

**HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD
SPECIAL MEETING
JUNE 21, 2013
777 B STREET
CONFERENCE ROOM 2A
3:00 PM**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS: *(The Public Comment section provides an opportunity to address the Oversight Board on items not listed on the agenda. The Board welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the Board or are within the jurisdiction of the Board. As the Board is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.)*

**HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD SPECIAL MEETING
Conference Room 2A**

1. Approval of Minutes from May 20, 2013
2. Approval of Subordination of Foothill Façade Loan for RLW, LLC (Richard Weinstein)
*Staff Report
Resolution*
3. Overview of Long-Range Property Management Plan Process
Staff Report
4. Future Meeting Dates and Agenda Items

BOARD MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS

ADJOURNMENT

NEXT MEETING – TO BE DETERMINED

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the Assistant City Manager at (510) 583-4300 or TDD (510) 247-3340.

**HAYWARD SUCCESSOR AGENCY
OVERSIGHT BOARD
May 20, 2013**

SUMMARY NOTES

BOARD MEMBERS PRESENT: Michael Sweeney; Jesus Armas; Mark Salinas; Paul Hodges

BOARD MEMBERS ABSENT: Richard Valle, Olden Henson, Stacey Bristow

STAFF: Kelly McAdoo, Assistant City Manager; Maureen Conneely, Assistant City Attorney; Tracy Vesely, Director of Finance; Cecilia Manzo, Administrative Clerk; Mary Thomas, Human Resources Analyst

PUBLIC: Rafael Yaquian, Goldfarb Lipman Attorneys

Call Meeting to Order: Meeting called to order at 2:34 P.M.

Roll Call: Board members signed in and those in attendance introduced themselves.

Pledge of Allegiance: Those in attendance cited the Pledge of Allegiance.

Public Comments: There were no Public Comments.

1. Approval of Minutes from April 29, 2013 Meeting:

Moved/ Seconded (Hodges/ Salinas) **APPROVED** by unanimous consensus.

2. Adoption: Due Diligence Review for All Other Former Redevelopment Agency Funds:

Assistant City Manager Kelly McAdoo explained that this is the adoption phase of the Due Diligence Review (DDR). After this meeting, the DDR will be submitted to the Department of Finance (DOF). One minor modification was made to the DDR since it was last brought to the Oversight Board. The auditors had indicated that all the Cinema Place expenses had been denied as enforceable obligations by DOF, but actually only fifty percent had been denied; the developer is responsible for half and the agency is responsible for half. That changed the amount of cash that is to be retained by the Successor Agency by \$24,800. The City is still indicating a net remittance to the County Auditor Controller of zero. Ms. McAdoo referenced Attachment B for the remittance amount and welcomed any questions or comments from the Board.

Board Member Armas referenced page two of the Staff Report and the Summary table on page 15 of the packet. He noted that there seemed to be significant movement between the “cash and investments” category and the “cash and investments with fiscal agent.” Board Member Armas asked for clarification on what seems to around \$4 million shifted from the “cash and investments with fiscal agent” to “cash and investments” in the June 30 period.

Tracy Vesely, Director of Finance noted that the recategorization of the money at the conclusion of the fiscal year is part of the dissolution process. The money is all still there, but has been recategorized. Ms. McAdoo confirmed that none of the money has been disbursed or taken anywhere else; all is still in the Successor Agency as an asset.

Board Member Armas requested a follow up within the next week or two with an explanation.

Board Member Armas referenced page 18 of the DDR on the Comparative Asset Balance Listing, paragraph B where it says, "... it *appears* that the total of all revenues expenditures and transfers account fully for changes in equity from the previous period."

Board Member Armas wanted clarification on why the word appears was used. Ms. Vesely indicated that is an auditor's term, normal language that is used in an auditor's report. She also suggested that it was for liability reasons.

Ms. McAdoo recommended that the Oversight Board adopt the Resolution approving the Due Diligence Review of Non-Housing Funds to submit to the Department of Finance for review.

Board Member Armas referenced schedule A, and wanted it to be noted in the minutes that it is the Oversight Board's expectation that, upon receipt of the Finding of Completion the Repayment Agreement with the City and the SERAF funds will be added to the Recognized Obligation Payment Schedule (ROPS).

