

HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION 2015-03

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD APPROVING REVISIONS TO THE MULTI-ASSET LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26 (as amended by AB 1484, the “Dissolution Statutes”), the separate legal entity known as the Hayward Successor Agency (the “Successor Agency”) must pay the enforceable obligations, wind down the affairs and dispose of assets of the dissolved Redevelopment Agency of the City of Hayward (the “Former Agency”); and

WHEREAS, the Successor Agency received a Finding of Completion from the State Department of Finance (the “DOF”), effective November 8, 2013; and

WHEREAS, an oversight board for the Successor Agency (the “Oversight Board”) has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, by Ordinance No. 75-029 dated December 30, 1975, the City Council adopted the Redevelopment Plan for the (the “Redevelopment Plan”) for the Downtown Redevelopment Project Area (the “Project Area”), which Redevelopment Plan was being implemented by the Former Agency up until its dissolution; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), upon receipt of the Finding of Completion, the Successor Agency is entitled to and must prepare and submit a Long-Range Property Management Plan (the “LRPMP”) in connection with the property assets of the Successor Agency to the Oversight Board and the Department of Finance no later than six months following the issuance by the DOF of the Finding of Completion, or May 8, 2014; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency prepared and submitted and the Oversight Board and DOF approved a single-asset LRPMP for a property commonly referred to as the Residual Burbank Site (the “Single Asset LRPMP”);

WHEREAS, the properties that transferred to the ownership of the Successor Agency in connection with the Former Agency’s dissolution that were not housing assets disposed of pursuant to Health and Safety Code Section 34176, public use parcels disposed of pursuant to Health and Safety Code Section 34177(e), 34181(a) and 34191.3; or otherwise disposed of through the Single Asset LRPMP, and that are thereby subject of the multi-asset LRPMP, consists of the properties listed below, which shall herein after be collectively referred to as the “Properties”:

No.	APN	Address
1.	428-0061-039-01	1025 A Street
2.	428-0066-085	22631 Foothill Blvd
3.	428-0066-086	22631 Foothill Blvd
4.	428-0071-049	805 B Street
5.	428-0071-050	805 B Street
6.	428-0071-018	22675 Mission Blvd
7.	428-0071-019	22675 Mission Blvd
8.	444-0033-018	24311 Mission Blvd
9.	444-0033-019	24321 Mission Blvd
10.	444-0033-020	24331 Mission Blvd
11.	444-0033-023	24491 Mission Blvd
12.	427-0001-031-01	22852 Foothill Blvd
13.	415-0240-002	1154 Russell Way
14.	415-0240-003-02	1166 Russell Way

WHEREAS, the Properties were acquired by the Dissolved RDA for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plan; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency prepared and submitted the “Multi-Asset LRPMP” to the Oversight Board for the disposal of the Properties in the manner specified in the Multi-Asset LRPMP, which the Oversight Board approved pursuant to Resolution 2014-06 adopted on April 28, 2014; and

WHEREAS, the Department of Finance reviewed and commented on the Multi-Asset LRPMP and requested revisions to the Multi-Asset LRPMP before the Department would be prepared to approve the Multi-Asset LRPMP. The Successor Agency made the revisions to the Multi-Asset LRPMP (the “Revised Multi-Asset LRPMP”) as required by the Department, all as further set forth in the Staff Report and the Revised Multi-Asset LRPMP that is on file with the Secretary of the Oversight Board; and

WHEREAS, approval of the Revised Multi-Asset LRPMP and the transfer of the Properties pursuant to the Revised Multi-Asset LRPMP is exempt from the requirements of the California Environmental Quality Act and the applicable state and local implementing guidelines (“CEQA”) pursuant to State CEQA Guidelines Section 15061(b)(3); and

WHEREAS, the accompanying staff report (the “Staff Report”) provides supporting information upon which the actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that, for the reasons set forth above, the Oversight Board finds and determines that approval of the Revised Multi-Asset LRPMP is exempt from the requirements of CEQA, and the Successor Agency Executive Director is authorized to file the appropriate notice of exemption with respect to the approval of the Revised Multi-Asset LRPMP in accordance with CEQA.

BE IT FURTHER RESOLVED that pursuant to Health and Safety Code Section 34191.5(b), the Oversight Board hereby approves the Revised Multi-Asset LRPMP in the form on file with the secretary of the Oversight Board.

BE IT FURTHER RESOLVED that the Successor Agency Executive Director is hereby authorized and directed to submit the Revised Multi-Asset LRPMP to the DOF for approval in accordance with Health and Safety Code Section 34191.5(b).

BE IT FURTHER RESOLVED that, upon approval of the Revised Multi-Asset LRPMP by the DOF, the Oversight Board hereby authorizes and directs the Successor Agency Executive Director to dispose and use the Properties and any disposition proceeds in accordance with the Revised Multi-Asset LRPMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Properties and any disposition proceeds in accordance with the terms approved in the Revised Multi-Asset LRPMP and this Resolution.

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 Section 34179(h).

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

BE IT FURTHER RESOLVED that nothing in this Resolution shall abrogate, waive, impair or in any other manner affect the right or ability of the Successor Agency to amend the long range property management plan with respect to any other property of the Dissolved RDA, including, without limitation, any public use properties.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

HAYWARD, CALIFORNIA, May18, 2015

ADOPTED BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	Halliday (Chair), Henson, Hodges, Bristow, Willis
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NOES:	BOARD MEMBERS:
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ABSTAIN:
ABSENT:

BOARD MEMBERS:
BOARD MEMBERS: Valle, Brunner

ATTEST: *Barbara Hallock*
Chair of the Oversight Board



DATE: May 18, 2015
TO: Chair and Members of the Successor Agency Oversight Board
FROM: Assistant City Manager
SUBJECT: Approval of Revised Long Range Property Management Plan

RECOMMENDATION

That the Oversight Board adopts the attached resolution (Attachment I) approving the Revised Long Range Property Management Plan.

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. AB 1484 imposes significant new obligations on the successor agencies and oversight boards of dissolving redevelopment agencies, which staff has been implementing.

