RESOLUTION NO. AOB 2014-02

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE ARVIN COMMUNITY REDEVELOPMENT AGENCY MODIFYING RESOLUTION NO. AOB 2014-01 AND APPROVING AN UPDATED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO HEALTH & SAFETY CODE, SECTION 34191.5 FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER ARVIN COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the staff of the Successor Agency to the Arvin Community Redevelopment Agency ("Successor Agency") has prepared an Updated Long-Range Property Management Plan (LRPMP) that has been revised to address comments received from the Department of Finance after its review of the original Long Range Property Management Plan and to comply with the requirements for such plans set forth in Health & Safety Code, section 34191.5, and which identifies each of the real property assets of the former Arvin Community Redevelopment Agency. including the Agency's preferred method of disposing of those assets; and

WHEREAS, on February 25, 2014. at a noticed public meeting. the Oversight Board of the Successor Agency reviewed the proposed revisions to the Long-Range Property Management Plan and concluded that they comply with the requirements of Health & Safety Code section 34191.5.

NOW, THEREFORE, BE IT RESOLVED THAT:

(1) The Updated Long-Range Property Management Plan updated pursuant to Health & Safety Code, Section 34191.5 is hereby approved in the form set forth in Exhibit "A" attached hereto and incorporated herein by reference.
(2) The proceeds from the sale of each property on the LRPMP will be used to fulfill enforceable obligations or submitted to the County Auditor Controller's office for distribution to taxing entities, as determined by the Successor Agency on a case by case basis.
(3) The staff and the Board of the Successor Agency are hereby authorized and directed. jointly and severally, to affect this resolution.
(4) The Executive Director is hereby directed to submit the this resolution and the Updated Long Range Property Management Plan to the Oversight Board for the Successor Agency and to the California Department of Finance for their review and consideration of approval.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency at a special meeting thereof held on the 25th day of February, 2014 by the following vote:

AYES: AM Nunneley, AM Feichter, AM Maciel, VC Rice, Chair Ojeda

NOES: _____

ABSTAIN: _____

ABSENT: AM Scott

ATTEST:

CECILIA VELA, Secretary

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO ARVIN REDEVELOPMENT AGENCY

By: _____

STEVE OJEDA, Chair

I, _____, Secretary of the Oversight Board, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution passed and adopted by the Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency, Arvin, California, on the date and by the vote indicated herein.

RESOLUTION NO. AOB 2014-01

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE ARVIN COMMUNITY REDEVELOPMENT AGENCY APPROVING AN UPDATED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO HEALTH & SAFETY CODE, SECTION 34191.5 FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER ARVIN COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the staff of the Successor Agency to the Arvin Community Redevelopment Agency ("Successor Agency") prepared an Updated Long-Range Property Management Plan (LRPMP), that has been revised to address comments received from the Department of Finance (DOF) after its review of the original LRPMP and to comply with the requirements for such plans set forth in Health & Safety Code, section 34191.5 and which identifies each of the real property assets of the former Arvin Community Redevelopment Agency, including the Agency's preferred method of disposing of those assets:; and

WHEREAS, on February 4, 2014, at a noticed public meeting the Governing Board of the Successor Agency reviewed and approved the proposed revisions to the Long-Range Property Management Plan and concluded that it complied with the requirements of Health & Safety Code section 34191.5.

NOW, THEREFORE, BE IT RESOLVED THAT:

(1) The Updated Long-Range Property Management Plan prepared pursuant to Health & Safety Code, Section 34191.5 is hereby approved in the form set forth in Exhibit "A" attached hereto and incorporated herein by reference.

(2) The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to affect this resolution.

(3) The Executive Director is hereby directed to submit the Updated Long Range Property Management Plan to the California Department of Finance for their review and consideration of approval.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency at a special meeting thereof held on the 06th day of February, 2014 by the following vote:

AYES: AM Scott, AM Maciel, AM Feichter, Chair Ojeda

NOES: _____

ABSTAIN: _____

ABSENT: AM Nunneley, VC Rice

ATTEST:

CECILIA VELA, Secretary

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO ARVIN REDEVELOPMENT AGENCY

By: _____
STEVE OJEDA, Chair

I, _____, Secretary of the Oversight Board, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution passed and adopted by the Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency, Arvin, California, on the date and by the vote indicated herein.

