

RESOLUTION NO. OB-10-2015

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF AZUSA, APPROVING AND ADOPTING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5 FOR 237 S. AZUSA AVENUE (8614-014-917).

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Azusa elected to become the successor agency to the Redevelopment Agency of the City of Azusa (“Successor Agency”); and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan (“Property Management Plan”) that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency’s oversight board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Successor Agency has prepared a Property Management Plan that contains all the information required under Health and Safety Code Section 34191.5; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF AZUSA, DOES HEREBY RESOLVE AS FOLLOWS:

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

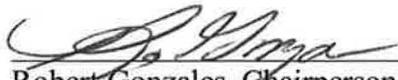
Section 2. CEQA Compliance. The approval of the Property Management Plan through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The City Clerk is authorized and directed to file a Notice of Exemption with the appropriate official of the County of Los Angeles, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of Property Management Plan. The Oversight Board to the Successor Agency hereby approves the Property Management Plan, in substantially the form currently on file with the City Clerk.

Section 4. Transmittal of Property Management Plan. The City Manager is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submitting the Property Management Plan to the State of California Department of Finance, and posting the approved Property Management Plan on the Successor Agency's website.

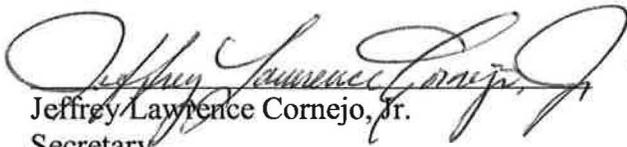
Section 5. Effectiveness. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED THIS 20th day of August 2015.



Robert Gonzales, Chairperson
Oversight Board
Successor Agency to the Former Redevelopment Agency
of the City of Azusa

ATTEST:



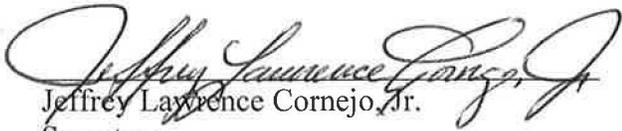
Jeffrey Lawrence Cornejo, Jr.
Secretary
Oversight Board
Successor Agency to the Former Redevelopment Agency
of the City of Azusa

I, HEREBY CERTIFY that the foregoing Resolution No. OB-10-2015 was duly adopted by the Board Members of the Oversight Board to the Successor Agency of the Former Redevelopment Agency of the City of Azusa, at a special meeting thereof on the 20th day of August, 2015, by the following vote of Board Members:

AYES: BOARD MEMBERS: DICKERSON, ROMERO, PARAGAS, GONZALES

NOES: BOARD MEMBERS: NONE

ABSENT: BOARD MEMBERS: BARBOSA, HERNANDEZ



Jeffrey Lawrence Cornejo, Jr.

Secretary

Oversight Board

Successor Agency to the Former Redevelopment Agency
of the City of Azusa

RESOLUTION NO. OB-21-2015

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF AZUSA APPROVING AND ADOPTING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Azusa elected to serve as the successor agency (“Successor Agency”) to the Redevelopment Agency of the City of Azusa (“Redevelopment Agency”); and

WHEREAS, the Oversight Board is the Successor Agency’s oversight board pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, following receipt of a Finding of Completion by the California Department of Finance (“DOF”) on May 31, 2013, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan (“Original LRPMP”) that addresses the disposition and use of the real properties of the Redevelopment Agency, and that must be submitted to the Oversight Board and DOF for approval; and

WHEREAS, the Successor Agency prepared the Original LRPMP that addresses the disposition and use of the properties of the former Redevelopment Agency and contains all the information required under Health and Safety Code Section 34191.5, which was approved by the Successor Agency on November 2, 2015, and the Oversight Board on November 11, 2015, and thereafter submitted to DOF for review; and

WHEREAS, pursuant to direction from DOF, on December 7, 2015, the Successor Agency adopted Resolution No. 2015-R28 amending five (5) data sheets of the Original LRPMP to provide clarification and corrections to properties 13, 14, 16, 17 and 18 on the Original LRPMP (“Data Sheets”), including clarification that properties 726 N. Dalton Avenue and 728 N. Dalton Avenue shall be classified as governmental purpose properties for use as public parking facilities and lots dedicated solely for public use that do not generate revenue in excess of the reasonable maintenance costs for those properties, and properties 714 N. Dalton Avenue, 716 N. Dalton Avenue, and 720 N. Dalton Avenue are to be sold in a manner designed to maximize value; and

WHEREAS, on December 9, 2015, the Oversight Board approved Resolution No. OB-20-2015 approving the Data Sheets and directed the Successor Agency to submit the Original LRPMP, as amended by the Data Sheets, to DOF; and

WHEREAS, DOF determined that the wording of Resolution No. OB-20-2015 is not identical to the Data Sheets and is requiring the Successor Agency to amend the Data Sheets to provide that Properties 16 and 17 shall be sold in a manner designed to maximize value, and obtain Oversight Board re-approval of the entire Original LRPMP, including the Data Sheets for properties 13, 14 and 18, and the amended Data Sheets for Properties 16 and 17 (“LRPMP”); and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF AZUSA, DOES HEREBY RESOLVE AS FOLLOWS:

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

Section 2. CEQA Compliance. The approval of the LRPMP through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The City Clerk is authorized and directed to file a Notice of Exemption with the appropriate official of the County of Los Angeles, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of the LRPMP. The Oversight Board hereby approves the LRPMP in substantially the form attached to this Resolution as Exhibit A.

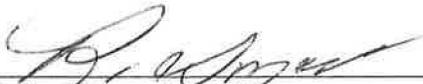
Section 4. Approval of Designation of Governmental Purpose Properties. The Oversight Board further approves and finds that the properties designated as governmental purpose properties in the LRPMP are properly designated for this purpose, and that the governmental purpose properties designated as parking facilities or lots are dedicated to public parking and do not generate revenues in excess of the reasonable maintenance costs of those properties in accordance with Health and Safety Code Section 34181(a)(2).

Section 5. Further Acts. the Oversight Board hereby authorizes and directs the Successor Agency to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the LRPMP and submittal of the LRPMP to DOF.

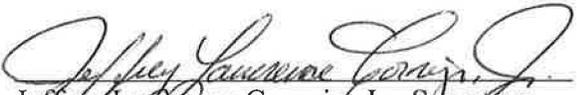
Section 6. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED THIS 9th day of December, 2015.


Robert Gonzales, Chairperson
Oversight Board
Successor Agency to the Former Redevelopment Agency
of the City of Azusa

ATTEST:


Jeffrey Lawrence Cornejo, Jr., Secretary
Oversight Board
Successor Agency to the Former Redevelopment Agency
of the City of Azusa

I HEREBY CERTIFY that the foregoing Resolution No. OB-21-15 was duly adopted by the Board Members of the Oversight Board of the City of Azusa at a special meeting thereof on the 16th day of December, 2015, by the following vote of Board Members:

AYES: BOARD MEMBERS: BARBOSA, HERNANDEZ, PARAGAS, ROMERO,
DICKERSON, GONZALES
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NONE

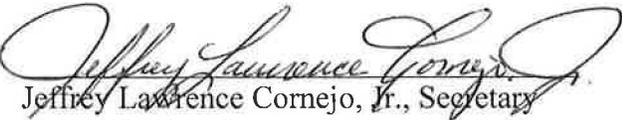

Jeffrey Lawrence Cornejo, Jr., Secretary
Oversight Board
Successor Agency to the Former Redevelopment Agency
of the City of Azusa

EXHIBIT A

LONG-RANGE PROPERTY MANAGEMENT PLAN

(Attached behind this cover page)



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	12
• Address	237 S. Azusa Avenue
• Assessor Parcel Number(s)	8614-014-917
• Current Zoning	South Azusa Avenue Corridor (CSA)
• Lot Size	14,200 sf
• Current Use	Vacant L-shaped parcel (ingress/egress for adjacent gas station)
• Original Seller	AZ-BP Associates Ltd.
• Value of Property at Time of Acquisition	\$352,952
• Acquisition Date	October 1, 1996
• <u>Property History/Purpose for Acquisition</u>	<i>The site was originally acquired for future commercial/retail redevelopment.</i>

Estimate of Current Property Value

Fair Market Value Assessment

The property was appraised for its highest and best use by the City on October 11, 2013. The appraisal utilized a sales comparison approach of similar properties in the market area along with consideration for its irregular size. Although it is possible that this parcel will eventually be included with the larger development of the adjoining property, the appraisal considered it as a stand-alone property.

