothill Façade Loan Project	Hayward Downtown	24,902	N	\$ 24,902				12,451	\$ 12,451	\$ 12,451					12,451	\$ 12,451						
21	Successor Agency Admin Allowance	Admin Costs	2/1/2012	1/1/2050	City of Hayward	Per ABx1 26, to cover administrative costs of Successor Agency		250,000	N	\$ 250,000					125,000	\$ 125,000					125,000	\$ 125,000						
23	Contract for Security Alarm	Property Maintenance	7/11/2012	1/1/2050	ADT Security Services	Alarm Service for Cinema Place garage	Hayward Downtown	2,200	N	\$ 2,200						\$ 1,100				1,100	\$ 1,100							
25	Contract for Elevator Maint and Repair	Property Maintenance	7/11/2012	1/1/2050	Mitsubishi Electric	Cinema Place Elevator	Hayward Downtown	8,000	N	\$ 8,000						\$ 4,000				4,000	\$ 4,000							
27	Contract for Sweeping	Property Maintenance	7/11/2012	1/1/2050	Montgomery Sweeping Service	Cinema Place Garage Sweeping	Hayward Downtown	4,680	N	\$ 4,680						\$ 2,340				2,340	\$ 2,340							
29	Utilities	Property Maintenance	7/11/2012	1/1/2050	PGE	Cinema Place Garage Utilities	Hayward Downtown	7,000	N	\$ 7,000						\$ 3,500				3,500	\$ 3,500							
31	Utilities	Property Maintenance	7/11/2012	1/1/2050	City of Hayward	Cinema Place Water Utilities	Hayward Downtown	1,200	N	\$ 1,200						\$ 600				600	\$ 600							
36	Project Delivery Costs - Burbank Residual Site	Project Management Costs	1/1/2014	6/30/2014	City of Hayward (Successor Agency)	Finalize negotiation and execution of Purchase and Sale Agreement - staff project mgmt costs/legal fees.	Hayward Downtown		N																			
37	Property Disposition Costs - former Agency-held properties	Property Dispositions	1/1/2014	6/30/2014	City of Hayward (Successor Agency)	Staff project mgmt costs; legal fees; property mgmt costs; appraisal costs; other associated costs for property disposition	Hayward Downtown	167,654	N	\$ 167,654						83,827	\$ 83,827				83,827	\$ 83,827						
38	Contract for Env Remediation	Remediation	6/25/2009	8/30/2012	AMEC Foster Wheeler E&I Inc.	Env Remediation - Cinema Place	Hayward Downtown		Y	\$ -						\$ -						\$ -						
48	Reentered Repayment Agreement with City of Hayward	Reentered Agreements	9/23/1975	1/1/2050	City of Hayward	To fund start-up costs of Hayward Redevelopment Project Area		10,180,526	N	\$ 800,000						\$ 800,000						\$ -						
50	Contract for Environmental Remediation (New Burbank School site)	Remediation	1/1/2014	6/30/2014	TRC	Payment for removal of environmental monitoring wells following DTSC clearance on new Burbank Elementary School site	Hayward Downtown		Y	\$ -						\$ -						\$ -						
53	Environmental Monitoring Expenses	Remediation	1/1/2014	6/30/2014	DTSC	Regulatory monitoring fee associated with clean up work at new Burbank School construction	Hayward Downtown		Y	\$ -						\$ -						\$ -						
64	Housing Authority Administrative Cost Allowance (Per AB 471)	Housing Entity Admin Cost	2/18/2014	7/1/2018	City of Hayward Housing Authority	Administrative cost allowance for Housing Authority pursuant to AB 471		150,000	N	\$ 150,000						75,000	\$ 75,000				75,000	\$ 75,000						
66	2004 TAB Admin Fee FY 2016	Fees	5/1/2004	5/1/2034	Wells Fargo	Annual administrative fee for bond issuance			Y	\$ -						\$ -						\$ -						
67	2004 TAB Admin Fee FY 2016	Fees	5/1/2004	5/1/2034	Willdan	Annual administrative fee for bond issuance			Y	\$ -						\$ -						\$ -						
68	2006 TAB Admin Fee FY 2016	Fees	6/1/2006	6/1/2036	Wells Fargo	Annual administrative fee for bond issuance			Y	\$ -						\$ -						\$ -						
69	2006 TAB Admin Fee FY 2016	Fees	6/1/2006	6/1/2036	Willdan	Annual administrative fee for bond issuance			Y	\$ -						\$ -						\$ -						
70	PERS Liability	Unfunded Liabilities	2/1/2012	12/31/2015	Liability Fund	Liability fund deposit for Agency employee PERS costs			Y	\$ -						\$ -						\$ -						
71	OPEB Liability	Unfunded Liabilities	2/1/2012	12/31/2015	Liability Fund	Liability fund deposit for Agency employee OPEB costs			Y	\$ -						\$ -						\$ -						
72	Cinema Place Sign Maintenance	Property Maintenance	9/26/2014	6/30/2016	Coulthard Identity Group Inc.	Repair and replace parking garage exterior sign	Hayward Downtown		Y	\$ -						\$ -						\$ -						
73	Cinema Place Environmental Remediation	Remediation	7/1/2015	6/30/2016	SF Bay Regional Water Quality Control Board	Regulatory Cost Recovery for Remediation Oversight Activities	Hayward Downtown	3,000	N	\$ 3,000						\$ -				3,000	\$ 3,000							
74	2004 TAB Admin Fee FY 2017	Fees	5/1/2004	5/1/2034	Wells Fargo	Annual administrative fee for bond issuance		1,800	N	\$ 1,800						\$ -				1,800	\$ 1,800							
75	2004 TAB Admin Fee FY 2017	Fees	5/1/2004	5/1/2034	Willdan	Annual administrative fee for bond issuance		3,000	N	\$ 3,000						\$ -				3,000	\$ 3,000							
76	2006 TAB Admin Fee FY 2017	Fees	6/1/2006	6/1/2036	Wells Fargo	Annual administrative fee for bond issuance		2,000	N	\$ 2,000						\$ -				2,000	\$ 2,000							
77	2006 TAB Admin Fee FY 2017	Fees	6/1/2006	6/1/2036	Willdan	Annual administrative fee for bond issuance		700	N	\$ 700						\$ -				700	\$ 700							
78									N	\$ -						\$ -						\$ -						
79									N	\$ -						\$ -						\$ -						
80									N	\$ -						\$ -						\$ -						
81									N	\$ -						\$ -						\$ -						
82									N	\$ -						\$ -						\$ -						
83									N	\$ -						\$ -						\$ -						
84									N	\$ -						\$ -						\$ -						
85									N	\$ -						\$ -						\$ -						
86									N	\$ -						\$ -						\$ -						
87									N	\$ -						\$ -						\$ -						
88									N	\$ -						\$ -						\$ -						
89									N	\$ -						\$ -						\$ -						

