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. <u>Recitals</u>. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. <u>Intent to Initiate Affordable Housing Activities</u>. 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. <u>Approval of Deadline Extension</u>. 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 AI	OOPTED by the City Coun	icil of the City of Merced at a
regular	r meeting held on t	he day of	2018, by the following
vote:			
	AYES:	Council Members:	
4	ATES.	Council Members:	
7	NOEG	0 111/	
1	NOES:	Council Members:	
1	ABSENT:	Council Members:	
A	ABSTAIN:	Council Members:	
		ocanon montonio.	
		A	APPROVED:
		_	Mayor
			IVIayUI

ATTEST: STEVE CARRIGAN, CITY CLERK
BY:Assistant/Deputy City Clerk
(SEAL)
APPROVED AS TO FORM:
City Attorney Date

Exhibit A

Successor Agency Contact Information

Name of Successor Agency:

County:

Address

Merced Designated Local Authority Merced County

Primary Contact Name: Primary Contact Title:

Mark Persico

Staff to the Successor Agency c/o Kosmont Companies

865 South Figueroa Street, 35th Floor Los Angeles, CA 90017 (818)857-7333

Contact Phone Number: Contact E-Mail Address:

Secondary Contact Name:

Secondary Contact Title:

Authority

Secondary Contact Phone Number: Secondary Contact E-Mail Address:

Michael Amabile
Chair, Merced Designated Local

(209) 631-9865

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

		tal Outstanding ot or Obligation
Outstanding Debt or Obligation	\$	100,301,026
Current Period Outstanding Debt or Obligation	SI	x-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding Enforceable Obligations Funded with RPTTF C Administrative Allowance Funded with RPTTF D Total RPTTF Funded (B + C = D) Total Current Period Outstanding Debt or Obligation (A + B + C = E) Should be same amount as ROPS form six-month total E Enter Total Six-Month Anticipated RPTTF Funding (Obtain from county auditor-controller) F Variance (E - D = F) Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding	\$	10,795,772 3,636,503 3,635,503 14,431,275 3,636,503
Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))		*
Enter Estimated Obligations Funded by RPTTF (Should be the same amount as RPTTF approved by Finance, including admin allowance) Enter Actual Obligations Paid with RPTTF Enter Actual Administrative Expenses Paid with RPTTF Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)		2,762,722
K Adjustment to RPTTF	\$	2,762,722 8 72,781.00

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	
Merced County	

RECOGNIZED OBLIGATION	TION PAYMEN	IT SCHEDULE	(ROPS III)
fanuary 1 2	2042 through 1	20 2042	

