



REVISED

December 2, 2014

Ms. Shelly Gunby, Director of Financial Management
City of Winters
318 First Street
Winters, CA 95694

Dear Ms. Gunby:

Subject: Long-Range Property Management Plan

This letter supersedes the California Department of Finance's (Finance) Long-Range Property Management Plan (LRPMP) letter dated December 20, 2013. A revision is necessary as the Agency wishes to change the previously approved disposition for Property No. 5, Lot 3. Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Winters Successor Agency (Agency) submitted a revised LRPMP to Finance on October 30, 2014. Finance has completed its review of the revised LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on June 12, 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 following:

Oversight Board (OB) Resolution No. OB-2014-10 approving the revised LRPMP also approved a revision to Assessor's Parcel Number 003-370-029, Property No. 5, Lot 3. The permissible use for this property was revised from future development to sale of property to a Developer for a Senior Affordable Housing Project. Upon the sale of the property, the proceeds will be remitted to the Yolo County Auditor-Controller for distribution to the affected taxing entities. The Agency is encouraged to obtain an appraisal to ensure a fair sales price is achieved.

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 which requires the Agency to enter into a new agreement, such as the sale of Property No. 5, Lot 3 are subject to OB approval per HSC section 34181 (f). Any OB action approving a new agreement in connection with the LRPMP should be submitted to Finance for approval.

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

Sincerely,



JUSTYN HOWARD
Acting Program Budget Manager

cc: Mr. John W. Donlevy, City Manager, City of Winters
Mr. Howard Newens, Auditor-Controller, Yolo County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office