

City of San Leandro, Redevelopment Successor Agency

Recognized Obligation Payment Schedule, for July-December 2012

Payee	Project	Description	Start Date	End Date	Estimated Balance as of 7/1/2012 ¹	Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	Funding Source
<u>Bonds</u>													
2001 Certificates of Participation	Joint	\$5.02m debt issuance to fund capital improvement projects	6/1/2002	12/1/2026	\$ 3,610,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,996.25	\$ 258,996.25	RDA PT Trust Fund
2002 Tax Allocation Bonds	Plaza	\$15.935m debt issuance to fund capital	3/1/2003	9/1/2024	\$ 12,385,000.00	\$ -	\$ -	\$ 991,643.75	\$ -	\$ -	\$ -	\$ 991,643.75	RDA PT Trust Fund
Plaza TAB Escrow Fund	Plaza	Set-Aside to ensure payment of bond debt service after project area expiration	3/1/2003	9/1/2024	\$ 1,794,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
2004 Tax Allocation Bonds	WSL	\$5.5m debt issuance to fund capital improvement projects	9/1/2004	9/1/2034	\$ 5,090,000.00	\$ -	\$ -	\$ 255,631.25	\$ -	\$ -	\$ -	\$ 255,631.25	RDA PT Trust Fund
2008 Tax Allocation Bonds	Joint	\$27.53m debt issuance to fund capital	9/1/2008	9/1/2038	\$ 26,235,000.00	\$ -	\$ -	\$ 1,186,593.75	\$ -	\$ -	\$ -	\$ 1,186,593.75	RDA PT Trust Fund
Urban Analytics	All	Continuing Disclosure Requirements and Fiscal Analysis of Tax Increment	Ongoing		N/A	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	RDA PT Trust Fund
					\$ -								
<u>Other Debt</u>					\$ -								
Bank of New York Mellon	Hsg	HUD Section 108 Loan for Senior Housing Project at 232 East 14th Street	8/1/2000	8/1/2019	\$ 496,000.00	\$ -	\$ 68,597.85	\$ -	\$ -	\$ -	\$ -	\$ 68,597.85	RDA PT Trust Fund
Bayfair Development LLC	Joint	Improvement and Reimbursement Agreement (Amendment 2, July 1, 2000)	8/23/2000	6/30/2013	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
City of San Leandro	Joint	Loan from City General Fund (Res 2004-11 RDA)	4/8/2004	7/1/2032	\$ 2,040,767.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
Ford Store of San Leandro	Joint	Sales Tax Rebate per Owner Participation Agreement (March 6, 2000)	10/1/2002	10/1/2024 (est.)	\$ 2,032,907.69	\$ -	\$ -	\$ 95,000.00	\$ -	\$ -	\$ -	\$ 95,000.00	RDA PT Trust Fund
Friends of the San Leandro Creek	Plaza	Lease Guarantee Agreement (Res 2001-5 RDA)	7/15/2003	12/31/23 (est.)	\$ 442,333.80	\$ 2,355.90	\$ 4,826.58	\$ 2,426.58	\$ 2,426.58	\$ 2,426.58	\$ 2,426.58	\$ 16,888.79	RDA PT Trust Fund
Mercy Housing of CA	Hsg	Operating Agreement for Casa Verde	1/1/2008	1/1/2038	\$ 5,311,159.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
San Leandro Chamber of Commerce	Plaza	Lease/Purchase Agmt for 262 Davis (Res 2008-023 RDA) Balance is an estimate.	9/2/2008	12/31/12 (est.)	\$ 24,500.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 10,000.00	\$ 24,500.00	RDA PT Trust Fund
San Leandro Unified School District	Joint	Financing Agreement for 9th Grade Campus	6/30/2009	6/30/2016	\$ 292,888.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
Estate of Malcolm D. King, Janet C. King, Douglas M. King, and Mary Lou King	Joint	Ground Lease Guarantee ²	5/19/2000	12/31/2038	\$ 46,823,195.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
Meyers Nave/City of San Leandro	Joint	Pre-litigation legal fees and staff costs related to King Ground Lease Guarantee	Jul-11	TBD	N/A	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 30,000.00	RDA PT Trust Fund
Meyers Nave	All	Legal, Agency unwinding	2/1/2012	Ongoing	N/A	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 30,000.00	RDA PT Trust Fund
<u>Successor Agency Administration</u>													
City of San Leandro	All	Agreement to Fund Staff/ Successor Agency Administration	2/1/2012	Ongoing	N/A	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 20,833.33	\$ 125,000.00	Admin Allowance
<u>Contractual Obligations (payment amounts by month are estimates only)</u>													
Regency Centers, LP	Plaza	Common Area Maintenance Agreement for Downtown Shopping Center (Res 80-21)	12/9/1981	Ongoing	N/A	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 16,800.00	RDA PT Trust Fund
City of San Leandro/ Regency Centers, LP	Plaza/ Joint	2004 Washington Plaza Security Agreement	6/21/2004	Ongoing	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period