One of the requirements of this State legislation is for the Successor Agency to submit a Long-Range Property Management Plan (LRPMP) for approval by the Successor Agency Board, Oversight Board, and the Department of Finance (DOF) within six months of receipt of the Finding of Completion. 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 DOF will issue a Finding of Completion to the Successor 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-Controller. The Hayward Successor Agency has completed both DDRs, both have been approved by DOF, and all funds were paid to the Auditor-Controller for distribution to the taxing entities. The Agency received its Finding of Completion in November 2013. The Agency submitted its original LRPMP in April of 2014.

DISCUSSION

In an attempt to obtain approval of the LRPMP, Successor Agency staff have had several discussions with the DOF regarding necessary amendments to the original LRPMP. The amendments involve several properties:

- 22631 Foothill Blvd (Cinema Place)
- 22631 Foothill Blvd (Cinema Place Parking Lot)
- 1025 A Street (Municipal Lot 2)
- 22852 Foothill Blvd (22852 Foothill Parking Lot)
- 1154 Russell Way (Russell Parcel A)
- 1166 Russell Way (Russell Parcel B)

The concern of DOF staff was the lack of compensation agreements between the City, the Successor Agency and Affected Taxing Entities (ATEs). While at this time, there are no plans to dispose of these properties, the DOF will not approve the LRPMP without amendments to include provisions for compensation agreements for these properties.

In order to address these concerns, the recommended uses for the properties were changed. Now, the Successor Agency will retain the Cinema Place properties (both Cinema Place and Cinema Place Parking Lot) to fulfill enforceable obligations. Once those enforceable obligations are complete, the SA has two options for the disposition of the properties:

1. Sell the properties to the current developer or a third party, retaining the proceeds to pay for other enforceable obligations per a compensation agreement with the ATEs.
2. Transfer the properties to the City of Hayward for future development and include the properties in a compensation agreement with the ATEs.

At this time, Successor Agency staff has not made a decision on the ultimate final disposition of the Cinema Place Properties. Considering the term of the ground lease, which took effect in 2005 and lasts for fifty (50) years with the potential of two (2) five (5) year extensions, staff does not believe assigning an end disposition determination is a worthy exercise at this time. This decision will need to be addressed in the future, prior to 2055.

Regarding the public parking lots listed above, the DOF requested the recommended uses for these properties to be changed to "Transfer to City for Future Development." Successor Agency staff has serious concerns with this change in designation considering the nuances associated with some of these lots. The uses of some of these lots are protected by either the City Charter or restrictive bond covenants or both. Changing the designation of these lots to "future development" could jeopardize these protections, opening up the Successor Agency and/or the City to future litigation.

Staff spoke to DOF staff, asking to allow the recommended use to remain “governmental use” with compensation agreements; however the DOF was unwilling to entertain that option. Given the disinclination of the DOF to meet the Successor Agency half way in resolving this impasse, the Successor Agency will change the recommended use for the aforementioned parking lots to “transfer to the City for future development” but will continue further use of the parcels as parking lots indefinitely.

As a result, the following statement has been added to the LRPMP for the parking lot properties:

“The City will enter into a compensation agreement with the affected taxing entities, but the compensation agreement with regards to this property will be subject to the terms of pre-existing enforceable obligations.”

Construction of the new Hayward Library, which is set to commence later this year, will not be able to take place without the approval of the LRPMP, as the new library will be sited on parking lots formerly owned by the Hayward Redevelopment Agency. The transfer of the Library Site to the City requires LRPMP approval. Successor Agency staff has proactively sent drafts of the amendments to DOF in order to expedite approval of the revised plan.

NEXT STEPS

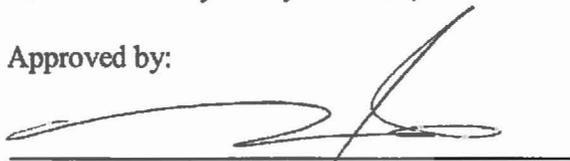
Due to scheduling issues, the Successor Agency Board will be considering a similar resolution approving the revised LRPMP at a meeting on Tuesday, May 19, 2015. Pending approval by both the Oversight Board and the Successor Agency Board, staff will resubmit the LRPMP to the DOF immediately thereafter for approval.

Successor Agency staff will then begin to develop the compensation agreements for later approval by the Successor Agency Board and Oversight Board. Completion and approval of the compensation agreements will not impact the transfer of the land for the new library

Prepared by: John Stefanski, Administrative Analyst I

Recommended by: Kelly McAadoo, Assistant City Manager

Approved by:



Fran David, City Manager

Attachments:

- | | |
|---------------|---|
| Attachment I | Resolution |
| Attachment II | Revised Long Range Property Management Plan |

**REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN
(Pursuant to Health and Safety Code Section 34191.5)**

Hayward Successor Agency

May 14, 2015

Introduction

Procedural Background

The Redevelopment Agency of the City of Hayward (the “Former RDA”) was dissolved on February 1, 2012, pursuant to ABx1 26 (as amended by AB 1484, the “Redevelopment Dissolution Statutes”). The Redevelopment Dissolution Statutes govern the dissolution of the Former RDA, which includes the disposition of its former real property including housing assets, governmental use properties and other real property assets of the Former RDA.

Under Health and Safety Code Section 34191.5(b), upon receipt of the finding of completion, the Hayward Successor Agency (the “Successor Agency”), successor in interest of the Former RDA under Health and Safety Code Section 34173, is entitled to and must prepare a Long-Range Property Management Plan (the “LRPMP”) in connection with the disposition of the real property assets of Former RDA (excluding “housing assets” as defined in Health and Safety Code Section 34176 and transferred as discussed below). The Successor Agency must submit the LRPMP to its Oversight Board and the State Department of Finance (the “DOF”), no later than six months following the issuance by the DOF of the Finding of Completion, or May 8, 2014.

The Successor Agency obtained a “finding of completion” from DOF on November 8, 2013, pursuant to Health and Safety Code Section 34179.7, indicating that the Successor Agency has satisfactorily made a series of required payments of Former RDA funds in accordance with the Redevelopment Dissolution Statutes. Issuance of the finding of completion now entitles the Successor Agency to submit a LRPMP for approval by the Oversight Board and DOF. This document constitutes the multi-asset Long-Range Property Management Plan (the “Multi-Asset LRPMP”) prepared in accordance with Health and Safety Code Section 34191.5.

