DEPARTMENT OF FINANCE

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December 31, 2015

Ms. Leslie Fritzsche, Senior Project Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

Dear Ms. Fritzsche:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Sacramento Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on December 26, 2013. The Agency subsequently submitted its final revised LRPMP to Finance on December 17, 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 September 20, 2013. Based on our review and application of the law, Finance is 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 the Agency is not required to submit a revised plan:

- The plan states the City of Sacramento (City) intends to enter into a compensation agreement with the taxing entities for the property proceeds. Finance reminds the Agency that compensation agreements are based upon negotiations between the City and the affected taxing entities, and is not necessarily dependent on the sale of the parcels before an agreement can be reached.

- Property No. 10 – 4th, 5th, and 6th Street Parcels. The Agency inadvertently entered the Value at Time of Acquisition as $10,606; however, the Agency does not have any records of the original cost per square foot or the original purchase price. Therefore, the Value at Time of Acquisition is Unreported.

- Property No. 18 – 1075 Roanoke Avenue, Assessor's Parcel Number 251-0102-022-0000. It is our understanding the Agency sold this property to Mount Zion Baptist Church on April 15, 1997. The Sacramento County Assessor (Assessor) erroneously carried the Agency forward as the owner; however, the Assessor is currently in the process of correcting the error. Therefore, the inclusion of the parcel on the LRPMP is unnecessary.

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.

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

Sincerely,

Jennifer for

JUSTYN HOWARD
Program Budget Manager

cc: Mr. Dennis Kauffman, Accounting Manager, City of Sacramento
Mr. Ben Lamera, Assistant Auditor-Controller, Sacramento County