

APPROVED AS TO FORM AND LEGALITY



ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. _____ C.M.S.

RESOLUTION APPROVING THE SUBMISSION OF A RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND OAKLAND REDEVELOPMENT SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR JULY 1, 2026 THROUGH JUNE 30, 2027, AND TRANSMISSION OF BOTH TO THE COUNTYWIDE OVERSIGHT BOARD, THE ALAMEDA COUNTY AUDITOR-CONTROLLER AND THE STATE DEPARTMENT OF FINANCE FOR APPROVAL

WHEREAS, California Health and Safety Code Section 34177(o), as amended, requires a successor agency to prepare a Recognized Obligation Payment Schedule (“ROPS”) listing the former redevelopment agency’s recognized enforceable obligations, payment sources, the successor agency’s excess bond proceeds obligations, and related information for each fiscal year period; and

WHEREAS, California Health and Safety Code Section 34177(l), as amended, requires that a ROPS be submitted to and approved by the oversight board, and submitted to the county administrator, the county auditor-controller, the State Controller, and the California Department of Finance; and

WHEREAS, California Health and Safety Code Section 34177(j) requires a successor agency to prepare a proposed administrative budget for submission to the oversight board for approval; and

WHEREAS, California Health and Safety Code Section 34177 (m)(1)(A) provides that the successor agency shall complete the ROPS in the manner provided for by the California Department of Finance; and

WHEREAS, the Oakland Redevelopment Successor Agency (“ORSA”) has prepared a ROPS for July 1, 2026 through June 30, 2027, otherwise referred to as “FY 26-27 ROPS”; and

WHEREAS, the ORSA Board wishes to submit the FY 26-27 ROPS to the Alameda County Administrator, the Alameda County Auditor-Controller, the Alameda Countywide Oversight Board, the State Controller, and the California Department of Finance for review and approval, as required; and

WHEREAS, the FY 26-27 ROPS, when approved, will be operative on July 1, 2026, and will govern payments by ORSA after this date; and

WHEREAS, ORSA has prepared a proposed administrative budget for July 1, 2026 through June 30, 2027 and wishes to submit said administrative budget to the Alameda Countywide Oversight Board for approval; now, therefore, be it

RESOLVED: That the ORSA Board hereby approves the ROPS for July 1, 2026, through June 30, 2027, attached to this Resolution as *Exhibit A*, and authorizes staff to submit this FY 26-27 ROPS to the Alameda Countywide Oversight Board, the Alameda County Administrator, the Alameda County Auditor-Controller, the State Controller, and the California Department of Finance for review and approval as required per State redevelopment dissolution laws; and be it

FURTHER RESOLVED: That the approved FY 26-27 ROPS shall substantially govern payments by ORSA during the FY 26-27 period; and be it

FURTHER RESOLVED: That the approval and submission of the FY 26-27 ROPS does not constitute preapproval of any project, contract, or contractor by the City; and be it

FURTHER RESOLVED: That the ORSA Board hereby approves that administrative budget for July 1, 2026 through June 30, 2027, attached to this Resolution as *Exhibit B*, for submission to the Alameda Countywide Oversight Board for approval as required per State redevelopment dissolution laws; and be it

FURTHER RESOLVED: That the approved FY 26-27 ROPS and administrative budget approved by the Alameda Countywide Oversight Board and the California Department of Finance, together shall constitute the annual budget of ORSA; and be it

FURTHER RESOLVED: That the ORSA Board hereby authorizes the ORSA Administrator or designee to appropriate funds or amend budget amounts as necessary for conformance with the final approved FY 26-27 ROPS; and be it

FURTHER RESOLVED: That the ORSA Board hereby authorizes the ORSA Administrator or designee to expend, in accordance with the laws of the State of California and the City of Oakland on behalf of ORSA, appropriations for projects and activities as incorporated in the approved FY 26-27 ROPS and administrative budget; and be it