					DESCRIPTION OF THE PROPERTY.					Oversight Board	Mbtovsi ruste				
		RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III) January 1, 2013 through June 30, 2013													
						T	T	T	T						
1 1							Total	Total Due							
1 1		Contract/ Agreement	Contract/ Agreement	1			Outslanding	During				unding Sour	ie .		
Rem# /	Project Name / Debt Obligation	Execution Date	Termination Date	Pavee	Description/Project Scope	Desired Acces	Debt or	Fiscal Year		Bond	Reserve	Admin			Six-Month
	Grand Total				Sessificate roject ocope	Project Area		\$ 19,142,785	LMIHF	Proceeds \$ 593,518	Balance	Allowance	RPTTF	Other	Total
1 6	Project Area #2/1999 Tax Allocation Bonds	3/25/1999	12/1/2015	U.S. Bank	TAB Payments for Bond Issue	Project Area #	2		100,733	9 583,310		3 .	\$ 3,635,503	\$10,095,521	\$ 14,431,278
2 5	Project Area #2/2003 Tax Allocation Bonds	5/29/2003	12/31/2023	US Bank		Project Area #	8 107 638 00	2,087.450.00					\$1.033.725.00		1,033,725
					TAB Payments for Bond (saue		17,745.172.00	174,384.00					\$ 88.501.25		88,501
	Project Area #2/Trustee Services Project Area #2/Cost of Continuing	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 0	Disclosure Project Area #2:Merced County	11/13/2003	12/31/2023	Wilden Financial Services	Continuing Ersclosure	Project Area #2	2	2 450 00			-				1
	Administration	3/25/1999	12/31/2023	Mercad County	Administration Expense Auditor	Project Area #2	2						\$ 2,450.00		2,450
8.5	Project Area #2/Loan Gurantee					Project Area #2		162,750 OC				THE RESIDENCE AND ADDRESS OF LOSS	\$ 162,750.00		162,750
P	roject Area #2/Loan City of Merced			Wells Fargo	Loan Guaranteo Lauret Glen Apartnus ta	Project Area Ba	-	60,748.00					\$ 30 373 98		30,374
	2003 & 2009) Project Area #2/Simpson's DDA-			City of Merced Various Environmental	Loan from Sewer Enterprise Fund-Ratepayer	Project Area #2	2	1,278,627					1,278,627		
8 8	Project Area #2/Coslco, Inc. DDA-			Consultants	Environmental Guarantee	Project Area #2	2.000.000.00						1,20,011,1		1,278,627
	Brownfield	4/16/1992		Various Environmental Consultants	Environmental Guarantee	Project Area #2									
10 10	roject Area #2/Merced Center DDA's	11/7/2005		Various Environmental	Environmental Guarantee	-	4,000,000.00	i							
				Consultants		Project Area #2	4,000,000.00	-						i	
11 G	Sateways/Tax Allocation Bonds (2001)	11/28/2001	9/1/2031	U.S. Benk	TAB Payments for Bond Issue	Gataways	3,362,683.00	166,695		-			55,848		55,848
12 G	eleways/Tax Allocation Bonds (2009)	5/19/2009	9/1/2039	U.S. Bank	TAB Payments for Bond Issue	- Galeways	27,741,634.00	961,643							
13 G	ateways/Trustee Services	11/28/2001	9/1/2039	U.S. Benk	Bond agent professional services	Geleways	27,141,004.00						388,322		388,322
	atsways/Cost of Continuing	11/13/2003		Willdan Financial	Continuing Daclosure		-	8,000							
G	alewsys/Reimbursement Agreement			Services		Galeways		4,200							
	aleways/Commercial Facade	1/31/2011		City of Merced PFEDA	Reimbursement and Cooperation Agmt.	Galeways		533,488					533,488		533,486
16 lm	roperty, Development Rights &			Sunil Ratanji	Commercial Rehabilitation Project	Galeways	10.850.00	10,850							000,400
17 Et	nvironmenta: Idemnity Obligations	11/7/2005	L	Atman Hospitality Group	Merced Center Site DDA (Environmental)	Project Area #2	Unknown, potential	10,000							
	roperty, Development Rights & nylronmental Idemnity Obligations	4/16/1992		Costco Inc *** (note 3.8	Costco Parking Lot & Related Rights DDA		Unknown,								-
Po	roperty, Development Rights &			Merced Community		Project Area #2	potential Unknown.	· ·							
19 En	nvironmental idemnity Obligations roperty, Development Rights &	11/7/2005		College District Westernerica	Merced Center Site DDA	Project Area #2	potential					1			
20 En	nvironmental Idemnity Obligations			Bencorporation	Merced Center Lease-1801 M Street	Project Area #2	Unknown, potential								
21 En	operty, Development Rights & rvironmental Idemnity Obligations	11/4/1996		Joseph and Michele Corvello/C&S Motors	DDA for 254 West 16th Street	Project Area #2	Unknown, potential								
	operty, Development Rights & overonmental Idemnity Obligations	9/5/2006	17	Nico Properties LLC.	DDA for 64 West 16th Street	Project Area #2	Unknown,								
Pro	operty, Development Rights &		R	Cyril Lawrence, Two			potential Unknown,								
	operty, Development Rights &	10/27/1992		Mheels	DDA for Merced Power Sports-265 W. 15th St.	Project Area #2	potential						. T		
24 En	rylronmental Idemnity Obligations	5/3/1999		Christine McFadden	Valley Vetsonary Hospital DDA	Project Area #2	Unknown, potential								
25 En	operty, Development Rights & overonmental Idemnity Obligations	1/3/1994		ferced Resitors	DDA for 635 West Main Street	Project Area #2	Unknown,								
Pro	operty, Development Rights & evironmental Idemnity Obligations		- E	demnity Obligation (note)	demnsfication	Project Area #2	potential Unknown,								
Pro	operty, Development Rights &		5	Stahl/Scol Fetzer Matal		& Gateways	potential Unknown.								
27 En	vironmental Idemnity Obligations	2/2/1998	F	roducts Company	DDA Stahl Truck Bodies-1130 Stuert Dr	Gateways	potential								
	oject Area #2/Land Acquisition			Construction Rental Svc	Rental fencing for vacant property, contingent lability of ROA	Project Area #2	167 62	168							
29 Gri	oject Area #2/Residential Façade ant		l _u		Residential improvement at 101 W 20th,	Project Area #2							168		168
				To Samuel	continuent kability of RDA	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	8,487 50	8,468							

