

OB RESOLUTION NO. 2015-05

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR  
AGENCY OF THE ANTIOCH DEVELOPMENT AGENCY OF THE CITY OF  
ANTIOCH APPROVING  
AN AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN AND  
MATRIX PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Law"), the Antioch Development Agency of the City of Antioch (the "Dissolved RDA") was dissolved as of February 1, 2012, and the City of Antioch, acting in a separate limited capacity and known as the Successor Agency of the Antioch Development Agency of the City of Antioch, has elected to serve as the successor agency (the "Successor Agency") of the Dissolved RDA; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Law, the Successor Agency is a separate legal entity from the City of Antioch (the "City"); and

WHEREAS, the City Council (the "City Council") of the City serves in a separate capacity as the governing board of the Successor Agency; and

WHEREAS, the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Dissolved RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 1 by Ordinance No.290 C.S. dated July 15, 1975 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 2 by Ordinance No.584 C.S. dated July 17, 1984 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 3 by Ordinance No.660 C.S. dated December 30, 1986 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 4 by Ordinance No.752 C.S. dated July 11, 1989 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the Dissolved ADA acquired certain properties (the "Properties") for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plans; and

WHEREAS, the Successor Agency has received a "Finding of Completion" from the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179.7, confirming that the Successor Agency had made specified required payments under the Dissolution Law; and

WHEREAS, the Successor Agency is submitting to the Oversight Board for review and approval a Long-Range Property Management Plan (the "PMP") and matrix summary (the "Matrix"), which amends the PMP to conform to DOF requirements; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared a PMP and Matrix, a copy of which is attached to this Resolution (Exhibit 1 and 2); and

WHEREAS, the PMP provides for the disposition and use of the Properties in a manner consistent with and to implement projects identified in the Redevelopment Plans; and

WHEREAS, because of such proposed disposition and use, the PMP calls for the disposition of certain properties for which the City of Antioch shall enter into a Compensation Agreement, or Compensation Agreements, for properties referenced as "Future Development" in the PMP, with taxing entities in accordance with the Redevelopment Plans and the PMP, upon approval of the PMP by the Oversight Board and the DOF; and

WHEREAS, in accordance with Health and Safety Code Section 34181(a) the PMP calls for the transfer of the Governmental Use Properties to the City for continued use for governmental purposes; and

WHEREAS, the Successor Agency has determined that the approval of the PMP is exempt from the California Environmental Quality Act pursuant to Section 15061(B)(3) which exempts projects under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and the Successor Agency has determined with certainty that there is no possibility that the adoption of the LRPMP will have a significant effect on the environment; and

WHEREAS, the report from the staff of the City as Successor Agency (the " Report") accompanying this Resolution contains additional information and analysis upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency hereby finds that the above Recitals are true and correct, and together with the Report and other information provided by the Successor Agency staff and the public, form the basis for the findings and actions set forth in this Resolution.

BE IT FURTHER RESOLVED that the Successor Agency Executive Director or his or her designee is hereby authorized and directed to file appropriate notice with respect to this Resolution and the actions set forth in this Resolution in accordance with the applicable provisions of CEQA.

BE IT FURTHER RESOLVED that the Oversight Board hereby approves the PMP and the Matrix in the form on file attached to this Resolution and on file with the Successor Agency Secretary and notes that in the event of a discrepancy between the PMP and the Matrix, then Matrix shall govern.

BE IT FURTHER RESOLVED that the Successor Agency Executive Director or the Executive Director's designee can make non-substantive changes to effectuate the Department of Finances approval of the PMP.

BE IT FURTHER RESOLVED that the Oversight Board hereby directs the Successor Agency to transfer the Governmental Use Properties to the City in accordance with the PMP.

BE IT FURTHER RESOLVED, the Oversight Board hereby directs the Successor Agency Executive Director, or the Executive Director's designee, acting on behalf of the Successor Agency to provide written notice and information about this Resolution to the California Department of Finance in accordance with Health and Safety Code Section 34179(h). The actions set forth in this Resolution shall be subject to effectiveness in accordance with Health and Safety Code 34179(h).