FURTHER RESOLVED: That the ORSA Board hereby authorizes the ORSA Administrator or designee to transfer funds between operating funds, debt funds and capital funds to correct deficits in any of the funds as permitted by law; and to close inactive funds and transfer residual balances from these inactive funds to other active funds consistent with the approved FY 26-27 ROPS and administrative budget; and be it

FURTHER RESOLVED: That the ORSA Administrator or designee is authorized to reimburse or otherwise make payments to the City of Oakland for all costs incurred, services rendered, and payments made by the City pursuant to the approved FY 26-27 ROPS and administrative budget; and be it

FURTHER RESOLVED: That the ORSA Administrator or designee may transfer operating appropriations within the administrative budget between activity programs or expenditure accounts during the designated period provided that such funds remain within the total administrative budget authorized; and be it

FURTHER RESOLVED: That the ORSA Administrator or designee is authorized to revise the FY 26-27 ROPS to conform to the ROPS format prescribed by the Department of Finance when available; and be it

FURTHER RESOLVED: That the ORSA Administrator is authorized to revise the submitted FY 26-27 ROPS and/or administrative budget based on changes required as part of the County and the California Department of Finance review and approval process or new information, adjust payment amounts listed on the FY 26-27 ROPS to reflect actual expenses incurred, and take any other action with respect to the FY 26-27 ROPS and the administrative budget consistent with this Resolution and its basic purposes; and be it

FURTHER RESOLVED: That the ORSA Board has determined that the actions authorized under this Resolution are not subject to the California Environmental Quality Act (“CEQA”), pursuant to CEQA Guidelines Section 15060.

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - BROWN, FIFE, HOUSTON, GALLO, RAMACHANDRAN, UNGER, WANG, AND
PRESIDENT JENKINS

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

ASHA REED
Secretary of the Oakland Redevelopment
Successor Agency

SUPPLEMENTAL EXHIBIT A

FY 26-27 ROPS

(attached)

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary

Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: Oakland
 County: Alameda

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 12,443,044	\$ 703,831	\$ 13,146,875
B	Bond Proceeds	725,000	-	725,000
C	Reserve Balance	11,318,044	-	11,318,044
D	Other Funds	400,000	703,831	1,103,831
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 5,435,397	\$ 15,247,472	\$ 20,682,869
F	RPTTF	5,131,677	14,943,753	20,075,430
G	Administrative RPTTF	303,720	303,719	607,439
H	Current Period Enforceable Obligations (A+E):	\$ 17,878,441	\$ 15,951,303	\$ 33,829,744

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.

	Chairperson	
Name	Title	
/s/		
Signature	Date	

Oakland Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail

July 1, 2026 through June 30, 2027

(Report Amounts in Whole Dollars)