Moved/ Seconded (Armas/ Salinas) **APPROVED** by unanimous consensus.

3. Approval of Housing Asset Transfer List:

The Housing Authority Staff prepared the Housing Asset Transfer List and submitted it to the Department of Finance. After completing the meet and confer process, positive findings were received. At that time, the Housing Asset Transfer List was brought to the Oversight Board as an information item but was not officially accepted. However, as seen with other Successor Agencies, the State Controller has made findings that the Housing Asset Transfer Lists are not valid because the Oversight Board did not officially acknowledge or adopt a resolution accepting the list. This is an administrative follow up item so the Hayward Successor Agency can avoid having such a finding from the State Controller's Office.

Ms. McAdoo explained that the Transfer List was a snapshot in time, and so the only land listed are properties where the City owned the land at the time the List was submitted.

Ms. McAdoo recommended that the Oversight Board adopt the resolution acknowledging the Housing Asset Transfer List and that those assets have in fact been transferred to the Housing Successor Agency.

Board Member Armas expressed concern that properties on Atherton and Watkins were funded through Low- Mod housing funds but are not listed as assets. Mr. Rafael Yaquian and Ms. McAdoo explained that the Housing Authority doesn't retain ownership of these properties; the only assets retained are the resale restriction though inclusionary housing program.

Moved/ Seconded (Armas/ Salinas) **APPROVED** by unanimous consensus.

4. Future Meeting Dates and Agenda Items:

The Oversight Board plans to meet at the end of June for a preliminary conversation about the Long-Range Property Management Plan. A tentative meeting date will be determined for September to adopt the Property Management Plan in order to submit it to the Department of Finance.

Board Member/Staff Announcements and Referrals:

Ms. McAdoo noted that she distributed a letter that she received from the Department of Finance. The Successor Agency conducted a Meet and Confer with the Department of Finance regarding the Recognized Obligation Payment Schedule (ROPS) for the July through December 2013 period. There were two issues raised. First, there was a dispute on how much the County Auditor Controller had disbursed to the agency. This issue has been resolved. Second, the Successor Agency requested to amend the ROPS to add four obligations. This request was denied by DOF. The Agency will try and submit these items again on the ROPS for January, which is hard on the vendors who are hoping to be paid for their services.

Adjournment: The meeting adjourned at 3:02 P.M.

DATE: June 21, 2013

TO: Chair and Members of Oversight Board

FROM: Assistant City Manager

SUBJECT: Approval of Subordination of Foothill Façade Loan for RLW, LLC (Richard Weinstein)

RECOMMENDATION

That the Oversight Board adopts the attached resolution (Attachment I) approving the subordination of loan documents for the façade improvement loan with RLW, LLC.

BACKGROUND AND DISCUSSION

Retail Attraction Loan Program. In July 2006, the Council Downtown Committee approved a Downtown Retail Attraction Loan Program (the “Retail Attraction Loan Program”) in response to the growing number of vacant buildings in the Downtown Hayward Redevelopment Area, west of Foothill Boulevard and in October 2008 the Foothill Boulevard Façade Improvement Initiative became the primary focus for the expenditure of Retail Attraction Loan Program funds.

Foothill Boulevard Façade Improvement Initiative. The Foothill Boulevard Façade Improvement Initiative shifted the focus of the Retail Attraction Loan Program from filling vacancies to improving facades with the goal of improving the image of the downtown’s retail gateway, and ultimately strengthening the retail mix. This shift also resulted in making retail attraction loans available to building owners as well as retail tenants, and in concentrating improvements in two blocks of Foothill Boulevard (rather than throughout the entire Retail Attraction Loan Program target area). The Retail Attraction Loan Program targeted the west side of Foothill Boulevard from Maple Court to A Street and the east side of Foothill Boulevard from A Street to B Street.

On March 16, 2010, the former Redevelopment Agency’s governing board authorized the Agency’s Executive Director to execute a contract with SZFM Design Studio to develop façade improvements on the two blocks of Foothill Boulevard that are the focus of the Foothill Boulevard Façade Improvement Initiative. Staff subsequently began working with SZFM Design Studio and building owners to enhance the retail image of the historic district by upgrading building exteriors, including signage, lighting, and other elements.

