

RESOLUTION NO. 2018-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
EXTENDING THE PERIOD FOR DEVELOPMENT
OR DISPOSITION OF PROPERTIES
TRANSFERRED FROM THE FORMER MERCED
REDEVELOPMENT AGENCY PURSUANT TO
HEALTH AND SAFETY CODE SECTION
34176.1(e)**

WHEREAS, pursuant to Health and Safety Code (“HSC”) Section 34176, the City of Merced (“City”), as the entity that authorized the creation of the dissolved Merced Redevelopment Agency (“RDA”), elected to retain the housing assets and functions previously performed by the former RDA, including all rights, powers, assets, liabilities, duties and obligations associated with the housing activities of the former RDA, excluding any amounts on deposit in the Low and Moderate Income Housing Fund, to the City of Merced Housing Successor Agency (Housing Division), as provided in Resolution No. 2012-5 adopted on January 12, 2012; and

WHEREAS, HSC Section 34176.1(e) requires all real properties acquired by the former RDA prior to February 1, 2012 and transferred to the City of Merced Housing Successor Agency (Housing Division) to be developed pursuant to the requirements detailed in HSC Section 33334.16, with time periods commencing on the date the Department of Finance (“DOF”) approved such properties as a housing asset; and

WHEREAS, HSC Section 33334.16 provides that within five years from the date a property is acquired with Low and Moderate Income Housing Funds, activities must be initiated consistent with the development of the property for affordable housing purposes, or the property must be sold and sales proceeds shall be deposited into the Low and Moderate Income Housing Fund (now the Low and Moderate Income Housing Asset Fund established pursuant to HSC 34176(d)); and

WHEREAS, HSC 33334.16 further states that the legislative body may extend the aforementioned property development or disposition deadline for one additional period not to exceed five years; and

WHEREAS, on February 25, 2013, DOF approved the transfer of real property assets listed on a Housing Asset Transfer Form from the former RDA to the City of Merced Housing Successor Agency (Housing Division) (Exhibit A); and

WHEREAS, property was transferred to the County of Merced as the Designated Local Authority by Resolution No. 2017-03 on January 17, 2017 because the properties were not purchased with Low and Moderate Income Housing Funds by the former RDA (Exhibit B); and

WHEREAS, property was retained for the use of Governmental Use and Parking Authority Properties to be retained by the City (property being used for right-of-way and the parking authority (collectively referred to as the "Properties", see Exhibit C); and

WHEREAS, property was retained by the Housing Division that comprised of vacant land purchased by the former RDA with Low and Moderate Income Housing Funds (collectively referred to as the "Remaining Properties", see Exhibit D); and

WHEREAS, due to market conditions and the loss of funds resulting from the dissolution of redevelopment agencies in California, the City of Merced Housing Successor Agency (Housing Division) has been unable to initiate affordable housing activities at the Remaining Properties; and

WHEREAS, the City of Merced Housing Successor Agency (Housing Division) is developing a strategy to develop or dispose of the Remaining Properties; and

WHEREAS, under HSC 34176.1(e), the property development and disposition deadline imposed by HSC 33334.16 for the Remaining Properties is February 25, 2018, which is five years from the date the Department of Finance approved the housing assets transferred from the former RDA to the City of Merced Housing Successor Agency (Housing Division); and

WHEREAS, the City of Merced Housing Successor Agency (Housing Division) desires to retain the Remaining Properties for up to an additional five years, or February 25, 2023, to develop or dispose of the property as required by HSC 33334.16 and 34176.1(e).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. Intent to Initiate Affordable Housing Activities. The City finds and determines it is the City's intention that the parcels listed at Exhibit "C" be developed for affordable housing purposes, or sold to fund other affordable housing activities as permitted by the HSC.