Estimated Current Value

The estimated market value of the property is \$270,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>When the Agency acquired the adjoining vacant auto dealership site in 2010 (Map Reference # 3), it entertained several inquiries about utilizing all of the parcels for developing auto-related or hotel businesses. At this time, the subject parcel is not part of the City's disposition and development agreement with Net Development Co., Inc. for construction of a hotel and restaurant on the adjoining auto dealership site.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit-related facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail development is consistent with the General Plan's South Azusa Avenue Corridor (CSA) designation for this site.</i>
• <u>Recommended Action:</u> <i>This parcel will be sold for development at fair market value and the proceeds will either be used to fulfill an Enforceable Obligation or will be remitted to the County Auditor Controller for distribution to all relevant taxing entities.</i>	



City of Azusa Successor Agency Revised Long Range Property Management Plan

VICINITY MAP INDEX AND SUMMARY OF RECOMMENDATIONS

Map Ref	Assessor Parcel Number	Address	Estimated Market Value	Recommended Disposition
1	8605-019-906 8605-019-907	975 W. Foothill Blvd. (D-Club)	\$1,400,000	Sell on the open market.
2	8611-014-900	No Situs (Azusa Ave. & 5 th St.)	\$288,000	Sell on the open market.
3	8605-015-907	943 N. Vernon Ave. (Transit Yard)	\$0	Retain by the City of Azusa for governmental use as transit vehicle storage lot.
4	8608-027-905	805 N. Dalton Ave. (Moritz)	\$195,000	Sell on the open market.
5	8608-027-906	803 N. Dalton Ave. (Ramirez)	\$169,000	Sell on the open market.
6	8608-025-902	826 N. Azusa Ave. (Habern)	\$144,000	Sell on the open market.
7	8608-027-907	810 N. Alameda Ave.	\$563,000	Sell on the open market.
8	8608-025-907	858 N. Azusa Ave. (Choi)	\$429,500	Sell on the open market.
9	8608-025-909 8608-025-910	832 N Azusa Ave. (Vagenas)	\$216,000	Sell on the open market.
10	8608-025-908	830 N. Azusa Ave. (Matson)	\$72,000	Sell on the open market.
11	8608-027-908	809 N. Dalton Ave. (O'Bryant)	\$288,000	Sell on the open market.
12	8608-025-903 8608-025-904 8608-025-905 8608-025-906	No Situs No Situs 801 N. Alameda Ave. 812 N. Azusa Ave.	\$0	Retain by the City of Azusa for governmental use as a park-and-ride facility for the MTA Gold Line Station.
13	8684-019-900	1403 N San Gabriel Cyn. Rd. (Cunningham)	\$0	Retain by the City of Azusa for governmental use as a landscaped street median.
14	8680-028-910 8680-028-901 8680-028-903 8680-028-904 8680-028-908	No Situs (Senior Citizens Center Parking Lot)	\$0	Retain by the City of Azusa for governmental use as parking for Azusa Senior Citizens Center.
15	8621-024-905	17511 E. Arrow Hwy. (Fowler/ELS Option)	\$203,000	Transfer to City to fulfill City's obligation under DDA with Charvet Family LLC. If Charvet does not exercise its purchase option by June 6, 2016, the property should be transferred back to the Successor Agency for sale on the open market and the proceeds remitted to County Auditor-Controller for distribution to taxing entities.



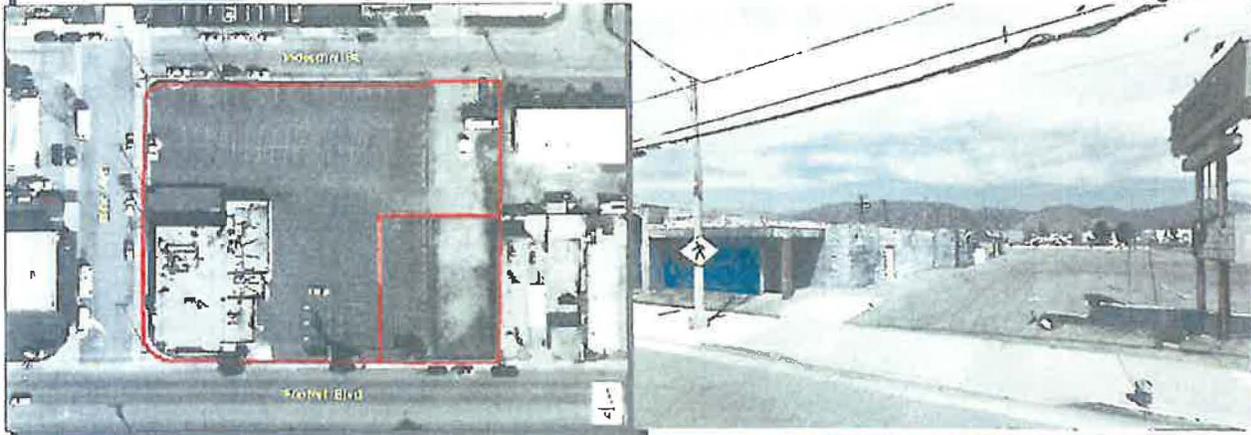
City of Azusa Successor Agency Revised Long Range Property Management Plan

VICINITY MAP INDEX AND SUMMARY OF RECOMMENDATIONS

Map Ref	Assessor Parcel Number	Address	Estimated Market Value	Recommended Disposition
16	8608-029-909	728 N. Dalton Ave.	\$463,050	Retain APN's 8608-029-909 and 8608-029-908 by the City of Azusa for governmental use as parking for Azusa Senior Center. Sell APN's 8608-029-907, 8608-029-906, 8608-029-904 on the open market.
	8608-029-908	726 N. Dalton Ave.		
	8608-029-907	720 N. Dalton Ave.		
	8608-029-906	716 N. Dalton Ave.		
	8608-029-904	714 N. Dalton Ave.		
17	8608-029-910	303 E. Foothill Blvd. (Zerbe)	\$463,029	Sell on the open market.
18	8611-003-921	No Situs (Block 36)	\$0	Retain by the City of Azusa for governmental use as parking for Downtown businesses.
19	8611-004-906	600 N. San Gabriel Ave. (Gallant)	\$0	Retain by the City of Azusa for governmental use as parking for Downtown businesses.
20	8611-004-907	604 N. San Gabriel Ave. (Arenas)	\$0	Retain by the City of Azusa for governmental use as parking for Downtown businesses.
	8611-004-912			
21	8611-004-913	622 N. San Gabriel Ave. (Miller)	\$0	Retain by the City of Azusa for governmental use as parking for Downtown businesses.
22	8611-004-914	624-630 N. San Gabriel Ave.	\$1,600,000	Sell on the open market.
Total Estimated Current Value			\$6,493,579	



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	1
• Address	975 W. Foothill Boulevard
• Assessor Parcel Number(s)	8605-019-906, 8605-019-907
• Current Zoning	West End Light Industrial (DWL)
• Lot Size	68,111 sf
• Current Use	Vacant entertainment/restaurant with parking lot
• Original Seller	EAS Partners, James Redfern Trust, Helene Redfern Trust
• Value of Property at Time of Acquisition	\$2,259,466
• Acquisition Date	October 16, 2006

• **Property History/Purpose for Acquisition**
The parcels were originally purchased as a potential relocation site for various commercial businesses in the Downtown Block 36 development project. These relocations were not pursued.

In 2010, the City's Light & Water municipal utility loaned the Redevelopment Agency \$2.5 million in order to allow the Agency to make its required Supplemental Educational Revenue Augmentation Fund (SERAF) payment. In the absence of available funds, the City in March 2011 accepted property of equal value (including the subject parcels) as repayment of this loan.

Estimate of Current Property Value

Fair Market Value Assessment

Assuming that the improvements on the site were demolished, and based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that these parcels together could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the two subject parcel totals 68,111 square feet. At \$20.58 per square foot, the parcels have an estimated value of \$1,400,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.			

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>Once the originally-intended relocations from Block 36 did not occur, the Agency entertained several informal proposals for commercial and industrial developments including the continued operation of the D-Club restaurant/entertainment business.</i>
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Reuse Assessment and Recommended Action

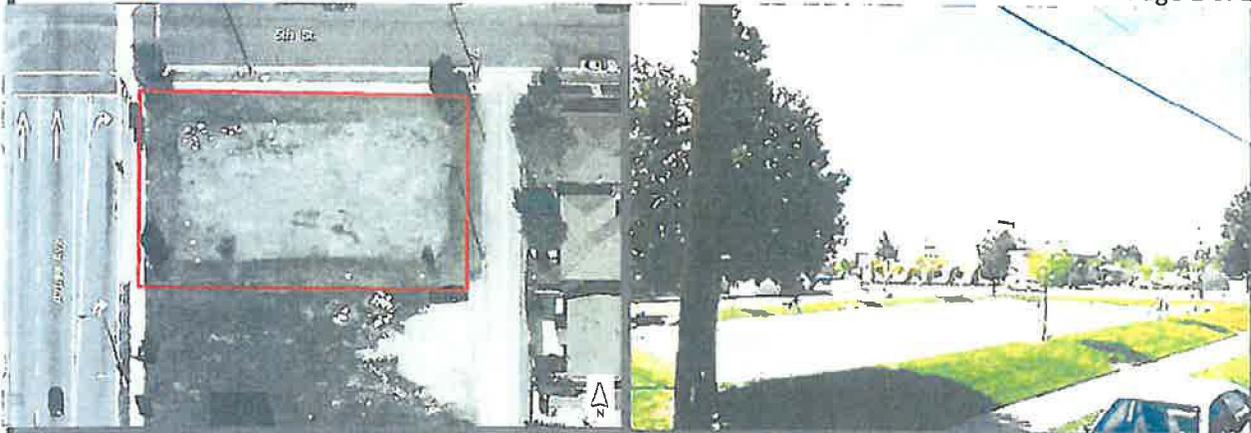
• Describe the property's potential for transit-oriented development.	<i>None. The property is not proximate to any transit-related facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for commercial/retail/industrial development is consistent with the General Plan's West End Light Industrial (DWL) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	2
• Address	No Situs (S/E corner of Azusa Avenue & 5 th Street)
• Assessor Parcel Number(s)	8611-014-900
• Current Zoning	Azusa Avenue Corridor (CAZ)
• Lot Size	14,000 sf
• Current Use	Vacant Lot
• Original Seller	Cliffton and Lillie Mae Rogers
• Value of Property at Time of Acquisition	\$57,260
• Acquisition Date	June 16, 1986

• Property History/Purpose for Acquisition
The parcel was acquired in conjunction with the development of another Agency site on South Azusa Avenue. It was originally intended to be developed for commercial/retail use as part of the larger Azusa Downtown redevelopment effort.