To participate in the Foothill Boulevard Façade Improvement Initiative, property owners were required to comply with the terms detailed below:

Loan Amount	Up to \$100,000 based on a 50/50 match per building Loan sized on project costs estimated from design drawings, so actual costs, in some cases, may exceed initial projections
Terms	<p>Interest rate: 3% simple interest - deferred Term: 15 years Payments deferred for 15 years unless the loan defaults as defined in the Loan Agreement at which time interest begins to accrue and is due in monthly payments along with monthly payments of principal amortized over the remaining terms of the loan until event of default is corrected. The Loan is forgiven at the conclusion of the 15-year loan term if the Borrower continues to meet the terms of the Loan Agreement.</p> <p>After Year 10, beginning in Year 11, the loan balance shall be reduced by 20% of the original principal balance each year.</p> <p>The loan becomes due and payable if the building is sold prior to the conclusion of the loan term.</p> <p>Disbursement: Loan funds are disbursed to building owners when they demonstrate that they have contributed no less than 50% of the costs.</p>
Collateral	<ul style="list-style-type: none"> • Deed of Trust on building • City loan can be subordinated to private financing. • Personal Guarantee of building owners

The former Redevelopment Agency was successful in promoting the Foothill Boulevard Façade Improvement Initiative and executed loan agreements committing One Million One Hundred Twenty-Six Thousand Eight Hundred Sixty-Three Dollars (\$1,126,863) for façade improvement loans. The loan agreements entered into to implement the Foothill Boulevard Façade Improvement Initiative were listed on various Recognized Obligation Payment Schedules approved by the Successor Agency, the Oversight Board, and the Department of Finance.

The RLW, LLC Façade Loan

Among the various loan agreements implementing the Foothill Boulevard Façade Improvement Initiative, the former Redevelopment Agency executed a Retail Attraction Initiative Loan Fund Loan Agreement with RLW, LLC on March 9, 2011 (the “Loan Agreement”). At that time the Loan Agreement was executed, RLW, LLC, owned six of the seven buildings on the west side of Foothill Boulevard. Accordingly, the Loan Agreement provides for funding of façade improvements to all six of the properties. In addition to the Loan Agreement, Richard Weinstein

executed a personal guaranty (the “Guaranty”), which unconditionally guarantees payment of the various facade loans, adding additional security for repayment of any funds disbursed under the Loan Agreement.

The Loan Agreement is secured by the following deeds of trust (collectively the “Agency Deeds of Trust”):

1. A short form deed of trust in the amount of \$300,000 recorded against the properties addressed 22401 Foothill Blvd, 22415-22423 Foothill Blvd, and 22349-22433 Foothill Blvd, Hayward CA 94541.
2. A short form deed of trust in the amount of \$100,000 recorded against the properties addressed 22349-22445 Foothill Blvd, Hayward, CA 94541.
3. A short form deed of trust in the amount of \$100,000 recorded against the properties addressed 22455-22475 Foothill Blvd, Hayward, CA 94541.
4. A short form deed of trust in the amount of \$80,000 recorded against the property addressed 22481 Foothill Blvd, Hayward, CA 94541

Under the terms of the Loan Agreement and accompanying promissory notes, provided no default has occurred commencing on the 11th anniversary of the promissory notes, and annually thereafter, 20% of the principal and accrued interest will be forgiven, and it is anticipated that the entire loan will be forgiven on the 15th anniversary of the promissory notes.

The Loan Agreement, the Agency Deeds of Trust, and the Guaranty are subordinate to financing from Torrey Pines Bank in the amount of \$7 million.

RLW, LLC desires to refinance the preexisting mortgage with a new commercial loan and the proposed new loan terms are as follows:

1. The lesser of : (1) 75% of appraised value or (2) 1.25 debt service coverage ratio and a 6.5% underwriting rate and 25-year amortization. The Loan amount is currently estimated to be \$8 million;
2. A Term not to exceed 10 years; and
3. A fixed interest rate of approximately 4.29% (5-year Constant Maturity Treasury + 325 basis points) for the first five years; which resets at year 6 to a fixed rate equal to the then current 5-year Constant Maturity Treasury + 325 basis points.

