



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **City of Avenal**

Date Finding of Completion Received: **July 16, 2013**

Date Oversight Board Approved LRPMP: **November 21, 2013**

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes 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.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.
Attached documents

Agency Contact Information

Name: Melissa Whitten

Title: City Manager

Phone: 559-386-5766 ext. 18

Email: avenalcm@cityofavenal.com

Date: 11/25/2013

Name: Esther Strong

Title: Admin. Analyst

Phone: 559-386-5766 ext. 14

Email: eststrong@cityofavenal.com

Date: 11/25/2013

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____

OVERSIGHT BOARD RESOLUTION NO. 2013 -07

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE CITY OF AVENAL REDEVELOPMENT AGENCY APPROVING/ADOPTING A LONG-RANGE PROPERTY MANAGEMENT PLAN AS PER HEALTH AND SAFETY CODE SECTION 34191.5.

WHEREAS, the City of Avenal Successor Agency was notified by letter dated July 16, 2013 that the Department of Finance has granted the Agency a Finding of Completion; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5, within six (6) months after receiving a Finding of Completion from the Department of Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance, a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency.

WHEREAS, a Public Hearing was duly noticed to consider a Long-Range Property Management Plan; and

WHEREAS, a Long-Range Property Management Plan has been prepared for one (1) property known as the "theater" property located at 233 E. Kings Street, APN: 040-175-028; however, "the City contends that it has and continues to control the use of the entire structure; the former Redevelopment Agency only owned the "lot" which the City believed it purchased (in 2011).

WHEREAS, the City is in the process of filing a quiet title action to secure title to the building and "lot" to preserve the Governmental Use, Public Use and Historic Significance of the property and structure for the City and Community both now and in the future.

WHEREAS, in the interim, to avoid any confusion, the City is tentatively listing the lot and improvements, but reserving all rights to claim full and complete ownership pending the outcome of the quiet title action.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board as follows:

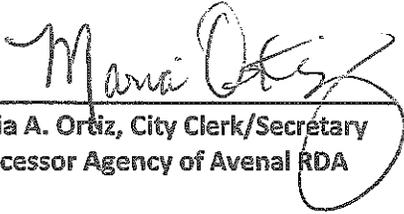
- 1) The Oversight Board held a duly noticed Public Hearing on November 21, 2013 and reviewed and considered the Long-Range Property Management Plan prepared for one (1) property known as the "theater" property located at 233 E. Kings Street, APN: 040-175-028;
- 2) The Oversight Board does hereby approve/adopt the Plan as presented as per Attachment "A".

PASSED AND ADOPTED by the Oversight Board of the City of Avenal at a special meeting held on the 21st day of November 2013 by the following vote:

AYES: STOPPENBRINK, STRONG, BROWN, CASIDA
NOES: NONE
ABSTAIN: NONE
ABSENT: OVALLE, VALLE, CORL

APPROVED: 
Harlin G. Casida, Oversight Board Chair
Successor Agency of Avenal RDA

ATTEST:

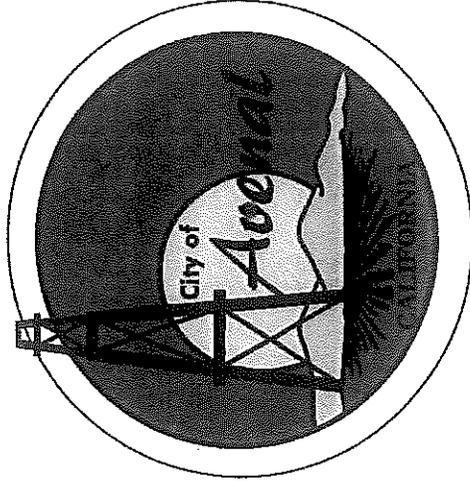

Maria A. Ortiz, City Clerk/Secretary
Successor Agency of Avenal RDA

ATTACHMENT "A"

LONG-RANGE PROPERTY MANAGEMENT PLAN

City of Avenal

Successor Agency



Long Range Property Management Plan

(AB 1484 Section 34191.5)

Property: Theater Building

HSC 35191.5(c)(2)	Permissible Use Property Type	Governmental/Public Use Theater Building/Council Chambers/Conference Rooms
HSC 35191.5(c)(1)(C)	Address, APN, Lot Size	233 E. Kings St. 040-175-028 Lots 12, 13, 14
	Zoning	Downtown Commercial
HSC 35191.5(c)(1)(A)	Date of Acquisition Value at Time of Acquisition	04/24/2000 \$ Unknown; it was purchased to retain ownership and control of historic building. Facility was also utilized as City Council Chambers prior to fire. \$5,508,457.00.
	Estimated Current Value	
HSC 35191.5(c)(1)(B)	Purpose for which Property was Acquired	Governmental Use/Public Use and historic significance.
HSC 35191.5(c)(1)(D)	Current Parcel Value/Appraisals	City does not have any record of appraisals on the property.
HSC 35191.5(c)(1)(E)	Estimate of Income/Revenue Contractual Disposition of Income	\$0. None.
HSC 35191.5(c)(1)(F)	Environmental History	The City is not aware of any contamination and/or remediation on this site.
HSC 35191.5(c)(1)(G)	Theater/Council Chambers/Public Use Planned Disposition	Retain for governmental/public use and historic significance to the community.
HSC 35191.5(c)(1)(H)	Development History	The Theater building was destroyed by fire in November of 2003. The City of Avenal rebuilt the Theater with Conference/Meeting Rooms to be utilized by the City as

Council Chambers, Training and Conference Rooms and for utilization by the Public.

