



November 8, 2013

Mr. Mark Evanoff, Redevelopment Manager  
City of Union City  
34009 Alvarado-Niles Road  
Union City, CA 94587

Dear Mr. Evanoff:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Union City (Agency) submitted a Long Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on April 23. The Agency subsequently submitted a revised LRPMP to Finance on August 27, 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 3, 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.

The LRPMP and the corresponding Resolution No. 15-2013 specified the following:

Preparation of an agreement with the taxing entities that will provide net proceeds from land sales to be distributed to the taxing entities in proportion to each entity's share of the property tax base unless the directive issued by the Department of Finance to enter into such agreements is reversed pursuant to Finance policy, legislation, or court order.

Please note, however, Finance has no authority to change the statutory requirements regarding such agreements. Therefore, pursuant to HSC section 34180 (f), the Agency is responsible for reaching a compensation agreement with the taxing entities prior to transfer of the properties listed in its LRPMP to the City of Union City for future development.

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.

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.

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Please direct inquiries to Beliz Chappuie, Supervisor, or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Justyn Howard', with a long horizontal stroke extending to the left.

JUSTYN HOWARD  
Assistant Program Budget Manager

cc: Mr. Tony Acosta, Interim Director of Administrative Services  
Ms. Carol S. Orth, Tax Analysis, Division Chief, County of Alameda  
Mr. Steven Mar, Bureau Chief, Local Government Audit Bureau, State Controller's Office  
California State Controller's Office