The provider of the new loan is requesting subordination of the Loan Agreement, the Agency Deeds of Trust and the Guaranty to the new loan. The terms of the original Agency Façade loan are not changing from those outlined above.

ECONOMIC AND FISCAL IMPACT

The economic and fiscal impacts of the actions contemplated are negligible as the Loan Agreement, the Agency Deeds of Trust and the Guaranty are already subordinate to the existing first mortgage. The Oversight Board's approval will not materially affect the Successor Agency's security and will enhance the financial stability of the Borrower and ensure the continued operation of businesses on the Property in accordance with the requirements of the Loan Agreement.

NEXT STEPS

Following approval by the Oversight Board, staff will submit the resolution to the Department of Finance (DOF) for review and approval consistent with the requirements of Health and Safety Code Section 34179(h). DOF will have 45 days to review the information submitted and provide a determination.

Prepared by: Mary Thomas, Analyst

Recommended by: Kelly McAadoo, Assistant City Manager

Approved by:



Fran David, City Manager

Attachment I: Resolution

HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION. 2013-__

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF
HAYWARD APPROVING SUBORDINATION AGREEMENT AND
RELATED MATTERS FOR A RETAIL ATTRACTION LOAN

WHEREAS, the Redevelopment Agency of the City of Hayward (the “Former Agency”) Downtown Retail Attraction Loan Program (the “Retail Attraction Loan Program”) was developed in response to the growing number of vacant buildings in the Downtown Hayward Redevelopment Area, west of Foothill Boulevard and, in October 2008, the Foothill Boulevard Façade Improvement Initiative became the primary focus for the expenditure of Retail Attraction Loan Program funds; and

WHEREAS, among the various loan agreements implementing the Foothill Boulevard Façade Improvement Initiative, the former Redevelopment Agency executed that certain City of Hayward Retail Attraction Initiative Loan Fund Loan Agreement with RLW, LLC (the “Borrower”), executed on March 9, 2011 (the “Loan Agreement”) to fund improvements on properties located at 22401-87 Foothill Blvd, Hayward, CA (the “Property”); and

WHEREAS, the Loan Agreement is secured by the following deeds of trust (collectively the “Agency Deeds of Trust”):

1. A short form deed of trust in the amount of \$300,000 recorded against the properties addressed 22401 Foothill Blvd, 22415-22423 Foothill Blvd, and 2249-22433 Foothill Blvd, Hayward CA 94541
2. A short form deed of trust in the amount of \$100,000 recorded against the properties addressed 22349-22445 Foothill Blvd, Hayward, CA 94541
3. A short form deed of trust in the amount of \$100,000 recorded against the properties addressed 22455-22475 Foothill Blvd, Hayward, CA 94541
4. A short form deed of trust in the amount of \$80,000 recorded against the property addressed 22481 Foothill Blvd, Hayward, CA 94541; and

WHEREAS, in addition to the Loan Agreement, Richard Weinstein executed a personal guaranty (the “Guaranty”), which unconditionally guarantees payment of the various facade loans, adding additional security for repayment of any funds disbursed under the Loan Agreement; and

WHEREAS, the Loan Agreement, the Agency Deeds of Trust, and the Guaranty are subordinated to an existing mortgage in the amount of \$7 million; and

WHEREAS, the Borrower desires to refinance a preexisting mortgage with a new commercial loan and the proposed new loan terms are:

1. Principal Amount: The lesser of: (1) 75% of appraised value or (2) 1.25 debt service coverage ratio and a 6.5% underwriting rate and 25-year amortization. The Loan amount is currently estimated to be \$8 million;
2. A term not to exceed ten years; and
3. A fixed interest rate of approximately 4.29% (5-year Constant Maturity Treasury + 325 basis points) for the first five years; which resets at year 6 to a fixed rate equal to the then current 5-year Constant Maturity Treasury + 325 basis points; and

WHEREAS, the provider of the new loan is requesting subordination of the former Agency Loan Agreement, the Agency Deeds of Trust and the Guaranty, to the new loan; and

WHEREAS, on February 1, 2012, the Former Agency was dissolved pursuant to Assembly Bill x1 26 (the "Dissolution Act"); and