On April 23, 2015 Successor Agency Staff had a conference call with the DOF regarding suggested requested amendments to the original LRPMP. The suggested amendments dealt primarily with the following three properties:

- 22631 Foothill Blvd (Cinema Place)
- 22631 Foothill Blvd (Cinema Place Parking Lot)
- 22852 Foothill Blvd (22852 Foothill Lot)

The concern of DOF staff was the lack of compensation agreements between the City, the Successor Agency and Affected Taxing Entities (ATEs) with regards to the transfer of each of the three properties. The changes in this Amended LRPMP address DOF concerns for each property.

This Amended Multi-Asset LRPMP is scheduled for consideration by the Successor Agency's Oversight Board on May 18, 2015 and, if approved by the Oversight Board, will be transmitted to the DOF for its approval in accordance with Health and Safety Code Section 34191.5(b).

Organization of LRPMP

Part I of this Multi-Asset LRPMP contains a summary of the previous transfers made by the Successor Agency, and approved by the Oversight Board, which are reaffirmed under this Multi-Asset LRPMP and sets forth the parameters that will govern the disposition and use of the Properties (defined in Part II below) prescribed under this Multi-Asset LRPMP.

In accordance with Health and Safety Code Section 34191.5(c), Part II of this Multi-Asset LRPMP contains summary sheets for each of the Properties setting forth the information required under Health and Safety Code Section 34191.5(c)(1) and summarizing the directed designated use and disposition for each of the Properties.

Accompanying this Multi-Asset LRPMP is the information checklist required by the DOF (Appendix A) and the DOF Tracking Worksheet (Appendix B).

Part I: LRPMP Property Information Inventory

This Part I contains a summary of the previous transfers made by the Successor Agency, and approved by the Oversight Board, which are reaffirmed under this Multi-Asset LRPMP (Section A). Part I further sets forth the parameters that will govern the disposition and use of the Properties prescribed in Part II of this Multi-Asset LRPMP.

A. Previous Transfers

Disposition of Housing Assets. At the time of its dissolution on February 1, 2012, and in accordance with Health and Safety Code Section 34176(b)(2), the Former RDA transferred ownership of the Former RDA's "housing assets" to the Housing Authority of the City of Hayward (the "Housing Authority"). The transferred housing assets were listed on the "Housing Asset Transfer List" prepared in accordance with Section 34176(a)(2) and approved by the California Department of Finance (the "DOF") and subsequently approved by the Successor Agency's oversight board (the "Oversight Board"). This document reaffirms the transfers of the housing assets to the Housing Authority as described on the Housing Asset Transfer List.

Disposition of Governmental Use Properties. Under Health and Safety Code Sections 34177(e), 34191.3 and 34181(a), the Oversight Board is authorized to approve and direct the disposition, by the Successor Agency to the City of Hayward (the "City"), of governmental purpose properties constructed and used for roads, school buildings, parks and open space, police and fire stations, libraries, and local agency administrative buildings and other governmental purposes.

The Successor Agency has requested the Oversight Board to direct the transfer of the public owned, operated, and maintained governmental use properties located in the City of Hayward listed below, which are herein after collectively referred to as the "Governmental Use Parcels," from the Successor Agency to the City:

Table 1: Governmental Use Parcels

No.	APN	Classification
1.	428-76-23-13	Government Use - Park
2.	428-76-27-09	Government Use - Park
3.	428-71-02-00	Government Use - Park
4.	428-71-03-00	Government Use - Park

This document reaffirms the transfer of the Governmental Use Parcels from the Successor Agency to the City as authorized pursuant to Health and Safety Code Sections 34177(e), 34191.3 and 34181(a).

Disposition of Other Real Property Assets. The Successor Agency previously prepared and submitted and the Oversight Board and DOF approved a single asset LRPMP for the “Residual Burbank Site” property (the “Single Asset LRPMP”). The Successor Agency recently transferred the Residual Burbank Site (APN 431-0110-007) in accordance with the terms of the Single Asset LRPMP. This Multi-Asset LRPMP does not address the transfer of the Residual Burbank Site and does not amend or otherwise affect the terms of the Single Asset LRPMP previously approved by the DOF.

B. Parameters for Transfers Pursuant to Multi-Asset LRPMP

The Successor Agency is now responsible for disposition of the Properties in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Section 34191.1, 34191.3, 34191.4(a), and 34191.5.

Property Uses/Disposition. Health and Safety Code Section 34191.5 authorizes four categories for disposition of a successor agency's property, as summarized in Table 2, below:

Table 2: Permitted Uses/Disposition of Successor Agency Real Property Under a LRPMP (Health and Safety Code Section 34191.5)

Plan Category	Use/Disposition Purpose of Property	Property Transferee
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan	Host Community (City of Hayward)
Other Liquidation	Distribution of Sale Proceeds as Property Taxes to Affected Taxing Entities	Approved Purchase

Part II of this Multi-Asset LRPMP contains the proposed designated use and disposition for each of the Properties.

Compensation Agreements.

The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities pursuant to Health and Safety Code Section 34180(f) are not required in connection with the disposition of the Successor Agency's Properties to the City under authority of Health and Safety Code Section 34191.5(c)(2)(A) for use or further disposition by the City as governmental use properties or for projects identified in the Former RDA's approved redevelopment plans. In support of its interpretation, the Successor Agency is submitting an excerpt (Appendix C) from the California State Budget Summary 2012-13 prepared and disseminated by the DOF which specifically states:

“Land and other physical assets not needed for enforceable obligations of the former RDAs may be transferred by the successor agency to the city or county that created the RDA and used for economic development, *without compensation to the affected taxing entities.*” [emphasis added]

However, the City and the Successor Agency will enter into a compensation agreement pursuant to Health and Safety Code Section 34180(f) (the “Compensation Agreement”) with the affected taxing entities (the “Taxing Entities”) specifying that the Net Proceeds (as further defined and described below), of the City's use of the Properties and any further disposition by the City to third parties of the Properties, will be remitted to the County Auditor-Controller for distribution to all of the Taxing Entities on a pro-rata basis in proportion to each Taxing Entity's respective share of the property tax base.