30	Project Area #2/Fencing Services for Agency Property			Merced Fence Co	Rental fencing for Agency property, contingent	In.		T						-	
31					Engineering Services, contingent liability of RDA	Project Area #	3,118 00	3,11	3				1,559		1,55
	Project Area #2/Highway 59 Multi- Family Housing Pro.	1	1	City of Merced Merced Pacific	Development of 75 units-tax credit, contingent	-	245.81	543	3				109		10
	Galeways/Highway 59 Signalization Project	 		Associates, LLC	Engineering charges for project, contingent	Project Area #	3,074,887.00	<u> </u>							
-	Gateways/Highway 58 Signalization	-		City of Merced	Hisbility of RDA Engineering services for road project, contingent	Gateways	58,389.04	58,389			1		32,438		
	Project Gateways/Highway 59 Multi-Family	 	-	Technicon Engineering	Hability of RDA	Gateways	2,630.00	2,630					32,400	-	32,43
35	Housing Project			City of Merced Weedman/Spence	Lot merger for Highway 59 Housing, contingent liability of RDA	Gateways	404.00	404						-	
36	Gateways/Site maintenance			Spraying Sarvice	Spraying of vacant lots, contingent habitity of RD/	A Geleways	3,371.00							-	
37	Gataways/Site maintenance Gataways/Fencing Services for Agency			Weedman/Spence Spraying Service	Spraying of vacant lots, contingent liability of RD/	A Galeways	1,815.00		1	1	-				
38	Property			Construction Rental Syc	Rental fencing for vacant property, contingent liability of RDA	Galaways	1	1,815	+		-				-
39	Gateways/Fencing Services for Agency Property			Merced Fence Co.	Rental fencing for vacant properly contingent	Gateways	1,557.64	1,558			-		909		906
40	Gateways/Demolition of blighted residences			Merced Fence Co.	Bability of RDA. Rental fencing for vacant property, contingent	Gateways	8,738.00	8,738		-			5,097		5,097
41	Gateways/Engineering for 18th & I Street DDA			Golden Valley	liability of RDA Engineering site development; contingent liability	-	1,950 00	1,950		-			1,138		1,138
-	Gateways/Lot entitlements for 18th & 1			Engineering City of Merced	of RDA Lot merger and planned development; contingent	Gateways	5,000.00	5,000					5,000		5,000
THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE			 	Development Services Allient Insurance	Hability of RDA	Gateways	10,000 00	10,000					10,000		10,000
	Insurance Premium estimate	1/1/2013	6/30/2013	Gervices	DLA Board Insutrance	All	4,200.00	4,200						1,998	
	DLA Administration	1/1/2013	6/30/2013	Kosmont Companies	DLA Administration and legal services	Alt	210,000 00	105,000							1
45	Project Area #2/Annual Audit Fees	6/1/2011	-	Galline, LLP	Annual Audit Fees	Project Area #2	7,017.38	7.017						105,000	The state of the s
46	Gateways/Annual Audit Fees Project Area #2/Rehabitation of 951	6/1/2011		Galina, LLP	Annuel Audit Fees	Galsways	7,017,38	7,017		1				7,017	
47	W. 7th Street Project Area #2/Merced County Arts			City of Merced-HUD CDBG Program Funds	Rehabilitation of single family home	Project Area #2	30,900 00						-	7,017	7,017
48	Council Lease			Merced County Arts Council	Merced Arts Center Annual Improvements	Project Area #2	24.850.00	30,900		 	+	-		30,900	30,900