WHEREAS, pursuant to Health and Safety Code Section 34173, the City Council of the City of Hayward (the "City Council") declared that the City of Hayward, a charter city (the "City"), would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the City of Hayward (the "Dissolved Agency") effective February 1, 2012; and

WHEREAS, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012 to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the City; and

WHEREAS, the refinancing of the project will enhance the financial stability of the Borrower and ensure the continued operation of businesses on the Property in accordance with the requirements of the Loan Agreement; and

WHEREAS, by the staff report accompanying this Resolution and incorporated into this Resolution by this reference ("Staff Report"), the Oversight Board has been provided supporting information upon which the actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby finds and determines that the foregoing recitals are true and correct, and together with the following documents and information form the basis for the approvals, authorizations, findings, and determinations set forth in this Resolution: (1) the Staff Report; and (2) the information provided by the Borrower and Successor Agency staff and the public.

BE IT FURTHER RESOLVED that Oversight Board hereby approves subordination of the Loan Agreement, the Agency Deeds of Trust, and the Guaranty to financing substantially consistent with the New Loan Terms from the private lender; and authorizes the City Manager to

execute a subordination or similar agreement with the private lenders on behalf of the Successor Agency, in a form approved by the Successor Agency signatory and the Successor Agency Counsel, such approval to be evidenced by the execution of such agreement, and provided such agreement gives the Successor Agency notice and time to cure any of the Borrower's defaults under the private lender loan documents.

BE IT FURTHER RESOLVED that the Successor Agency is hereby directed to notify the California Department of Finance of the actions set forth in this Resolution in accordance with Health and Safety Code Sections 34179(h).

BE IT FURTHER RESOLVED that this Resolution shall take effect conditioned upon the formal approval of the Department of Finance at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

HAYWARD, CALIFORNIA, June 21, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:
NOES:	BOARD MEMBERS:
ABSTAIN:	BOARD MEMBERS:
ABSENT:	BOARD MEMBERS:

Chair of the Oversight Board to
the Hayward Successor Agency

DATE: June 21, 2013

TO: Chair and Members of Successor Agency Oversight Board

FROM: Assistant City Manager

SUBJECT: Overview of the Long-Range Property Management Plan Process

RECOMMENDATION

That the Oversight Board receives this informational report on the Long-Range Property Management Plan Process and provides feedback.

BACKGROUND

The California State Legislature enacted Assembly Bill x1 26 (the “Dissolution Act”) to dissolve redevelopment agencies formed under the Community Redevelopment Law in June of 2011. The California Supreme Court in its decision in *California Redevelopment Association v. Matosantos*, issued December 29, 2011, declared the Dissolution Act to be constitutional. Under the Dissolution Act, all California redevelopment agencies were dissolved effective February 1, 2012, and various actions are now required by successor agencies to unwind the affairs of all former redevelopment agencies.

On June 27, 2012, as part of the state budget package, the California legislature passed AB 1484. The main objective of AB 1484 was to amend the Dissolution Act based on experience in implementing the Act at the state and local level during the preceding year. AB 1484 imposes significant new obligations on the successor agencies and oversight boards of dissolving redevelopment agencies, which staff has been implementing over the past year.

One of the requirements required by this State legislation is for the Successor Agency to submit a Long-Range Property Management Plan (LRPMP) for approval to the Oversight Board and the Department of Finance (DOF). The Long-Range Property Management Plan provides an inventory of all real properties of the former Hayward Redevelopment Agency (RDA), except housing assets, which were transferred to the Hayward Housing Authority. The Plan also details a long-range strategic plan that will govern the disposition of all properties.

The Agency must submit the LRPMP within six months after receiving a Finding of Completion from DOF. The DOF will issue a finding of completion to the Agency once each Due Diligence Review (DDR) has been completed and approved by DOF and all unencumbered balances have been paid by the Agency to the Auditor-Controllers. The Hayward Successor Agency has completed both DDRs. The DDR for the dissolved Redevelopment Agency’s (RDA) housing fund

has been approved by DOF. The Agency is awaiting approval on the DDR for all other funds of the dissolved RDA.