In 2010, the City's Light & Water municipal utility loaned the Redevelopment Agency \$2.5 million in order to allow the Agency to make its required Supplemental Educational Revenue Augmentation Fund (SERAF) payment. In the absence of available funds, the City in March 2011 accepted property of equal value (including the subject parcel) as repayment of this loan.

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that the parcel could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the subject parcel totals 14,000 square feet. At \$20.58 per square foot, the parcel has an estimated value of \$288,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$ _____	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	_____	

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	_____		
• If Yes, describe the current environmental condition of the site	_____		
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	None		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>In September 1997, the Agency authorized a focused marketing effort to solicit potential developers for commercial/retail business. No acceptable proposals were received. The site was landscaped and portions have been used occasionally for public parking.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>None. The property is not proximate to any transit-related facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail/residential development is consistent with the General Plan's Azusa Avenue Corridor (CAZ) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	3
• Address	943 North Vernon Avenue (Transportation Center)
• Assessor Parcel Number(s)	8605-015-907
• Current Zoning	West End Light Industrial (DWL)
• Lot Size	60,113 sf (1.38 acres)
• Current Use	Storage facility for City transit vehicles.
• Original Seller	City of Azusa
• Value of Property at Time of Acquisition	\$1,615,877
• Acquisition Date	July 2007
• <u>Property History/Purpose for Acquisition</u>	<i>The property was originally purchased by the City of Azusa in 1993 as a Transportation Yard. In July 2007, the RDA acquired the property for the purpose of utilizing a portion of the site for relocating the owner of another parcel on North San Gabriel Avenue that the RDA was assembling for the Target Store project. In October 2007, the property was subdivided and the smaller portion was sold to Hagop Kouyoumdjian. The remaining property continues to be utilized as storage for City transit vehicles.</i>

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as parking for the City's transit vehicles. No income will be derived from the site to either the City or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

This parcel has no commercial market value because it is to be retained for governmental use as parking for the City's transit vehicles. The parcel itself is zoned for West End Light Industrial (DWL).

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	None		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>This parcel was acquired to serve as a Transportation Yard for City vehicles. Consequently, no developer solicitations were issued. A portion of the site was utilized to facilitate the relocation of another property owner from the Downtown North Redevelopment Project Area.</i>
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Reuse Assessment and Recommended Action

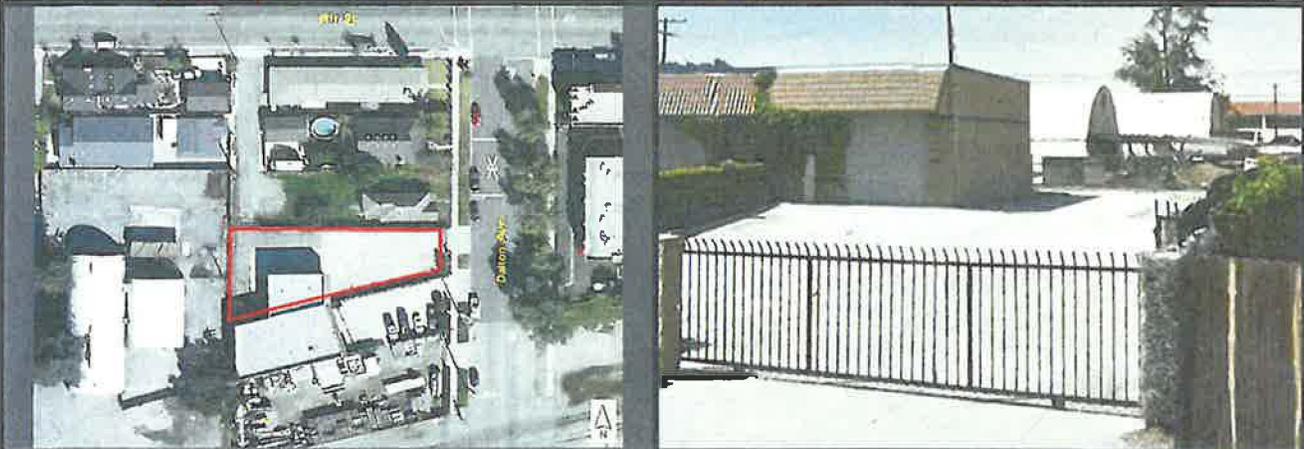
• Describe the property's potential for transit-oriented development.	<i>Not applicable.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for transit vehicle storage is consistent with the General Plan's West End Light Industrial (DWL) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be retained by the City for governmental use as a public facility (transit vehicle storage).



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	4
• Address	805 N. Dalton Ave.
• Assessor Parcel Number(s)	8608-027-905
• Current Zoning	Downtown Transit Village District (DTV)
• Lot Size	9,490 sf
• Current Use	Vacant commercial land and structure
• Original Seller	Lyle A. & Mary A. Moritz
• Value of Property at Time of Acquisition	\$706,184
• Acquisition Date	May 15, 2007

• Property History/Purpose for Acquisition
This parcel was acquired by the Azusa Redevelopment Agency as part of the larger Downtown North Redevelopment Project which envisioned possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.

In March 2008, the City of Azusa loaned the Redevelopment Agency \$11 million in order to allow the Agency to acquire several individual properties in the Downtown Transit Village District including the subject parcel. In the absence of available Agency funds to repay this loan, the City in March 2011 accepted quitclaim deeds to these properties.

Estimate of Current Property Value

Fair Market Value Assessment

Assuming that the improvements on the site were demolished, and based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that the parcel could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the subject parcel totals 9,490 square feet. At \$20.58 per square foot, the parcel has an estimated value of \$195,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.	None					

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>This parcel was part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>This parcel was originally intended to be part of the Downtown North Redevelopment Project which included a light rail system linkage.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail/residential development is consistent with the General Plan's Downtown Transit Village District (DTV) designation for this site.</i>
• Recommended Action:	<i>The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities..</i>



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	5
• Address	803 N. Dalton Avenue
• Assessor Parcel Number(s)	8608-027-906
• Current Zoning	Downtown Transit Village District (DTV)
• Lot Size	8,230 sf
• Current Use	Vacant commercial land and structure
• Original Seller	Arthur B. and Anna M. Ramirez Family Trust
• Value of Property at Time of Acquisition	\$1,150,000
• Acquisition Date	May 27, 2008
• <u>Property History/Purpose for Acquisition</u>	<p><i>This parcel was acquired by the Azusa Redevelopment Agency as part of the larger Downtown North Redevelopment Project which envisioned possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i></p> <p><i>In March 2008, the City of Azusa loaned the Redevelopment Agency \$11 million in order to allow the Agency to acquire several individual properties in the Downtown Transit Village District including the subject parcel. In the absence of available Agency funds to repay this loan, the City in March 2011 accepted quitclaim deeds to these properties.</i></p>

Estimate of Current Property Value

Fair Market Value Assessment

Assuming that the improvements on the site were demolished, and based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that the parcel could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the subject parcel totals 8,230 square feet. At \$20.58 per square foot, the parcel has an estimated value of \$169,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	<i>Phase 1 environmental assessment on March 31, 2008.</i>					
• If Yes, describe the current environmental condition of the site	<i>No hazardous conditions identified.</i>					
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.	<i>None.</i>					

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>This parcel was part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i>
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Reuse Assessment and Recommended Action

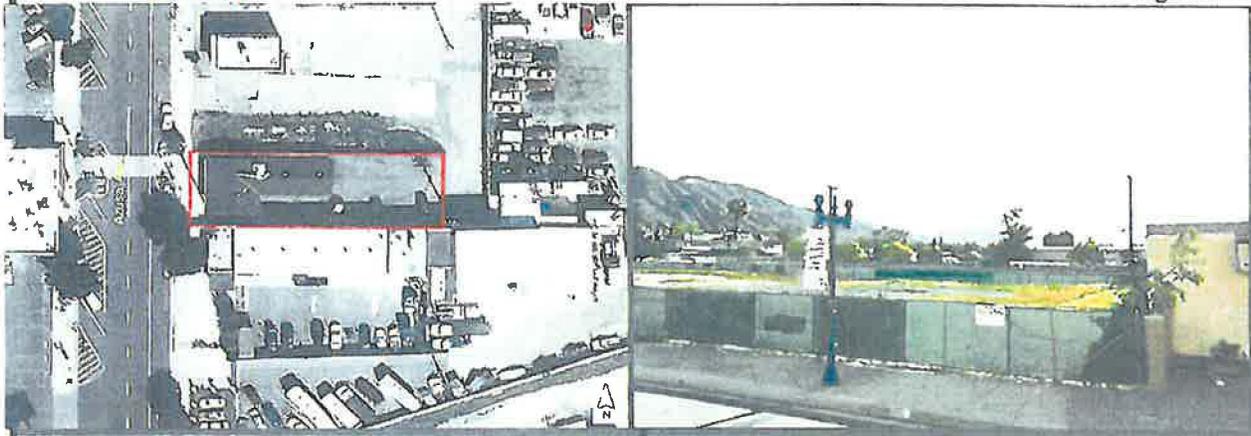
• Describe the property's potential for transit-oriented development.	<i>This parcel was originally intended to be part of the Downtown North Redevelopment Project which included a light rail system linkage.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail/residential development is consistent with the General Plan's Downtown Transit Village District (DTV) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	6
• Address	826 N. Azusa Avenue
• Assessor Parcel Number(s)	8608-025-902
• Current Zoning	Downtown Transit Village District (DTV)
• Lot Size	7,000 sf
• Current Use	Vacant commercial lot
• Original Seller	Martin G. and Teresa Habern
• Value of Property at Time of Acquisition	\$980,000
• Acquisition Date	June 24, 2008

• Property History/Purpose for Acquisition
This parcel was acquired by the Azusa Redevelopment Agency through a condemnation action. It was acquired as part of the larger Downtown North Redevelopment Project which envisioned possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.