Transfer of the properties by the Successor Agency to the City in accordance with this Multi-Asset LRPMP is conditioned upon full execution of a Compensation Agreement by the City, the Successor Agency and the Taxing Entities, to the extent applicable. As will be further set forth in the Compensation Agreement, the Net Proceeds to be remitted by the City for distribution to the Taxing Entities will consist generally of the following:

- So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.
- Upon disposition of a property by the City to private development entity, the Net Proceeds will consist of the sale proceeds, if any, received by the City with respect to the property minus the documented costs to the City of the improvement, operation, maintenance and disposition of the property.

Notwithstanding the foregoing or any other provision of this Multi-Asset LRPMP, no Compensation Agreement will be required, and the City may retain any proceeds from the use or disposition of the Properties, if a court order, legislation or DOF policy reverses the DOF's directive regarding the need for a Compensation Agreement (a “Reversal”). In the event of a Reversal that occurs prior to the full execution of the Compensation Agreement, the properties will be transferred as directed under this LRPMP without the condition of or need for such full execution. If a Reversal occurs after the full execution of the Compensation Agreement, the Compensation Agreement will provide that it can be terminated by any party. Upon such

termination, any Net Proceeds received by the City after such termination, may be retained by the City and are directed pursuant to this Multi-Asset LRPMP to be used by the City to pay costs of one or more projects identified in the approved redevelopment plans.

Enforceable Obligations. Two of the Properties are directed under this Multi-Asset LRPMP to be owned and retained by the City to fulfill enforceable obligations previously approved by the DOF and described in further detail in Tables 5 and 6 below. The City will be required to hold such Properties in accordance with the specified terms of the enforceable obligations. As a condition of the City's ownership, the City will collect the rent revenues generated under the enforceable obligations encumbering the two Properties. The City will also be required to use the rent revenues it collects exclusively for costs incurred to implement the former RDA's obligations under the enforceable obligations, including making any required payments.

Because the Successor Agency's liability is limited under Health and Safety Code Section 34173(e), the liability of the City under the enforceable obligations shall be limited to the extent of the total sum of rent revenues the City in possession of the City and the value of the two Properties encumbered by the enforceable obligations.

The City shall deposit all rent revenues into a separate operating and maintenance reserve account. To the extent the funds deposited into the account exceed the greater of (i) \$250,000 or (ii) one and one half the average operating budget for the previous two (2) years, then the City shall pay any excess rent revenues to the Successor Agency for distribution to the taxing entities in accordance with the Redevelopment Dissolution Statutes. To the extent that the rent revenues collected by the City are insufficient to meet the former RDA's obligations under the enforceable obligations, the City shall bear no burden to fund such shortfalls. Consequently, as a further condition of the City's ownership, to the extent the costs incurred to implement the former RDA's obligations and make required payments under the enforceable obligations exceed the rent revenues collected by the City, the Successor Agency shall continue to be responsible to fulfill the continued obligations of the former RDA required under the terms of the enforceable obligations until such time as required thereunder. The City shall maintain complete and accurate financial accounts, documents and records with respect to the performance of its obligations under the enforceable obligations, and shall make the same available to the authorized agents of the Successor Agency for copying and auditing upon reasonable prior notice.

If in the future any of the Properties retained to fulfill an enforceable obligation are no longer required to fulfill the enforceable obligation, the City may retain the property for public use, sell the property for private development for projects identified in the former RDA's approved redevelopment plan, or liquidate the Properties with the consent of the Successor Agency and its Oversight Board.

Retention for Public Use. Eight of the Properties are directed under this Multi-Asset LRPMP to be retained by the City for the development or continued use and operation by the City of a governmental use identified in the former RDA's approved redevelopment plans. At this time, it is anticipated that any lease rental income, use fee income, or other income that may be obtained by the City from such City-retained Properties will be far exceeded by the costs to the City of

improving, operating and maintaining such Properties as governmental use properties, with the result that any Net Proceeds are considered unlikely. If in the future, any of the properties retained for public use is to be sold by the City for private development for projects identified in the former RDA's approved redevelopment plans, the Properties will be transferred following the procedures described directly below.

Transfer for Projects in an Approved Redevelopment Plan. No properties in this plan are currently proposed to fall into this category. If in the future any of the properties retained for public use is to be sold by the City for private development for projects identified in the former RDA's approved redevelopment plans, the Properties will be sold in the manner prescribed below.

Transfers, for private development for a projects identified in the former RDA's approved redevelopment plan, by the City will be made to a selected development entity in accordance with the terms of a property conveyance agreement approved by the City Council acting in accordance with the requirements of Chapter 2 of Part 4 of Division 1 of Title 5 of the California Government Code (commencing with Government Code Section 52201).

In accordance with Government Code Section 52201(b), the purchase price or lease payments to be paid by the selected developer of each such Property under a property conveyance agreement will equal not less than either the fair market value of the Property at its highest and best use or the fair reuse value of the Property at the use and with the covenants and conditions and the development costs authorized pursuant to the property conveyance agreement, as determined by formal action of the City Council.

The amount of any Net Proceeds from the sale of each of these Properties by the City will depend on the purchase price or lease payments determined in accordance with the statutory requirements cited above, and the counterbalancing documented costs incurred by the City in connection with the improvement, operation, maintenance, and disposition of the Property.

Liquidation. Four of the Properties are directed under this Multi-Asset LRPMP to be liquidated by the Successor Agency. For the Properties to be liquidated, the Successor Agency will either list the Properties for sale for the appraised value, issue a request for development proposals that meets the planning objectives of the Successor Agency and the City, or place the Properties for auction, and the proceeds of the sale minus the documented costs to the Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Not Surplus Property. Because the City is obligated to dispose of the Properties in accordance with this Multi-Asset LRPMP and to satisfy goals, objectives and purposes of the City's General Plan, the former RDA's approved redevelopment plans, and the Redevelopment Dissolution Statutes, the Properties are not "surplus" property of the City and are not subject to the disposition requirements and procedures of the Surplus Lands Act (Government Code Section 54220 *et seq.*).