DISCUSSION

Staff plans to begin preparing the Long Range Property Management Plan this month so that the Plan can be adopted as soon as possible after the Successor Agency receives a Finding of Completion from the DOF. Property cannot be transferred to the Successor Agency or City or otherwise sold/transferred until the LRPMP has been approved by the Oversight Board and the Department of Finance.

The LRPMP is required to include the following. These requirements are also listed in the DOF's template checklist, which is Attachment I.

1. Include an inventory of all properties with the following information:
 - The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
 - The purpose for which the property was acquired.
 - Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
 - An estimate of the current value of the parcel including, if available, any appraisal information.
 - An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
 - The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
 - A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
 - A brief history of previous development proposals and activity, including the rental or lease of property.

2. Address the permissible use of all of the properties. Permissible uses include:
 1. The retention of the property for governmental use
 2. The retention of the property for future development
 3. The sale of the property
 4. The use of the property to fulfill an enforceable obligation

The property or the proceeds from the sale of the property may only be retained if the project identified in the LRPMP is for a purpose identified in an approved redevelopment plan or to fulfill an enforceable obligation. Otherwise, the proceeds from the sale of the property shall be distributed as property tax to the taxing entities.

Attachment II is a draft list of all real properties of the former Hayward Redevelopment Agency and preliminary draft data for each of the properties. Attachment III shows aerial photos and parcel boundaries for each of the properties.

ECONOMIC AND FISCAL IMPACT

Staff does not foresee any impact as a result of this report. The LRPMP will have a direct impact on Hayward's economy because the Plan will determine the permissible use for each of the former Redevelopment Agency's properties. As seen in Attachments II and III, several of the properties are parking lots in the downtown. The LRPMP will also directly impact developers that have an investment in the plans for one or more of the properties.

NEXT STEPS

Staff will complete the Long-Range Property Management Plan this summer so that it can be brought to the Oversight Board for adoption as soon as possible after the Successor Agency receives a Finding of Completion from the Department of Finance. Staff anticipates the meeting to adopt will be in September of 2013.

Prepared by: Mary Thomas, Analyst

Recommended by: Kelly McAdoo, Assistant City Manager

Approved by:



Fran David, City Manager

Attachments:

Attachment I:	LRPMP Template Checklist
Attachment II:	Preliminary Draft of LRPMP Inventory Data
Attachment III:	Aerial Photos of Properties



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name:

Date Finding of Completion Received:

Date Oversight Board Approved LRPMP:

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name:

Name:

Title:

Title:

Phone:

Phone:

Email:

Email:

Date:

Date:

