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*Counsel for the Debtor
and Debtor in Possession***UNITED STATES BANKRUPTCY COURT****NORTHERN DISTRICT OF CALIFORNIA****OAKLAND DIVISION**

In re:

THE ROMAN CATHOLIC BISHOP OF
OAKLAND, a California corporation sole,

Debtor.

Case No. 23-40523 WJL

Chapter 11

**DECLARATION OF ATTILA BARDOS IN
SUPPORT OF DEBTOR'S RESPONSE TO
THE OFFICIAL COMMITTEE OF
UNSECURED CREDITORS' STATEMENT
IN SUPPORT OF THE DEBTOR'S MOTION
TO DISMISS CHAPTER 11 CASE
PURSUANT TO 11 U.S.C. § 1112(b)**

Judge: Hon. William J. Lafferty

Date: October 29, 2025

Time: 1:30 p.m.

Place: United States Bankruptcy Court
1300 Clay Street, Courtroom 220
Oakland, CA 94612

1 I, Attila Bardos, hereby declare as follows:

2 1. I am the chief financial officer of the Roman Catholic Bishop of Oakland (“the Debtor”).
3 I make this declaration in support of the *Debtor’s Response to the Official Committee of Unsecured*
4 *Creditors’ Statement in Support of The Debtor’s Motion to Dismiss Chapter 11 Case Pursuant To 11*
5 *U.S.C. § 1112(b)* (the “Response”).¹

6 2. I am familiar with the Debtor’s day-to-day operations, financial affairs, and books and
7 records. Except as otherwise noted, all facts set forth in this Declaration are based upon my personal
8 knowledge. If called upon to testify, I could and would testify competently to the facts set forth herein.

9 3. The Debtor experienced a continuing loss over the past two-plus years. It has paid nearly
10 \$41 million² to the retained professionals in this case, 43% of which went to Committee professionals.
11 With no end in sight and insufficient funds to pursue a non-consensual plan, the Debtor can no longer bear
12 the burden of these costs. The Debtor’s unrestricted cash is currently \$8.4 million. The balance of
13 estimated accrued and unpaid professional fees as of September 30, 2025, is approximately \$7.7 million,
14 leaving a net available cash balance of approximately \$700,000. The Debtor’s current unrestricted cash
15 includes both the one-time payment of \$3.2 million from Catholic Church Support Services, Inc. pursuant
16 to the pledge agreement approved by the Court’s September 18, 2025, CCSS Order,³ and the draw-down
17 of \$2.5 million in remaining funds from the LTC and SERP (priest retirement) funds leaving only
18 \$500,000 in LTC funds against ongoing long term care expenses.

19 4. The Debtor did not misrepresent the OPF Claim in its filing of the Schedules. Instead, after
20 attempting to reach a compromise with the Committee and in the belief that this could facilitate a
21 comprehensive resolution, the Debtor and the OPF agreed to withdraw that claim to take the issue off the
22 table.

23
24
25 ¹ Capitalized terms not defined herein shall have the meanings ascribed to them in the Response.

26 ² This amount is through September 2025.

27 ³ An additional \$750,000 initial pledge amount from RCC pursuant to the CCSS Order has not yet been received by RCBO.
28 These funds do not materially increase available cash in light of the need to pay post-September professional fees and other operating expenses.

1 5. While it is true that subsequent amended versions of the Plan contemplated potential
2 repayments by the Debtor to OPF of the amount the Debtor believes it owes, such payments would not
3 impact required contributions to the Survivor's Trust in any way. The Debtor has always been clear that
4 any repayments to OPF would be independent and not at the expense of its civil law obligations.

5 6. Even after filing the Plan, the Debtor continued to raise its settlement offers. On August
6 25, 2025, the Debtor delivered to the Committee its proposal for final resolution of this Chapter 11 Case,
7 increasing the amount the Debtor will pay and communicating an increase in the offer from schools, in
8 the total amount of \$165 million, together with a commitment it would adopt enhanced child protection
9 protocols for which the Committee advocated more than one year ago. The Debtor's proposal would allow
10 an average per-survivor recovery of \$463,768 from the Debtor and RCWC alone based on 345 timely
11 claims.

12 7. The Debtor has stretched the limits of its unrestricted assets to their absolute maximum in
13 its efforts to reach a consensual resolution.