RESOLUTION NO. AOB 2013-08

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE ARVIN COMMUNITY REDEVELOPMENT AGENCY APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO HEALTH & SAFETY CODE, SECTION 34191.5 FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER ARVIN COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the staff of the Successor Agency to the Arvin Community Redevelopment Agency ("Successor Agency") prepared a Long-Range Property Management Plan (LRPMP), which fully complies with the requirements for such plans set forth in Health & Safety Code, section 34191.5 and identifies each of the real property assets of the former Arvin Community Redevelopment Agency, including the Agency's preferred method of disposing of those assets:; and

WHEREAS, on September 17, 2013, at a noticed public meeting the Governing Board of the Successor Agency reviewed and approved the proposed Long-Range Property Management Plan and concluded that it complied with the requirements of Health & Safety Code section 34191.5.

NOW, THEREFORE, BE IT RESOLVED THAT:

(1) The Long-Range Property Management Plan prepared pursuant to Health & Safety Code, Section 34191.5 is hereby approved in the form set forth in Exhibit "A" attached hereto and incorporated herein by reference.

(2) The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to affect this resolution.

(3) The Executive Director is hereby directed to submit the Long Range Property Management Plan to the California Department of Finance for their review and consideration of approval.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency at a regular meeting thereof held on the 19th day of September, 2013 by the following vote:

AYES: AM NUNNELEY, AM SCOTT, AM MORALES, AM MACIEL, CHAIR OJEDA

NOES: _____

ABSTAIN: _____

ABSENT: VC RICE

ATTEST:

CECILIA VELA, Secretary

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO ARVIN REDEVELOPMENT AGENCY

By: _____

STEVE OJEDA, Chair

I, _____, Secretary of the Oversight Board, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution passed and adopted by the Oversight Board for the Successor Agency to the Arvin Community Redevelopment Agency, Arvin, California, on the date and by the vote indicated herein.

