

February 10, 2014

Mr. Pio Martin, Finance Director
City of Firebaugh
1133 P Street
Firebaugh, CA 93622

Dear Mr. Martin:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Firebaugh Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on September 24, 2013. 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.

However, the following errors were noted during our review, but do not require a revised plan to be submitted:

- Property No. 2 – Gateway Project; incorrect address. The correct addresses should be 1264 and 1238 P Street.
- Property No. 4 – 1320 N Street. The LRPMP submitted to Finance identifies this property as held for future commercial development and also as to be sold by the Agency. Based on clarification provided by the Agency, it was confirmed the property will be sold by the Agency on the open market. The LRPMP also states that the proceeds of the sales of six properties, including this property, will be remitted to the County Auditor-Controller for distribution.

It is our understanding the Agency is committed to disposing of the properties in a timely manner, aimed at receiving maximum value. Finance encourages the Agency to obtain independent third party appraisals to ensure the properties are sold in a manner aimed at maximizing value for the affected taxing entities.

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

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relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Agency actions taken pursuant to a Finance approved LRPMP are subject to oversight board (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 Nichelle Thomas, Supervisor or Alex Watt, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Ms. Tara Matthews, Consultant, City of Firebaugh
Mr. George Gomez, Accounting Financial Manager, Fresno County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office