**Hayward Recognized Obligation Payment Schedule (ROPS 16-17) - Report of Cash Balances
(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [CASH BALANCE TIPS SHEET](#)

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments	
ROPS 15-16A Actuals (07/01/15 - 12/31/15)									
1	Beginning Available Cash Balance (Actual 07/01/15)			21,132	294,664		-	From M/C Determination	
2	Revenue/Income (Actual 12/31/15) RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015					34,343	3,004,369		
3	Expenditures for ROPS 15-16A Enforceable Obligations (Actual 12/31/15)				898		1,175,334		
4	Retention of Available Cash Balance (Actual 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				-	38,592	1,126,448	Taken from 1516B RB and OF	
5	ROPS 15-16A RPTTF Balances Remaining	No entry required						702,587	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ 21,132	\$ 293,766	\$ (4,249)	\$ -		
ROPS 15-16B Estimate (01/01/16 - 06/30/16)									
7	Beginning Available Cash Balance (Actual 01/01/16) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ 21,132	\$ 1,420,214	\$ 34,343	\$ 702,587		
8	Revenue/Income (Estimate 06/30/16) RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016					32,336	3,423,191		
9	Expenditures for ROPS 15-16B Enforceable Obligations (Estimate 06/30/16)				1,126,448	38,592	3,885,216	Approved Max. 15-16B Obligation Totals	
10	Retention of Available Cash Balance (Estimate 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			26,080	200,000			16-17 OF and RB	
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ -	\$ -	\$ (4,948)	\$ 93,766	\$ 28,087	\$ 240,562		

REDEVELOPMENT SUCCESSOR AGENCY		
FY 2017 ADMINISTRATIVE BUDGET		
PREPARED BY JOHN STEFANSKI, MANAGEMENT ANALYST		
AS OF JANUARY 8, 2016		
1	Beginning Balance	\$ 250,000.00
2	Employee Salaries & Benefits	\$ (173,644.45)
3	Balance Remaining	\$ 76,355.55
4	Legal Costs	\$ (5,000.00)
5	Supplies and Services	\$ (71,355.55)
6	Balance Remaining	\$ -



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Staff Report

File #: CONS 16-049

DATE: January 27, 2016

TO: Successor Agency Oversight Board

FROM: Assistant City Manager

SUBJECT

Approval of First Amendment to Revised Multi-Asset Long Range Property Management Plan

RECOMMENDATION

That the Oversight Board adopts the attached resolution (Attachment I) approving a First Amendment to the Revised Multi-Asset Long Range Property Management Plan.

BACKGROUND

The California State Legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law in June of 2011. The California Supreme Court in its decision in *California Redevelopment Association v. Matosantos*, issued December 29, 2011, declared the Dissolution Act to be constitutional. Under the Dissolution Act, all California redevelopment agencies were dissolved effective February 1, 2012, and various actions are now required by successor agencies to unwind the affairs of all former redevelopment agencies.