49	Project Area #2/Merced County Environmental Health			Merced County	Environmental Clearance for remediation	Project Area #2		24,850			+		-	12,425	12,425
50	Project Area #2/Castle Analytical Lab			Castle Analytical Lab	Testing for environmental clearance	Project Area #2	7,010.75	7,011						7,011	7,011
	Project Area #2/Advanced Chemica! Transport			Advanced Chemical	Hazardous waste transport-#106043		388.00	368			-			184	184
	Project Area #2/Provost & Pritchard Testing		 		Merced Center Parcel-Assessment	Project Area #2	2,550.00	2,550						2,550	2,550
			<u> </u>	Provost & Pritchard		Project Area #2	12,220.00	12,220						6,110	6,110
	Project Area #2/Downey Brand LLP Project Area #2/Security Monitoring for			Downey Brand LLP	Legal Representation for Merced Center	Project Area #2	40,342.57	40,343						20,171	20,171
	Environmental Project Area #2/Provost & Pritchard			ProTech Security	Monitor testing site for #108043-MC	Project Area #2	540.00	540						270	270
55	Testing Project Area \$2/Provost & Pritchard			Provost & Pritchard	R Street Property Clean-up	Project Area #2	103,258 87	103,259						51,629	
56	Testing Project Area #2/Merced Theatre Tax			Provost & Pritchard Wells Fargo Bank, N.A.	EPA Merced Center Brownfield Assessment	Project Area #2	156,867.00	156,867							51,629
57	Credit Guarantee Project Area#2/Debt Service Funding			and PNC Bank, N.A.	Federal Tex Credit Guarantee **	Project Area #2	14,768,802.00	3,938,099				1		78,434	76,434
58	Agreement			F & M Benk	Debt Service Funding Agreement	Project Area #2	2,633,768.00	2,633,768		***************************************		 		4,882,402	4,882,402
	Project Area #2/Merced Theatre Renovation			Lewis C. Nelson General Contractors	Contractor for renovation project	Project Area #2	2,079,908.50					+	-	2,567,486	2,567,486
	Project Area #2/Merced Theatre Renovation			Reznick Group	Consulting for Audit and Cost Certification	Project Area #2		2,079,909				-		2,079,909	2,079,909
	Project Area #2/Merced Theatre Renovation			City of Merced	Engineering Services-Project Manager	Project Area #2	45,000.00	45,000						45,000	45,000
	Project Area #2/Merced Theatre Renovation						40,000.00	40,000				-		40,000	40,000
	Project Area #2/Merced Theatre			WMB Architects, Inc. Merced Theatre		Project Area #2	125,007.75	125,008						125,008	125,008
1	Sateways/Debt Service Funding					Project Area #2	125,000.00	25,000						25,000	25,000
	greement	***************************************			HUD 108 Loan - The Grove Apartments	Geloways	3,858,070.00	330,960	63,260						63,260
10	Sateways/Loan Gurantee Sateways/DDA with Maxwell				oen Guerantee - The Grove Aperiments	Galeways		86,946	43,473						43,473
	construction at 18th & I Rateways/Highway 59 Multi-Family	10/4/2010		Maxwell Construction Merced Pacific	Development of affordable housing	Galeways	1,500,000.00	793,518		593,518					
	lousing Project			Associates, LLC	Development of 75 units-tax credit	Galeways	4,371,113.00	3,000,000			-	1			593,518

