

# Redevelopment Agency of the City of San Leandro

Recognized Obligation Payment Schedule, as of March 1, 2012

Payee	Project	Description	Estimated Balance as of 1/1/2012 <sup>1</sup>	Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total	Funding Source
<b><u>Bonds</u></b>											
2001 Certificates of Participation	Joint	\$5.02m debt issuance to fund capital improvement projects	\$ 3,610,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347,992.50	\$ 347,992.50	RDA PT Fund
2002 Tax Allocation Bonds	Plaza	\$15.935m debt issuance to fund capital improvement projects	\$ 12,385,000.00	\$ -	\$ -	\$ 356,643.75	\$ -	\$ -	\$ 1,332,095.00	\$ 1,688,738.75	Fund Balance/RDA PT Fund
Plaza TAB Escrow Fund	Plaza	Set-Aside to ensure payment of bond debt service after project area expiration	\$ 2,069,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000.00	\$ 275,000.00	RDA PT Fund
2004 Tax Allocation Bonds	WSL	\$5.5m debt issuance to fund capital improvement projects	\$ 5,090,000.00	\$ -	\$ -	\$ 140,631.25	\$ -	\$ -	\$ 255,631.25	\$ 396,262.50	Fund Balance/RDA PT Fund
2008 Tax Allocation Bonds	Joint	\$27.53m debt issuance to fund capital improvement projects	\$ 26,235,000.00	\$ -	\$ -	\$ 676,593.75	\$ -	\$ -	\$ 1,186,593.75	\$ 1,863,187.50	Fund Balance/RDA PT Fund
Urban Analytics	All	Continuing Disclosure Requirements and Fiscal Analysis of Tax Increment	\$ 35,000.00	\$ 21,000.00	\$ -	\$ 14,000.00	\$ -	\$ -	\$ -	\$ 35,000.00	Fund Balance
<b><u>Other Debt</u></b>											
Bank of New York Mellon	Hsg	HUD Section 108 Loan for Senior Housing Project at 232 East 14th Street	\$ 496,000.00	\$ -	\$ 5,326.95	\$ -	\$ -	\$ -	\$ -	\$ 5,326.95	Housing Fund Balance
Bayfair Development LLC	Joint	Improvement and Reimbursement Agreement (Amendment 2, July 1, 2000)	\$ 700,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000.00	\$ 250,000.00	RDA PT Fund
City of San Leandro	Joint	Loan from City General Fund (Res 2004-11 RDA)	\$ 2,040,797.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,477.05	\$ 173,477.05	RDA PT Fund
Ford Store of San Leandro	Joint	Sales Tax Rebate per Owner Participation Agreement (March 6, 2000)	\$ 2,032,907.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,000.00	\$ 95,000.00	RDA PT Fund
Friends of the San Leandro Creek	Plaza	Lease Guarantee Agreement (Res 2001-5 RDA)	\$ 62,340.14	\$ 2,309.71	\$ 4,809.71	\$ 2,309.71	\$ 2,309.71	\$ 2,309.71	\$ 2,309.71	\$ 16,358.26	Fund Balance
Mercy Housing of CA	Hsg	Loan Agreement for Operation of Casa Verde	\$ 5,402,714.00	\$ 91,555.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,555.00	Housing Fund Balance
San Leandro Chamber of Commerce	Plaza	Lease/Purchase Agmt for 262 Davis (Res 2008-023 RDA) Balance is an estimate.	\$ 41,900.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 17,400.00	Fund Balance
San Leandro Unified School District	Joint	Financing Agreement for 9th Grade Campus	\$ 619,960.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,072.00	\$ 327,072.00	Fund Balance
Estate of Malcolm D. King, Janet C. King, Douglas M. King, and Mary Lou King	Joint	Ground Lease Guarantee <sup>2</sup>	\$ 46,823,195.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	TBD, pending negotiations
Meyers Nave/City of San Leandro	Joint	Pre-litigation legal fees and staff costs related to King Ground Lease Guarantee	N/A	\$ 1,134.00	\$ 4,532.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 35,666.00	Fund Balance
City of San Leandro	All	Accrued Leave Pay-Out for Employees Formerly Funded by the RDA	\$ 146,137.56	\$ -	\$ -	\$ -	\$ 146,137.56	\$ -	\$ -	\$ 146,137.56	Fund Balance
<b><u>Successor Agency Administration</u></b>											
City of San Leandro	All	Agreement to Fund Staff/ Successor Agency Administration	N/A	\$ 95,851.08	\$ 45,281.80	\$ 45,281.80	\$ 45,281.80	\$ 45,281.80	\$ 45,281.80	\$ 322,260.08	Fund Balance/Admin Allowance
Meyers Nave	All	Legal, Agency unwinding	N/A	\$ 5,922.00	\$ 3,591.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 29,513.00	Fund Balance/Admin Allowance
<b><u>Contractual Obligations (payment amounts by month are estimates only)</u></b>											
Flagship Facility Services, Inc.	Plaza/ Joint	Agreement for cleaning of downtown trash enclosures	\$ 1,290.00	\$ -	\$ 430.00	\$ -	\$ 430.00	\$ -	\$ 430.00	\$ 1,290.00	Fund Balance
J.L. McComb Services	Plaza/ Joint	Agreement for steam cleaning and pressure washing downtown sidewalks	\$ 9,250.00	\$ -	\$ -	\$ -	\$ 9,250.00	\$ -	\$ -	\$ 9,250.00	Fund Balance
Pacific Coast Farmers Market Association	Joint	Agreement to Operate Downtown Farmers' Market	\$ 19,600.00	\$ 11,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000.00	Fund Balance
Regency Centers, LP	Plaza	Common Area Maintenance Agreement for Downtown Shopping Center (Res 80-21)	\$ 16,424.70	\$ 2,737.45	\$ 2,737.45	\$ 2,737.45	\$ 2,737.45	\$ 2,737.45	\$ 2,737.45	\$ 16,424.70	Fund Balance
City of San Leandro/ Regency Centers, LP	Plaza/ Joint	2004 Washington Plaza Security Agreement	\$ 66,000.00	\$ -	\$ -	\$ 66,000.00	\$ -	\$ -	\$ -	\$ 66,000.00	Fund Balance
Stepping Stones	Plaza	Downtown Cleaning and Maintenance	\$ 10,900.00	\$ 3,900.00	\$ 1,950.00	\$ 1,262.50	\$ 1,262.50	\$ 1,262.50	\$ 1,262.50	\$ 10,900.00	Fund Balance
Tellus Venture Associates	WSL	Broadband Strategy Dev. (Res 2011-008)	\$ 35,000.00	\$ 8,250.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 2,750.00	\$ -	\$ 35,000.00	Fund Balance