On June 27, 2012, as part of the state budget package, the California legislature passed AB 1484. The main objective of AB 1484 was to amend the Dissolution Act based on experience in implementing the Act at the state and local level during the past year. AB 1484 imposes significant new obligations on the successor agencies and oversight boards of dissolving redevelopment agencies, which staff has continued to implement.

One of the requirements under AB 1484 is for the Successor Agency to submit a Long-Range Property Management Plan (the "LRPMP") for approval to the Oversight Board and the Department of Finance (the "DOF"). The Long-Range Property Management Plan provides an inventory of all real properties of the former Hayward Redevelopment Agency (the "Dissolved Agency"), except housing assets, which were transferred to the Hayward Housing Authority. The LRPMP also details a long-range strategic plan that will govern the disposition of all properties.

As required by Health and Safety Code Section 34191.5(b), the Successor Agency prepared a Multi-Asset Long-Range Property Management Plan dated May 19, 2015 (the "Revised Multi-Asset LRPMP") which was submitted to and approved by the Successor Agency's Oversight Board.

The Revised Multi-Asset LRPMP was then submitted to and approved by the DOF by letter dated

September 4, 2015.

Under Health and Safety Code Sections 34177(e), 34191.3 and 34181(a), governmental purpose properties constructed and used for roads, school buildings, parks and open space, police and fire stations, libraries, and local agency administrative buildings and other governmental purposes may be transferred to the public jurisdiction generally responsible for the ownership, operation and maintenance of public facilities in the City. At the time the Revised Multi-Asset LRPMP was prepared and approved, the DOF insisted that parking facilities were not governmental use properties.

On September 22, 2015, the State enacted SB 107, under which the legislature expanded the authorization of the Oversight Board to direct the transfer of parking facilities and lots dedicated solely to public parking that do not generate revenues in excess of reasonable maintenance costs of the properties, as governmental use properties under Health and Safety Code Section 34181(a).

Pursuant to Health and Safety Code Section 34191.3(b), if the DOF approved a successor agency's long-range property management plan prior to January 1, 2016, the successor agency may amend its long-range property management plan once, solely to allow for retention of real properties that constitute "parking facilities and lots dedicated solely to public parking" for governmental use pursuant to Section 34181. An amendment to the Revised Multi-Asset LRPMP, to effectuate the retention of public parking facilities that do not generate revenues in excess of reasonable maintenance costs of the properties, as governmental use properties under Health and Safety Code Section 34181(a) must be submitted to the DOF prior to July 1, 2016.

DISCUSSION

As fully set forth in the Amendment to the Multi-Asset LRPMP, the Properties described below are Parking Facilities as such term is defined in Health and Safety Code Section 34181(a)(2) (the "Parking Facilities"):

No.	APN	Address	Recommended Use
1.	428-0061-039-01	1025 A Street	Governmental Use as parking facilities
2.	427-0001-031-01	22852 Foothill Blvd	Governmental Use as parking facilities
3.	415-0240-002	1154 Russell Way	Governmental Use as parking facilities
4.	415-0240-003-02	1166 Russell Way	Governmental Use as parking facilities

All of the Parking Facilities are surface parking lots currently designated solely for free public parking. As free parking, the parking facilities do not generate any revenue at all and so do not generate revenues in excess of reasonable maintenance costs of the properties.

The sole purpose of the Amendment to the Multi-Asset LRPMP, is to change the designation of the

Parking Facilities from properties to be retained for future development (as currently listed in the Revised Multi-Asset LRPMP) to properties to be retained by the City for governmental use as parking facilities and lots dedicated solely to public parking in compliance with Health and Safety Code Section 34181(a)(2).

The City, as the public jurisdiction generally responsible for the ownership, operation and maintenance of public facilities in the City, is the appropriate public jurisdiction for the ultimate disposition of the governmental use properties. With respect to the Parking Facilities, the Successor Agency proposes to transfer these assets to the City so that the City may continue to own, operate and maintain the Parking Facilities as parking facilities and lots dedicated solely to public parking under Health and Safety Code Section 34181(a)(2).

The proposed disposition of the Parking Facilities to the City for continued use, operation and maintenance for parking facilities and lots dedicated solely to public parking is consistent with the City's General Plan, the Former Agency's approved redevelopment plan, and other applicable City codes and policies in that these local laws and plans call for continued public use and maintenance of the various public facilities dedicated for the uses in the Revised Multi-Asset LRPMP.

ECONOMIC AND FISCAL IMPACT

There is limited economic impact associated with the transfer of the Parking Facilities to the City. The Successor Agency's transfer of these assets does not create any new enforceable obligation of the Successor Agency, but rather carries forward the goals and objectives of the Successor Agency to divest itself of the properties and assets of the Dissolved Agency and to wind-down its affairs. As set forth in the Revised Multi-Asset LRPMP, if in the future, any of the properties retained for public use (including the Parking Facilities) are to be sold by the City for private development for projects in the former agency's redevelopment plan, the properties will require the payment of net proceeds as described in **Part I. B. Parameters for Transfers Pursuant to Multi-Asset LRPMP**, discussed on pages 5-6 of the Revised Multi-Asset LRPMP.

