DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

May 24, 2013

Ms. Deborah Sultan, Finance Director
City of Sanger Successor Agency
1700 7th Street
Sanger, CA 93657

Dear Ms. Sultan:

Subject: Long Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Sanger Successor Agency (Agency) submitted a Long Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on November 16, 2012. The Agency subsequently submitted a revised LRPMP to Finance on April 9, 2013. Finance has completed its review of your revised LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on May 5, 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 your LRPMP. Our approval of the LRPMP also took into account the corresponding Resolution No. 13-2, which specified:

- The proceeds from sale of each property will be remitted to the County for distribution to affecting taxing entities, or used to fulfill enforceable obligations.

- All properties will be subject to an appraisal prior to any sale.

In accordance with HSC section 34191.4 (a), upon receiving a Finding of Completion from Finance and approval of the 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.

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,

STEVE SZALAY
Local Government Consultant

cc: Mr. Brian Haddix, City Manager, City of Sanger
Mr. George Gomez, Accounting Financial Manager, County of Fresno
Mr. Steven Mar, Bureau Chief, Local Government Audit Bureau, California State Controller's Office
California State Controller's Office