SECTION 3. Approval of Deadline Extension. The City of Merced finds and determines that the Housing Successor Agency (Housing Division) may retain the Remaining Properties for an additional period not to exceed five years, or February 25, 2023 for the purpose of initiating affordable housing development activities.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the ____ day of _____ 2018, by the following vote:

AYES: Council Members:

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

APPROVED:

Mayor

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

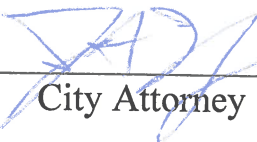
 9-12-2018
City Attorney Date

Exhibit A

Successor Agency Contact Information

Name of Successor Agency:	<u>Merced Designated Local Authority</u>
County:	<u>Merced County</u>
Primary Contact Name:	Mark Persico
Primary Contact Title:	Staff to the Successor Agency c/o Kosmont Companies 865 South Figueroa Street, 35th Floor Los Angeles, CA 90017 (818)857-7333
Address	
Contact Phone Number:	<u>(818)857-7333</u>
Contact E-Mail Address:	<u>mpersico@kosmont.com</u>
Secondary Contact Name:	Michael Amabile
Secondary Contact Title:	Chair, Merced Designated Local Authority
Secondary Contact Phone Number:	<u>(209) 631-9865</u>
Secondary Contact E-Mail Address:	<u>michaelamabile@comcast.net</u>

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: Merced Designated Local Authority

		Total Outstanding Debt or Obligation
Outstanding Debt or Obligation		\$ 100,301,026
Current Period Outstanding Debt or Obligation		Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding		10,796,772
B Enforceable Obligations Funded with RPTTF		3,636,603
C Administrative Allowance Funded with RPTTF		-
D Total RPTTF Funded (B + C = D)		3,636,603
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be same amount as ROPS form six-month total</i>		\$ 14,431,275
E Enter Total Six-Month Anticipated RPTTF Funding <i>(Obtain from county auditor-controller)</i>		3,636,603
F Variance (E - D = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>		-
Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))		
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the same amount as RPTTF approved by Finance, including admin allowance)</i>		2,762,722
H Enter Actual Obligations Paid with RPTTF		-
I Enter Actual Administrative Expenses Paid with RPTTF		-
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)		2,762,722
K Adjustment to RPTTF		\$ 872,781.00

Certification of Oversight Board Chairman:
 Pursuant to Section 34177(m) 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 agency.

_____ Name	_____ Title
_____ Signature	_____ Date

Name of Successor Agency Merced Designated Local Authority
 County Merced County

Oversight Board Approval Date _____

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)
 January 1, 2013 through June 30, 2013

