

RESOLUTION NO. 13-04

A RESOLUTION OF THE OVERSIGHT COMMITTEE FOR THE SUCCESSOR
AGENCY TO THE DISSOLVED AUBURN URBAN DEVELOPMENT AUTHORITY,
APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN

THE OVERSIGHT COMMITTEE FOR THE SUCCESSOR AGENCY TO THE
DISSOLVED AUBURN URBAN DEVELOPMENT AUTHORITY DOES HEREBY
RESOLVE:

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the
City of Auburn elected to become the Successor Agency to the Auburn Urban
Development Authority ("Successor Agency") by Resolution No. 12-03 on
January 9, 2012; and

WHEREAS, upon receiving a finding of completion from the Department
of Finance, the Successor Agency may prepare a Long Range Property
Management Plan for the disposition of real properties owned by it, in
accordance with Health and Safety Code Section 34191.5; and

WHEREAS, the Successor Agency received its finding of completion on
April 26, 2013; and

WHEREAS, the former Auburn Urban Development Authority owned two
properties when it was dissolved, and such properties are now controlled by
the Successor Agency, which has prepared a proposed Long Range Property
Management Plan for the purpose of disposing of these properties by sale, with
the proceeds being distributed among the affected taxing entities. A copy of
Long Range Property Management Plan is included as Exhibit A; and

WHEREAS, the Long Range Property Management Plan must be reviewed
and approved by the Oversight Committee of the Successor Agency and the
State Department of Finance before any potential real estate transaction can
occur; and

1 WHEREAS, the Successor Agency has reviewed, received and considered
2 the Long Range Property Management Plan; and

3 WHEREAS, the Successor Agency finds that the Plan was prepared in
4 accordance with the requirements of Health and Safety Code Section 34191.5.

5
6 NOW, THEREFORE, THE OVERSIGHT COMMITTEE FOR THE SUCCESSOR
7 AGENCY TO THE FORMER AUBURN URBAN DEVELOPMENT AUTHORITY, DOES
8 HEREBY RESOLVE AS FOLLOWS:

9 **Section 1.** The Recitals set forth above are true and correct and are
10 incorporated into this Resolution by this reference.

11 **Section 2.** The Oversight Committee hereby approves the resolution and the
12 Long Range Property Management Plan.

13 **Section 3.** This Resolution shall take effect immediately upon its adoption.

14 **Section 4. CEQA Compliance.** The approval of the Long Range Property
15 Management Plan through this Resolution does not commit the Oversight
16 Committee to any action that may have a significant effect on the
17 environment. As a result, such action does not constitute a project subject to
18 the requirements of the California Environmental Quality Act.

19 **Section 5.** The City Manager is directed to transmit a copy of the Long Range
20 Property Management Plan and this Resolution to the Department of Finance
21 for its further review and approval.

22 PASSED, APPROVED AND ADOPTED this 22 day of October, by the following
23 vote:

24
25 AYES: SMITH, JOHNSON, SWISLEY, SIREN

26 NOES:

27 ABSTAIN:

28 ABSENT: NESBITT, MARTINEZ, MONTGOMERY

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Chairperson

ATTEST:

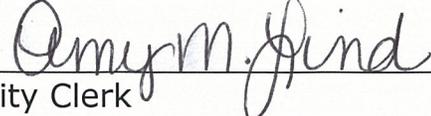

City Clerk

EXHIBIT A

LONG RANGE PROPERTY MANAGEMENT PLAN

**Long Range Property Management Plan
Successor Agency to the Auburn Urban Development Authority**

INTRODUCTION

Assembly Bill (AB) 1484 requires all successor agencies to former redevelopment agencies that owned non housing property as of the time of redevelopment dissolution on February 1, 2011, to prepare a Long Range Property Management Plan (LRPMP) within six months of receipt of a finding of completion from the Department of Finance. The Successor Agency received their FOC from the DOF on April 26, 2013.

This document is the LRPMP for the Successor Agency to the Auburn Urban Development Authority (Successor Agency). The LRPMP governs the disposition and use of non-housing property held by the former redevelopment agency pursuant to legal requirements, as detailed in the next section.

EXECUTIVE SUMMARY

The former Auburn Urban Development Authority (Redevelopment Agency) is the owner of record on the title for two (2) properties in the City of Auburn (City). These properties are grouped into a single location at Blocker Drive. The two (2) properties are designated for "sale of the property." The table below provides a summary of all LRPMP disposition categories:

Auburn Urban Development Authority Successor Agency Summary of Property Disposition Categories	
Permissible Use Under AB 1484	# of Properties
Government Use Properties	0
Sale of Property	2
Fulfill an Enforceable Obligation	0
Retain for Future Development	0
TOTAL	2

LEGAL REQUIREMENT

Pursuant to Health and Safety Code section 34191.5, within six months after receiving an FOC from the DOF, each successor agency is required to submit for approval to the oversight board and DOF, a LRPMP that addresses the disposition and use of the real properties of the former redevelopment agency. In the Successor Agency's case, an Oversight Board approved PMP is due to the DOF by or before October 26, 2013.