Instead, disposition of the Properties in accordance with this Multi-Asset LRPMP constitutes a “common benefit” that may take place under authority of Government Code Section 37350 and/or other disposition authority deemed appropriate by the City. The provisions of the California Environmental Quality Act and Government Code Section 65402(a) regarding General Plan conformance will apply to the disposition by the City of each Property.

Part II: LRPMP Property Information Inventory and Proposed Uses

As a result of the disposition of assets described above, the only remaining properties that transferred to the ownership of the Successor Agency in connection with the Former RDA's dissolution that were not housing assets disposed of pursuant to Health and Safety Code Section 34176, public use parcels disposed of pursuant to Health and Safety Code Section 34177(e), 34181(a) and 34191.3; or transferred pursuant to the Single Asset LRPMP, and that are thereby subject to the Multi-Asset LRPMP, consists of the Former RDA properties listed in Table below (herein collectively referred to as the “Properties”).

Table 3 below summarizes the designated use and disposition for the Properties under Health and Safety Code Section 34191.5(c)(2).

Table 3: Summary of LRPMP List of Properties and Designated Use/Disposition

No.	APN	Address	Referenced as:	Recommended Use
1.	428-0061-039-01	1025 A Street	“Municipal Lot 2”	Transfer to City for Future Development
2.	428-0066-085	22631 Foothill Blvd	“Cinema Place”	SA Retain to Fulfill enforceable obligation
3.	428-0066-086	22631 Foothill Blvd	“Cinema Place Parking Lot”	SA Retain to Fulfill enforceable obligation
4.	428-0071-049	805 B Street	“City Hall Structure”	Governmental Use
5.	428-0071-050	805 B Street	“City Hall Structure”	Governmental Use
6.	428-0071-018	22675 Mission Blvd	“22675 Mission (Lot A)”	Governmental Use
7.	428-0071-019	22675 Mission Blvd	“22695 Mission (Lot B)”	Governmental Use
8.	444-0033-018	24311 Mission Blvd	“24311 Mission Lot”	Other Liquidation
9.	444-0033-019	24321 Mission Blvd	“24321 Mission Lot”	Other Liquidation
10.	444-0033-020	24331 Mission Blvd	“24331 Mission Lot”	Other Liquidation
11.	444-0033-023	24491 Mission Blvd	“24491 Mission Lot ”	Other Liquidation
12.	427-0001-031-01	22852 Foothill Blvd	“22852 Foothill Lot”	Transfer to City for Future Development
13.	415-0240-002	1154 Russell Way	“Russell Parcel A”	Transfer to City for Future Development
14.	415-0240-003-02	1166 Russell Way	“Russell Parcel B”	Transfer to City for Future Development

The Property Inventory Sheets below, provide the required information for the Properties transferred from the former RDA to the Successor Agency. The Inventory Sheets also address the specific LRPMP requirements listed in Health and Safety Code Section 34191.5(c)(1).

Table 4: Property Inventory Sheet for Muni Lot 2

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	1025 A Street
APN	428-0061-039-01
Lot Size	.65 acres
Acquisition Date	5/11/2005
Purchase Price/Value	\$2,196,142
Current Zoning	CC-C: Central City Commercial
Current Use	Parking lot structure
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$2,421,800
Date of Estimated Current Value	6/30/2010
Value Basis	Book value
Proposed Sale Value	Not applicable.
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Subject to a "NO-BUILD" easement area and an Access easement area
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	N/A
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
<p>The Successor Agency will transfer Municipal Lot 2 to the City for future development for the continued use and operation of a public parking lot. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property. The City will include the subject property in the compensation agreement that the City will negotiate and execute with the affected taxing entities.</p>	

Table 5: Property Inventory Sheet for Cinema Place

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	22631 Foothill Blvd
APN	428-0066-085
Lot Size	1.53 acres
Acquisition Date	May 2002
Purchase Price/Value	\$10,316,723 (acquired with Cinema Place Parking Lot)
Current Zoning	PD: Planned Development
Current Use	Retail/Cinema Complex
Purpose of acquisition	This property was acquired for redevelopment purposes.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$10,553,747
Date of Estimated Current Value	6/30/2010
Value Basis	Book Value
Proposed Sale Value	N/A
Proposed Sale Date	Retain by SA upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	See First and Second Amendments to Ground Lease; approximately \$4,200/month
Contractual Requirements	See attached Cinema Place Ground Lease, Cinema Place Parking Maintenance and Easement Agreement, Movie Theater Operation Agreement
History of Environmental Contamination/Remediation	
History of contamination/remediation	Groundwater Remediation underway; Remedial Action Implementation Report approved by CA Regional Water Quality Control Board October 14, 2011; Covenant and Environmental Restriction recorded on property 7/21/2006
Disposition Plan	
History of previous development proposals	N/A
Potential for transit oriented development	Low – property already developed for commercial uses

	and subject to Covenant and Environmental Restriction
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
<p>The Successor Agency will retain Cinema Place to fulfill an enforceable obligation of the Successor Agency. the SA will collect the rent revenues generated under the enforceable obligations encumbering the two Properties and will be required to use the rent revenues it collects exclusively for costs incurred to implement the Former RDA's obligations under the enforceable obligations. As further described in Part I.B above, to the extent the costs incurred to implement the Former RDA's obligations under the enforceable obligations exceed the rent revenues collected by the City, the Successor Agency shall continue to be responsible to fulfill continued obligations of the Former RDA required under the terms of the enforceable obligations until such time as required thereunder. Excess Rent revenues will be distributed as described in Part I.B <i>Enforceable Obligations</i>, above. Once all enforceable obligations are fulfilled, the SA will transfer the property to the City for future development. The City will include the subject property in the compensation agreement that the City will negotiate and execute with the affected taxing entities. The transfer of the property to the City will be subject to the conditions of the existing enforceable obligations and the terms of the compensation agreement with regards to this property will also be subject to the terms of the pre-existing enforceable obligations.</p>	