Item #	Project Name / Debt Obligation	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source						Six-Month Total
									LMI/HF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	
	Grand Total						\$ 100,301,026	\$ 19,142,755	\$ 106,733	\$ 983,318	\$ -	\$ -	\$ 3,639,503	\$ 10,095,521	\$ 14,431,278
1	Project Area #2/1999 Tax Allocation Bonds	3/25/1999	12/1/2015	U.S. Bank	TAB Payments for Bond Issue	Project Area #2	8,107,639.00	2,087,450.00					\$ 1,033,725.00		1,033,725
2	Project Area #2/2003 Tax Allocation Bonds	5/28/2003	12/31/2023	U.S. Bank	TAB Payments for Bond Issue	Project Area #2	17,745,172.00	174,384.00					\$ 88,501.25		88,501
3	Project Area #2/Trustee Services	3/25/1999	12/31/2023	U.S. Bank	Bond agent professional services	Project Area #2		5,000.00					\$ 5,000.00		5,000
4	Project Area #2/Continuing Disclosure	11/13/2003	12/31/2023	Widman Financial Services	Continuing Disclosure	Project Area #2		2,450.00					\$ 2,450.00		2,450
5	Project Area #2/Merced County Administration	3/25/1999	12/31/2023	Merced County	Administrative Expense Auditor	Project Area #2		162,750.00					\$ 162,750.00		162,750
6	Project Area #2/Loan Guarantees			Wells Fargo	Loan Guarantees - Laurel Glen Apartments	Project Area #2		60,148.00					\$ 30,173.98		30,174
7	Project Area #2/Simpson's DDA			City of Merced	Loan from Sewer Enterprise Fund-Ratepayer	Project Area #2		1,278,627							
8	Project Area #2/Brownfield Remediation			Various Environmental Consultants	Environmental Guarantee	Project Area #2	2,000,000.00	-					1,278,627		1,278,627
9	Project Area #2/Cosco, Inc. DDA	4/16/1992		Various Environmental Consultants	Environmental Guarantee	Project Area #2	4,000,000.00	-					-		-
10	Project Area #2/Merced Center DDA's	11/7/2005		Various Environmental Consultants	Environmental Guarantee	Project Area #2	4,000,000.00	-					-		-
11	Gateways/Tax Allocation Bonds (2001)	11/28/2001	8/1/2031	U.S. Bank	TAB Payments for Bond Issue	Gateways		3,362,883.00					55,848		55,848
12	Gateways/Tax Allocation Bonds (2009)	5/19/2009	9/1/2039	U.S. Bank	TAB Payments for Bond Issue	Gateways	27,741,634.00	961,643					388,322		388,322
13	Gateways/Trustee Services	11/28/2001	9/1/2039	U.S. Bank	Bond agent professional services	Gateways		8,000					-		-
14	Gateways/Continuing Disclosure	11/13/2003	9/1/2039	Widman Financial Services	Continuing Disclosure	Gateways		4,200					-		-
15	Gateways/Reimbursement Agreement for PFEDA	1/31/2011		City of Merced PFEDA	Reimbursement and Cooperation Agmt	Gateways		533,468					533,468		533,468
16	Gateways/Commercial Façade Improvement			Sunil Ratanji	Commercial Rehabilitation Project	Gateways	10,850.00	10,850					-		-
17	Property, Development Rights & Environmental Identity Obligations	11/7/2005		Alman Hospitality Group	Merced Center Site DDA (Environmental)	Project Area #2	Unknown, potential	-					-		-
18	Property, Development Rights & Environmental Identity Obligations	4/16/1992		Cosco, Inc. (note 3 & 4)	Cosco Parking Lot & Related Rights DDA	Project Area #2	Unknown, potential	-					-		-
19	Property, Development Rights & Environmental Identity Obligations	11/7/2005		Merced Community College District	Merced Center Site DDA	Project Area #2	Unknown, potential	-					-		-
20	Property, Development Rights & Environmental Identity Obligations			Westamerica Bancorporation	Merced Center Lease-1601 M Street	Project Area #2	Unknown, potential	-					-		-
21	Property, Development Rights & Environmental Identity Obligations	11/4/1996		Joseph and Michelle Convello/CBS Motors	DDA for 254 West 16th Street	Project Area #2	Unknown, potential	-					-		-
22	Property, Development Rights & Environmental Identity Obligations	8/5/2006		Nico Properties LLC, DSI Properties LLC	DDA for 64 West 16th Street	Project Area #2	Unknown, potential	-					-		-
23	Property, Development Rights & Environmental Identity Obligations	10/27/1992		Cory Lawrence, Two Wheels	DDA for Merced Power Sports-265 W. 15th St.	Project Area #2	Unknown, potential	-					-		-
24	Property, Development Rights & Environmental Identity Obligations	5/31/1999		Christine McFadden	Valley Veterinary Hospital DDA	Project Area #2	Unknown, potential	-					-		-
25	Property, Development Rights & Environmental Identity Obligations	1/3/1994		Merced Realtors	DDA for 635 West Main Street	Project Area #2	Unknown, potential	-					-		-
26	Property, Development Rights & Environmental Identity Obligations			Identify Obligation (note 5)	Identification	Project Area #2 & Gateways	Unknown, potential	-					-		-
27	Property, Development Rights & Environmental Identity Obligations	2/2/1996		Stahl/Scott Palzer Metal Products Company	DDA Stahl Truck Bodies-1130 Stuart Dr	Gateways	Unknown, potential	-					-		-
28	Project Area #2/Land Acquisition			Construction Rental Sys	Rental fee for vacant property, contingent liability of RDA	Project Area #2	167.02	168					168		168
29	Project Area #2/Residential Façade Grant			Kim Dolina	Residential improvement at 101 W 20th, contingent liability of RDA	Project Area #2	6,487.50	8,468					-		-