The LRPMP shall do all the following:

1. Include an inventory of all properties in the Community Redevelopment Property Trust Fund (Trust), which was established to serve as the repository of the former redevelopment agency's real properties. The inventory shall consist of all of the following information:

- The date of acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
- The purpose for which the property was acquired.
- Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
- An estimate of the current value of the parcel including, if available, any appraisal information.
- An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
- The history of environmental contamination, including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.
- A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency
- A brief history of previous development proposal and activity, including the rental or lease of property.

2. Address the use or disposition of all the properties in the Trust. Permissible uses include:

- the retention of the property for governmental use pursuant to subdivision (a) of Section 34181
- the retention of property for future development
- the sale of the property, or
- the use of the property to fulfill an enforceable obligation.

3. The LRPMP shall separately identify and list properties in the Trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable

obligation. With respect to the use or disposition of all other properties, all the following shall apply:

- If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
- If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in the bullet directly above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
- Property shall not be transferred to a successor agency, city, county, or city and county, unless the LRPMP has been approved by the oversight board and DOF.

PROPERTY DESCRIPTION SUMMARY

There are two (2) parcels owned and controlled by the Successor Agency. They include the following:

Blocker Drive Property. Two (2) parcels (APN: 001-051-015-510 & 001-051-010-510). The property is currently vacant and consists of approximately 12.6 and 0.34 acres respectively. This site does not have a formal address.

PROPERTIES TO BE SOLD

The Plan proposes that the properties listed below be positioned for disposition by the Successor Agency and Oversight Board. The proposed disposition plan objective is to sell the subject property for private development consistent with the existing City of Auburn General Plan and zoning ordinance land use designations.

Blocker Drive Property APN 001-051-015-510 & 001-051-010-510 Vacant Land

Included as Attachment A is a property data table describing the former Agency-owned real property assets of the Successor Agency to the former Auburn Urban Development Authority. For each of these subject properties the table includes, but is not limited to the following information:

1. Date of purchase, value of property (estimated) at time of purchase;
2. Purpose of the property acquisition;
3. Parcel data including address, size, zoning, General Plan designation;
4. Estimate of the current value or appraised value;
5. Estimate of revenue generated from use of property and contractual requirements (e.g. lease, etc.);

6. Any history of environmental contamination and / or remediation;
7. Development potential / planning objectives; and
8. Any previous development proposals, rental or lease agreements, other contracts

APPROACH AND PROCESS FOR DISPOSITION OF REAL PROPERTY

The property consisting of two (2) parcels as described above are planned to be offered for sale through a Request for Proposals and Offer (RFPO) process. The proceeds generated from the disposition (sale) of the Blocker Drive properties would be distributed to the applicable taxing entities in accordance with the provisions of AB 1484 upon receipt of such proceeds by the Successor Agency.

Auburn Urban Development Authority 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)		
No.	APN	Existing Use	Address	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Purchase Price	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 (Acres)	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	
Properties Proposed for Disposition																										
1	001-051-015-510	Vacant	Blocker Drive	Vacant	Sale of Property	Promote housing or light industrial use	06/26/97	\$350,000	\$ 393,000	No current appraisal available	No current appraisal available	TBD	06/14/14	Future Development	Blocker Drive	001-051-015-510	12.60	M-1/R1-10/OSC	\$393,000	NA	NA	To the best of staff knowledge, there is no known contamination.	The site is located near the Auburn Station which is a Multi Modal Stop, which includes the following operators: Capital Corridor, Auburn Transit, Placer County Transit and Gold Country Stage.	Property was purchased to promote a possible low-income property project.	There have been no known development proposals.	
2	001-051-010-510	Vacant	Blocker Drive	Vacant	Sale of Property	Promote housing or light industrial use	06/26/97	Purchased with above property	Included with above property	No current appraisal available	No current appraisal available	TBD	06/14/14	Future Development	Blocker Drive	001-051-010-510	0.34	M-1/R1-1-/OSC	Included with above property	NA	NA	To the best of staff knowledge, there is no known contamination.	The site is located near the Auburn Station which is a Multi Modal Stop, which includes the following operators: Capital Corridor, Auburn Transit, Placer County Transit and Gold Country Stage.	Property was purchased to promote a possible low-income property project.	There have been no known development proposals.	