Successor Agency: Arvin
County: Kern

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (e)(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)
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Vacant Lot/Land	Sale of Property	Zoned Residential	6/22/09	$400,000	$ 708,540	Appraised	1/30/14	NA	NA	Purchased for the purpose of promoting LMH activities.	Millux & Commanche	189-351-71	59.61	R-1	$ 708,540	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
2	Vacant Lot/Land	Sale of Property	Zoned Residential	6/22/2009 (03/15/11)	Incl. in Line 1	$ 738,780	Appraised	1/30/14	NA	NA	Purchased for the purpose of promoting LMH activities; was originally 189-351-73. On 3/15/11, a one acre parcel was split and sold to the ACSD for the purpose of installing a municipal water well to serve the residential area.	Millux & Commanche	189-351-90	52.77	R-1	$ 738,780	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
3	Residential	Sale of Property	Jewitt Sq Commercial	6/12/10	$115,209	$ 87,840	Appraised	1/30/14	NA	NA	Purchased for the purpose of consolidating 12+ parcels in the Jewitt Square area for blight removal and promoting coordinated retail/commercial development.	926 Varsity Rd	190-020-14	3.68	R-1	$ 87,840	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
4	Vacant Lot/Land	Sale of Property	Jewitt Sq Commercial	6/3/10	$369,121	$ 67,440	Appraised	1/30/14	NA	NA	See Line 3.	Varsity & Commanche	190-020-38	2.81	R-1	$ 67,440	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
5	Vacant Lot/Land	Sale of Property	Main Street Corridor	1/29/10	$332,286	$ 115,500	Appraised	1/30/14	NA	NA	Purchased for the purpose of consolidating 3 adjacent parcels along Main Street (SR 223) for blight removal and promoting coordinated retail/commercial development.	Br Mtn & A	190-130-14	0.36	C-2	$ 115,500	-	NA	Phase I Env Study suggested UST. Interested buyer completed Phase II Study which identified a structure but no apparent contamination.	None	None	Considered for development of a grocery store (Family Dollar), with an offset to be negotiated for environmental remediation. Appraisal prepared and negotiation in process at time of RDA dissolution.
6	Vacant Lot/Land	Sale of Property	Main Street Corridor	1/29/10	Incl. in Line 5	$ 57,750	Appraised	1/30/14	NA	NA	See Line 5.	Br Mtn & A	190-130-15	0.19	C-2	$ 57,750	-	NA	See Line 5.	None	None	See Line 5.
7	Vacant Lot/Land	Sale of Property	Zoned Residential	1/29/10	$155,489	$ 20,125	Appraised	1/30/14	NA	NA	Purchased for the purpose of consolidating 3 congruent parcels north of Main Street (SR 223) for blight removal and promoting coordinated retail/commercial development.	4th & A	190-130-20	0.20	R-2	$ 20,125	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
8	Vacant Lot/Land	Sale of Property	Zoned Residential	1/29/10	Incl. in Line 7	$ 52,500	Appraised	1/30/14	NA	NA	See Line 7.	4th & A	190-130-21	0.60	R-2	$ 52,500	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
9	Vacant Lot/Land	Sale of Property	Zoned Residential	1/29/10	Incl. in Line 7	$ 20,125	Appraised	1/30/14	NA	NA	See Line 7.	4th & A	190-130-22	0.20	R-2	$ 20,125	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
10	Vacant Lot/Land	Sale of Property	Main Street Corridor	1/29/10	Incl. in Line 5	$ 57,750	Appraised	1/30/14	NA	NA	See Line 5.	Br Mtn & A	190-130-27	0.19	C-2	$ 57,750	-	NA	See Line 5.	None	None	See Line 5.
11																$ -	-					
12	Police/Fire Station	Sale of Property	Lease to Hall Ambulance	12/7/00	$48,036	$ 16,875	Appraised	1/30/14	NA	NA	Purchased for the purpose of consolidating two adjacent parcels for blight removal and promotion of development. Leased to Hall Ambulance to provide EMS services for the City of Arvin.	144 1/2 Arvin Ave	190-141-10	0.13	C-2	$ 16,875	$1 per year	None	None	None	None	Property is being leased to Hall Ambulance with a 20 year term.
13	Police/Fire Station	Sale of Property	Lease to Hall Ambulance	12/7/00	Incl. in Line 12	$ 8,438	Appraised	1/30/14	NA	NA	See Line 12.	152 Arvin Ave	190-141-11	0.07	C-2	$ 8,438	$1 per year	None	None	None	None	Property is being leased to Hall Ambulance with a 20 year term.
14	Parking Lot/Structure	Sale of Property	Transit Oriented Parking	10/31/06	$22,715	$ 25,000	Appraised	1/30/14	NA	NA	Purchased for the purpose of consolidating five adjacent parcels for blight removal and promotion of development. Property developed into a parking lot north of Main Street (SR 223)to serve the retail main street businesses and to provide a transportation stop.	127 Arvin Ave	190-142-13	0.13	C-2	$ 25,000	-	NA	None	Paved Parking Lot includes Transit Shelter. Potential for a Park & Ride for the daily (M-F) run to the Tejon Industrial complex.	None	There have been no proposals for development or development activity for the subject property because it has been used as a public parking lot and transit stop.
15	Parking Lot/Structure	Sale of Property	Transit Oriented Parking	5/18/00	$109,669	$ 25,000	Appraised	1/30/14	NA	NA	See Line 14.		190-142-14	0.07	C-2	$ 25,000	-	NA	None	See Line 14.	None	See Line 14.
16	Parking Lot/Structure	Sale of Property	Transit Oriented Parking	5/18/00	Incl. in Line 13	$ 25,000	Appraised	1/30/14	NA	NA	See Line 14.	129 Arvin Ave	190-142-15	0.07	C-2	$ 25,000	-	NA	None	See Line 14.	None	See Line 14.
17	Parking Lot/Structure	Sale of Property	Transit Oriented Parking	5/18/00	Incl. in Line 13	$ 25,000	Appraised	1/30/14	NA	NA	See Line 14.		190-142-16	0.07	C-2	$ 25,000	-	NA	None	See Line 14.	None	See Line 14.
18	Parking Lot/Structure	Sale of Property	Transit Oriented Parking	5/18/00	Incl. in Line 13	$ 25,000	Appraised	1/30/14	NA	NA	See Line 14.	135 Arvin Ave	190-142-17	0.08	C-2	$ 25,000	-	NA	None	See Line 14.	None	See Line 14.
19	Vacant Lot/Land	Governmental Use	Prop 84 Park Grant	4/28/09	$168,550	$ 251,603	Appraised	1/30/14	NA	NA	See Line 3.	Jewitt Square	190-240-03	3.61	R-3 PUD	$ 251,603	-	NA	None	None	None	Intended to be used for a total 5 acre City Park, "Garden in the Sun Park", pursuant to a Proposition 84 State Parks Grant