In March 2008, the City of Azusa loaned the Redevelopment Agency \$11 million in order to allow the Agency to acquire several individual properties in the Downtown Transit Village District including the subject parcel. In the absence of available Agency funds to repay this loan, the City in March 2011 accepted quitclaim deeds to these properties.

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that the parcel could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the subject parcel totals 7,000 square feet. At \$20.58 per square foot, the parcel has an estimated value of \$144,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$ _____	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	_____	

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	_____		
• If Yes, describe the current environmental condition of the site	_____		
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	None.		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>This parcel was part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i>
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Reuse Assessment and Recommended Action

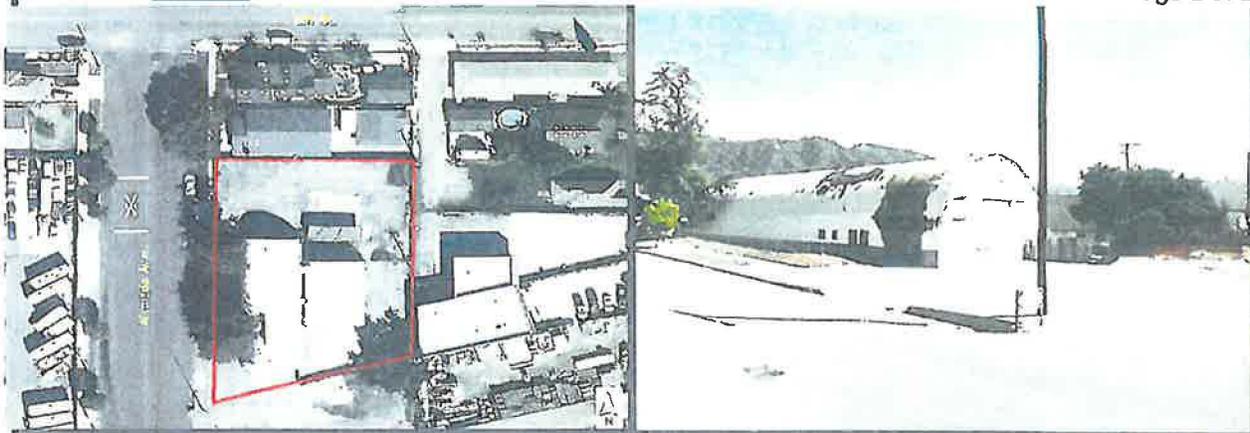
• Describe the property's potential for transit-oriented development.	<i>This parcel was originally intended to be part of the Downtown North Redevelopment Project which included a light rail system linkage.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail/residential development is consistent with the General Plan's Downtown Transit Village District (DTV) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	7
• Address	810 N. Alameda Avenue
• Assessor Parcel Number(s)	8608-027-907
• Current Zoning	Downtown Transit Village District (DTV)
• Lot Size	27,360 sf
• Current Use	Vacant commercial land and structure
• Original Seller	810 Alameda LLC et. al.
• Value of Property at Time of Acquisition	\$1,730,000
• Acquisition Date	December 19, 2008
• <u>Property History/Purpose for Acquisition</u>	<p><i>This parcel was acquired by the Azusa Redevelopment Agency through a condemnation action. It was acquired as part of the larger Downtown North Redevelopment Project which envisioned possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i></p> <p><i>In March 2008, the City of Azusa loaned the Redevelopment Agency \$11 million in order to allow the Agency to acquire several individual properties in the Downtown Transit Village District including the subject parcel. In the absence of available Agency funds to repay this loan, the City in March 2011 accepted quitclaim deeds to these properties.</i></p>

Estimate of Current Property Value

Fair Market Value Assessment

Assuming that the improvements on the site were demolished, and based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that the parcel could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the subject parcel totals 27,360 square feet. At \$20.58 per square foot, the parcel has an estimated value of \$563,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	<i>Both a Phase 1 and Phase 2 environmental assessment have been performed.</i>		
• If Yes, describe the current environmental condition of the site	<i>No hazardous conditions identified.</i>		
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	<i>None.</i>		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>This parcel was part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i>
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Reuse Assessment and Recommended Action

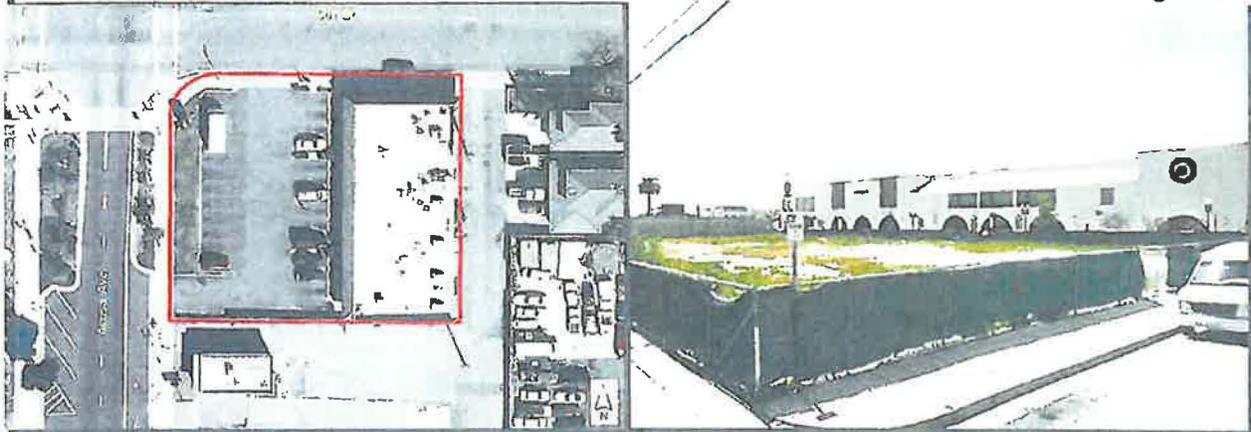
• Describe the property's potential for transit-oriented development.	<i>This parcel was originally intended to be part of the Downtown North Redevelopment Project which included a light rail system linkage.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail/residential development is consistent with the General Plan's Downtown Transit Village District (DTV) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	8
• Address	858 N. Azusa Avenue
• Assessor Parcel Number(s)	8608-025-907
• Current Zoning	Downtown Transit Village District (DTV)
• Lot Size	20,870 sf
• Current Use	Vacant commercial lot
• Original Seller	Howard Joonho Choi and Janet Jeongja Choi
• Value of Property at Time of Acquisition	\$1,760,000
• Acquisition Date	February 13, 2009 (Settlement Agreement date)
• <u>Property History/Purpose for Acquisition</u>	<p><i>This parcel was acquired by the Azusa Redevelopment Agency through a settlement agreement stemming from a condemnation action. It was acquired as part of the larger Downtown North Redevelopment Project which envisioned possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i></p> <p><i>In March 2008, the City of Azusa loaned the Redevelopment Agency \$11 million in order to allow the Agency to acquire several individual properties in the Downtown Transit Village District including the subject parcel. In the absence of available Agency funds to repay this loan, the City in March 2011 accepted quitclaim deeds to these properties.</i></p>

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that the parcel could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the subject parcel totals 20,870 square feet. At \$20.58 per square foot, the parcel has an estimated value of \$429,500.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	None.		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>This parcel was part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i>
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Reuse Assessment and Recommended Action

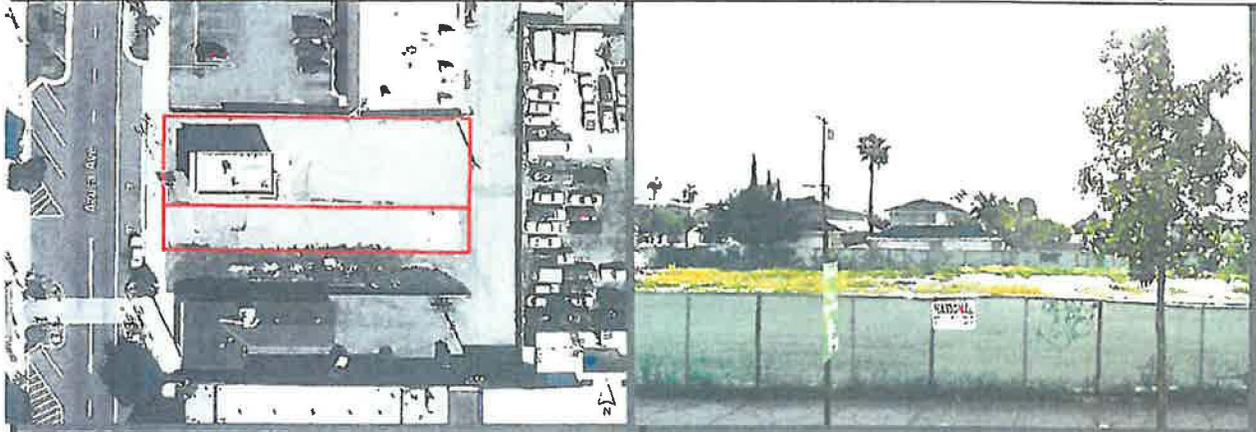
• Describe the property's potential for transit-oriented development.	<i>This parcel was originally intended to be part of the Downtown North Redevelopment Project which included a light rail system linkage.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail/residential development is consistent with the General Plan's Downtown Transit Village District (DTV) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	9
• Address	832 N. Azusa Avenue
• Assessor Parcel Number(s)	8608-025-909, 8608-025-910
• Current Zoning	Downtown Transit Village District (DTV)
• Lot Size	10,500 sf
• Current Use	Vacant commercial lot
• Original Seller	Alexios and Tashia Vagenas Revocable Trust
• Value of Property at Time of Acquisition	\$580,000
• Acquisition Date	July 16, 2009
• <u>Property History/Purpose for Acquisition</u>	<p><i>These parcels were acquired by the Azusa Redevelopment Agency in a condemnation action. They were acquired as part of the larger Downtown North Redevelopment Project which envisioned possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i></p> <p><i>In March 2008, the City of Azusa loaned the Redevelopment Agency \$11 million in order to allow the Agency to acquire several individual properties in the Downtown Transit Village District including the subject parcel. In the absence of available Agency funds to repay this loan, the City in March 2011 accepted quitclaim deeds to these properties.</i></p>

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that these parcels together could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the two subject parcels totals 10,500 square feet. At \$20.58 per square foot, the parcels have an estimated value of \$216,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>
Describe any remediation work performed on the property.	None.					