14 8. The process of collecting, reviewing, and producing documents to the Committee in this
15 case cost the Debtor millions of dollars.

16 9. The Debtor and Adventus have spent considerable time working with the City of Livermore
17 to permit the Livermore Property to be developed for residential use. The Livermore Property, owned by
18 Adventus, consists of approximately 122.5 acres of vacant land with no on-site improvements. It is
19 currently zoned for agricultural use. As stated in its original disclosure statement, the Debtor believes the
20 Livermore Property is worth between \$43 million and up to approximately \$81 million or more if it is
21 entitled for residential development. The rezoning and entitling work is ongoing.

22 10. Adventus formally requested the redesignation of the Livermore Property from agricultural
23 use to residential use in December 2023, proposing the property be re-zoned to residential and housing
24 development be authorized. (See **Exhibit 1** hereto.) On or about February 24, 2025, the Livermore City
25 Council unanimously approved a request by the city's planning staff to negotiate a housing development
26 agreement in relation to the Livermore Property. The Debtor hopes Adventus' negotiations with the City
27 will lead to a re-zoning of at least some of the Livermore Property to allow residential use, and the Debtor
28

1 and Adventus will continue working to re-entitle the Livermore Property after until a final determination
2 is made. But before that can happen, assuming a development agreement with the City is ultimately
3 approved, Adventus still must: (1) initiate development of a Neighborhood Plan which requires outreach
4 to the neighborhood; (2) seek city approval of the Neighborhood Plan; and (3) submit applications for a
5 Tentative Tract Map and Site Plan Design Review before it can begin to develop the site. There is no
6 certainty in how this will play out.

7 11. The Debtor removed the Livermore Property from the Survivors' Trust Assets in the Plan
8 after the Committee challenged the Debtor's valuation and stated in public filings it did not want the
9 Livermore Property.

10 I declare under penalty of perjury under the laws of the United States of America the foregoing is
11 true and correct to the best of my information, knowledge, and belief.

12 Executed on October 20, 2025, at Oakland, California.

13
14 /s/ Attila Bardos
15 Attila Bardos
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EXHIBIT 1

SEAN R. MARCINIAK
PARTNER
DIRECT DIAL (925) 746-8471
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E-MAIL smarciniak@hansonbridgett.com



December 6, 2023

VIA E-MAIL aaross@LivermoreCA.gov

Andy Ross
Economic Development Manager
and Senior Planner
City of Livermore
Planning Division
1052 S. Livermore Ave
Livermore, CA 94550 1052

Re: Request for Redesignation of Adventus Property (APN 902-000-800-100) for Residential Use

Dear Mr. Ross:

We write to you on behalf of our client, Adventus, a non-profit public benefit corporation. Adventus is the owner of a 122-acre property located south of Redwood Road and proximate to the Midtown Focus Area, as this focus area is identified in the City's Land Use Alternatives Evaluation Background Report ("Alternatives Report"). The location of Adventus' property with respect to the existing Focus Areas is depicted below in **Figure 1** (see page 3 of this letter).

We respectfully request the City, through the ongoing General Plan Update process, redesignate Adventus' property from its current Limited Agriculture status to a split between an Urban High Residential designation and an Open Space designation, as shown below in **Figure 2a**.¹ We understand the City first plans to finalize its focus area decisions prior to considering such requests by individual property owners, and we look forward to working with the City on this effort in the new year. We defer to you on when it is appropriate to introduce this request to the City's decision-making bodies. If you or any of the City's decisionmakers have early feedback on this proposal, Adventus would be most grateful to receive it.

As you know, Adventus acquired this property more than 25 years ago and, for the better part of the last two decades, Adventus has worked cooperatively with the City to entitle a Catholic high school on the site. A project was approved in 2005 with a development agreement and, as recently as 2020, the City and Adventus collaborated on extending the life of this approval until 2025. However, as you also know, Adventus, which is affiliated with the Roman Catholic Bishop

¹ We understand the City will accept General Plan Update requests that reflect either the current designations in the City's General Plan Land Use Element or categories identified in the PlaceTypes menu in the Alternatives Report. Adventus would prefer its property be redesignated with existing General Plan designations but, if the City prefers Adventus use only those designations identified in its Alternatives Report, we request the site be re-designated with Residential Low Density and Residential Medium Density districts, as depicted in **Figure 2b** (see page 4 of this letter). Both figures are attached, in larger form, as **Exhibits 1 and 2** to this letter.