30	Project Area #2/Fencing Services for Agency Property			Merced Fence Co.	Rental fencing for Agency property, contingent liability of RDA.	Project Area #2	3,118.00	3,118					1,559	1,559
31	Project Area #2/Rehab 951 West 7th St			City of Merced	Engineering Services, contingent liability of RDA	Project Area #2	542.91	543					109	109
32	Project Area #2/Highway 99 Multi-Family Housing Pro.			Marced Pacific Associates, LLC	Development of 75 units-tax credit, contingent liability of RDA	Project Area #2	3,074,887.00	-					-	-
33	Gateways/Highway 99 Signalization			City of Merced	Engineering charges for project, contingent liability of RDA	Gateways	58,389.04	58,389					32,438	32,438
34	Project Gateways/Highway 99 Multi-Family Housing Project			Technicon Engineering	Engineering services for road project, contingent liability of RDA	Gateways	2,830.00	2,630					-	-
35	Gateways/Highway 99 Multi-Family Housing Project			City of Merced	Lot merger for Highway 99 Housing, contingent liability of RDA	Gateways	404.00	404					-	-
36	Gateways/Highway 99 Multi-Family Housing Project			Weedman/Spence	Spraying of vacant lots, contingent liability of RDA	Gateways	3,371.00	3,371					-	-
37	Gateways/Highway 99 Multi-Family Housing Project			Weedman/Spence	Spraying of vacant lots, contingent liability of RDA	Gateways	1,815.00	1,815					-	-
38	Gateways/Highway 99 Multi-Family Housing Project			Weedman/Spence	Spraying of vacant lots, contingent liability of RDA	Gateways	1,815.00	1,815					-	-
39	Gateways/Highway 99 Multi-Family Housing Project			Construction Rental Svc.	Rental fencing for vacant property, contingent liability of RDA	Gateways	1,557.64	1,558					909	909
40	Gateways/Highway 99 Multi-Family Housing Project			Merced Fence Co.	Rental fencing for vacant property, contingent liability of RDA	Gateways	8,738.00	8,738					5,097	5,097
41	Gateways/Highway 99 Multi-Family Housing Project			Merced Fence Co.	Rental fencing for vacant property, contingent liability of RDA	Gateways	1,950.00	1,950					1,138	1,138
42	Gateways/Highway 99 Multi-Family Housing Project			Golden Valley Engineering	Engineering site development, contingent liability of RDA	Gateways	5,000.00	5,000					5,000	5,000
43	Gateways/Highway 99 Multi-Family Housing Project			City of Merced	Lot merger and planned development, contingent liability of RDA	Gateways	10,000.00	10,000					10,000	10,000
44	Insurance Premium estimate	1/1/2013	6/30/2013	Alliant Insurance Services	DLA Board Insurance	All	4,200.00	4,200					1,999	1,999
45	DLA Administration	1/1/2013	6/30/2013	Kosmont Companies	DLA Administration and legal services	All	210,000.00	105,000					105,000	105,000
46	Project Area #2/Annual Audit Fees	8/1/2011		Gallina, LLP	Annual Audit Fees	Project Area #2	7,017.38	7,017					7,017	7,017
47	Project Area #2/Annual Audit Fees	8/1/2011		Gallina, LLP	Annual Audit Fees	Project Area #2	7,017.38	7,017					7,017	7,017
48	Project Area #2/Annual Audit Fees	8/1/2011		City of Merced-HUD	Rehabilitation of single family home	Project Area #2	30,800.00	30,800					30,800	30,800