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: APPROVED DENIED

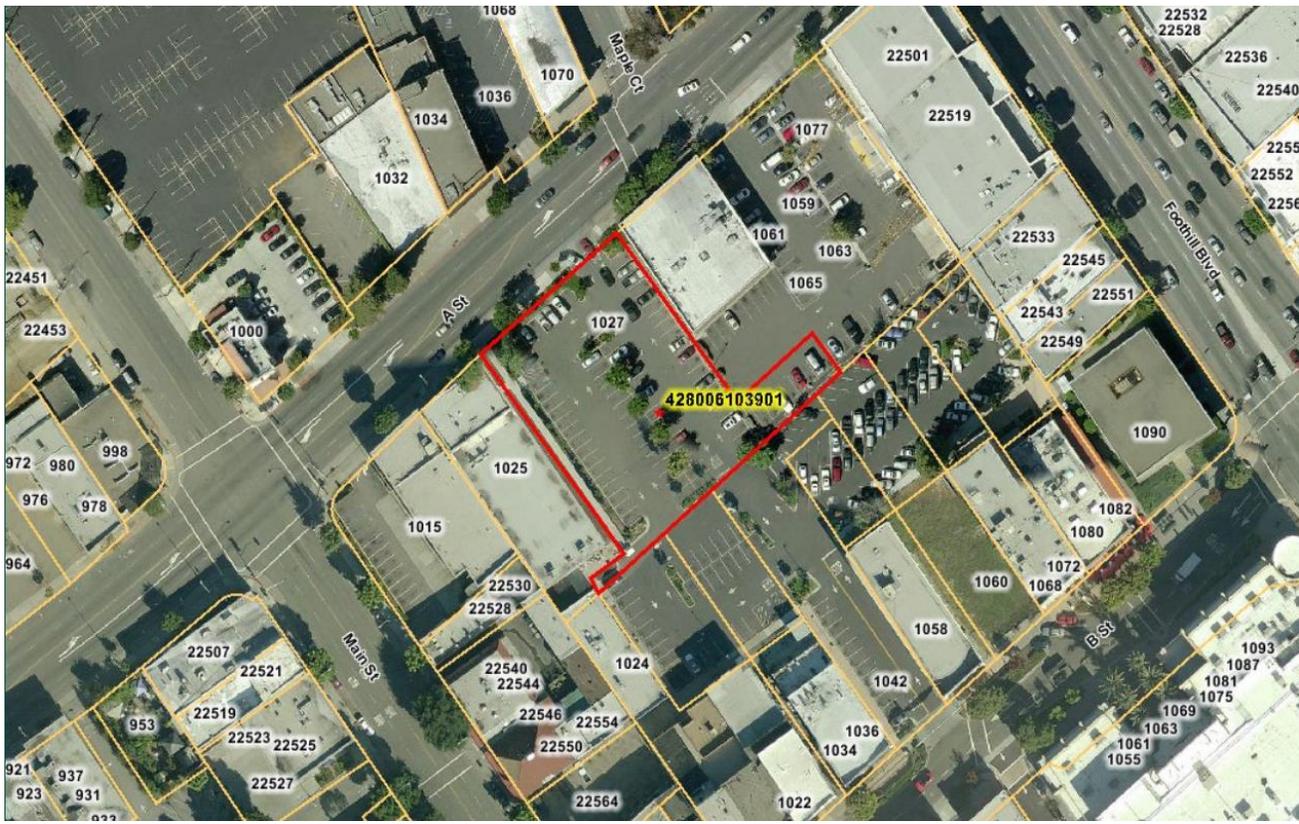
APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____

LONG RANGE PROPERTY MANAGEMENT PLAN: PRELIMINARY DRAFT OF PROPERTY INVENTORY DATA

No.	Name	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)		SALE OF PROPERTY				HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
			Permissible Use -Government Use -Fulfill Enforceable Obligation -Future Development -Sale of Property	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency
1	Muni Lot 2	Parking Lot/Structure			2,196,142	2,127,919					1025 A St	428-0061-039-01	0.65								
2	Cinema Place	Commercial									22631 Foothill Blvd	428-0066-085	1.53								
3	Cinema Place Pkng Structure	Parking Lot/Structure			10,316,723	10,145,538					22631 Foothill Blvd	428-0066-086	0.88								
4	City Hall Pkng Structure	Parking Lot/Structure									805 B St	428-0071-049	1.36								
5	City Hall Pkng Structure	Parking Lot/Structure			6,899,639	6,730,514					805 B St	428-0071-050	0.02								
6	22675 Mission Pkng Lot	Parking Lot/Structure									22675 Mission Blvd	428-0071-018	0.14								
7	22675 Mission Pkng Lot	Parking Lot/Structure			NA	NA					22675 Mission Blvd	428-0071-019	0.29								
8	24311 Mission	Vacant Lot/Land									24311 Mission	444-0033-018-01	0.41								
9	24321 Mission	Vacant Lot/Land									24321 Mission	444-0033-019	0.19								
10	24331 Mission	Vacant Lot/Land			1,822,415	1,822,415					24331 Mission	444-0033-020	0.38								
11	24491 Mission	Vacant Lot/Land			1,660,616	1,660,616					24491 Mission	444-0033-023	0.41								
12	22852 Foothill	Vacant Lot/Land			Contaminated Site - no book value	Contaminated Site - no book value					22852 Foothill Blvd	427-0001-031-01	0.46								
13	1154 Russell Way	Vacant Lot/Land									1154 Russell Way	415-0240-002	0.32								
14	1166 Russell Way	Vacant Lot/Land			212,000	212,001					1166 Russell Way	415-0240-003-02	0.27								
15	Residual Burbank School site	Vacant Lot/Land			5,870,000	5,870,000					353 B St	431-0110-007	3.84								
16	City Hall park parcel	Park			NA	NA					777 B St	428-0076-023-13	1.78								
17	City Hall park parcel	Park			NA	NA					778 B St	428-0076-027-09	0.15								
18	City Hall park parcel	Park			NA	NA					779 B St	428-0071-002	0.25								
19	City Hall park parcel	Park			NA	NA					780 B St	428-0071-003	0.13								