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>These two parcels were part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i>
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Reuse Assessment and Recommended Action

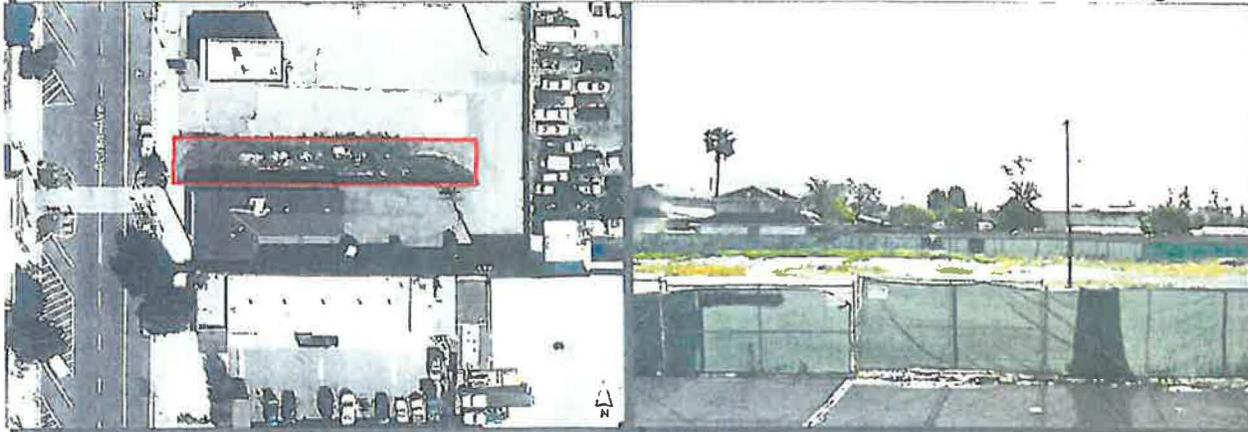
• Describe the property's potential for transit-oriented development.	<i>These parcels were originally intended to be part of the Downtown North Redevelopment Project which included a light rail system linkage.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of these parcels for mixed use commercial/retail/residential development is consistent with the General Plan's Downtown Transit Village District (DTV) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	10
• Address	830 N. Azusa Avenue
• Assessor Parcel Number(s)	8608-025-908
• Current Zoning	Downtown Transit Village District (DTV)
• Lot Size	3,500 sf
• Current Use	Vacant commercial lot
• Original Seller	Donna M. Matson Trust
• Value of Property at Time of Acquisition	\$180,000
• Acquisition Date	August 17, 2009
• <u>Property History/Purpose for Acquisition</u>	<p><i>This parcel was acquired by the Azusa Redevelopment Agency as part of the larger Downtown North Redevelopment Project which envisioned possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i></p> <p><i>In March 2008, the City of Azusa loaned the Redevelopment Agency \$11 million in order to allow the Agency to acquire several individual properties in the Downtown Transit Village District including the subject parcel. In the absence of available Agency funds to repay this loan, the City in March 2011 accepted quitclaim deeds to these properties.</i></p>

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that the parcel could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the subject parcel totals 3,500 square feet. At \$20.58 per square foot, the parcel has an estimated value of \$72,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	None.		

Previous Development Proposals

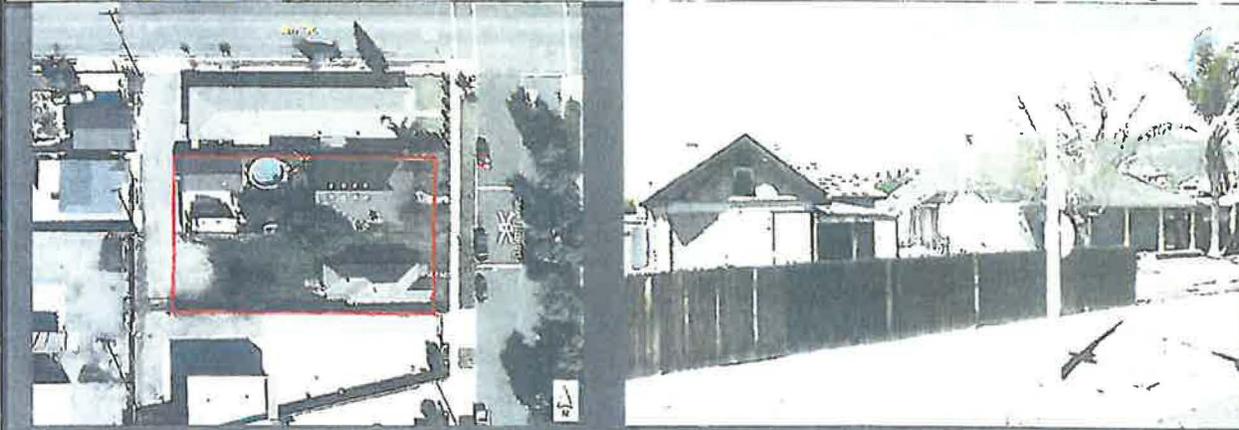
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>This parcel was part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>This parcel was originally intended to be part of the Downtown North Redevelopment Project which included a light rail system linkage.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail/residential development is consistent with the General Plan's Downtown Transit Village District (DTV) designation for this site.</i>
<p><u>Recommended Action:</u> <i>The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.</i></p>	



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	11
• Address	809 N. Dalton Avenue
• Assessor Parcel Number	8608-027-908
• Current Zoning	Downtown Transit Village District (DTV)
• Lot Size	14,000 sf
• Current Use	Two (2) vacant residential structures
• Original Seller	Steven O'Bryant and Betty Westfall
• Value of Property at Time of Acquisition	\$1,130,000
• Acquisition Date	February 22, 2010
• <u>Property History/Purpose for Acquisition</u>	<p>The Azusa Redevelopment Agency acquired this property pursuant to an Assignment Agreement with Lewis Investment Company, LLC ("Lewis") that was approved by the Agency on February 16, 2010. Lewis had negotiated the original purchase under the terms of an Exclusive Negotiating Agreement with the Agency for a proposed transit-oriented development. Prior to acquisition, this property consisted of two legal parcels which were subsequently consolidated.</p> <p>In March 2008, the City of Azusa loaned the Redevelopment Agency \$11 million in order to allow the Agency to acquire several individual properties in the Downtown Transit Village District including the subject parcel. In the absence of available Agency funds to repay this loan, the City in March 2011 accepted quitclaim deeds to these properties.</p>

Estimate of Current Property Value

Fair Market Value Assessment

Assuming that the improvements on the site were demolished, and based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that the parcel could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the subject parcel totals 14,000 square feet. At \$20.58 per square foot, the parcel has an estimated value of \$288,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	None.		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>This parcel was part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i>
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Reuse Assessment and Recommended Action

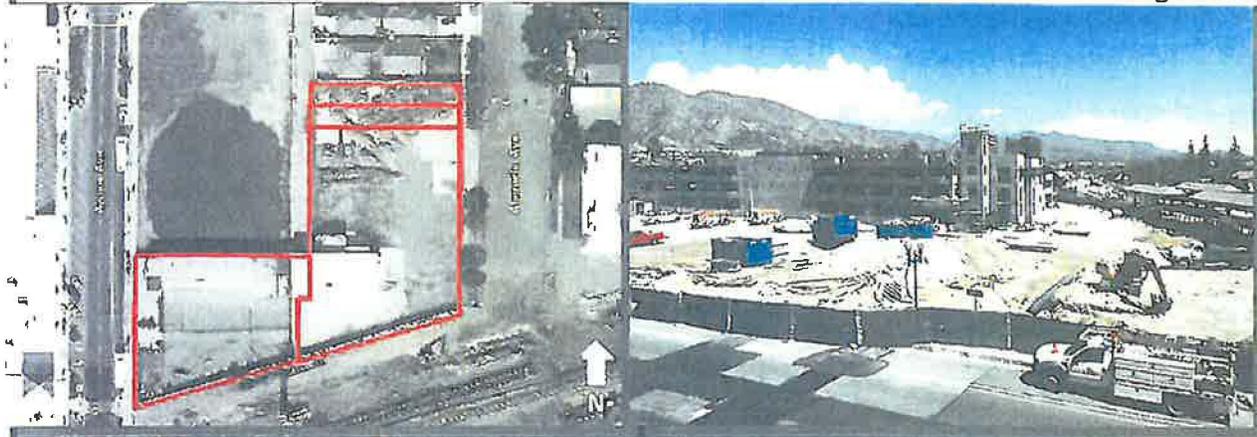
• Describe the property's potential for transit-oriented development.	<i>This parcel was originally intended to be part of the Downtown North Redevelopment Project which included a light rail system linkage.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail/residential development is consistent with the General Plan's Downtown Transit Village District (DTV) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	12
• Address	812 N. Azusa Avenue, 801 N. Alameda Avenue
• Assessor Parcel Number(s)	8608-025-903, 8608-025-904, 8608-025-905, 8608-025-906
• Current Zoning	Downtown Transit Village District (DTV)
• Lot Size	56,470 sf
• Current Use	Park-and-ride facility under construction
• Original Seller	John R. and Lillian O. Cortez
• Value of Property at Time of Acquisition	\$2,905,000
• Acquisition Date	December 9, 2008

• **Property History/Purpose for Acquisition**
These parcels were acquired by the Azusa Redevelopment Agency in a condemnation action. They were acquired as part of the larger Downtown North Redevelopment Project which envisioned possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.