49	Project Area #2/Annual Audit Fees	8/1/2011		Merced County Arts Council	Merced Arts Center Annual Improvements	Project Area #2	24,850.00	24,850					12,425	12,425
50	Project Area #2/Annual Audit Fees	8/1/2011		Merced County	Environmental Clearance for remediation	Project Area #2	7,011.75	7,011					7,011	7,011
51	Project Area #2/Annual Audit Fees	8/1/2011		Castle Analytical Lab	Testing for environmental clearance	Project Area #2	388.00	388					184	184
52	Project Area #2/Annual Audit Fees	8/1/2011		Advanced Chemical Trans.	Hazardous waste transport-#108043	Project Area #2	2,550.00	2,550					2,550	2,550
53	Project Area #2/Annual Audit Fees	8/1/2011		Provost & Pritchard	Merced Center Parcel-Assessment	Project Area #2	12,220.00	12,220					6,110	6,110
54	Project Area #2/Annual Audit Fees	8/1/2011		Downey Brand LLP	Legal Representation for Merced Center	Project Area #2	40,342.57	40,343					20,171	20,171
55	Project Area #2/Annual Audit Fees	8/1/2011		ProTech Security	Monitor testing site for #108043-MC	Project Area #2	540.00	540					270	270
56	Project Area #2/Annual Audit Fees	8/1/2011		Provost & Pritchard	R Street Property Clean-up	Project Area #2	103,258.67	103,259					51,629	51,629
57	Project Area #2/Annual Audit Fees	8/1/2011		Provost & Pritchard	EPA Merced Center Brownfield Assessment	Project Area #2	156,867.00	156,867					78,434	78,434
58	Project Area #2/Annual Audit Fees	8/1/2011		Wells Fargo Bank, N.A.	Federal Tax Credit Guarantee **	Project Area #2	14,768,802.00	3,938,099					4,682,402	4,682,402
59	Project Area #2/Annual Audit Fees	8/1/2011		F & M Bank	Debt Service Funding Agreement	Project Area #2	2,633,768.00	2,633,768					2,587,496	2,587,496
60	Project Area #2/Annual Audit Fees	8/1/2011		Lewis C. Nelson General Contractors	Contractor for renovation project	Project Area #2	2,079,909.50	2,079,909					2,079,909	2,079,909
61	Project Area #2/Annual Audit Fees	8/1/2011		Reznick Group	Consulting for Audit and Cost Certification	Project Area #2	45,000.00	45,000					45,000	45,000
62	Project Area #2/Annual Audit Fees	8/1/2011		City of Merced	Engineering Services-Project Manager	Project Area #2	40,000.00	40,000					40,000	40,000
63	Project Area #2/Annual Audit Fees	8/1/2011		WMB Architects, Inc.	Architectural and project management	Project Area #2	125,007.75	125,008					125,008	125,008
64	Project Area #2/Annual Audit Fees	8/1/2011		Merced Theatre Landlord, LLC	Reserve Bases for Theatre Operations	Project Area #2	125,000.00	25,000					25,000	25,000
65	Project Area #2/Annual Audit Fees	8/1/2011		Bank of New York Mellon	HUD 108 Loan - The Grove Apartments	Gateways	3,858,070.00	330,980	63,280				63,280	63,280
66	Project Area #2/Annual Audit Fees	8/1/2011		Wells Fargo	Loan Guarantee - The Grove Apartments	Gateways	88,946	43,473					43,473	43,473
67	Project Area #2/Annual Audit Fees	8/1/2011		Maxwell Construction	Development of affordable housing	Gateways	1,500,000.00	793,518		593,518			593,518	593,518
68	Project Area #2/Annual Audit Fees	8/1/2011		Marced Pacific Associates, LLC	Development of 75 units-tax credit	Gateways	4,371,113.00	3,000,000					-	-