Table 6: Property Inventory Sheet for Cinema Place Parking Lot

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	22631 Foothill Blvd
APN	428-0066-086
Lot Size	.88 acres
Acquisition Date	May 2002
Purchase Price/Value	\$10,316,723 (acquired with Cinema Place parcel)
Current Zoning	PD: Planned Development
Current Use	Parking structure attached to adjacent commercial development
Purpose of acquisition	This property was acquired to provide parking to complement the redevelopment purposes of the Cinema Place Development.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$10,553,747
Date of Estimated Current Value	6/30/2010
Value Basis	Book Value
Proposed Sale Value	N/A
Proposed Sale Date	Retain by SA upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	N/A
Contractual Requirements	See attached Cinema Place Ground Lease, Cinema Place Parking Maintenance and Easement Agreement, Movie Theater Operation Agreement
History of Environmental Contamination/Remediation	
History of contamination/remediation	Groundwater Remediation underway; Remedial Action Implementation Report approved by CA Regional Water Quality Control Board October 14, 2011; Covenant and Environmental Restriction recorded on property 7/21/2006
Disposition Plan	
History of previous development proposals	N/A
Potential for transit oriented development	Low – property already developed as multi-level parking

	structure and subject to Covenant and Environmental Restriction
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
<p>The Successor Agency will retain Cinema Place to fulfill an enforceable obligation of the Successor Agency. The Successor Agency shall continue to be responsible to fulfill continued obligations of the Former RDA required under the terms of the enforceable obligations until such time as required thereunder. The City will include the subject property in the compensation agreement that the City will negotiate and execute with the affected taxing entities. Once all enforceable obligations are fulfilled, the SA will transfer the property to the City for future development. The transfer of the property to the City will be subject to the conditions of the pre-existing enforceable obligations and the terms of the compensation agreement with regards to this property will also be subject to the terms of the pre-existing enforceable obligations.</p>	

Table 7: Property Inventory Sheet for City Hall Structure

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	805 B Street
APN	428-0071-049 and 428-0071-050
Lot Size	1.36 acres
Acquisition Date	1998
Purchase Price/Value	\$6,899,639
Current Zoning	CC-R: Central City Residential
Current Use	City Hall parking structure
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$7,675,165
Date of Estimated Current Value	6/30/2010
Value Basis	Book Value
Proposed Sale Value	Not applicable.
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Unknown
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	N/A
Potential for transit oriented development	Low – property already developed as multi-level parking structure
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
<p>The Successor Agency will transfer the City Hall Structure to the City as a governmental use property for the continued use and operation of a public parking lot. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.</p>	

Table 8: Property Inventory Sheet for 22675 Mission (Lot A)

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	22675 Mission Blvd
APN	428-0071-018
Lot Size	.14 acres
Acquisition Date	Unknown
Purchase Price/Value	Unknown
Current Zoning	CC-R: Central City Residential
Current Use	Surface Public Parking Lot
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	Unknown
Date of Estimated Current Value	N/A
Value Basis	N/A
Proposed Sale Value	Not applicable.
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Unknown
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	The City has been considering proposals to utilize this parcel and the adjacent parcel in order to develop and build a new Main Library. The City Council has tentatively approved these plans pending voter approval of a ballot measure in June 2014.
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
The Successor Agency will transfer 22675 Mission (Lot A) to the City as a governmental use property for the continued use and operation of a public parking lot or potentially as a public library. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or	

other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.

Table 9: Property Inventory Sheet for 22695 Mission (Lot B)

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	22695 Mission Blvd
APN	428-0071-019
Lot Size	.29 acres
Acquisition Date	Unknown
Purchase Price/Value	Unknown
Current Zoning	CC-R: Central City Residential
Current Use	Surface Public Parking Lot
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	Unknown
Date of Estimated Current Value	Unknown
Value Basis	N/A
Proposed Sale Value	Not applicable.
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Unknown
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	The City has been considering proposals to utilize this parcel and the adjacent parcel in order to develop and build a new Main Library. The City Council has tentatively approved these plans pending voter approval of a ballot measure in June 2014.
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
<p>The Successor Agency will transfer 22695 Mission (Lot B) to the City as a governmental use property for the continued use and operation of a public parking lot or potentially as a public library. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.</p>	

Table 10: Property Inventory Sheet for 24311 Mission

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	24311 Mission Blvd
APN	444-0033-018-01
Lot Size	.14 acres
Acquisition Date	12/22/2008
Purchase Price/Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)
Current Zoning	MB-T4-1: MB – Urban General Zone
Current Use	Vacant land
Purpose of acquisition	This property was acquired for future redevelopment.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)
Date of Estimated Current Value	September 2008
Value Basis	Appraisal
Proposed Sale Value	Fair Market Value
Proposed Sale Date	To be determined to maximize sale value.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	2008 Phase I report recommended limited investigation be performed regarding a possible 1923 underground gas tank in Mission Blvd; potential asbestos materials on site
Disposition Plan	
History of previous development proposals	2004 approval for mixed use project with 3 condominium units and 7,200 sq ft restaurant
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
The Successor Agency will liquidate 24311 Mission and the proceeds of the sale minus the documented costs to the	

Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Table 11: Property Inventory Sheet for 24321 Mission

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	24321 Mission Blvd
APN	444-0033-019
Lot Size	.19 acres
Acquisition Date	12/22/2008
Purchase Price/Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)
Current Zoning	MB-T4-1: MB – Urban General Zone
Current Use	Vacant land
Purpose of acquisition	This property was acquired for future redevelopment.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)
Date of Estimated Current Value	September 2008
Value Basis	Appraisal
Proposed Sale Value	Fair Market Value
Proposed Sale Date	To be determined to maximize sale value.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	2008 Phase I report recommended limited investigation be performed regarding a possible 1923 underground gas tank in Mission Blvd; potential asbestos materials on site
Disposition Plan	
History of previous development proposals	2004 approval for mixed use project with 3 condominium units and 7,200 sq ft restaurant
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
The Successor Agency will liquidate 24321 Mission and the proceeds of the sale minus the documented costs to the	

Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Table 12: Property Inventory Sheet for 24331 Mission