In March 2008, the City of Azusa loaned the Redevelopment Agency \$11 million in order to allow the Agency to acquire several individual properties in the Downtown Transit Village District including the subject parcel. In the absence of available Agency funds to repay this loan, the City in March 2011 accepted quitclaim deeds to these properties.

On October 4, 2010 the City entered into a Memorandum of Understanding with Foothill Transit for the joint financing, planning, design, construction and use a park-and-ride facility in conjunction with the new Gold Line station. The facility includes a 4-level parking structure containing between 500 to 725 parking spaces, an electric bus charging station and bus bays and turnouts to accommodate Foothill Transit buses.

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as a park-and-ride facility for the MTA Gold Line Station. No income will be derived from the site to either the City or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

This parcel has no commercial market value because it is to be retained for governmental use as a park-and-ride facility for the MTA Gold Line Station. The parcel itself is zoned for Downtown Transit Village District (DTV).

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	<i>Both Phase I and Phase II environmental assessments have been performed (May/June 2008).</i>		
• If Yes, describe the current environmental condition of the site	<i>No hazardous conditions identified.</i>		
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	<i>None</i>		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>These parcels were part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location. The properties are now the location of the Gold Line park-and-ride facility.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>These parcels were originally intended to be part of the Downtown North Redevelopment Project which included a light rail system linkage.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Current land use as a light rail park-and-ride facility is consistent with the General Plan's Downtown Transit Village District (DTV) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that these parcels should be retained by the City for governmental use as a public facility (Gold Line park-and-ride facility). Pursuant to the City's MOU with Foothill Transit, the City will retain ownership of the site and will lease the parking spaces to Foothill Transit. Pursuant to HSC 34191.3 property that is used for a parking lot that generates no more revenue than reasonably necessary for maintenance may be conveyed to the City as a governmental use property.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	13
• Address	1403 N. San Gabriel Canyon Road
• Assessor Parcel Number(s)	8684-019-900
• Current Zoning	Neighborhood Center Subzone (NC) of Neighborhood General (NG3)
• Lot Size	16,053 sf
• Current Use	Landscaped median island with pedestrian access
• Original Seller	William Cunningham, Benjamin Cunningham, Elizabeth Norman in 1987, Barr Vall, Inc. in 2001
• Value of Property at Time of Acquisition	The acquisition of property from Barr Vall Inc. in 2001 was for \$170,000. Other Agency acquisition files for the Cunningham acquisition could not be found after a diligent search. A title report was also ordered which failed to yield the information required.
• Acquisition Date	August 23, 1987 (Cunningham), December 17, 2001 (Barr Vall, Inc)
• <u>Property History/Purpose for Acquisition</u>	The landscaped median on North San Gabriel Canyon Road originally consisted of two parcels that were acquired at different times by the Redevelopment Agency and subsequently consolidated. After a diligent search, the Agency staff was unable to locate the files for this property in order to determine the size of the two original parcels, the acquisition price for the Cunningham parcel, the Agency's original intent for acquiring the parcels, or any developer proposals for this site.

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as a pedestrian-accessible landscaped median. No income will be derived from the site to either the City or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

This parcel has no commercial market value because it is to be retained for governmental use as a pedestrian-accessible landscaped median island.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	None.		

Previous Development Proposals

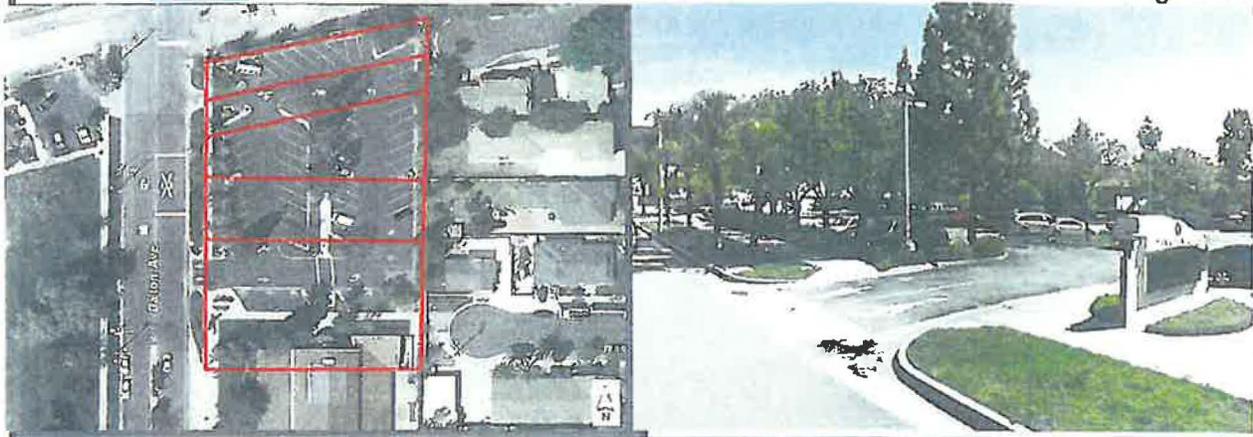
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>Since this parcel has been designated as a landscaped median, no development proposals have been solicited or accepted.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>Not applicable.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Current land use is for a pedestrian-accessible landscaped median island between the north and southbound lanes of San Gabriel Canyon Road, consistent with the General Plan's Urban Form and Mobility goals.</i>
<p><u>Recommended Action:</u> <i>The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be retained by the City for governmental use as a pedestrian-accessible landscaped median.</i></p>	



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	14
• Address	No Addresses (Senior Citizens Center Parking)
• Assessor Parcel Number(s)	8608-028-910, 901, 903, 904, 908
• Current Zoning	Downtown Civic Center District (DCC)
• Lot Size	42, 636 sf (combined)
• Current Use	Public parking lot for Azusa Senior Citizens Center
• Original Seller	APN 8608-028-910, 901, 903, and 904 quit-claimed by the City of Azusa to the Redevelopment Agency on March 20, 2008. APN 8608-028-908 purchased from the LA-Pasadena Blue Line Construction Authority on June 6, 2008.
• Value of Property at Time of Acquisition	\$929,970 (based on Finance Dept. General Ledger)
• Acquisition Date	(See discussion above under Original Seller)
• <u>Property History/Purpose for Acquisition</u>	Over the years, the RDA explored several development proposals for the Downtown North area including possible transit-oriented projects in conjunction with the new Metro Gold Line light-rail station serving Azusa. In order to accommodate this potential development, the City Council authorized the execution of quitclaim deeds conveying several parcels of City-owned property along Dalton Avenue to the RDA. Due to the dissolution of the RDA, these properties were never developed. Because four of these parcels were originally purchased by the City with City funds, they should be transferred back to the City, along with APN 8608-028-908, for their continued governmental purpose as a public parking lot for the City's Senior Citizens Center.

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as parking for the Azusa Senior Citizen's Center. No income will be derived from the site to either the City or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

This parcel has no commercial market value because it is to be retained for governmental use as parking for the Azusa Senior Citizen's Center. The parcel itself is zoned for Downtown Civic Center District (DCC).

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
▪ If Yes, indicate amount of Agency's annual rent/lease income	\$	
▪ If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	No.		

Previous Development Proposals

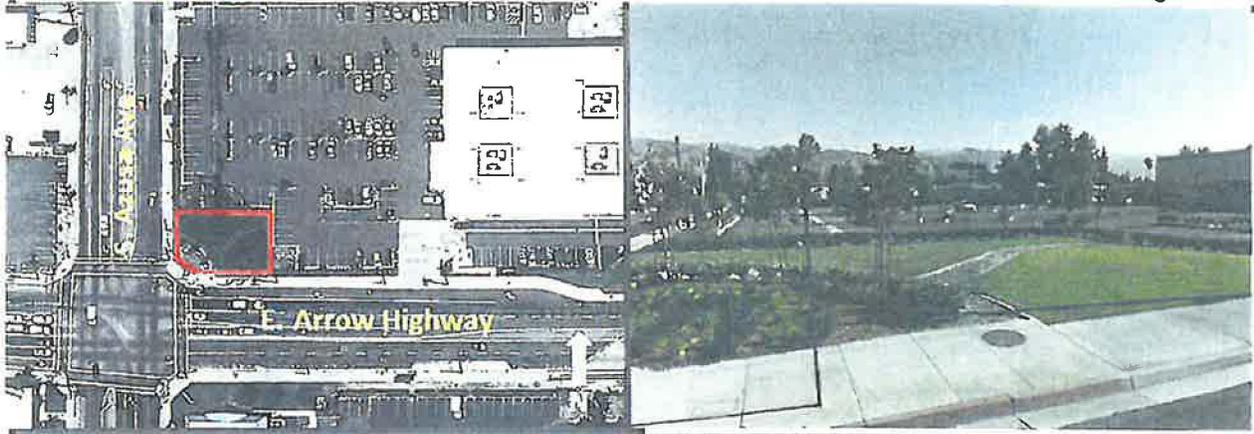
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>These parcels were part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station in the Downtown area.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>Not applicable.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Current land use is for a Senior Citizens Center parking lot which is consistent with the General Plan's Downtown Civic Center District (DCC) designation for this site.</i>
• <u>Recommended Action:</u>	<i>The Successor Agency to the Azusa Redevelopment Agency has determined that these parcels should be retained for governmental use as a public facility (Senior Citizens Center parking). The parcels should be retained by the City of Azusa. Pursuant to HSC 34191.3 property that is used for a parking lot that generates no more revenue than reasonably necessary for maintenance may be conveyed to the City as a governmental use property.</i>