Name of Successor Agency: Merced Designated Local Authority
County: Merced County

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III) -- Notes (Optional)
January 1, 2013 through June 30, 2013

[illegible]

Name of Successor Agency: Merced Designated Local Authority
 County: Merced County

Pursuant to Health and Safety Code section 34186 (a)
 PRIOR PERIOD ESTIMATED OBLIGATIONS vs. ACTUAL PAYMENTS
 RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS I)
 January 1, 2012 through June 30, 2012

Page/ Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMI/HF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
		Grand Total				\$ 106,733	\$ -	\$ 593,518	\$ -	\$ -	\$ -	\$ 505,681	\$ -	\$ 2,782,722	\$ -	\$ 9,974,489	\$ -
1/RPTTF	1	Project Area #2/1999 Tax Allocation Bonds	U.S. Bank	TAB Payments for Bond Issue	Project Area #2												
1/RPTTF	2	Project Area #2/2003 Tax Allocation Bonds	U.S. Bank	TAB Payments for Bond Issue	Project Area #2									170,150	-		
1/RPTTF	3	Project Area #2/Trustee Services	U.S. Bank	Bond agent professional services	Project Area #2									11,020	-		
1/RPTTF	4	Project Area #2/Cost of Continuing Disclosure	Wildan Financial Services	Continuing Disclosure	Project Area #2									5,000	-		
1/RPTTF	5	Project Area #2/Merced County Administration	Merced County	Administration Expense-Auditor	Project Area #2									2,450	-		
1/RPTTF	6	Project Area #2/Loan Guarantee	Wells Fargo	Loan Guarantee - Laurel Glen Apartments	Project Area #2									162,750	-		
1/RPTTF	7	Merced (2003 & 2009)	City of Merced	Loan from Sewer Enterprise Fund-Ratepayer	Project Area #2									30,374	-		
1/RPTTF	8	Project Area #2/Simpson's DDA-Brownfield Rem	Various Environmental	Environmental Guarantee	Project Area #2									1,278,627	-		
1/RPTTF	9	Project Area #2/Costco, Inc. DDA-Brownfield	Various Environmental	Environmental Guarantee	Project Area #2									-	-		
1/RPTTF	10	Project Area #2/Merced Center DDA's	Various Environmental	Environmental Guarantee	Project Area #2									-	-		
1/RPTTF	11	Gateways/Tax Allocation Bonds (2001)	U.S. Bank	TAB Payments for Bond Issue	Gateways									56,549	-		
1/RPTTF	12	Gateways/Tax Allocation Bonds (2009)	U.S. Bank	TAB Payments for Bond Issue	Gateways									391,696	-		
1/RPTTF	13	Gateways/Trustee Services	U.S. Bank	Bond agent professional services	Gateways									8,000	-		
1/RPTTF	14	Gateways/Cost of Continuing Disclosure	Wildan Financial Services	Continuing Disclosure	Gateways									4,200	-		
1/RPTTF	15	Gateways/Merced County Administration	Merced County	Administration Expense-Auditor	Gateways									52,000	-		
1/RPTTF	16	Gateways/Reimbursement Agreement for PFEDA	City of Merced PFEDA	Reimbursement and Cooperation Agmt	Gateways									533,488	-		
1/RPTTF	17	Gateways/Commercial Facade Improvement	Sunil Retanj	Commercial Rehabilitation Project	Gateways									-	-		
1/RPTTF	18	Property, Development Rights & Environmental Idemnity	Altman Hospitality Group	Merced Center Site DDA (Environmental)	Project Area #2									-	-		
1/RPTTF	19	Property, Development Rights & Environmental Idemnity	Costco, Inc.*** (note 3 & 4)	Costco Parking Lot & Related Rights DDA	Project Area #2									-	-		
1/RPTTF	20	Property, Development Rights & Environmental Idemnity	Merced Community College District	Merced Center Site DDA	Project Area #2									-	-		
1/RPTTF	21	Property, Development Rights & Environmental Idemnity	Westamerica Bancorporation	Merced Center Lease-1801 M Street	Project Area #2									-	-		
1/RPTTF	22	Property, Development Rights & Environmental Idemnity	Joseph and Michale Corvello/C&S Motors	DDA for 254 West 18th Street	Project Area #2									-	-		
1/RPTTF	23	Property, Development Rights & Environmental Idemnity	Nico Properties LLC, DSI Properties LLC	DDA for 64 West 16th Street	Project Area #2									-	-		
1/RPTTF	24	Property, Development Rights & Environmental Idemnity	Cyril Lawrence, Two Wheels	DDA for Merced Power Sports-265 W 15th St	Project Area #2									-	-		
1/RPTTF	25	Property, Development Rights & Environmental Idemnity	Christine McFadden	Valley Veterinary Hospital DDA	Project Area #2									-	-		
1/RPTTF	26	Property, Development Rights & Environmental Idemnity	Merced Restlors	DDA for 635 West Main Street	Project Area #2									-	-		
1/RPTTF	27	Property, Development Rights & Environmental Idemnity	Idemnity Obligation (note 5)	Idemnification	at Area #2 & Gateways									-	-		