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	24331 Mission Blvd
APN	444-0033-020
Lot Size	.38 acres
Acquisition Date	12/22/2008
Purchase Price/Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)
Current Zoning	MB-T4-1: MB – Urban General Zone
Current Use	Vacant land
Purpose of acquisition	This property was acquired for future redevelopment.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)
Date of Estimated Current Value	September 2008
Value Basis	Appraisal
Proposed Sale Value	Fair Market Value
Proposed Sale Date	To be determined to maximize sale value.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	2008 Phase I report recommended limited investigation be performed regarding a possible 1923 underground gas tank in Mission Blvd; potential asbestos materials on site
Disposition Plan	
History of previous development proposals	2004 approval for mixed use project with 3 condominium units and 7,200 sq ft restaurant
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
The Successor Agency will liquidate 24331 Mission and the proceeds of the sale minus the documented costs to the	

Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Table 13: Property Inventory Sheet for 24491 Mission

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	24491 Mission Blvd
APN	444-0033-023
Lot Size	.41 acres
Acquisition Date	10/17/2008
Purchase Price/Value	\$1,660,616
Current Zoning	MB-T4-1: MB – Urban General Zone
Current Use	Vacant land
Purpose of acquisition	This property was acquired for future redevelopment.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1,660,616
Date of Estimated Current Value	September 2008
Value Basis	Appraisal
Proposed Sale Value	Fair Market Value
Proposed Sale Date	To be determined to maximize sale value.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	2008 Phase I assessment recommended further testing for lead-based paint and asbestos material abatement
Disposition Plan	
History of previous development proposals	Unknown
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency will liquidate 24491 Mission and the proceeds of the sale minus the documented costs to the Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).	

Table 14: Property Inventory Sheet for Foothill Lot

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	22852 Foothill Blvd
APN	427-0001-031-01
Lot Size	.46 acres
Acquisition Date	Unknown
Purchase Price/Value	Unknown
Current Zoning	CC-C: Central City Commercial
Current Use	Public Plaza/Surface parking lot
Purpose of acquisition	This property was acquired for right of way/public improvement purposes.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	Unknown
Date of Estimated Current Value	Unknown
Value Basis	Unknown
Proposed Sale Value	Not applicable
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Unknown
History of Environmental Contamination/Remediation	
The property is known to be contaminated and in need of remediation.	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Limited due to irregular lot shape, size, and location.
Recommended Action	
<p>The Successor Agency will transfer 22852 Foothill Blvd to the City for future development for the continued use and operation of a public parking lot. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property. The City will include the subject property in the compensation agreement that the City will negotiate and execute with the affected taxing entities.</p>	

Table 15: Property Inventory Sheet for Russell Parcel A

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	1154 Russell Way
APN	415-0240-002
Lot Size	.32 acres
Acquisition Date	Unknown
Purchase Price/Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Current Zoning	CC-C: Central City Commercial
Current Use	Surface Public Parking Lot
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Date of Estimated Current Value	6/30/2010
Value Basis	Book Value
Proposed Sale Value	Not applicable
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	Not applicable
Potential for transit oriented development	Not applicable
Reuse potential/advancement of planning objectives	Not applicable
Recommended Action	
<p>The Successor Agency will transfer 1154 Russell Way to the City for future development for the continued use and operation of a public parking lot. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property. The City will include the subject property in the compensation agreement that the City will negotiate and</p>	

execute with the affected taxing entities.

Table 16: Property Inventory Sheet for Russell Parcel B

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	1166 Russell Way
APN	415-0240-003-02
Lot Size	.27 acres
Acquisition Date	Unknown
Purchase Price/Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Current Zoning	CC-C: Central City Commercial
Current Use	Surface Public Parking lot
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Date of Estimated Current Value	6/30/2010
Value Basis	Book value
Proposed Sale Value	Not applicable
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	Not applicable
Potential for transit oriented development	Not applicable
Reuse potential/advancement of planning objectives	Not applicable
Recommended Action	
<p>The Successor Agency will transfer 1166 Russell Way to the City for future development for the continued use and operation of a public parking lot. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the</p>	

property. The City will include the subject property in the compensation agreement that the City will negotiate and execute with the affected taxing entities.

APPENDIX A
LRPMP CHECKLIST



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: **Hayward Successor Agency**

Date Finding of Completion Received: November 8, 2013

Date Oversight Board Approved LRPMP: May 18, 2015

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:	Kelly McAdoo	Name:	Tracy Vesely
Title:	Assistant City Manager	Title:	Director of Finance
Phone:	510-583-4305	Phone:	510-583-4010
Email:	Kelly.mcadoo@hayward-ca.gov	Email:	tracy.vesely@hayward-ca.gov
Date:	April 29, 2014	Date:	April 29, 2014