NEXT STEPS

Upon approval of the Resolution, the Successor Agency will transfer the properties, by quit claim deed, to the City for continued use as parking facilities and lots dedicated solely to public parking under Health and Safety Code Section 34181(a)(2).

Prepared by: John Stefanski, Management Analyst

Recommended by: Kelly McAdoo, Assistant City Manager

Approved by:



File #: CONS 16-049

Fran David, City Manager

Attachments:

Attachment I

Attachment II

Attachment III

Resolution

First Amendment to Revised Multi-Asset
Long Range Property Management Plan
Department Approval of Revised Multi-
Asset Long Range Property Management
Plan

HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION 2016-__

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD APPROVING REVISIONS TO THE REVISED MULTI-ASSET LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26, (as amended by AB 1484, enacted June 27, 2012, and SB 107, enacted September 22, 2015, collectively the "Dissolution Statutes"), the separate legal entity known as the Hayward Successor Agency (the "Successor Agency") must pay the enforceable obligations, wind down the affairs and dispose of assets of the dissolved Redevelopment Agency of the City of Hayward (the "Former Agency"); and

WHEREAS, the Successor Agency received a Finding of Completion from the State Department of Finance (the "DOF"), effective November 8, 2013; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, by Ordinance No. 75-029 dated December 30, 1975, the City Council adopted the Redevelopment Plan for the (the "Redevelopment Plan") for the Downtown Redevelopment Project Area (the "Project Area"), which Redevelopment Plan was being implemented by the Former Agency up until its dissolution; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), upon receipt of the Finding of Completion, the Successor Agency is entitled to and must prepare and submit a Long-Range Property Management Plan (the "LRPMP") in connection with the property assets of the Successor Agency to the Oversight Board and the Department of Finance no later than six months following the issuance by the DOF of the Finding of Completion, or May 8, 2014; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency prepared and submitted and the Oversight Board and DOF approved a single asset LRPMP for the Residual Burbank Site property (the "Single Asset LRPMP");

WHEREAS, the properties that transferred to the ownership of the Successor Agency in connection with the Former Agency's dissolution that were not housing assets disposed of pursuant to Health and Safety Code Section 34176, public use parcels disposed of pursuant to Health and Safety Code Section 34177(e), 34181(a) and 34191.3; or disposed of through the Single Asset LRPMP, and that are thereby subject of the multi-asset LRPMP, consists of the properties listed below, which shall herein after be collectively referred to as the "Properties":

No.	APN	Address
1.	428-0061-039-01	1025 A Street
2.	428-0066-085	22631 Foothill Blvd
3.	428-0066-086	22631 Foothill Blvd
4.	428-0071-049	805 B Street
5.	428-0071-050	805 B Street
6.	428-0071-018	22675 Mission Blvd
7.	428-0071-019	22675 Mission Blvd
8.	444-0033-018	24311 Mission Blvd
9.	444-0033-019	24321 Mission Blvd
10.	444-0033-020	24331 Mission Blvd
11.	444-0033-023	24491 Mission Blvd
12.	427-0001-031-01	22852 Foothill Blvd
13.	415-0240-002	1154 Russell Way
14.	415-0240-003-02	1166 Russell Way

WHEREAS, the Properties were acquired by the Dissolved RDA for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plan; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency prepared and submitted the “Multi-Asset LRPMP” to the Oversight Board for the disposal of the Properties in the manner specified in the Multi-Asset LRPMP, which the Oversight Board approved pursuant to Resolution 2014-06 adopted on April 28, 2014; and

WHEREAS, the Department of Finance reviewed and commented on the Multi-Asset LRPMP and requested revisions to the Multi-Asset LRPMP. The Successor Agency made the revisions to the Multi-Asset LRPMP requested by the DOF (the "Revised Multi-Asset LRPMP"), which the Oversight Board approved pursuant to Resolution 2015-03 adopted on May 18, 2015;

WHEREAS, the Department of Finance approved the Revised Multi-Asset LRPMP by determination letter issued on September 4, 2015; and

WHEREAS, on September 22, 2015, the State enacted SB 107, under which the legislature expanded the authorization of the Oversight Board to direct the transfer of parking facilities and lots dedicated solely to public parking that do not generate revenues in excess of reasonable maintenance costs of the properties, pursuant to Health and Safety Code Section 34181(a); and

WHEREAS, pursuant to Health and Safety Code Section 34191.3(b), if the DOF approved a successor agency’s long-range property management plan prior to January 1, 2016, the successor agency may amend its long-range property management plan once, solely to allow for retention of real properties that constitute “parking facilities and lots dedicated solely to public parking” for governmental use pursuant to Section 34181; and