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of Oakland, a corporation sole, has determined it can no longer afford to build, operate, and maintain the approved high school. Accordingly, Adventus seeks a residential use designation for the property. It prepared this new proposal after meeting with, and soliciting input from you and Steve Stewart, as well as reviewing the City's General Plan Update materials and attending its General Plan Update workshops.

The proposed redesignation of the Adventus property to Urban High Residential would be complementary to, and consistent with, surrounding land use designations. For instance, the recently approved Lassen Road project, immediately to the east, will be constructed under an Urban High Residential designation (UH-3), and the development to the north also has Urban High Residential designations (UHM and UH-2). To the west, a cemetery project (known as the Monte Vista Memorial Gardens project) was recently approved by the County of Alameda. As shown in **Figure 2a** (see page 4 of this letter), Adventus proposes to have lower density districts established alongside existing and approved development, with higher density districts located on the southwestern, flatter portions of the property, nearer to the Monte Vista Memorial Gardens project.

We ask the City also consider whether a redesignation would provide it with benefits and solutions as it picks between various alternative land use blueprints. Specifically, redesignating Adventus' property for residential use potentially could:

- **Help the City achieve RHNA² compliance in future housing element cycles.** Currently, only one of the land use blueprint alternatives before the General Plan Advisory Committee will achieve a comfortable amount of housing. The City has estimated the State will require 17,220 to 19,120 new homes to meet future RHNA requirements, and allowing residential use on Adventus' property could flip the proverbial gameboard, providing the City multiple options to achieve this goal. As the City knows, it can be challenging to find housing opportunity sites, and especially sites for affordable housing. Adventus' proposal includes two Urban High Residential districts (UH-4 and UH-5a) that could be ideal locations for affordable housing projects. Please note these higher density districts are not located adjacent to existing development, but nearer to the approved Monte Vista Memorial Gardens project and closer to regional transportation and I-580 (see **Figure 2a**).
- **Help the City address its forecasted park land and recreation shortfalls.** The Adventus property contains more than 45 acres of open space and other creek-side areas, which may allow the City to make significant progress in curing any shortfalls in park land inventory it is forecasting. To this end, Adventus welcomes input from the City regarding exactly how this open space should be programmed. Adventus' proposal includes reserving about 45 acres for open space and other areas for possible park uses within the proposed residential districts.
- **Help the City improve its circulation network in the short-term planning horizon.** Development of Adventus' property could help the City realize its longtime goal of extending Las Colinas Road from the highway to Redwood Road, offering at least the option of connecting the two with emergency vehicle and evacuation access. This connection was a condition of the City's approval of the Catholic high school project, and

² RHNA, of course, is the acronym for the City's Regional Housing Needs Allocation, or its housing quota as determined by the State.

it is anticipated the City would require such with any new development on the Adventus property.

- **Help the City potentially fulfill its goal for parts of Livermore to be cradles for high-earning jobs.** Adventus' property, located in very close proximity to the Midtown Focus Area, would complement the Midtown Focus Area option that includes a business center. Selection of this configuration of uses could, as the City knows, result in a land use plan that provides the City with as much as \$10 million in additional revenues per year when compared to other land use plans it is considering.

Each of these points is discussed in more detail below.