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<b><i>Capital Improvement Projects (payment amounts by month are estimates only)</i></b>											
City of San Leandro	Joint	Cooperative Agreement to Fund <b>Garage Construction</b> - \$11,450,000 (Res 2010-009 RDA), plus Purchase Agmt for 262 Davis (Res 2008-023 RDA)	\$ 7,900,000.00	\$ 744,157.00	\$ 770,000.00	\$ 1,596,460.75	\$ 1,596,460.75	\$ 1,596,460.75	\$ 1,596,460.75	\$ 7,900,000.00	Bond Proceeds
City of San Leandro	Joint	Cooperative Agreement to Fund <b>Senior Center</b> - \$13,000,000 (Res 2008-019 RDA)	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
Bay Area Escrow Services	Joint	E14th/Hesperian <b>Triangle Project</b> - Revolving Fund Escrow Agreement for Site Remediation (cost is an estimate, could vary)	\$ 355,450.00	\$ 454.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 25,454.00	Bond Proceeds
SideB Corporation/Quality Lube/Various	Joint	Relocation Assistance <b>Triangle Project</b> (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)	\$ 100,000.00	\$ 1,161.00	\$ 700.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 11,861.00	Bond Proceeds
Alameda Housing Associates	Hsg	Funding Agreement for "The Alameda." April 6, 2009 Owner Participation and Loan Agreement and Associated Legal Costs (Res. 2009-009 RDA)	\$ 7,144,517.00	\$ -	\$ 693.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 34,500.00	\$ 125,193.00	Housing Fund Balance
City of San Leandro	WSL	Cooperative Agreement for Eden Road construction (Res 2011-001 RDA)	\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
City of San Leandro	WSL	Cooperative Agreement for Doolittle Drive Streetscape Improvements (Res 2011-001 RDA)	\$ 4,193,611.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
City of San Leandro	WSL	Cooperative Agreement for MacArthur Boulevard Streetscape Improvements (Res 2011-001 RDA)	\$ 1,274,134.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
City of San Leandro	Joint	Cooperative Agreement for Hays Street Streetscape Improvements (Res 2011-001 RDA)	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No payments this period
Total Paid from Existing Non-Housing Fund Balance			\$ 2,869,609.90								
Total Paid from Existing Housing Set-Aside Fund Balance			\$ 222,074.95								
Total Paid from Existing Bond Proceeds			\$ 7,937,315.00								
Total Paid from Redevelopment Property Tax Trust Fund			\$ 3,049,320.00								
Administrative Allowance (5% of Redev. Property Tax Trust Fund, or \$250k)			\$ 250,000.00								
Total Expenditures			\$ 14,328,319.85								

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

<sup>1</sup> Principal balance only. Interest costs will be additional for some items.

<sup>2</sup> 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 amounts shown above. The parties are in discussions and negotiations to attempt to resolve the issues, without litigation.