WHEREAS, pursuant to Health and Safety Code Section 34191.3(b), the Amendment to the Revised Multi-Asset LRPMP must be submitted to the DOF prior to July 1, 2016; and

WHEREAS, as fully set forth in the Amendment to the Multi-Asset LRPMP, the Properties described below are Parking Facilities as such term is defined in Health and Safety Code Section 34181(a)(2) (the "Parking Facilities"):

No.	APN	Address	Recommended Use
1.	428-0061-039-01	1025 A Street	Governmental Use as parking facilities
2.	427-0001-031-01	22852 Foothill Blvd	Governmental Use as parking facilities
3.	415-0240-002	1154 Russell Way	Governmental Use as parking facilities
4.	415-0240-003-02	1166 Russell Way	Governmental Use as parking facilities

WHEREAS, the sole purpose of the Amendment to the Multi-Asset LRPMP, is to change the designation of the Parking Facilities from properties to be retained for future development (as currently listed in the Revised Multi-Asset LRPMP) to properties to be retained by the City for governmental use as parking facilities as such term is defined in Health and Safety Code Section 34181(a)(2); and

WHEREAS, other than the Amendment to the Multi-Asset LRPMP, the remainder of the Multi-Asset LRPMP and the designated transfers of the Properties (other than the Parking Facilities) remain in full force and effect and unchanged by the adoption of this Resolution and have been or shall be transferred in the manner authorized under the Multi-Asset LRPMP; and

WHEREAS, approval of the Amendment to the Revised Multi-Asset LRPMP and the transfer of the Properties pursuant to the Revised Multi-Asset LRPMP, as revised, is exempt from the requirements of the California Environmental Quality Act and the applicable state and local implementing guidelines ("CEQA") pursuant to State CEQA Guidelines Section 15601(b)(3); and

WHEREAS, the accompanying staff report (the "Staff Report"), the Amendment to the Revised Multi-Asset LRPMP, and the Revised Multi-Asset LRPMP, provide the supporting information upon which the actions set forth in this Resolution are based; and

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that, for the reasons set forth above, the Oversight Board finds and determines that approval of the Amendment to the Multi-Asset LRPMP is exempt from the requirements of CEQA, and the Successor Agency Executive Director, or the Executive Director's designee, is authorized to file the appropriate notice of exemption with respect to the approval of the Amendment to the Revised Multi-Asset LRPMP in accordance with CEQA.

BE IT FURTHER RESOLVED that the Oversight Board hereby finds and determines that the Parking Facilities identified in the Amendment to the Multi-Asset LRPMP and subject of this Resolution, are parking facilities and lots dedicated solely to public parking and as of the date of transfer pursuant to the Amendment to the Revised Multi-Asset LRPMP, will not generate revenues in excess of reasonable maintenance costs of the properties.

BE IT FURTHER RESOLVED that pursuant to Health and Safety Code Sections 34181(a), Section 34191.3(b), and Section 34191.5(b), the Oversight Board hereby approves the Amendment to the Revised Multi-Asset LRPMP in the form on file with the secretary of the Oversight Board.

BE IT FURTHER RESOLVED that the Successor Agency Executive Director, or the Executive Director's designee, is hereby authorized and directed to submit the Amendment to the Revised Multi-Asset LRPMP to the DOF for approval in accordance with Health and Safety Code Section 34191.5(b).

BE IT FURTHER RESOLVED that, upon approval of the Amendment to the Revised Multi-Asset LRPMP by the DOF, the Oversight Board hereby authorizes and directs the Successor Agency Executive Director or the Executive Director's designee to dispose and use the Parking Facilities and any disposition proceeds in accordance with the Revised Multi-Asset LRPMP, as amended by the Amendment to the Revised Multi-Asset LRPMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Parking Facilities and any disposition proceeds in accordance with the terms approved in the Multi-Asset LRPMP and this Resolution. Notwithstanding anything else to the contrary, the contents of the Revised Multi-Asset LRPMP, not amended by the First Amendment to the Revised Multi-Asset LRPMP remain unchanged and in full force and effect.

BE IT FURTHER RESOLVED that the Successor Agency is hereby directed to notify the California Department of Finance of the actions set forth in this Resolution in accordance with Health and Safety Code Section 34179(h).

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

HAYWARD, CALIFORNIA, January __, 2016

ADOPTED BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT:

BOARD MEMBERS:

ATTEST:

Chair of the Oversight Board

**FIRST AMENDMENT TO
REVISED MULTI-ASSET LONG RANGE PROPERTY MANAGEMENT PLAN**

This First Amendment (this "Amendment") to Revised Multi-Asset Long Range Property Management Plan (the "Revised Multi-Asset LRPMP"), is entered into by and between the Hayward Successor Agency, a separate legal entity (the "Successor Agency") and the City of Hayward, a California charter City (the "City"), on the basis of the following facts. The Successor Agency and the City may sometimes be referred to herein individually as "Party" and collectively as "Parties."