Item #	Project Name/Debt Obligation	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 26-27 Total	26-27A (July - December)					26-27A Total	26-27 B (January - June)					26-27B Total		
						Fund Sources						Fund Sources							
						Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF			
	All	\$ 268,946,029		\$ 33,829,744	\$ 725,000	\$ 11,318,044	\$ 400,000	\$ 5,131,677	\$ 303,720	\$ 17,878,441	\$ -	\$ -	\$ 703,831	\$ 14,943,753	\$ 303,719	\$ 15,951,303			
5	Property Management, Maintenance, & Insurance Costs (9708)	Agency-wide	35,000	N	\$ 35,000				35,000		\$ 35,000						\$ -		
6	Administrative Cost Allowance (9708)	Agency-wide	13,682,804	N	\$ 607,439					303,720	\$ 303,720					303,719	\$ 303,719		
14	B/M/SP Project & Other Staff/Operations, Successor Agency (9730)	B-M-SP	308,725	N	\$ 33,764				16,882		\$ 16,882				16,882		\$ 16,882		
17	B/M/SP 2006C T Bonds Debt Service (9838)	B-M-SP	5,574,009	N	\$ 1,700,206		783,921				\$ 783,921			23,797	892,488		\$ 916,285		
18	B/M/SP 2010 RZEDB Bonds Debt Service (9839)	B-M-SP	12,522,430	N	\$ 878,875		321,545				\$ 321,545			374,177	183,153		\$ 557,330		
20	B/M/SP 2006C T Bonds Covenants	B-M-SP	1,283,000	N	\$ -						\$ -						\$ -		
23	B/M/SP 2006C T Bonds Administration; Bank & Bond Payments (9730)	B-M-SP	42,000	N	\$ 3,164				3,164		\$ 3,164						\$ -		
24	B/M/SP 2010 RZEDB Bonds Administration; Bank & Bond Payments (9730)	B-M-SP	127,500	N	\$ 5,314				5,314		\$ 5,314						\$ -		
54	Central District project & other staff/operations, successor agency (9710)	Central District	341,079	N	\$ 425,420				212,710		\$ 212,710				212,710		\$ 212,710		
60	Yoshi's/Jack London Square/Security Deposit (9714)	Central District	13,500	N	\$ 13,500		13,500				\$ 13,500						\$ -		
61	Regal Cinemas/Jack London Square/Security Deposit (9714)	Central District	25,000	N	\$ 25,000		25,000				\$ 25,000						\$ -		
74	Central District Bonds (9710) Administration; Bank & Bond Payments	Central District	-	Y	\$ -				-		\$ -						\$ -		
75	Uptown - Prop IC (9731)	Central District	200,000	N	\$ 200,000			200,000			\$ 200,000						\$ -		
84	Franklin 88 DDA (9711)	Central District	65,000	N	\$ 65,000				65,000		\$ 65,000						\$ -		
90	Swans DDA	Central District	-	N	\$ -						\$ -						\$ -		

Oakland Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail

July 1, 2026 through June 30, 2027

(Report Amounts in Whole Dollars)

Item #	Project Name/Debt Obligation	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 26-27 Total	26-27A (July - December)					26-27A Total	26-27 B (January - June)					26-27B Total		
						Fund Sources						Fund Sources							
						Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF			
All	\$ 268,946,029	All	\$ 33,829,744	All	\$ 725,000	\$ 11,318,044	\$ 400,000	\$ 5,131,677	\$ 303,720	\$ 17,878,441	\$ -	\$ -	\$ -	\$ 703,831	\$ 14,943,753	\$ 303,719	\$ 15,951,303		
92	UCOP Administration Building	Central District	-	N	\$ -					\$ -							\$ -		
93	Uptown LDDA	Central District	-	N	\$ -					\$ -							\$ -		
94	Uptown LDDA Admin Fee (9710)	Central District	1,700,000	N	\$ 200,000			200,000		\$ 200,000							\$ -		
96	Victorian Row DDA	Central District	-	N	\$ -					\$ -							\$ -		
105	Downtown Capital Project Support	Central District	5,000	N	\$ 5,000				5,000	\$ 5,000							\$ -		
200	2006 Taxable Bond Debt Service Series 2006A-T Central City East (9843)	Central City East	36,005,137	N	\$ 8,150,127		3,681,808			\$ 3,681,808				110,562	4,357,757		\$ 4,468,319		
202	CCE 2006 Taxable Bond Covenant	Central City East	5,841,000	N	\$ -					\$ -							\$ -		
204	CCE 2006 Taxable Bond Administration; Bank & Bond Payments (9740)	Central City East	54,000	N	\$ 3,164			3,164		\$ 3,164							\$ -		
246	Coliseum Taxable Bond Debt Service (9856)	Coliseum	53,482,555	N	\$ 9,030,952		3,964,770			\$ 3,964,770				90,886	4,975,296		\$ 5,066,182		
250	Coliseum Taxable Bond Administration (9750)	Coliseum	60,000	N	\$ 3,164				3,164	\$ 3,164							\$ -		
383	Development of low and moderate income housing to meet replacement housing and inclusionary/area production requirements pursuant to Section 33413, to the extent required by law	Low-Mod	-	N	\$ -					\$ -							\$ -		
636	Excess bond proceeds obligation/Bond Expenditure Agreement	B-M-SP	25,000	N	\$ 25,000	25,000				\$ 25,000							\$ -		
637	Excess bond proceeds obligation/Bond Expenditure Agreement	Central District	3,000,000	N	\$ 500,000	500,000				\$ 500,000							\$ -		
638	Excess bond proceeds obligation/Bond Expenditure Agreement	Central City East	100,000	N	\$ 100,000	100,000				\$ 100,000							\$ -		
639	Excess bond proceeds obligation/Bond Expenditure Agreement	Coliseum	100,000	N	\$ 100,000	100,000				\$ 100,000							\$ -		