Page/ Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
1/RPTF	28	Property, Development Rights & Environmental Klemly	Shah/Sool Feltzer Metal Products	DDA Shah Truck Bodies-1130 Stuart Dr.	Gateways										-	-	
1/RPTF	29	Project Area #2/Land Acquisition	Construction Rental Svc	Rental fencing for vacant property, contingent liability of RDA	Project Area #2												
1/RPTF	30	Project Area #2/Residential Parade Grant	Kim Dolina	Residential improvement at 101 W 20th, contingent liability of RDA	Project Area #2										168	-	
1/RPTF	31	Project Area #2/Fencing Services for Agency Property	Merced Fence Co	Rental fencing for Agency property, contingent liability of RDA	Project Area #2										-	-	
1/RPTF	32	Project Area #2/Rehab 951 West 7th St	City of Merced	Engineering Services, contingent liability of RDA	Project Area #2										1,559	-	
1/RPTF	33	Project Area #2/Highway 99 Multi-Family Housing Pro Gateways/Highway 99	Merced Pacific Associates, LLC	Development of 75 units-tax credit, contingent liability of RDA	Project Area #2										109	-	
1/RPTF	34	Signelization Project Gateways/Highway 99	City of Merced Technicon	Engineering services for road project, contingent liability of RDA	Gateways										-	-	
1/RPTF	35	Sprinkleration Project Gateways/Highway 99 Multi-Family Housing Project	Engineering	Engineering services for road project, contingent liability of RDA	Gateways										32,438	-	
1/RPTF	36	Family Housing Project	City of Merced	Lot merger for Highway 99 Housing, contingent liability of RDA	Gateways										-	-	
1/RPTF	37	Gateways/Site maintenance	Weedman/Spence Spraying Service	Spraying of vacant lots, contingent liability of RDA	Gateways										-	-	
1/RPTF	38	Gateways/Site maintenance Gateways/Fencing Services for Agency Property	Spraying Service Construction Rental Svc	Spraying of vacant lots, contingent liability of RDA	Gateways										-	-	
1/RPTF	39	Agency Property	Merced Fence Co	Rental fencing for vacant property, contingent liability of RDA	Gateways										-	-	
1/RPTF	40	Gateways/Fencing Services for Agency Property	Merced Fence Co	Rental fencing for vacant property, contingent liability of RDA	Gateways										909	-	
1/RPTF	41	Gateways/Demolition of blighted residences	Merced Fence Co	Rental fencing for vacant property, contingent liability of RDA	Gateways										5,097	-	
1/RPTF	42	Gateways/Engineering for 18th & Street DDA	Golden Valley Engineering	Engineering site development, contingent liability of RDA	Gateways										1,138	-	
1/RPTF	43	Gateways/Lot entitlements for 18th & I Street DDA	City of Merced Development	Lot merger and planned development, contingent liability of RDA	Gateways										5,000	-	
															10,000	-	
1/Other	1	Project Area #2/Rehabilitation of 1951 W 7th Street	City of Merced-HUD CDBG Program	Rehabilitation of single family home	Project Area #2												
1/Other	2	Project Area #2/Merced County Arts Council Lease	Merced County Arts Council	Merced Arts Center Annual Improvements	Project Area #2												30,900
1/Other	3	Project Area #2/Merced County Environmental Health	Merced County	Environmental Clearance for remediation	Project Area #2												12,425
1/Other	4	Project Area #2/Castle Analytical Lab	Castle Analytical Lab	Testing for environmental clearance	Project Area #2												7,011
1/Other	5	Project Area #2/Advanced Chemical Transport	Advanced Chemical Trans	Hazardous waste transport-#108043	Project Area #2												184
1/Other	6	Project Area #2/Provost & Pritchard Testing	Provost & Pritchard	Merced Center Paron-Assessment	Project Area #2												2,550
1/Other	7	Project Area #2/Downey Brand LLP	Downey Brand LLP	Legal Representation for Merced Center	Project Area #2												6,110
1/Other	8	Project Area #2/Security Monitoring for Environmental	ProTech Security	Monitor testing site for #108043-MC	Project Area #2												20,171
1/Other	9	Project Area #2/Provost & Pritchard Testing	Provost & Pritchard	R Street Property Clean-up	Project Area #2												270
1/Other	10	Project Area #2/Provost & Pritchard Testing	Provost & Pritchard	EPA Merced Center Brownfield Assessment	Project Area #2												51,629
1/Other	11	Project Area #2/Merced Theatre Tax Credit Guarantee	Wells Fargo Bank, N.A. and PNC Bank,	Federal Tax Credit Guarantee **	Project Area #2												78,434
1/Other	12	Project Area #2/Debt Service Funding Agreement	F & M Bank	Debt Service Funding Agreement	Project Area #2												4,882,402
1/Other	13	Project Area #2/Merced Theatre Renovation	Lewis C Nelson General Contractors	Contractor for renovation project	Project Area #2												2,567,486
1/Other	14	Project Area #2/Merced Theatre Renovation	Reznick Group	Consulting for Audit and Cost Certification	Project Area #2												2,079,909
1/Other	15	Project Area #2/Merced Theatre Renovation	City of Merced	Engineering Services-Project Manager	Project Area #2												45,000
1/Other	16	Project Area #2/Merced Theatre Renovation	WMB Architects, Inc	Architectural and project management	Project Area #2												40,000
																	125,008