RECITALS

- A. Pursuant to ABx1 26, (as amended by AB 1484, enacted June 27, 2012, and SB 107, enacted September 22, 2015, collectively the "Dissolution Statutes"), the Successor Agency must pay the enforceable obligations, wind down the affairs and dispose of assets of the dissolved Redevelopment Agency of the City of Hayward (the "Former Agency").
- B. An oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179.
- C. The properties that transferred to the ownership of the Successor Agency in connection with the Former Agency's dissolution that were not housing assets disposed of pursuant to Health and Safety Code Section 34176, public use parcels disposed of pursuant to Health and Safety Code Section 34177(e), 34181(a) and 34191.3; or disposed of through the Single Asset LRPMP approved for the Residual Burbank Property (which is not listed below), and that are thereby subject of the multi-asset LRPMP (defined below), consists of the following properties, which shall herein after be collectively referred to as the "Properties":

No.	APN	Address
1.	428-0061-039-01	1025 A Street
2.	428-0066-085	22631 Foothill Blvd
3.	428-0066-086	22631 Foothill Blvd
4.	428-0071-049	805 B Street
5.	428-0071-050	805 B Street
6.	428-0071-018	22675 Mission Blvd
7.	428-0071-019	22675 Mission Blvd
8.	444-0033-018	24311 Mission Blvd
9.	444-0033-019	24321 Mission Blvd
10.	444-0033-020	24331 Mission Blvd
11.	444-0033-023	24491 Mission Blvd
12.	427-0001-031-01	22852 Foothill Blvd
13.	415-0240-002	1154 Russell Way
14.	415-0240-003-02	1166 Russell Way

- D. Pursuant to Health and Safety Code Section 34191.5(b), upon receipt of the Finding of Completion, the Successor Agency is entitled to and must prepare and submit a Long-Range Property Management Plan (the "LRPMP") in connection with the property assets of the

Successor Agency, to the Oversight Board and the State Department of Finance (the “DOF”) no later than six months following the issuance by the DOF of the Finding of Completion, or May 8, 2014.

- E. The Successor Agency received a Finding of Completion from the DOF on November 8, 2013. In accordance with Health and Safety Code Section 34191.5, the Successor Agency prepared and submitted the “Multi-Asset LRPMP” to the Oversight Board for the disposal of the Properties in the manner specified in the Multi-Asset LRPMP, which the Oversight Board approved pursuant to Resolution 2014-06 adopted on April 28, 2014.
- F. The DOF reviewed and commented on the Multi-Asset LRPMP and requested revisions to the Multi-Asset LRPMP. The Successor Agency made the revisions to the Multi-Asset LRPMP requested by the DOF (the "Revised Multi-Asset LRPMP"), which the Oversight Board approved pursuant to Resolution 2015-03 adopted on May 18, 2015. A copy of the approved Revised Multi-Asset LRPMP is attached here to as Exhibit A, incorporated herein by this reference. The Department of Finance approved the Revised Multi-Asset LRPMP by determination letter issued on September 4, 2015.
- G. On September 22, 2015, the State enacted SB 107, under which the legislature expanded the authorization of the Oversight Board to direct the transfer of parking facilities and lots dedicated solely to public parking that do not generate revenues in excess of reasonable maintenance costs of the properties, pursuant to Health and Safety Code Section 34181(a).
- H. Pursuant to Health and Safety Code Section 34191.3(b), if the DOF approved a successor agency’s long-range property management plan prior to January 1, 2016, the successor agency may amend its long-range property management plan once, solely to allow for retention of real properties that constitute “parking facilities and lots dedicated solely to public parking” for governmental use pursuant to Section 34181.
- I. The Properties described below are Parking Facilities as such term is defined in Health and Safety Code Section 34181(a)(2) (the "Parking Facilities"):

No.	APN	Address	Recommended Use
1.	428-0061-039-01	1025 A Street	Governmental Use as parking facilities
2.	427-0001-031-01	22852 Foothill Blvd	Governmental Use as parking facilities
3.	415-0240-002	1154 Russell Way	Governmental Use as parking facilities
4.	415-0240-003-02	1166 Russell Way	Governmental Use as parking facilities

- J. The sole purpose of this Amendment to the Revised Multi-Asset LRPMP, is to change the designation of the Parking Facilities from properties to be retained for future development (as currently listed in the Revised Multi-Asset LRPMP) to properties to be retained by the City for governmental use as parking facilities, as such term is defined in Health and Safety Code Section 34181(a)(2).
- K. Whereas by Resolution No. _____, adopted at its meeting on January __, 2016, the Oversight Board found and determined that the Parking Facilities identified in this Amendment, are parking facilities and lots dedicated solely to public parking and as of the date of transfer

pursuant to this Amendment, which will not generate revenues in excess of reasonable maintenance costs of the properties.