Oakland Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail

July 1, 2026 through June 30, 2027

(Report Amounts in Whole Dollars)

Item #	Project Name/Debt Obligation	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 26-27 Total	26-27A (July - December)					26-27A Total	26-27 B (January - June)					26-27B Total		
						Fund Sources						Fund Sources							
						Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF			
All	\$ 268,946,029		\$ 33,829,744			\$ 725,000	\$ 11,318,044	\$ 400,000	\$ 5,131,677	\$ 303,720	\$ 17,878,441	\$ -	\$ -	\$ 703,831	\$ 14,943,753	\$ 303,719	\$ 15,951,303		
642	B/M/SP 2010 RZEDB Bond Reserve (9839)	B-M-SP	716,830	N	\$ -						\$ -						\$ -		
644	2015 TE Bonds Debt Service (9826)	Multiple	34,438,250	N	\$ 1,125,500				562,750		\$ 562,750			25,498	537,252		\$ 562,750		
646	2015 Taxable Bonds Debt Service (9825)	Multiple	42,069,610	N	\$ 4,936,347		1,127,500		1,908,046		\$ 3,035,546			34,401	1,866,400		\$ 1,900,801		
647	2015 Bond Administration (9708)	Multiple	109,500	N	\$ 4,675				4,675		\$ 4,675						\$ -		
648	Bank Fees for Refinanced Bonds Administration (9708)	Multiple	15,000	N	\$ 3,308				3,308		\$ 3,308						\$ -		
650	2018 TE Bonds Debt Service (9845)	Multiple	14,471,500	N	\$ 4,473,750		1,400,000		1,713,125		\$ 3,113,125			11,211	1,349,414		\$ 1,360,625		
651	2018 Taxable Bonds Debt Service (9844)	Multiple	42,435,600	N	\$ 1,171,400				585,700		\$ 585,700			33,299	552,401		\$ 585,700		
652	2018 T & TE Bond Bonds Administration; Bank & Bonds Payment (9708)	Multiple	97,000	N	\$ 4,675				4,675		\$ 4,675						\$ -		

Oakland Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances

July 1, 2023 through June 30, 2024

(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	G	H	I
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/23)	2,456,384	604,641	10,526,622	1,587,917	10,352,810	
2	Revenue/Income (Actual 06/30/24) RPTTF amounts should tie to the ROPS 23-24 total distribution from the County Auditor-Controller	827,133	81,600	-	1,681,213	26,667,202	
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/23)	510,534	-	10,526,622	1,521,223	11,240,988	
4	Retention of Available Cash Balance (Actual 06/30/24) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	1,366,716	555,759	-	-	10,752,800	
5	ROPS 23-24 RPTTF Balances Remaining RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC	No entry required				5,095,444	
6	Ending Actual Available Cash Balance (06/30/24) C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 + 5)	\$ 1,406,267	\$ 130,482	\$ -	\$ 1,747,907	\$ 9,930,780	