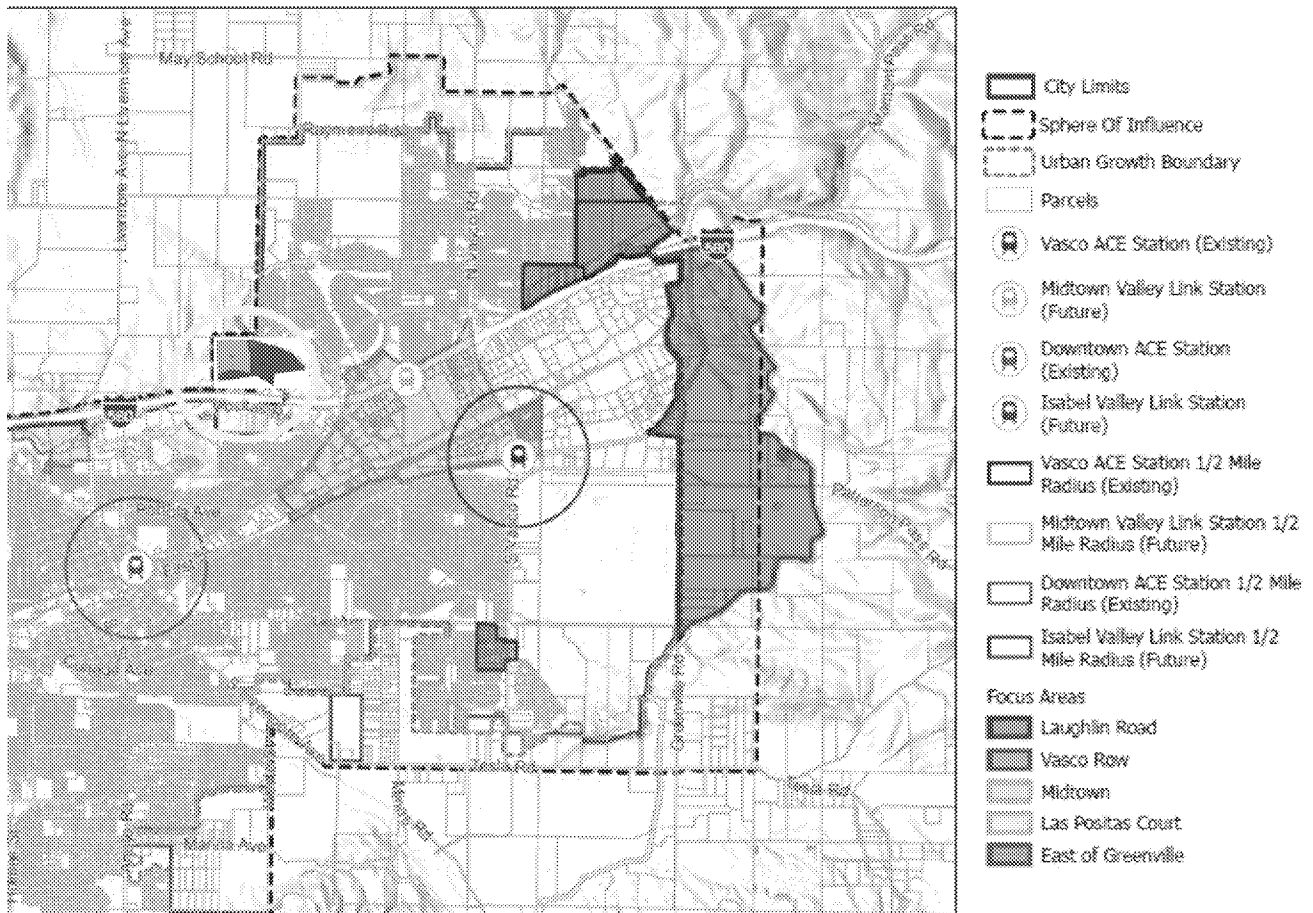


Figure 1. Location of Adventus' property near Midtown Focus Area (property circled in yellow).

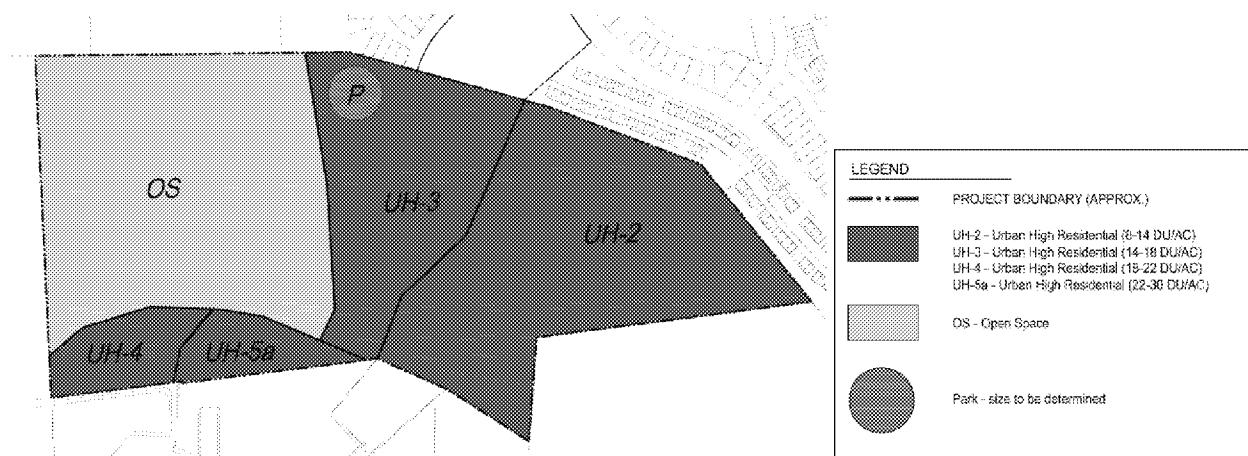


Figure 2a. Requested Urban High Residential use designations for Adventus property