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	15
• Address	17511 E. Arrow Highway
• Assessor Parcel Number(s)	8621-024-905
• Current Zoning	South Azusa Avenue Corridor (CSA)
• Lot Size	9,856 sf
• Current Use	Landscaped vacant Lot
• Original Seller	Roy and Joyce Fowler
• Value of Property at Time of Acquisition	\$1,450,000
• Acquisition Date	March 30, 2011.
• <u>Property History/Purpose for Acquisition</u>	<i>This 0.23-acre parcel was acquired by the Azusa Redevelopment Agency in a condemnation action. The Agency's intent was to consolidate this parcel with the adjacent Agency-owned property and market it for commercial/retail development consistent with the Redevelopment Plan. The adjacent property was purchased in 2008 with a \$5.3 million loan from the City. In the absence of available Agency funds to repay this loan, the City in March 2011 accepted quitclaim deeds to these adjacent properties and subsequently entered into Disposition and Development Agreement (DDA) with The Charvat Family LLC which included a Reciprocal Parking Agreement and a purchase option applicable to the subject parcel. The purchase option runs through the fifth anniversary of execution of the DDA (June 6, 2016).</i>

Estimate of Current Property Value

Fair Market Value Assessment

The parcel is currently encumbered by the terms of the DDA with the Charvat Family LLC in regards to both Reciprocal Parking as well as a five-year purchase option. Consequently, any assessment of fair market value would be restricted by such covenants. If the property were unencumbered and available to sell, a survey of vacant commercial property values in areas proximate to Azusa indicate an estimated vacant-land price of \$20.58 per square foot.

Estimated Current Value

The area of the subject parcel totals 9,856 square feet. Assuming that the parcel could be sold unencumbered on the open market at \$20.58 per square foot, it would have an estimated value of \$203,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes	No	X
• If Yes, indicate amount of Agency's annual rent/lease income	\$		
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)			

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	No	<input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).				
• If Yes, describe the current environmental condition of the site				
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.				

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>Prior to the Agency approval of the agreement with The Charvet Family LLC, the parcels that constitute the entire northeast corner of Azusa Ave. and Arrow Hwy. have been subject to four different proposals for commercial/retail development beginning in 2005.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>None. The parcel is subject to a Reciprocal Parking Agreement and purchase option pursuant to a development agreement with the Charvet Family LLC.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for commercial/retail development is consistent with the General Plan's South Azusa Avenue Corridor (CSA) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be transferred to the City to fulfill the City's obligation under the terms of Charvet Family LLC development agreement. If the Charvet Family LLC chooses not to execute its option to acquire the subject parcel within the timeframe established by the DDA (June 6, 2016), the parcel should be returned to the Successor Agency for sale on the open market. The Successor Agency will remit proceeds from the sale of the property to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	16
• Address	714, 716, 720, 726, 728 North Dalton Avenue
• Assessor Parcel Number(s)	8608-029-904, 906, 907, 908 and 909
• Current Zoning	Downtown Civic Center District (DCC)
• Lot Size	37,500 sf
• Current Use	Public parking lot for Azusa Senior Citizens Center
• Original Seller	All parcels purchased by City of Azusa between July 1988 and October 2005. All parcels quit-claimed by the City to the Redevelopment Agency on February 5, 2008 (quitclaimed back to City on March 30, 2011).
• Value of Property at Time of Acquisition	\$1,508,812 (based on Finance Dept. General Ledger)
• Acquisition Date	(See discussion above under Original Seller)
• <u>Property History/Purpose for Acquisition</u>	<p>Since 1988, the City has acquired property on North Dalton Avenue, north of Foothill Boulevard, for the purpose of relocating and expanding the City's public library. These include the five subject parcels.</p> <p>Over the years, the RDA explored several development proposals for the Downtown North area including possible transit-oriented projects in conjunction with the new Metro Gold Line light-rail station serving Azusa. In order to accommodate this potential development, the City Council authorized the execution of quitclaim deeds conveying several parcels of City-owned property along Dalton Avenue to the RDA. Due to the dissolution of the RDA, these properties were never developed.</p>

Estimate of Current Property Value

Fair Market Value Assessment

Both 726 and 728 N. Dalton will be in public use as parking for the Azusa Senior Citizen's Center. No income will be derived from the site to either the City or the Successor Agency. These parcels therefore have no commercial market value. Based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that 714, 716 and 720 N. Dalton parcels could collectively sell for approximately \$20.58 per square foot.

Estimated Current Value

The parcels at 726 and 728 N. Dalton have no commercial market value because they are to be retained for governmental use as parking for the Azusa Senior Citizen's Center. The collective area of the 714, 716 and 720 N. Dalton parcels total 22,500 square feet. At \$20.58 per square foot, the parcel has an estimated value of \$463,050.

City of Azusa Successor Agency**Long Range Property Management Plan**

Address: 714, 716, 720, 726, 728 North Dalton Avenue

Page 2 of 2

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?

Yes

No

- If Yes, indicate amount of Agency's annual rent/lease income

\$

- If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

Have any environmental tests or assessments been performed on the property?

Yes

No

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).

- If Yes, describe the current environmental condition of the site

Has the property been designated as a "Brownfield" site?

Yes

No

- If No, would the property qualify for such a Brownfield designation?

Yes

No

Unknown

Describe any remediation work performed on the property.

None.

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

These parcels were part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station in the Downtown area.

Reuse Assessment and Recommended Action

- Describe the property's potential for transit-oriented development.

Not applicable.

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

Current land use is for a Senior Citizens Center parking lot which is consistent with the General Plan's Downtown Civic Center District (DCC) designation for this site. The use of the parcels at 714, 716 and 720 N. Dalton Ave. for mixed use commercial/retail/residential development is also consistent with the General Plan's Downtown Civic Center District (DCC) designation.

- Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that 726 and 728 N. Dalton Ave. should be retained by the City for governmental use as a public facility (Senior Citizens Center parking). Pursuant to HSC 34191.4 property that is used for a parking lot that generates no more revenue than reasonably necessary for maintenance may be conveyed to the City as a governmental use property. For the parcels at 714, 716 and 720 N. Dalton Ave., they should be sold and the proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	17
• Address	303 E. Foothill Boulevard
• Assessor Parcel Number(s)	8608-029-910,
• Current Zoning	Downtown Civic Center District (DCC)
• Lot Size	22,499 sf
• Current Use	Vacant lot/Public parking
• Original Seller	Robert & Ina Zerbe, Melvin & Beverly Piper Trust, Bonnie Boelens Trust, Gary Reiter
• Value of Property at Time of Acquisition	\$648,888
• Acquisition Date	May 22, 2007

• **Property History/Purpose for Acquisition**

Since 1988, the City has acquired property on North Dalton Avenue, north of Foothill Boulevard, for the purpose of relocating and expanding the City's public library. The City originally intended to acquire the subject parcel as well, but transferred its rights to the RDA which acquired it in May 2007.

Over the years, the RDA explored several development proposals for the Downtown North area including possible transit-oriented projects in conjunction with the new Metro Gold Line light-rail station serving Azusa. In order to accommodate this potential development, the City Council authorized the execution of quitclaim deeds conveying several parcels of City-owned property along Dalton Avenue to the RDA. Due to the dissolution of the RDA, these properties were never developed.

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that the parcel could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the subject parcel totals 22,499 square feet. At \$20.58 per square foot, the parcel has an estimated value of \$463,029.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	<i>Both Phase I and Phase II environmental assessments have been performed (April/May 2007).</i>					
• If Yes, describe the current environmental condition of the site	<i>No hazardous conditions identified.</i>					
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.	<i>Removal of underground storage tank.</i>					

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>This parcel was part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>This parcel was originally intended to facilitate the relocation and expansion of the City's public library. Later, it was envisioned that it would be incorporated into the Downtown North Redevelopment Project which included a light rail system linkage.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail/residential development is consistent with the General Plan's Downtown Civic Center District (DCC) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	17
• Address	303 E. Foothill Boulevard
• Assessor Parcel Number(s)	8608-029-910,
• Current Zoning	Downtown Civic Center District (DCC)
• Lot Size	22,499 sf
• Current Use	Vacant lot/Public parking
• Original Seller	Robert & Ina Zerbe, Melvin & Beverly Piper Trust, Bonnie Boelens Trust, Gary Reiter
• Value of Property at Time of Acquisition	\$648,888
• Acquisition Date	May 22, 2007

• Property History/Purpose for Acquisition
Since 1988, the City has acquired property on North Dalton Avenue, north of Foothill Boulevard, for the purpose of relocating and expanding the City's public library. The City originally intended to acquire the subject parcel as well, but transferred its rights to the RDA which acquired it in May 2007.

Over the years, the RDA explored several development proposals for the Downtown North area including possible transit-oriented projects in conjunction with the new Metro Gold Line light-rail station serving Azusa. In order to accommodate this potential development, the City Council authorized the execution of quitclaim deeds conveying several parcels of City-owned property along Dalton Avenue to the RDA. Due to the dissolution of the RDA, these properties were never developed.