Oakland Recognized Obligation Payment Schedule (ROPS 26-27) - Notes

July 1, 2026 through June 30, 2027

Item #	Note Description
5	
6	
14	Per 34171(b); This is a statutory requirement that has no agreement with specified start or termination dates. Many of these obligations are dependent on other obligations; i.e. project and administrative staff and other operating costs are needed to manage all of the Agency's obligations until they are all concluded, or property is required to be remediated and maintained until it is sold or otherwise transferred; with various terms.
17	In order to conform to the bond indenture, all of the full year of debt service is requested during the January 2nd RPTTF distribution. Amounts not needed for the March 1st debt service payment will be held in reserve for the September 1st debt service payment.
18	Federal Recovery Zone Subsidy is not guaranteed, so RPTTF request to cover full debt service payment. In order to conform to the bond indenture, all of the full year of debt service is requested during the January 2nd RPTTF distribution. Amounts not needed for the March 1st debt service payment will be held in reserve for the September 1st debt service payment.
20	Bond Legal Requirement
23	
24	
54	Per 34171(b); This is a statutory requirement that has no agreement with specified start or termination dates. Many of these obligations are dependent on other obligations; i.e. project and administrative staff and other operating costs are needed to manage all of the Agency's obligations until they are all concluded, or property is required to be remediated and maintained until it is sold or otherwise transferred; with various terms.
60	Venue Security Deposit Reimbursement
61	Venue Security Deposit Reimbursement
74	Bank and Bond Administrative Fees
84	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post- construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity. Obligation amount not known. Garage revenue used to pay HOA fees. Maintain until property is sold.
90	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post- construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity. Obligation amount not known.
92	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post- construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity. Obligation amount not known.
93	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post- construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity. Obligation amount not known.
94	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post- construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity; other source is developer fee.
96	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post- construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity. Contract date unknown; Obligation amount not known.
105	Obligation to remain until property is sold.

Oakland Recognized Obligation Payment Schedule (ROPS 26-27) - Notes

July 1, 2026 through June 30, 2027

Item #	Note Description
200	In order to conform to the bond indenture, all of the full year of debt service is requested during the January 2nd RPTTF distribution. Amounts not needed for the March 1st debt service payment will be held in reserve for the September 1st debt service payment.
202	
204	
246	In order to conform to the bond indenture, all of the full year of debt service is requested during the January 2nd RPTTF distribution. Amounts not needed for the March 1st debt service payment will be held in reserve for the September 1st debt service payment.
250	
383	This is a statutory requirement that has no agreement with specified start or termination dates. Many of these obligations are dependent on other obligations; i.e. project and administrative staff and other operating costs are needed to manage all of the Agency's obligations until they are all concluded, or property is required to be remediated and maintained until it is sold or otherwise transferred; with various terms. Retain until all Low-Mod Items are retired.
635	Future excess bond proceeds to be transferred to the City per the Bond Expenditure Agreement approved by OB and DOF and executed Nov 8, 2013.
636	Future excess bond proceeds to be transferred to the City per the Bond Expenditure Agreement approved by OB and DOF and executed Nov 8, 2013.
637	Future excess bond proceeds to be transferred to the City per the Bond Expenditure Agreement approved by OB and DOF and executed Nov 8, 2013.
638	Future excess bond proceeds to be transferred to the City per the Bond Expenditure Agreement approved by OB and DOF and executed Nov 8, 2013.
639	Future excess bond proceeds to be transferred to the City per the Bond Expenditure Agreement approved by OB and DOF and executed Nov 8, 2013.
642	Existing reserve amounts required per bond covenants.
644	2015 Bonds refund 2006 TE bonds (partial for Coliseum), plus Housing Taxable for savings.
646	
647	
648	
649	
650	
651	
652	

EXHIBIT B

FY 26-27 SUCCESSOR AGENCY ADMINISTRATIVE BUDGET

(attached)

ROPS 2026-27		
SUCCESSOR AGENCY ADMINISTRATIVE BUDGET		
Actual RPTTF distributed for fiscal year 2025-26	\$	20,882,925
Less distributed Administrative RPTTF 2025-26	\$	(634,946)
RPTTF distributed for 2025-26 after adjustments	\$	20,247,979
	3%	\$ 607,439

DEPARTMENT PERSONNEL	ROPS 2026-27
Finance & Management Department	566,315
Subtotal Personnel	\$ 566,315
 	
O&M	ROPS 2026-27
Accounting & Auditing Services	28,141
Internal Services & Work Orders	12,983
Subtotal O&M	\$ 41,124
 	
TOTAL SUCCESSOR ADMIN BUDGET	\$ 607,439