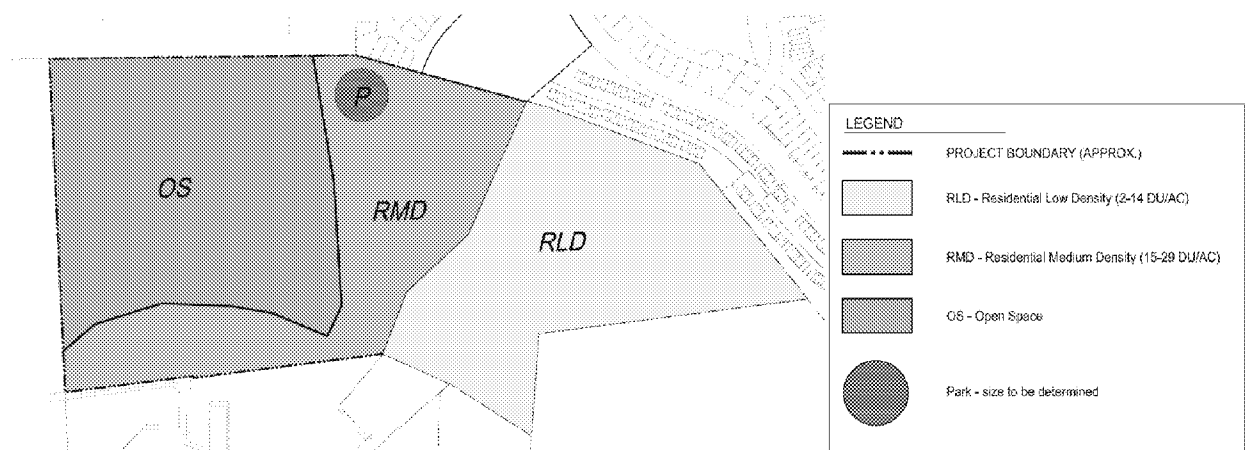


Figure 2b. Requested RLD/RMD designations if new General Plan Update districts (PlaceTypes) are preferred

Background. As you know, the General Plan Update has resulted in identification of three very thoughtful Citywide alternatives. Each alternative accomplishes important City goals and, as with most alternatives, each has its pros and cons. For instance, Citywide Alternatives A and B maximize new jobs, but provide less housing — and, as the Alternatives Report indicates, resultant housing levels might not meet minimums levels recommended by the California Department of Housing and Community Development. (See Alternatives Report, p. 11 [Table 1].) Meanwhile, Citywide Alternative C maximizes housing, but potentially at the expense of a thousand or more jobs (as well as related sales tax and other City revenues amounting to as much as \$10 million per year).

As explained above, Adventus has reconfigured its property goals and now would like to accommodate residential development on its property, rather than a high school. This change in strategy opens up more infill, underutilized land for the City's consideration — precisely the type of land sought by the City in creating focus areas. Adventus is committed to working with the City to best figure out how this new opportunity fits in with the City's larger General Plan Update process.

More detailed explanation of new opportunities associated with allowing residential use on Adventus' property. Redesignation of Adventus' property potentially offers the City additional options as it programs urban planning for the next few decades.

As demonstrated in the table below,³ integrating Adventus' new proposal into the City's General Plan Update adds a housing opportunity site into the mix that could accommodate 450 new housing units (and potentially more). Having an additional housing site could, in turn, enhance various Citywide Alternatives in a variety of ways.