Muni Lot 2 (1)



Cinema Place (2, 3)



City Hall Parking Structure and Mission Parking Lot (4-7)



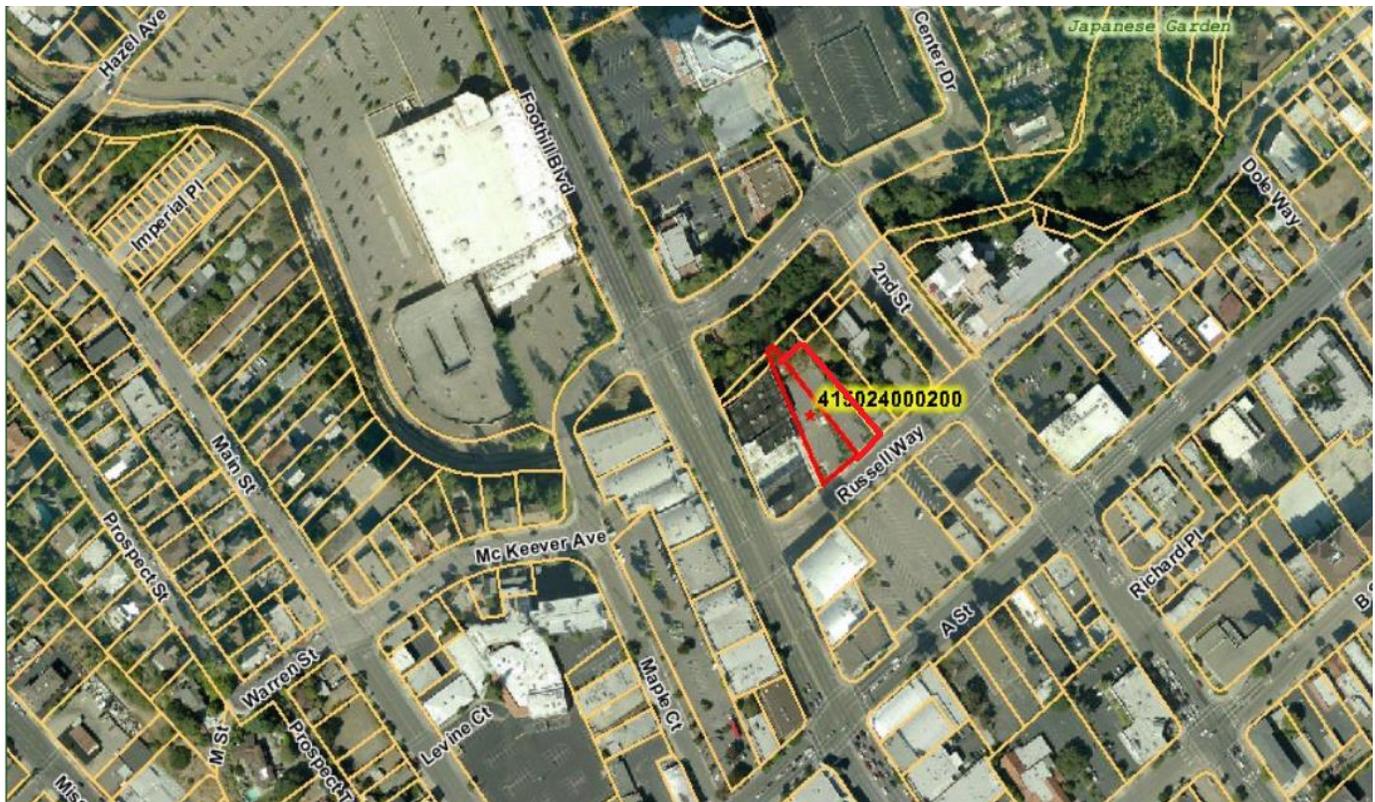
Mission Blvd Properties (8-11)



22852 Foothill (12)



1154 and 1166 Russell Way (13, 14)



Residual Burbank School Site (15)



City Hall Park Parcels (16-19)