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: _____

APPENDIX B
DOF TRACKING WORKSHEET

Successor Agency: Hayward Successor Agency
 County: Alameda

LONG RANGE PROPERTY MGMT PLAN: PROPERTY INVENTORY TRACKING WORKSHEET

			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)	
No.	Name	Property Type	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	History of previous development proposals and activity	
1	Muni Lot 2	Parking Lot/Structure	Governmental Use	5/112005	2,196,142	2,421,800	Book	6/30/2010	n/a	n/a	Table 4	1025 A St	428-0061-039-01	0.65	Table 4	Table 4	n/a	Table 4	Table 4	Table 4	Table 4	Table 4	
2	Cinema Place	Commercial	Fulfill Enforceable Obligation	May 2002	10,316,723	10,553,747	Book	6/30/2010	n/a	n/a	Table 5	22631 Foothill Blvd	428-0066-085	1.53	Table 5	Table 5	n/a	Table 5	Table 5	Table 5	Table 5	Table 5	
3	Cinema Place Parking Lot	Parking Lot/Structure	Fulfill Enforceable Obligation	May 2002			Book	6/30/2010	n/a	n/a	Table 6	22631 Foothill Blvd	428-0066-086	0.88	Table 6	Table 6	Table 6	Table 6	Table 6	Table 6	Table 6	Table 6	Table 6
4	City Hall Structure	Parking Lot/Structure	Governmental Use	1998			Book	6/30/2010	n/a	n/a	Table 7	805 B St	428-0071-049	1.36	Table 7	Table 7	n/a	Table 7	Table 7	Table 7	Table 7	Table 7	Table 7
5	City Hall Structure	Parking Lot/Structure	Governmental Use	1998	6,899,639	7,675,165	Book	6/30/2010	n/a	n/a	Table 7	805 B St	428-0071-050	0.02	Table 7	Table 7	n/a	Table 7	Table 7	Table 7	Table 7	Table 7	
6	22675 Mission (Lot A)	Parking Lot/Structure	Governmental Use	Unknown	Unknown	Unknown	Book	N/A	n/a	n/a	Table 8	22675 Mission Blvd	428-0071-018	0.14	Table 8	Table 8	n/a	Table 8	Table 8	Table 8	Table 8	Table 8	
7	22695 Mission (Lot B)	Parking Lot/Structure	Governmental Use	Unknown	Unknown	Unknown	Book	N/A	n/a	n/a	Table 9	22675 Mission Blvd	428-0071-019	0.29	Table 9	Table 9	n/a	Table 9	Table 9	Table 9	Table 9	Table 9	
8	24311 Mission	Vacant Lot/Land	Sale of Property	12/22/2008	1,822,415	1,822,415	Appraised	Sep-08	FMV	TBD	Table 10	24311 Mission	444-0033-018-01	0.41	Table 10	Table 10	n/a	Table 10	Table 10	Table 10	Table 10	Table 10	
9	24321 Mission	Vacant Lot/Land	Sale of Property	12/22/2008			Appraised	Sep-08	FMV	TBD	Table 11	24321 Mission	444-0033-019	0.19	Table 11	Table 11	Table 11	Table 11	Table 11	Table 11	Table 11	Table 11	Table 11
10	24331 Mission	Vacant Lot/Land	Sale of Property	12/22/2008			Appraised	Sep-08	FMV	TBD	Table 12	24331 Mission	444-0033-020	0.38	Table 12	Table 12	Table 12	Table 12	Table 12	Table 12	Table 12	Table 12	Table 12
11	24491 Mission	Vacant Lot/Land	Sale of Property	10/17/2008	1,660,616	1,660,616	Appraised	Sep-08	FMV	TBD	Table 13	24491 Mission	444-0033-023	0.41	Table 13	Table 13	n/a	Table 13	Table 13	Table 13	Table 13	Table 13	
12	22852 Foothill Lot	Parking Lot/Structure	Governmental Use	Unknown	Unknown	Unknown	Book	Table 14	n/a	n/a	Table 14	22852 Foothill Blvd	427-0001-031-01	0.46	Table 14	Table 14	n/a	Table 14	Table 14	Table 14	Table 14	Table 14	
13	Russell Parcel A	Parking Lot/Structure	Governmental Use	Unknown	212,000	212,000	Book	6/30/2010	n/a	n/a	Table 15	1154 Russell Way	415-0240-002	0.32	Table 15	Table 15	n/a	Table 15	Table 15	Table 15	Table 15	Table 15	
14	Russel Parcel B	Parking Lot/Structure	Governmental Use	Unknown			Book	6/30/2010	n/a	n/a	Table 16	1166 Russell Way	415-0240-003-02	0.27	Table 16	Table 15	n/a	Table 16	Table 16	Table 16	Table 16	Table 16	Table 16

APPENDIX C

EXCERPT FROM DOF BUDGET SUMMARY

California STATE BUDGET 2012-13



EDMUND G. BROWN, JR., GOVERNOR, STATE OF CALIFORNIA

INTRODUCTION

The 2012 Budget Act closes a \$15.7 billion budget gap and rebuilds a nearly \$1 billion reserve. It builds upon important reforms enacted last year—public safety realignment and the elimination of redevelopment agencies. It reforms welfare to refocus the program on returning individuals to work, merges the delivery of services for those who are eligible for both Medi-Cal and Medicare to reduce costs and improve services, and overhauls California’s correctional system. The Budget also protects education and public safety programs, makes government more efficient and less costly, moves government closer to the people, and pays down debt.

While the state continues to face budget risks and pressures, the plan puts California on its most stable financial footing in years. Under current projections, the Budget would be balanced on an ongoing basis for the first time in over a decade. This fiscal stability will make California more attractive for business, investment, and the creation of jobs.

The Budget reinvests in schools and universities. Spending for K-14 schools increases by 14 percent—providing \$6.7 billion in additional funding, \$6.1 billion to schools and \$570 million to community colleges. The University of California and the California State University are provided increased funding in 2013-14, contingent upon the passage of The Schools and Local Public Safety Protection Act, to hold tuition level next year.

VARIOUS DEPARTMENTS AND ISSUES

ABx1 26 requires that former RDA cash and real property assets that are not otherwise encumbered or reserved for legally authorized purposes must be liquidated, and the resultant funds are distributed to the affected taxing entities in the same manner as property tax revenues. ABx1 26 does not, however, provide deadlines for liquidation and distribution.

The Budget creates a process for determining the liquid assets that RDAs should have shifted to their successor agencies when they were dissolved, and the amount that should be available for distribution to the affected taxing entities as of July 1, 2012.

For successor agencies that promptly pay the determined amount, the following benefits are provided:

- Loans from cities and counties to their RDAs currently ineligible for repayment would be deemed eligible for repayment beginning in 2013-14. Over time, the repayment mechanism established in legislation could provide as much as \$4 billion in principal repayments to cities and counties.
- Bond proceeds that were not contractually encumbered prior to June 28, 2011 can only be used to defease the bonds. The Budget would allow successor agencies to use these proceeds from bonds sold before January 1, 2011 to execute new contracts consistent with the requirements of the bond covenants.
- Land and other physical assets not needed for enforceable obligations of the former RDAs may be transferred by the successor agency to the city or county that created the RDA and used for economic development, without compensation to the affected taxing entities. Before effectuating transfers, successor agencies must submit an asset management plan to Finance that identifies the properties chosen for transfer.

The Budget provides a variety of possible collection tools if successor agencies fail to provide the assets identified for distribution to the affected taxing entities, or if cities or counties that improperly received assets from their former RDAs fail to return those assets.

STRENGTHENING THE MECHANISMS FOR ONGOING REVENUE DISTRIBUTION TO TAXING AGENCIES:

The Budget creates a longer and more comprehensive review process for Recognized Obligation Payment Schedules (ROPS). The revised timeline provides Finance 45 days to review the ROPS and ensures county auditor-controllers will be notified of the