Below, we have outlined two examples of how including Adventus' property in the General Plan Update could change the calculus:

Alternative	New Housing Units	New Jobs
Citywide Alternative A	13,460	29,240
Citywide Alternative B	16,490	29,560
Citywide Alternative C	20,765	27,140
Adjusted Citywide Alternative B ⁴	~17,000	29,560
Adjusted Citywide Alternative C ⁵	20,765	28,690+

As a result of an Adjusted Citywide Alternative B or Adjusted Citywide Alternative C, we ask the City consider whether Adventus' proposal would:

- **Achieve a more comfortable buffer for RHNA purposes.** Any adjusted alternative, such as an Adjusted Alternative B, could potentially move the City closer to the State's recommended RHNA buffer of 17,220 units, while allowing the City to pursue job growth and revenue generation as, for instance, would occur under Citywide Alternative B. As the City knows, meeting RHNA numbers is essential to solve the housing crisis, and in a way that does not subject the City to the Builder's Remedy and other provisions of the Housing Accountability Act that take away the City's discretion to reject and condition development projects. Adventus' proposal includes two higher density districts in the southwest of its site, located away from existing development, which could make for ideal affordable housing sites.
- **Make significant progress in remedying projected park deficits,** and in a place strategically located for maximum community benefit.
 - As the City indicates in its Alternatives Report, parks are essential to the community and the quality of life in Livermore. Given the need for housing and job

³ This table uses information from pages 54 and 55 of the Alternatives Report.

⁴ This adjusted alternative, a permutation of Alternative B, is just one example of how a new designation for Adventus' property, allowing housing, would permit the City to more fully realize all of its goals.

⁵ This is another example of how allowing housing on property in close proximity to the Midtown Focus Area would improve an existing alternative. The job creation number was derived by assuming that, with housing on Adventus' property, the City could pick the Midtown Focus Area option known as the "Business Center Alternative," which would produce 5,690 high-earning jobs, rather than the alternative with the lowest job creation potential (i.e., the "Blended Alternative," associated with only 4,140 jobs). (See Alternatives Report, p. 28.) It is also possible, by including Adventus' property as a housing opportunity site, the City could pick alternatives in other focus areas that allow for more jobs.

- sites, the Alternatives Report forecasts a shortfall of more than 100 acres in park land under each alternative. (Alternatives Report, p. 152 & Table 21.)
- Redesignation of Adventus' property would contribute at least 45 acres of open space and parkland, and help alleviate the City's pressure to meet the established service standards for Neighborhood and Community Parks.
- We understand the City's ability to meet the community's park and recreation goals depends, in part, on the cooperation of property owners, and Adventus would like to be such a partner as the City moves forward in its General Plan Update process.
- **Achieve fulfillment of the City's General Plan circulation element** through the establishment of a Las Colinas Road connection to Redwood Road, which the City has wanted for more than 20 years.
 - The map below shows the connection road. (See **Figure 3** [yellow highlighted street]). Development of Adventus' property likely would entail, as a condition of approval, the developer's extension of Las Colinas Road as depicted.
 - This road is part of the City's longstanding vision for its circulation network, and facilitating new development on the property would result in this connection being established in the foreseeable future.
 - Whether the City allows this tie-in as a full collector street or an emergency vehicle access connection to Redwood Road, this new road will improve fire safety.

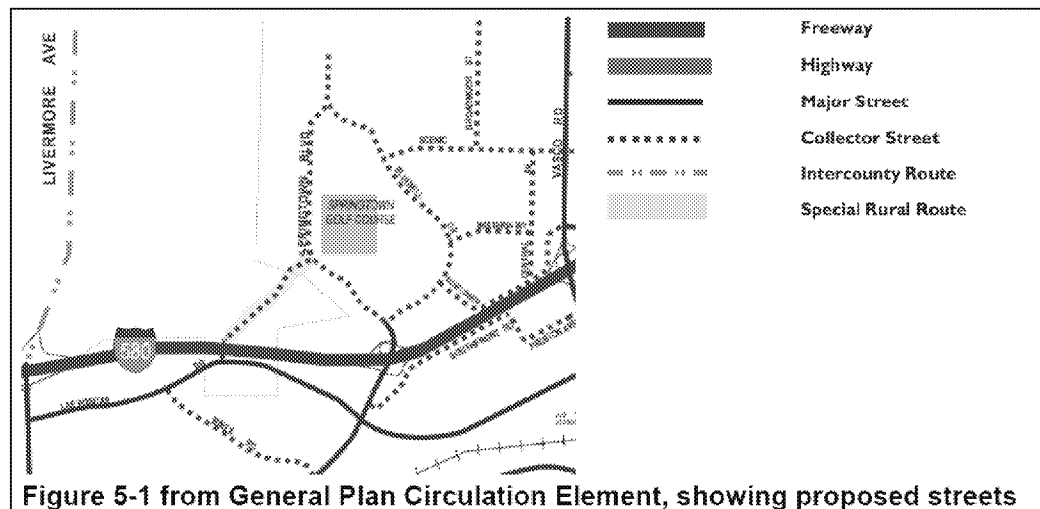


Figure 3. Current General Plan Circulation Map, Las Colinas Road extension highlighted in yellow