Historic Significance: The community of Avenal was founded and developed by Standard Oil Company in 1929 after the discovery of oil in the Kettleman Hills. As part of the development of the downtown area, Standard Oil built the theater in 1935. The building was remodeled in 1941 where more seating was added; projection room expanded; and, the tower and marquee were added.

After the 2003 fire, it was found that hand-painted artwork on the original concrete walls (1935) was still intact; original tile in restrooms and front entrance were saved along with original theater lettering on marquee; and, part of the projection room (on second floor) endured. Understanding the historic significance of these areas, the City took great care in ensuring these areas were preserved and/or restored during the rebuild.

Insurance proceeds rebuilt the original theater site area; Redevelopment Funds were utilized to build the Conference/Meeting Rooms which are the City's Council Chambers and Meeting Rooms.

The "lot" upon which the Theater was built was in the name of the Avenal Redevelopment Agency. The assessed value of the parcel was/is \$1,000. By City Council action, the City paid \$2,000 to the Redevelopment Agency in April 2011 and transferred the property into the City's name, May 2011.

The historic Theater Building was utilized as the City Council Chambers prior to the fire which destroyed the facility in 2003. The City's insurance (paid for by the City) was a "replacement insurance policy". The City, thereafter, engaged in extensive negotiations and litigation regarding the rebuilding of the Theater Building. Ultimately, the original Theater site area was rebuilt with City

insurance funds and the attached Conference/Meeting Rooms with Redevelopment Funds; however, the addition is and will continue to be utilized for governmental purposes as the City Council Chambers and Conference/Meeting Rooms. City General Funds have and will continue to pay for the expenses of said use.

Since the building is a single structure, the City contends that it has and continues to control the use of the entire structure; the former Redevelopment Agency only owned the "lot" which the City believed it purchased. The City is in the process of filing a quiet title action to secure title to the building and "lot".

In the interim, to avoid any confusion, the City is tentatively listing the lot and improvements, but reserving all rights to claim full and complete ownership pending the outcome of the quiet title action.

*Note: After a period of approximately seven (7) years and upon completion of Theater, the facility was officially re-dedicated to the community on May 1, 2010.

The Sentinel

Lee Central California Newspapers

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Avenal, CA 93204

Certificate of Publication

ACCOUNT #	1477	DESCRIPTION	
AD #	0000151669	SIZE	2 x 2.40
INVOICE DATE	11/9/2013	TIMES	1
		DATES APPEARED	11/9/2013

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Publication - **The Hanford Sentinel**

State of California

County of **Kings**

I am a citizen of the United States and a resident of the county foresaid; I am over the age of eighteen years, and not a part to or interested in the above-entitled matter. I am the principal clerk of **The Hanford Sentinel**, a newspaper of general circulation, printed and published daily in the city of Hanford, County of Kings, and which newspaper has been adjudged a newspaper of general circulation by the superior court of the County of Kings, State of California, under the date of October 23, 1951, case number 11623,

That I know from my own personal knowledge the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Published on: 11/9/2013

Filed on: 11/9/2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kings County, California

This Day 11 of Nov, 2013.

Signature Cymore Sandoval

AD#151669

NOTICE OF PUBLIC HEARING

Please take notice that in the chambers of the Avenal City Council, located at the Avenal Theater at 233 East Kings Street, Avenal, California, the Oversight Board of the Avenal Redevelopment Successor Agency at a meeting on November 21, 2013 at 3:00 P.M., will hold a public hearing to consider adoption of a: (1) Resolution ratifying the City of Avenal's purchase of the land underlying Avenal Theater; (2) Resolution finding that the meeting rooms at the Avenal Theater were constructed and are used for governmental purposes; and (3) Long range property management plan. At the public hearing, the public's comments, if any, shall be heard and considered.

Dated November 7, 2013.

Maria A. Ortiz, City Clerk/Secretary
Avenal Redevelopment Successor Agency

Posted: November 7, 2013
Publish: November 9, 2013



City of Avenal

919 Skyline Blvd.
Avenal, CA 93204
Phone (559) 386-5766
Fax (559) 386-0629

PUBLIC HEARING NOTICE

Special Meeting Oversight Board
Avenal Theater 233 E Kings St.; Avenal, CA 93204
3:00 p.m.

November 21, 2013

That the Avenal Theater at 233 East Kings Street, Avenal, California, the Oversight Board of the Avenal Redevelopment Successor Agency at a meeting on November 21, 2013 at 6:00 P.M., will hold a public hearing to consider adoption of a: (1) Resolution ratifying the City of Avenal's purchase of the land underlying Avenal Theater; (2) Resolution finding that the meeting rooms at the Avenal Theater were constructed and are used for governmental purposes; and (3) Long range property management plan. At the public hearing, the public's comments, if any, shall be heard and considered.

Name	Address	Phone Number
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ALVARO Preciado	800 E. KERN ST.	559 381-3347
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