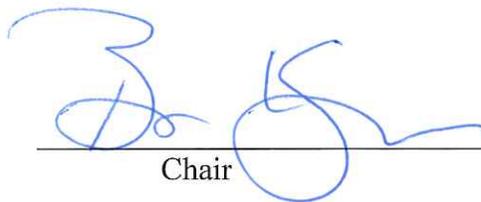
ADOPTED December 22, 2015 by the Oversight Board to the Successor Agency of the Antioch Development Agency of the City of Antioch by the following vote, to wit:

AYES: Kalinowski, Parsons, Archuleta, Fraser, Ebbs

NOES: None

ABSTAIN: None

ABSENT: Forrester, Kratochvil

  
Chair

OB RESOLUTION NO. 2014-03

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR  
AGENCY OF THE ANTIOCH DEVELOPMENT AGENCY OF THE CITY OF  
ANTIOCH APPROVING  
A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO  
HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Law"), the Antioch Development Agency of the City of Antioch (the "Dissolved RDA") was dissolved as of February 1, 2012, and the City of Antioch, acting in a separate limited capacity and known as the Successor Agency of the Antioch Development Agency of the City of Antioch, has elected to serve as the successor agency (the "Successor Agency") of the Dissolved RDA; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Law, the Successor Agency is a separate legal entity from the City of Antioch (the "City"); and

WHEREAS, the City Council (the "City Council") of the City serves in a separate capacity as the governing board of the Successor Agency; and

WHEREAS, the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Dissolved RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 1 by Ordinance No.290 C.S. dated July 15, 1975 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 2 by Ordinance No.584 C.S. dated July 17, 1984 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 3 by Ordinance No.660 C.S. dated December 30, 1986 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the City Council of the City of Antioch (the "City Council") adopted the Redevelopment Plan for the Antioch Redevelopment Project Area 4 by Ordinance No.752 C.S. dated July 11, 1989 (Redevelopment Plan) and amended from time to time thereafter; and

WHEREAS, the Dissolved ADA acquired certain properties (the "Properties") for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plans; and

WHEREAS, the Successor Agency staff is working closely with the California Department of Finance (the "DOF") to receive a "Finding of Completion" pursuant to Health and Safety Code Section 34179.7, confirming that the Successor Agency had made specified required payments under the Dissolution Law; and

WHEREAS, the Successor Agency is submitting a Long-Range Property Management Plan (the "PMP") to the Oversight Board for review and action; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared and pursuant to Resolution No. SA 2014/13 has approved a PMP, a copy of which is on file with the Successor Agency Secretary; and

WHEREAS, the PMP provides for the disposition and use of the Properties in a manner consistent with and to implement projects identified in the Redevelopment Plans; and

WHEREAS, because of such proposed disposition and use, the PMP further calls for the transfer of certain properties to the City for disposition and use in accordance with the Redevelopment Plans and the PMP, upon approval of the PMP by the Oversight Board and the DOF, all as authorized by Health and Safety Code Section 34191.5(c)(2)(A); and

WHEREAS, in accordance with Health and Safety Code Section 34181(a) and the PMP, certain Properties acquired by the Dissolved ADA were constructed for and are used for governmental purposes, including the properties identified as Properties No's 1-19 in the PMP ("Governmental Use Properties"); and

WHEREAS, in accordance with Health and Safety Code Section 34181(a) the PMP calls for the transfer of the Governmental Use Properties to the City for continued use for governmental purposes; and

WHEREAS, the Successor Agency has determined that the approval of the LRPMP is exempt from the California Environmental Quality Act pursuant to Section 15061(B)(3) which exempts projects under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and the Successor Agency has determined with certainty that there is no possibility that the adoption of the LRPMP will have a significant effect on the environment; and

WHEREAS, the report from the staff of the City as Successor Agency (the " Report") accompanying this Resolution contains additional information and analysis upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency hereby finds that the above Recitals are true and correct, and together with the Report

and other information provided by the Successor Agency staff and the public, form the basis for the findings and actions set forth in this Resolution.

BE IT FURTHER RESOLVED that the Oversight Board Designated Communication Official or his or her designee, is hereby authorized and directed to file appropriate notice with respect to this Resolution and the actions set forth in this Resolution in accordance with the applicable provisions of CEQA.

BE IT FURTHER RESOLVED that the Oversight Board hereby approves the PMP in the form on file with the Successor Agency Secretary.

BE IT FURTHER RESOLVED that, upon approval of the PMP by the Oversight Board and the DOF, the Oversight Board authorizes and directs the Successor Agency Executive Director, or the Executive Director's designee, acting on behalf of the Successor Agency, to dispose and use the Properties and any disposition proceeds in accordance with the PMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Properties and any disposition proceeds in accordance with the terms approved in the PMP and this Resolution.

BE IT FURTHER RESOLVED that the Oversight Board hereby directs the Successor Agency to transfer the Governmental Use Properties to the City in accordance with the PMP.

BE IT FURTHER RESOLVED, the Oversight Board hereby directs its Designated Contact Official, or the Designated Contact Official's designee, to provide written notice and information about this Resolution to the California Department of Finance in accordance with Health and Safety Code Section 34179(h). The actions set forth in this Resolution shall be subject to effectiveness in accordance with Health and Safety Code 34179(h).