- **Help the City insofar as it seeks to maximize job growth.**
 - Adventus' property is ideally situated near the Midtown Focus Area (also recognized as a Priority Development Area). If the City elects an option that establishes a business center in this focus area, thereby making it a cradle of high-equality jobs, the establishment of more housing just one mile away would complement this choice.
 - For instance, Adventus' property's proximity to the Midtown Focus Area potentially means shorter commutes for residents who work in the Midtown Focus

area, thereby minimizing vehicle miles traveled and, in turn, the City's carbon footprint.

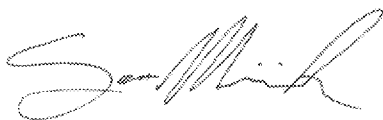
- To the extent the Midtown Focus Area is slated to accommodate a business center, having housing nearby could help the City achieve an optimum 1.00 job-housing ratio. This result, in turn, could increase the opportunity for employed residents to find a job in Livermore and reduce the current delay levels, as set forth in Table 25 of the Alternatives Report (page 158).
- Selection of this configuration of uses could result in a land use plan that provides the City with as much as \$10 million per year in comparison to other land use plans it is considering. For instance, an Adjusted Citywide Alternative B would allow the City to increase its housing stock while pursuing commercial opportunities in areas better suited for such development. Such a configuration could, in turn, result in \$10 million more in annual revenue than would occur, for instance, with Citywide Alternative C. (Alternatives Report, p. 173 [Table 36].)

Summary. The Adventus property is a prime, infill site with direct access to the I-580 transportation corridor. It is currently underutilized and zoned as Limited Agriculture (LDAG), and therefore fits the criteria the City used to identify focus areas. While for many years Adventus had anticipated developing its property as a high school, its goals have changed, thereby providing the City with additional flexibility it might not have considered when it first began the General Plan Update process.

We therefore request the City include the Adventus property in the General Plan Update when it begins selecting individual properties for integration into its land use blueprint. At the very latest, we request the City do so prior to commencing environmental review for its General Plan Update.

Thank you for considering this proposal. We look forward to the opportunity to discuss this further and contribute to the City's future.