Name of	Successor Agency:
County:	

Merced Designated Local Authority Merced County

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

Item#	Notes/Comments
4	Formerly MuniFinancial; Service contract available.
	Formerly MuniFinancial; Service contract available.
	y manufacture of the contract arginatio.
+	

Name of Successor Agency	:
O	

Merced Designated Local Authority	
Merced County	
more court	

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 39, 2012

	T					January '	1, 2012 thro	ugh June 3	0, 2012								
1			1									1					
1	1				i	1		1		1						i	
					1	LIV	IIHF	Bond F	roceeds	Reserve	e Balance	Admin A	Viowance	RP.	TTE		ther
Page/		David and Marcol and Table 2011		1			1		I			1	T T				Trei
Form		Project Name / Debt Obligatio	n Payee	Description/Project Scope	Project Area	Estimate	Actual	Estimate	Actual	Estimate	Actual	F. F.					1 1
-	-	Project Avea #2/1959 Tax				\$ 106,733	\$ -	\$ 593,518			-	Estimate	Actual	Estimate	Actual	Estimate	Actual
1/RPTTF	1	Allocation Bonds	U.S. Bank	TAB Payments for Bond Issue	Project Area #2	,				-	\$ -	\$ 505,881	3 -	\$ 2.762.722	\$ -	\$ 9,974,489	\$ -
		Project Area #2/2003 Tax				-	ļ			<u></u>				170,150			
1/RPTTF	2	Alfocation Bonds	U.S. Bank	TAB Payments for Bond Issue	Project Area #2	2		ł					-	170,100			
1/RPTTF	3	Project Area #2/Trustee Services	U.S. Bank	Bond agent professional services	Project Area #2									11,020	-		1. 1
		Project Area #2/Cost of	Willdan Financial			-								5,000			
1/RPTTF	4	Continuing Disclosure Project Area #2/Merced County	Services	Continuing Disclosure	Project Area #2									3,000			
1/RPTTE	5	Administration	Merced County	Administration Expense-Auditor	Project Area #2									2,450			, }
	-	THE THE DESCRIPTION OF THE PERSON OF THE PER	IVANICEU COURY	Loan Guarantee - Laurel Glen	FTOJECI FIER #2									162,750			
1/RPTTF	6	Project Area #2/Loan Gurantee	Wells Fargo	Apartments	Project Area #2									102,750			
1/RPTTF		Project Area #2/Loan City of Merced (2003 & 2009)	011	Loan from Sewer Enterprise Fund-	Project Area #2	1								30,374	-		
11175-111		Project Area #2/Simpson's DDA-	City of Merced Verious	Ratepaver	Project Area #2									1,278,627			
1/RPTTF	8	Brownfield Rem	Environmental	Environmental Guarantee	Project Area #2									1,276,627			
1/RPTTE		Project Area #2/Costco, Inc. DDA- Brownfield		Environmental Guarantee	D										-	1	
WAFTIE		Project Area #2/Merced Center	Environmental Various	Chivitorasieradi Guararaee	Project Area #2												
1/RPTTF	101	DDA's	Environmental	Environmental Guarantee	Project Area #2	1											
1/RPTTE		Sateways/Tax Allocation Bonds 2001)	U.S. Bank	TAB Payments for Bond Issue	Gataways		~										
	1	Sateways/Tax Allocation Bonds	U.S. Daire		Octoways									56.549	- 1		
1/RPTTF	12 (2009)	U.S. Bank	TAB Payments for Bond Issue	Gateways		i							50,515			
1/RPTTF	13 0	Geteways/Trustee Services	U.S. Bank	Bond agent professional services	Gateways									391,696	- 1		
	10	Sateways/Cost of Continuing	Willdan Financial		Catemays									8,000			
1/RPTTF		Disclosure Saleways/Merced County	Services	Continuing Disclosure	Gateways		- 1	- 1			T						
1/RPTTF	15 A	Administration	Merced County	Administration Expense-Auditor	Gateways									4,200	·		
		Sateways/Reimbursement	City of Merced	Reimbursement and Cooperation									1	52,000	- 1		- 1
1/RPTTF		greement for PFEDA Sateways/Commercial Facade	PFEDA	Agmt	Gateways		í		1								
1/RPTTF	17 lt	nprovement	Sunil Ratanyi	Commercial Rehabilitation Project	Gateways									533,488			
	P		Atman Hospitakty	Merced Center Site DDA											-		
1/RPTTF			Group Costco, Inc *** (note 3	(Environmental)	Project Area #2				- 1	1							
1/RPTTF	19 E	nvironmental Idemnity	& 4)	Costco Parking Lot & Related Rights	Project Area #2												
		roperty, Development Rights &	Merced Community	Manad Carla Car DDA											-		- 1
1/RPTTF			College District Westernenca	Merced Center Site DDA	Project Area #2						1	1					
1/RPTTF			Bancorporation	Merced Center Lease-1801 M Street	Project Area #2												
	P	roperty, Development Rights &	Joseph and Michele	DDA C. OF LINE										- 1	-		1
1/RPTTF	22 E	rivironmental Idemnity roperty, Development Rights &	Corvello/C&S Motors Nico Properties LLC.	DDA for 254 West 16th Street	Project Area #2	1	- 1	- 1	1		1						
1/RPTTF	23 E	rwironmental Idemnity	DSJ Properties LLC,	DDA for 64 West 16th Street	Project Area #2												
	Pi	roperly, Development Rights &	Cyril Lawrence, Two	DDA for Merced Power Sports-265 W												1	i
1/RPTTF		nvironmental Idemnity roperty, Development Rights &	Wheels	15th St.	Project Area #2			1		1							
1/RPTTF	25 Et	nyironmental Idemnity	Christine McFadden	Valley Veterinary Hospital DDA	Project Area #2												
	Pr	operly, Development Rights &		DDA 6 025 146146 04													
1/RPTTF			Merced Resitors demnity Obligation	DDA for 635 West Main Street	Project Area #2												
1/RPTTF			note 5)	Idemnification	t Area #2 & Gatev	vays											
														- 1	.	[1