- L. The Successor Agency and the City desire to amend the Revised Multi-Asset LRPMP covenants, and conditions set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Successor Agency and the City agree that the Revised Multi-Asset LRPMP is hereby amended as follows:

Section 1. Defined Terms. All initially capitalized terms used in this Amendment shall have the same meanings given to them in the Revised Multi-Asset LRPMP, unless expressly otherwise defined in this Amendment.

Section 2. Incorporation of Recitals. The Recitals set forth above are incorporated into and form an integral part of this Amendment and are incorporated into the Revised Multi-Asset LRPMP.


Section 3. Amendment to Part II.A Table 3. Table 3 in Part II of the Revised Multi-Asset LRPMP is deleted in its entirety and amended to read as follows:

Table 3: Summary of LRPMP List of Properties and Designated Use/Disposition

No.	APN	Address	Referenced as:	Recommended Use
1.	428-0061-039-01	1025 A Street	“Municipal Lot 2”	<u>Governmental Use as parking facilities</u>
2.	428-0066-085	22631 Foothill Blvd	“Cinema Place”	SA Retain to Fulfill enforceable obligation
3.	428-0066-086	22631 Foothill Blvd	“Cinema Place Parking Lot”	SA Retain to Fulfill enforceable obligation
4.	428-0071-049	805 B Street	“City Hall Structure”	Governmental Use
5.	428-0071-050	805 B Street	“City Hall Structure”	Governmental Use
6.	428-0071-018	22675 Mission Blvd	“22675 Mission (Lot A)”	Governmental Use
7.	428-0071-019	22675 Mission Blvd	“22695 Mission (Lot B)”	Governmental Use
8.	444-0033-018	24311 Mission Blvd	“24311 Mission Lot”	Other Liquidation
9.	444-0033-019	24321 Mission Blvd	“24321 Mission Lot”	Other Liquidation
10.	444-0033-020	24331 Mission Blvd	“24331 Mission Lot”	Other Liquidation
11.	444-0033-023	24491 Mission Blvd	“24491 Mission Lot ”	Other Liquidation
12.	427-0001-031-01	22852 Foothill Blvd	“22852 Foothill Lot”	<u>Governmental Use as parking facilities</u>
13.	415-0240-002	1154 Russell Way	“Russell Parcel A”	<u>Governmental Use as parking facilities</u>
14.	415-0240-003-02	1166 Russell Way	“Russell Parcel B”	<u>Governmental Use as parking facilities</u>


Section 4. Amendment to Part II Table 4. Table 4 in Part II of the Revised Multi-Asset LRPMP is deleted in its entirety and amended to read as follows:

Table 4: Property Inventory Sheet for Muni Lot 2

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	1025 A Street
APN	428-0061-039-01
Lot Size	.65 acres
Acquisition Date	5/11/2005
Purchase Price/Value	\$2,196,142
Current Zoning	CC-C: Central City Commercial
Current Use	Parking lot structure
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$2,421,800
Date of Estimated Current Value	6/30/2010
Value Basis	Book value
Proposed Sale Value	Not applicable.
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Subject to a “NO-BUILD” easement area and an Access easement area
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	N/A
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
The Successor Agency will transfer Municipal Lot 2 to the City as a governmental use property for the continued use and operation of a public parking lot as allowed under Health and Safety Code §34181, §34191.3(b) and §34191.5(b). So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.	


Section 5. Amendment to Part II Table 14. Table 14 in Part II of the Revised Multi-Asset LRPMP is deleted in its entirety and amended to read as follows:

Table 14: Property Inventory Sheet for Foothill Lot

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	22852 Foothill Blvd
APN	427-0001-031-01
Lot Size	.46 acres
Acquisition Date	Unknown
Purchase Price/Value	Unknown
Current Zoning	CC-C: Central City Commercial
Current Use	Public Plaza/Surface parking lot
Purpose of acquisition	This property was acquired for right of way/public improvement purposes.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	Unknown
Date of Estimated Current Value	Unknown
Value Basis	Unknown
Proposed Sale Value	Not applicable
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Unknown
History of Environmental Contamination/Remediation	
The property is known to be contaminated and in need of remediation.	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Limited due to irregular lot shape, size, and location.
Recommended Action	
The Successor Agency will transfer 22852 Foothill Blvd to the City to the City as a governmental use property for the continued use and operation of a public parking lot as allowed under Health and Safety Code §34181, §34191.3(b) and §34191.5(b). So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property	


Section 6. Amendment to Part II Table 15. Table 15 in Part II of the Revised Multi-Asset LRPMP is deleted in its entirety and amended to read as follows:

Table 15: Property Inventory Sheet for Russell Parcel A

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	1154 Russell Way
APN	415-0240-002
Lot Size	.32 acres
Acquisition Date	Unknown
Purchase Price/Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Current Zoning	CC-C: Central City Commercial
Current Use	Surface Public Parking Lot
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Date of Estimated Current Value	6/30/2010
Value Basis	Book Value
Proposed Sale Value	Not applicable
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	Not applicable
Potential for transit oriented development	Not applicable
Reuse potential/advancement of planning objectives	Not applicable
Recommended Action	
The Successor Agency will transfer 1154 Russell Way to the City as a governmental use property for the continued use and operation of a public parking lot as allowed under Health and Safety Code §34181, §34191.3(b) and §34191.5(b). So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.	