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<u>Capital Improvement Projects (payment amounts by month are estimates only)</u>													
City of San Leandro	Joint	Cooperative Agreement to Fund Garage Construction - \$11,450,000 (Res 2010-009 RDA), plus Purchase Agmt for 262 Davis (Res 2008-023 RDA)	10/1/2008	10/1/2012	\$ 3,385,843.00	\$ 846,460.75	\$ 846,460.75	\$ 846,460.75	\$ 282,153.58	\$ 282,153.58	\$ 282,153.58	\$ 3,385,843.00	Bond Proceeds
Bay Area Escrow Services	Joint	E14th/Hesperian Triangle Project - Revolving Fund Escrow Agreement for Site Remediation (cost is an estimate, could vary)	3/5/2010	Until complete	\$ 329,996.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 30,000.00	Bond Proceeds
SideB Corporation/Quality Lube/Various	Joint	Relocation Assistance Triangle Project (Fed - Title 49 - Code of Federal Regulations; CA Code Regulations - Title 25, Div. 1, Ch 6, CA Govt Code sec 7260 et seq.; CA Code of Civil Procedure sec 1263.510)	10/6/2009	Until complete	\$ 88,139.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 30,000.00	Bond Proceeds
Alameda Housing Associates	Hsg	Funding Agreement for "The Alameda." Owner Participation and Loan Agreement and Associated Legal Costs (Res. 2009-009 RDA)	4/6/2009	TBD	\$ 7,019,324.00	\$ 40,000.00	\$ 40,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 160,000.00	RDA PT Trust Fund
City of San Leandro	WSL	Cooperative Agreement for Eden Road construction (Res 2011-001 RDA)	1/17/2011	7/1/2013	\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
City of San Leandro	Plaza	Cooperative Agreement for Hays Street Streetscape Improvements (Res 2011-001 RDA)	1/17/2011	7/1/2016	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
Total Paid from Existing Non-Housing Fund Balance												\$ -	
Total Paid from Existing Housing Set-Aside Fund Balance												\$ -	
Total Paid from Existing Bond Proceeds												\$ 3,445,843.00	
Total Paid from Redevelopment Property Tax Trust Fund												\$ 3,139,651.64	
Administrative Allowance (3% of Redev. Property Tax Trust Fund, or \$125k)												\$ 125,000.00	
Total Expenditures												\$ 6,710,494.64	

Key to Project Areas:
Plaza = Plaza Project Area
Joint = Alameda County/City of San Leandro (Joint) Project Area
WSL = West San Leandro/MacArthur Boulevard Project Area
Hsg = Affordable Housing Set-Aside

¹ Principal balance only. Interest costs will be additional for some items.

² The Kings are owners of real property located within the footprint of the Bayfair Mall that is being used for parking pursuant to a 1989 ground lease with the Mall developer, as amended. Amendments to the lease and other agreements have been entered into that purportedly require the Redevelopment Agency to guarantee lease payments to the Kings in the event of default. The developers (Bayfair 580, LLC c/o M & J Wikow of California, Ltd) gave notice to the parties on July 12, 2011 that Bayfair Sublessee LLC would not be making any further payments of rent to the Kings under the Sublease. The Kings have demanded payment from the parties, including the Redevelopment Agency, as a guarantor of the lease and payments there under. (Note: the validity of the lease is in dispute). If the Redevelopment Agency is ultimately responsible to guarantee the lease and make the payments, the liability could be consistent with the amouts shown above. The parties are in discussions and negotiations to attempt to resolve the issues, without litigation.