Sincerely yours,

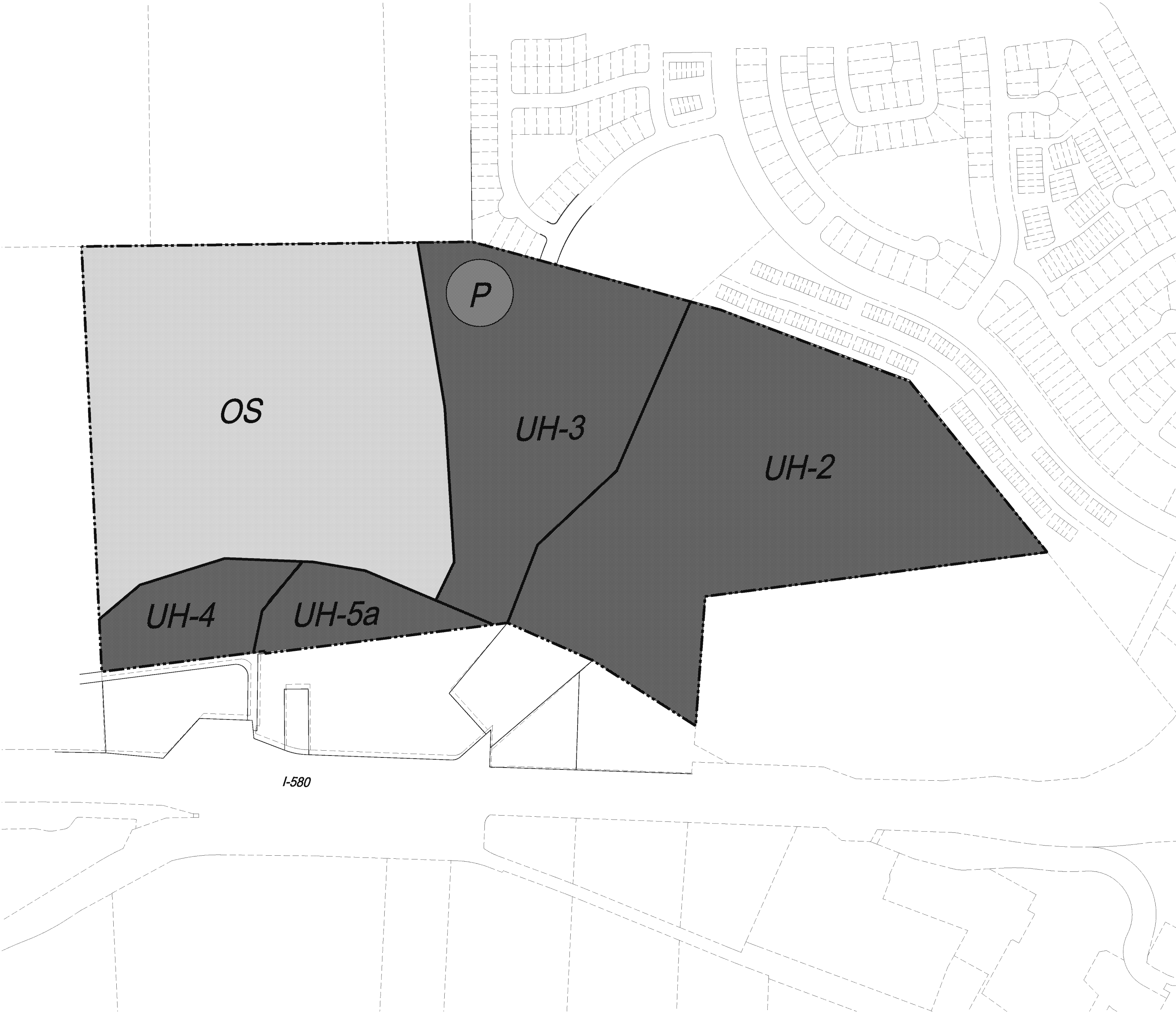


Sean Marciniak



Jenny Dao

cc: Adventus Corporation



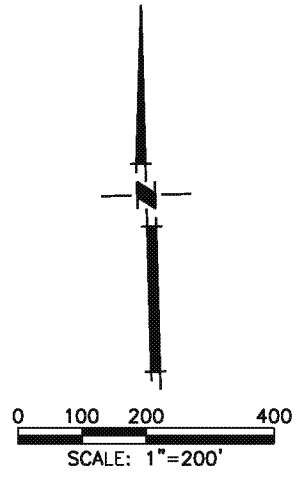
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--- PROJECT BOUNDARY (APPROX.)

UH-2 - Urban High Residential (8-14 DU/AC)
UH-3 - Urban High Residential (14-18 DU/AC)
UH-4 - Urban High Residential (18-22 DU/AC)
UH-5a - Urban High Residential (22-30 DU/AC)

OS - Open Space

Park - size to be determined



SHEET 2 OF 2

LANDS OF DIOCESE OF OAKLAND

Proposed General Plan Land Use

CITY OF LIVERMORE CALIFORNIA

MACKAY & SOMPS

PLANNERS SURVEYORS
51428 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0600

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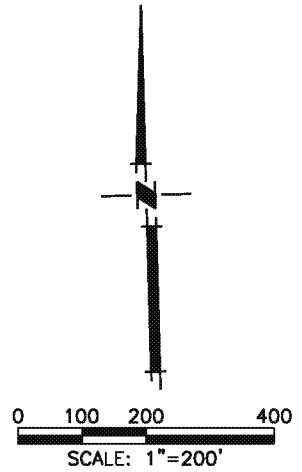
--- PROJECT BOUNDARY (APPROX.)

RLD - Residential Low Density (2-14 DU/AC)

RMD - Residential Medium Density (15-29 DU/AC)

OS - Open Space

Park - size to be determined



SHEET 2 OF 2

LANDS OF DIOCESE OF OAKLAND

Proposed General Plan Land Use

CITY OF LIVERMORE CALIFORNIA

Mackay & Somps

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