age/						LIN	UHF	Bond P	roceeds	Reserve	Balance	Admin A	Wowance T	RF	TTF	C	ther
		Project Name / Debt Obligation Property, Development Rights &	Payes Slahi/Scol Feizer	Description/Project Scope DDA Stahl Truck Bodies-1130 Stuart	Project Area	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
PTTF	28	Environmental Idemnity	Metal Products	Dr.	Gateways									requilible	Avadas	Esumate	Actual
PTTF	29	Project Area #2/Land Acquisition	Construction Rental Svc	Rental fencing for vacant property.	Project Area #2	 											
		Project Area #2/Residential	1010	Contingent liability of RDA Residential Improvement at 101 W	Froject Fred #2									168			
PTTF		Façede Grant	Kim Dolina	20th: contingent liability of RDA	Project Area #2									100	 	-	-
PTTE	31	Project Area #2/Fencing Services for Agency Property	Merced Fence Co	Rental fencing for Agency property;	Project Area #2			-									1
		Project Area #2/Rehab 951 West	maiced Perice Co.	Contingent liability of RDA Engineering Services; contingent	Project Poea #2									1,559			
PTTF	32	7th St	City of Merced	liability of RDA	Project Area #2	1								1,009	<u>-</u>		
PTTF	22	Project Area #2/Highway 59 Multi- Family Housing Pro.	Merced Pacific	Development of 75 units-tax credit.	Desired Ave and									109			
FILE	- 33	Getsways/Highway 59	Associates, LLC	continuent liability of RDA	Project Area #2												
PTTF	34	Signalization Project	City of Merced	Engineering charges for project; continuent liability of RDA	Gatoways						***************************************						
PTTF	25	Galeways/Highway 59	Technicon	Engineering services for road project;	†									32,438			
FIIF		Signalization Project Seteways/Highway 59 Multi-	Engineering	Contingent liability of RDA	Gateways												
PTTF	36	amily Housing Project	City of Merced	Lot marger for Highway 59 Housing, continuent liability of RDA	Gateways										-		
PTTF	27	Pedeurous IDita into	Weedman/Spence	Spraying of vacant lots; contingent	1												
7111	3/10	Sateways/Site maintenance	Spraying Service Weedman/Spence	liability of RDA	Gateways			- 1					1				
PTTF	38 0	Sate ways/Site maintenance	Spraying Service	Spraying of vacant lots, contingent liability of RDA	Gateways												
	-10	saleways/Fencing Services for	Construction Rental	Rental fencing for vacant property;	·										-		
PTTF		gency Property Sateways/Fencing Services for	Svc	contingent liability of RDA	Gateways									0.5			
TTF	40 A	gency Property	Merced Fence Co	Rental fencing for vacant property; contingent liability of RDA	Gateways									909			
	10	steways/Demostion of bighted		Rental fencing for vacant property										5,097			
PTTF	41 1	saidences eleways/Engineering for 18th & I	Merced Fence Co.	contingent liability of RDA	Gateways				1								
TTF	42 8	trest DDA	Golden Valley Engineering	Engineering site development,	Gateways									1,138			
	G	ateways/Lot entitlements for	City of Merced	contingent liability of RDA Lot merger and planned development;										5,000	.	1	
TTF	43 1	8th & 1 Street DDA	Development	contingent liability of RDA	Gateways			1									
														10,000			
	P	roject Area #2/Rehabilitation of	City of Merced-HUD		-									- 1	-		
18r	1/9	51 W. 7th Street roject Area #2/Merced County	CDBG Program	Rehabilitation of single family home	Project Area #2			- 1	1								
ner lev	2 A		Merced County Arts Council	Merced Arts Center Annual	Project Area #2					+						30,900	-
	P	roject Area #2/Merced County		Improvements Environmental Clearance for												12,425	
181		nvironmental Health	Merced County	temediation	Project Area #2			1									
1BF	4 6	roject Area #2/Castle Analytical	Castle Analytical Lab	Testing for environmental clearance	Project Area #2											7,011	-
	P	roject Area #2/Advanced	Advanced Chemical													184	
er	5 C	hemical Transport	Trans.	Hazardous waste transport-#108043	Project Area #2												
ner I			Provost & Pritchard	Merced Center Parcel-Assessment	Project Area #2		-									2,550	-
	P	oject Area #2/Downey Brand	TIOYUSE & PRECIDENT	Legal Representation for Merced												6,110	
er	7 LL	P	Downey Brand LLP	Center Center	Project Area #2		- 1		T								
181	RIM	oject Area #2/Security protoning for Environmental	ProTech Security	Monitor testing site for #108043-MC	Project Area #2											20,171	
	· IPa	otect Area #2/Provost &	To Took Occurry													270	
er	9 Pr	tchard Testing	TOYOUT ULT THURSDAY	R Street Property Clean-up	Project Area #2												
er	10/2	oject Area #2/Provost & tichard Testing		EPA Merced Center Brownfield	Project Area #2											51,629	
a)	Pr	pject Area #2/Merced Theatre	Veils Fargo Bank	Assessment	1 toject rvea #2											78,434	
er	11 Te	x Credit Guerantee	A and PNC Bank,	Federal Tax Credit Guarantee **	Project Area #2									+			
19		oject Area#2/Debt Service		Debt Service Funding Agreement	Diniant Area (C)											4,882,402	
et .	Pr		& M Bank ewis C. Nelson	PART COLLOG LITTING WHITEHOUSE	Project Area #2											2,567,486	
10 10	13 Re	novation	Seneral Contractors	Contractor for renovation project	Project Area #2											2,001,466	
		oject Area #2/Merced Theatre		Consulting for Audit and Cost	2											2,079,909	
97 1		novation Food Theatre	Reznick Group	Certification	Project Area #2						1		1			45.000	
er 1			ity of Merced	Ingineering Services-Project Manager	Project Area #2		T									45,000	
	Pro	oject Area #2/Merced Theatre														40,000	
37 1	16 Re	novation V	VMB Architects, Inc. 1	Architectural and project management	Project Area #2			1		1		1			T	125,008	

