



December 1, 2015

Mr. John Montag, Economic Development & Housing Manager
City of Concord
1950 Parkside Drive
Concord, CA 94519

Dear Mr. Montag:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Concord Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on February 10, 2014. The Agency subsequently submitted a revised LRPMP to Finance on November 20, 2015. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on August 7, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

However, Finance approval of the Agency's LRPMP in no way approves any proposed restrictions with respect to the compensation agreements between the City of Concord and the affected taxing entities (ATEs). Per HSC section 34180 (f) (1), the sponsoring entity is responsible for reaching a compensation agreement with the ATEs, and the terms and conditions of the compensation agreement depend on what the sponsoring entity and the ATEs agree on.

In accordance with HSC section 34191.4 (a), upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 (a) the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

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Please direct inquiries to Nichelle Thomas, Supervisor, or Michael Barr, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Program Budget Manager

cc: Ms. Suzanne McDonald, Interim Finance Operations Manager, City of Concord
Mr. Bob Campbell, Auditor-Controller, Contra Costa County