Successor Agency: Arvin
County: Kern

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		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)
20	Vacant Lot/Land	Sale of Property	Jewitt Sq Commercial	4/12/06	$77,161	$ 314,000	Appraised	1/30/14	NA	NA	See Line 3.	Jewitt Square	190-250-03	1.81	C-2 PUD	$ 314,000	-	NA	None	None	None	Considered for development of a hotel (Holiday Inn Express), along with 190-250-04. Appraisal was prepared and negotiation in process at time of RDA dissolution.
21	Vacant Lot/Land	Sale of Property	Jewitt Sq Commercial	4/12/06	$87,730	$ 348,484	Appraised	1/30/14	NA	NA	See Line 3.	Jewitt Square	190-250-04	2.00	C-2 PUD	$ 348,484	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
22	Vacant Lot/Land	Sale of Property	Jewitt Sq Commercial	11/26/08	$428,865	$ 361,328	Appraised	1/30/14	NA	NA	See Line 3.	Jewitt Square	190-250-05	2.08	C-2 PUD	$ 361,328	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
23	Vacant Lot/Land	Governmental Use	Prop 84 Park Grant & Jewitt Sq Commercial	4/28/09	$205,779	$ 345,779	Appraised	1/30/14	NA	NA	See Line 3.	Jewitt Square	190-260-06	5.67	R-3 PUD	$ 345,779	-	NA	None	None	None	Intended to be used for a total 5 acre City Park, "Garden in the Sun Park", pursuant to a Prop 84State Parks Grant.
24	Vacant Lot/Land	Sale of Property	Jewitt Sq Commercial	6/28/06	$37,190	$ 112,124	Appraised	1/30/14	NA	NA	See Line 3.	Jewitt Square	190-260-08	1.43	R-3 PUD	$ 112,124	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
25	Vacant Lot/Land	Sale of Property	Jewitt Sq Commercial	5/21/09	$46,779	$ 24,100	Appraised	1/30/14	NA	NA	See Line 3.	Jewitt Square	190-270-01	0.18	R-1	$ 24,100	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
26	Vacant Lot/Land	Sale of Property	Jewitt Sq Commercial	5/21/09	$47,785	$ 19,460	Appraised	1/30/14	NA	NA	See Line 3.	Jewitt Square	190-270-03	0.19	R-1	$ 19,460	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
27	Vacant Lot/Land	Sale of Property	Jewitt Sq Commercial	5/20/09	$294,203	$ 121,961	Appraised	1/30/14	NA	NA	See Line 3.	Jewitt Square	190-270-05	0.76	C-2	$ 121,961	-	NA	None	None	None	Considered for development of a gas station (ARCO), along with 190-270-06. Appraisal was prepared and negotiation in process at the time of RDA dissolution.
28	Vacant Lot/Land	Sale of Property	Jewitt Sq Commercial	4/12/06	$162,785	$ 350,738	Appraised	1/30/14	NA	NA	See Line 3.	Jewitt Square	190-270-06	4.27	C-2	$ 350,738	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
29	Vacant Lot/Land	Sale of Property	Main Street Corridor	2/15/10	$277,072	$ 161,000	Appraised	1/30/14	NA	NA	Purchased for the purpose of blight removal and promoting development along main street (SR223).	1541 Br Mt	191-010-01	0.46	C-2	$ 161,000	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
30	Vacant Lot/Land	Sale of Property	Zoned A-2	8/24/09	$265,000	$ 190,270	Appraised	1/30/14	NA	NA	Purchased for the purpose of blight removal and promoting retail development along the major travel route in the planned SFR growth area (Sycamore).	Sycamore & Walnut	192-070-06	2.73	A-2	$ 190,270	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
31	Vacant Lot/Land	Sale of Property	Zoned Residential	7/30/10	$32,623	$ 18,934	Appraised	1/30/14	NA	NA	See Line 30.	1035 Meyer St	192-110-10	0.19	R-1	$ 18,934	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.
32	Vacant Lot/Land	Sale of Property	Zoned Residential	10/20/08	$70,623	$ 15,525	Appraised	1/30/14	NA	NA	See Line 30.	816 Sycamore	192-110-16	0.16	R-1	$ 15,525	-	NA	None	None	None	There have been no proposals for development or development activity for subject property.