ADOPTED July 21, 2014 by the Oversight Board to the Successor Agency of the Antioch Development Agency of the City of Antioch by the following vote, to wit:

AYES: Kalinowski, Parsons, Archuleta, Forrester, Kratochvil, Wehrmeister

NOES: None

ABSTAIN: None

ABSENT: Fraser



Chair, Oversight Board

EXHIBIT 2

Successor Agency: Antioch Successor Agency		County: Contra Costa County		LONG RANGE PROPERTY MANAGEMENT PLAN		Property	Other Pro																		
HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (if applicable)		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		Other Pro	
Address	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Purchase Value	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size	Square Feet	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements	Has there been historic environ	Does the property have the potential as a	were there advancements to the	Does the property have a history of previous		
W. Second and E' St.	066-052-003	Parking Lot/Structure	Governmental Use	N/A	Public parking	02/18/1988	180,000	142,250	01/31/2012	Book	N/A	N/A	Public use	21000	Sqaure Feet	RTC (Rivertown Retail District)	142,250	None	No	No	No	No	No	Yes	
W. Third Street	066-053-002	Parking Lot/Structure	Governmental Use	N/A	Public parking	1958	78,000	42,965	03/11/2011	Market	N/A	N/A	Public parking	10000	Sqaure Feet	RTC (Rivertown Retail District)	42,965	None	No	No	No	No	No	Yes	
I Street; W. Third Street; W. Third Street	066-061-009; 066-061-010; 066-062-016	Parking Lot/Structure	Governmental Use	N/A	Public parking	05/06/1983	188,000	366,464	01/31/2012	Book	N/A	N/A	Public parking	37811	Sqaure Feet	RTC (Rivertown Retail District)	366,464	None	No	No	No	No	No	No	
W. Second Street; 608 W. Third	066-071-005; 066-072-020	Parking Lot/Structure	Governmental Use	N/A	Public parking	12/01/1980; 12/19/1980	170,060	170,060	01/31/2012	Book	N/A	N/A	Public parking	31210	Sqaure Feet	RTC (Rivertown Retail District)	170,060	None	No	No	No	No	No	Yes	
101 I Street; I Street	066-082-005; 066-082-006; 066-082-007	Parking Lot/Structure	Governmental Use	N/A	Public parking	11/20/1989	127,354	127,354	01/31/2012	Book	N/A	N/A	Public parking	14375	Sqaure Feet	M-1 (Light Industrial District)	127,354	None	No	No	No	No	No	No	
809 W. First Street Lynn House	066-091-015	Other	Governmental Use	N/A	Public Facility	10/03/1989	132,412	132,412	01/31/2012	Book	N/A	N/A	Public art gallery and public	13939	Sqaure Feet	RTC (Rivertown Retail District)	264,825	None	No	Yes	No	No	No	No	
809 W. First Street Hard House	066-091-015	Other	Future Development	N/A	Rehabilitate Hard House to preserve historic structure	10/03/1989	132,412	132,412	1/31/2012	Book	N/A	N/A	Economic Development	13939	Sqaure Feet	RTC (Rivertown Retail District)	264,825	None	No	Yes	No	No	No	No	
308 I Street; 314 I Street; 807 W. Third Street;	066-107-001; 066-107-003; 066-107-010; 066-107-011	Parking Lot/Structure	Governmental Use	N/A	Public parking	04/10/1987; 09/24/1987; 02/18/1988;	237,000	328,872	01/31/2012	Book	N/A	N/A	Public parking	25900	Sqaure Feet	RTC (Rivertown Retail District)	328,872	None	No	No	No	No	No	No	
F Street; 500 W. Second Street	066-051-001; 066-051-002	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Sale of properties	09/10/1999	66,271	66,271	01/31/2012	Book	TBD	TBD	Economic Development	8500	Sqaure Feet	RTC (Rivertown Retail District)	66,271	None	No	No	No	Yes	Yes		
W. Second Street	066-092-014	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Sale of properties	03/23/2001	30,222	30,222	01/31/2012	Book	TBD	TBD	Economic Development	2500	Sqaure Feet	RTC (Rivertown Retail District)	30,222	None	Not Reported	No	No	Yes	No		
801 W. Second Street; 209 Fulton Shipyard Road	066-092-001; 065-010-006	Vacant Lot/Land	Future Development	N/A	Future developme nt.	11/24/1987;	189,445	495,600	01/31/2012	Book	N/A	N/A	Economic Development	90264	Sqaure Feet	WF (Waterfront); RTC (Rivertown Retail District)	495,600	None	Not Reported	No	No	Yes	No		
Prospects Way	066-102-010	Vacant Lot/Land	Future Development	N/A	Future developme nt.	05/26/1987	8,969	8,969	01/31/2012	Book	N/A	N/A	Economic Development	4792	Sqaure Feet	RTC (Rivertown Retail District)	8,969	None	Not Reported	No	No	Yes	No		