Page/				1		LA	MIHF	Bond F	Proceeds	Reserve	e Balance	Admin /	Allowance	RF	PITE	Of	ther
Form	Line	Project Name / Debt Obligation	n Payee	Description/Project Scope	Project Area	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual				
1/Other		17 Renovation	Landlord, LLC		Project Area #2					Ladurina	7100.50	Estillate	AGLUAI	Estimate	Actual	Estimate	Actual
1/Other	1F		Mellon	HUD 108 Loan - The Grove Apartments	Gateways	63,260		1						1		25,000	-
1/Other		19 Geleways/Loan Gurantee Geleways/DDA with Maxwell		Loan Guarantee - The Grove Apartments	Gateways	43,473	_							+			-
1/Other	20	20 Construction at 18th & I	Maxwell Construction	Development of affordable housing	Gateways			593.518									
1/Other	21		Associates. LLC	Development of 75 units-tax credit	Gateways												
	-			ļ													
I/Admin			Kosmont Companies			'						10,000					
I/Admin		Project Area #2/Administrative	CHO OT HIGHER		Project Area #2							125.845				$\overline{}$	
I/Admin	1	Project Area #2/Materials,	JOHN OF HIGH COU		Project Area #2							221,017				\Box	
/Admin	4	4 Supplies & Services (Project Area #2							63.664					
/Admin	1	5 Project Area #2/Lease of Facility (Project Area #2/Annual Audit			Project Area #2							3,863					
/Admin			Gainia, LLP		Project Area #2							7.017		1			
/Admin			10ity of tealcad	Agency staffing	Gateways							20,486					
/Admin		Gateways/Administrative Expense C Gateways/Meterials, Supplies &	3.07 41 1131444	General administrative expense	Gateways							35,979					
/Admin	1		USIG OF WELLOUS	Materials, Supplies & Services	Gateways							10,364					
/Admin			Ony or marcad	Leased space for Agency office	Gateways							629					
/Admin	11	Gateways/Annual Audit Fees G	Galline, LLP A	Annual Audit Fees	Gateways							7,017	.				
	\Box																
	-										-						-
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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	050
G Street Properties	2490 G Street	059-240-018
Santa Fe Properties	25 E Santa Fe	033-032-015
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	2910 N. Highway 59 (formerly 2922 N. Highway 59)	
058-110-062	2920 N. Highway 59 (formerly 2940 N. Highway 59)	Right-of-way, sidewalk, landscaping
058-110-060	2930 N. Highway 59 (formerly 2960 N. Highway 59)	

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

APN	Address	Existing Use
	1801 M Street 606 W. 19th Street	Public Parking Structure

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	031-074-009 1823 I Street Vaca				
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			