



February 21, 2014

Ms. Joan Michaels Aguilar, Director of Finance and Technology  
City of Dixon  
600 East A Street  
Dixon, CA 95620

Dear Ms. Michaels Aguilar:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Dixon Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on August 13, 2013. The Agency subsequently submitted revisions to the LRPMP to Finance on September 27, 2013 and February 11, 2014, respectively. 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 April 26, 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. Our approval of the LRPMP also took into account the corresponding Oversight Board (OB) Resolution:

OB Resolution No. 2014-02 added clarifying language to the LRPMP. Specifically, it stated compensation agreements with the affected taxing entities would be entered into at the time properties are transferred to the City for future development.

The following error was noted during our review, but does not require a revised plan to be submitted:

Property No. 2 – Pardi Site is listed as Assessor Property Number (APN) 116-061-140 located at 165 East A Street. However, after further review of the Solano County records, it has been determined the addresses listed for this APN are incorrect. The correct addresses are as follows: 132 East A Street, 140 East A Street, 101 South First Street, and 111 South First Street.

In accordance with HSC section 34191.4, 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 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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Agency actions taken pursuant to a Finance approved LRPMP are subject to OB approval per HSC section 34181 (f). Any subsequent OB actions addressing the Agency's implementation of the approved LRPMP should be submitted to Finance for approval.

Please direct inquiries to Wendy Griffe, Supervisor, or Jenny DeAngelis, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD  
Assistant Program Budget Manager

cc: Mr. D'Andre Wells, Economic Development/Grants Manager, City of Dixon  
Ms. Simona Padilla- Scholtens, Auditor Controller, Solano County  
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State  
Controller's Office  
California State Controller's Office