[illegible]

Exhibit B

REVERSAL OF ASSET TRANSFERS – PROPERTIES TO BE CONVEYED BY THE CITY TO THE CITY OF MERCED DESIGNATED LOCAL AUTHORITY

Property	Address	APN
South Merced Lots	376 S. West Avenue	059-240-018
G Street Properties	2490 G Street	033-032-015
Santa Fe Properties	25 E Santa Fe	033-032-012
Parsons Residential	33 N. Parsons Ave	035-140-018
PD 14	823 W. 14th Street	031-213-012
	843 W. 14th Street	031-213-015
	849 W. 14th Street	031-213-016
	1011 W. 14th Street	031-203-019
		031-203-018

Exhibit C

LIST OF GOVERNMENTAL USE PROPERTIES

1. GOVERNMENTAL USE PROPERTIES TO BE RETAINED BY THE CITY:

APN	Address	Existing Use
030-204-010	2321 G Street	Sidewalk, landscaping, sloped grade for "G" Street Undercrossing
033-032-014	2498 G Street	Sidewalk, landscaping, sloped grade for "G" Street Undercrossing
033-032-013	25 E. Santa Fe	Right-of-way, sidewalk, landscaping for "G" Street Undercrossing, and realignment of Santa Fe Avenue
030-204-012	15 W. 23rd Street	Right-of-way (Lorenzo Lane)
058-110-058	2820 N. Highway 59 (formerly 2800 N. Highway 59)	Right-of-way, sidewalk, landscaping
058-110-057	2822 N. Highway 59 (formerly 2808/2810 N. Highway 59)	Right-of-way, sidewalk, landscaping
058-110-054	2830 N. Highway 59 (formerly 2824 N. Highway 59)	Right-of-way, sidewalk, landscaping
058-110-070	2852 N. Highway 59 (formerly 2872 N. Highway 59)	Right-of-way, sidewalk, landscaping
058-110-068	2900 N. Highway 59 (formerly 2874 N. Highway 59)	Right-of-way, sidewalk, landscaping
058-110-066	2902 N. Highway 59 (formerly 2906 N. Highway 59)	Right-of-way, sidewalk, landscaping
058-110-064 058-110-062 058-110-060	2910 N. Highway 59 (formerly 2922 N. Highway 59) 2920 N. Highway 59 (formerly 2940 N. Highway 59) 2930 N. Highway 59 (formerly 2960 N. Highway 59)	Right-of-way, sidewalk, landscaping

2. GOVERNMENTAL USE PROPERTIES TO BE RETAINED BY THE PARKING AUTHORITY:

APN	Address	Existing Use
031-054-027	1801 M Street	Public Parking Structure
031-054-026	606 W. 19th Street	

Exhibit D

LIST OF HOUSING ASSETS

APN	Address	Existing Use
031-161-001	1744 I Street	Vacant Land
031-074-010	1815 I Street	Vacant Land
031-074-009	1823 I Street	Vacant Land
031-082-002	150 W. 19th Street	Vacant Land
031-074-008	202 W. 19th Street	Vacant Land
031-074-011	205 W. 18th Street	Vacant Land
031-074-012	211 W. 18th Street	Vacant Land
031-084-011	49 W. 18th Street	Vacant Land
059-256-004	73 S. R Street	Vacant Land