Section 7. Amendment to Part II Table 16. Table 16 in Part II of the Revised Multi-Asset LRPMP is deleted in its entirety and amended to read as follows:

Table 16: Property Inventory Sheet for Russell Parcel B

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	1166 Russell Way
APN	415-0240-003-02
Lot Size	.27 acres
Acquisition Date	Unknown
Purchase Price/Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Current Zoning	CC-C: Central City Commercial
Current Use	Surface Public Parking lot
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Date of Estimated Current Value	6/30/2010
Value Basis	Book value
Proposed Sale Value	Not applicable
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	Not applicable
Potential for transit oriented development	Not applicable
Reuse potential/advancement of planning objectives	Not applicable
Recommended Action	
The Successor Agency will transfer 1166 Russell Way to the City as a governmental use property for the continued use and operation of a public parking lot as allowed under Health and Safety Code §34181, §34191.3(b) and §34191.5(b). So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.	

Section 8. Amendment to Property Worksheet. The DOF Tracking Worksheet attached as Appendix B to the Revised Multi-Asset LRPMP is deleted in its entirety and replaced with the updated DOF Tracking Worksheet attached hereto as Exhibit B, incorporated herein by this reference and also hereby appended as Appendix B of the Multi-Asset LRPMP.

Section 9. Effect of Amendments. Unless otherwise specifically amended herein, the terms of the Revised Multi-Asset LRPMP shall remain unmodified and in full force and effect, and the Parties hereby ratify and affirm all of the terms and conditions of the Revised Multi-Asset LRPMP as modified by this Amendment. The Revised Multi-Asset LRPMP, as modified by this Amendment, contains the entire agreement between the Parties, and all prior agreements, presentations, understandings and writings concerning the subject matter are expressly superseded hereby and are of no force or effect whatsoever.

Section 10. Counterparts; Facsimile. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A copy of this Amendment sent by telecopy or e-mail with facsimile signatures thereon shall be deemed an original for all purposes.

Section 11. Conflicts with the Agreement. In the event of any conflict between this First Amendment and the Loan Agreement, the provisions of this First Amendment shall prevail.

Section 12. Effective Date. This First Amendment shall be effective on the date approved by the DOF.

Section 13. Successor and Assigns. This First Amendment shall be binding on and inure to the benefit of the legal representatives, heirs, successor and assigns of the Parties.

Section 14. California Law. This First Amendment shall be governed by and construed in accordance with the laws of the State of California.

[Signatures on Following Page]

IN WITNESS WHEREOF, this Amendment has been executed by the Parties on the date first above written.

SUCCESSOR AGENCY:

Hayward Successor Agency, a separate legal entity

By: _____
Frances David, Executive Director

APPROVED AS TO FORM:

Michael S. Lawson, Successor Agency Counsel

ATTEST:

Miriam Lens, Successor Agency Secretary

CITY:
City of Hayward, a California charter city

By: _____
Frances David, City Manager

APPROVED AS TO FORM:

Michael S. Lawson, City Attorney

ATTEST:

Miriam Lens, City Clerk

EXHIBIT A

REVISED MULTI-ASSET LRPMP

EXHIBIT B

UPDATED DOF TRACKING WORKSHEET



September 4, 2015

Ms. Kelly McAdoo, Assistant City Manager
City of Hayward
777 B Street
Hayward, CA 94541

Dear Ms. McAdoo:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Hayward (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on May 5, 2014. The Agency subsequently submitted a revised LRPMP to Finance on May 21, 2015. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

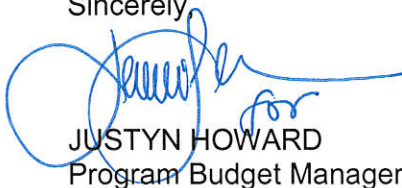
The Agency received a Finding of Completion on November 8, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Agency actions taken pursuant to a Finance approved LRPMP which requires the Agency to enter into a new agreement are subject to oversight board (OB) approval per HSC section 34181 (f). Any OB action approving a new agreement in connection with the LRPMP should be submitted to Finance for approval.

Please direct inquiries to Cindie Lor, Supervisor, or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Program Budget Manager

cc: Ms. Tracy Vesely, Finance Director, City of Hayward
Ms. Carol S. Orth, Tax Analysis, Division Chief, Alameda County