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant commercial property values in areas proximate to Azusa, it is estimated that the parcel could sell for approximately \$20.58 per square foot.

Estimated Current Value

The area of the subject parcel totals 22,499 square feet. At \$20.58 per square foot, the parcel has an estimated value of \$463,029.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	<i>Both Phase I and Phase II environmental assessments have been performed (April/May 2007).</i>		
• If Yes, describe the current environmental condition of the site	<i>No hazardous conditions identified.</i>		
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	<i>Removal of underground storage tank.</i>		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>This parcel was part of the larger Downtown North Redevelopment Project. Over the years, the Azusa Redevelopment Agency engaged in several developer solicitations to explore possible commercial/retail/residential projects in conjunction with the construction of a regional light rail system station at this location.</i>
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Reuse Assessment and Recommended Action

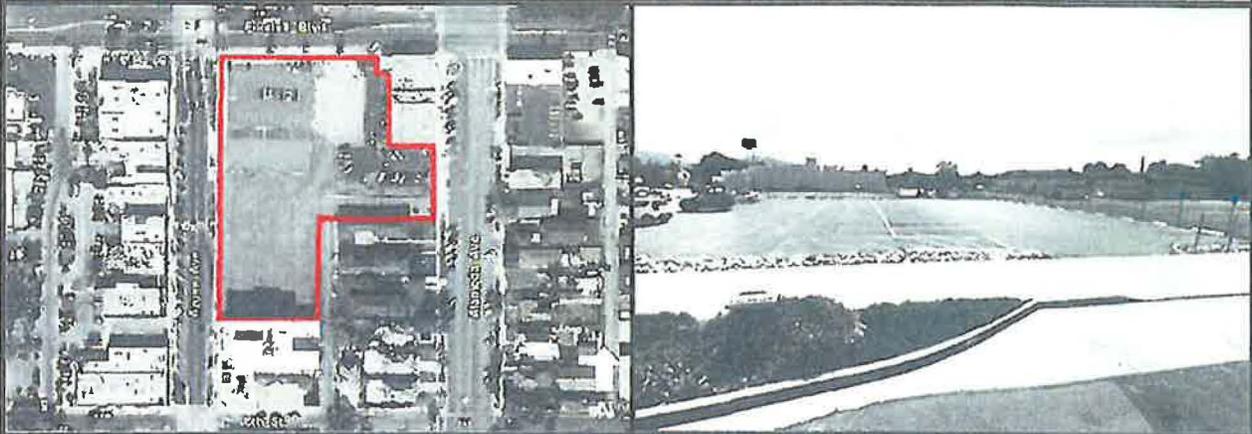
• Describe the property's potential for transit-oriented development.	<i>This parcel was originally intended to facilitate the relocation and expansion of the City's public library. Later, it was envisioned that it would be incorporated into the Downtown North Redevelopment Project which included a light rail system linkage.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail/residential development is consistent with the General Plan's Downtown Civic Center District (DCC) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be transferred to the City for future development and to the extent required by law at the time of sale the City will enter into a compensation agreement with the effected taxing entities. Per HSC 34181(a) (1), disposal of this parcel shall be done expeditiously and in a manner aimed at maximizing value.



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	18
• Address	No Situs (Block 36)
• Assessor Parcel Number(s)	8611-003-921
• Current Zoning	Downtown – Town Center (DTC)
• Lot Size	97,574 sf (2.24 acres)
• Current Use	Public parking
• Original Seller	Various (see discussion below regarding Property History)
• Value of Property at Time of Acquisition	\$3,324,366 (based on Finance Dept. General Ledger)
• Acquisition Date	Various (see discussion below regarding Property History)
• <u>Property History/Purpose for Acquisition</u>	<p>In 2003, the Azusa Redevelopment Agency began acquiring 12 parcels from 11 different property owners in the area on Azusa Avenue between 6th Street and Foothill Boulevard identified as Block 36. The parcels were later consolidated in order to facilitate potential commercial/retail development. The RDA entered into Disposition and Development Agreement with Lowe Enterprises during fiscal year 2006-07 for a mixed-use retail and housing development. Lowe was ultimately unable to move forward with the development plan for this area.</p> <p>The Redevelopment Agency also entered into a long-term enforceable obligation with the adjacent Bank of America for use of a portion of this site for bank parking.</p>

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as parking for Downtown Azusa businesses. No income will be derived from the site to either the City or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

These parcels have no commercial market value because they are to be retained for governmental use as parking for the Azusa Downtown businesses. The parcel itself is zoned for Downtown – Town Center (DTC).

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>The RDA entered into Disposition and Development Agreement with Lowe Enterprises during fiscal year 2006-07 for a mixed-use retail and housing development. Lowe was ultimately unable to move forward with the development plan for this area. A portion of this site is also subject to a long-term enforceable obligation with the adjacent Bank of America for use as bank parking.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>Not applicable.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Current land use is for Azusa Downtown public parking which is consistent with the General Plan's Downtown – Town Center (DTC) designation for this site.</i>
• <u>Recommended Action:</u>	<i>The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be retained for governmental use as a public facility (Azusa Downtown parking). The parcels should be retained by the City of Azusa. Pursuant to HSC 34191.3 property that is used for a parking lot that generates no more revenue than reasonably necessary for maintenance may be conveyed to the City as a governmental use property.</i>



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	19
• Address	600 North San Gabriel Avenue
• Assessor Parcel Number(s)	8611-004-906,
• Current Zoning	Downtown – Town Center (DTC)
• Lot Size	7,000 sf
• Current Use	Public parking
• Original Seller	Robert F. Gallant
• Value of Property at Time of Acquisition	\$129,496 (based on Finance Dept. General Ledger)
• Acquisition Date	June 18, 1992
• <u>Property History/Purpose for Acquisition</u>	<p>Over the years, the Redevelopment Agency acquired several parcels along North San Gabriel Avenue as they became available as part of its overall Downtown redevelopment project. The subject parcel is part of the "Parking Court" whereby the Agency entered into enforceable obligations (reciprocal easement agreements) with several adjacent commercial businesses requiring it to remain in use as a public parking lot. The parcel was transferred to the City in March 2011 to allow for its continued use as a public parking lot.</p>

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as parking for Downtown Azusa businesses. No income will be derived from the site to either the City or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

These parcels have no commercial market value because they are to be retained for governmental use as parking for the Azusa Downtown businesses. The parcel itself is zoned for Downtown – Town Center (DTC).

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	None.		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>Since this parcel has been designated for public parking, no development proposals have been solicited or accepted.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>Not applicable.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Current land use is for Azusa Downtown public parking which is consistent with the General Plan's Downtown – Town Center (DTC) designation for this site.</i>
<p><u>Recommended Action:</u> <i>The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be retained by the City of Azusa for governmental use as a public facility (Azusa Downtown parking). Pursuant to HSC 34191.3 property that is used for a parking lot that generates no more revenue than reasonably necessary for maintenance may be conveyed to the City as a governmental use property.</i></p>	



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	20
• Address	604 North San Gabriel Avenue
• Assessor Parcel Number(s)	8611-004-907,
• Current Zoning	Downtown – Town Center (DTC)
• Lot Size	7,000 sf
• Current Use	Public parking
• Original Seller	Marino & Hermila Arenas
• Value of Property at Time of Acquisition	\$128,548 (based on Finance Dept. General Ledger)
• Acquisition Date	May 19, 1993

• Property History/Purpose for Acquisition
Over the years, the Redevelopment Agency acquired several parcels along North San Gabriel Avenue as they became available as part of its overall Downtown redevelopment project. The subject parcel is part of the "Parking Court" whereby the Agency entered into enforceable obligations (reciprocal easement agreements) with several adjacent commercial businesses requiring it to remain in use as a public parking lot. The parcel was transferred to the City in March 2011 to allow for its continued use as a public parking lot.

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as parking for Downtown Azusa businesses. No income will be derived from the site to either the City or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

These parcels have no commercial market value because they are to be retained for governmental use as parking for the Azusa Downtown businesses. The parcel itself is zoned for Downtown – Town Center (DTC).

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	None.		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>Since this parcel has been designated for public parking, no development proposals have been solicited or accepted.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>Not applicable.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Current land use is for Azusa Downtown public parking which is consistent with the General Plan's Downtown – Town Center (DTC) designation for this site.</i>
<p><u>Recommended Action:</u> <i>The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be retained by the City of Azusa for governmental use as a public facility (Azusa Downtown parking). Pursuant to HSC 34191.3 property that is used for a parking lot that generates no more revenue than reasonably necessary for maintenance may be conveyed to the City as a governmental use property.</i></p>	



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	21
• Address	622 North San Gabriel Avenue
• Assessor Parcel Number(s)	8611-004-912, 8611-004-913
• Current Zoning	Downtown – Town Center (DTC)
• Lot Size	14,000 sf
• Current Use	Public parking
• Original Seller	Christine A. Miller
• Value of Property at Time of Acquisition	\$391,420 (based on Finance Dept. General Ledger)
• Acquisition Date	October 29, 2009

• Property History/Purpose for Acquisition
The Redevelopment Agency acquired the subject parcels in 2009 as part of its overall Downtown redevelopment project and demolished the existing improvements. The parcels were then incorporated into North San Gabriel Avenue "Parking Court" whereby the Agency entered into enforceable obligations (reciprocal easement agreements) with several adjacent commercial businesses requiring it to remain in use as a public parking lot. These parcels were transferred to the City in March 2011 to allow for its continued use as a public parking lot.

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as parking for Downtown Azusa businesses. No income will be derived from the site to either the City or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

These parcels have no commercial market value because they are to be retained for governmental use as parking for the Azusa Downtown businesses. The parcel itself is zoned for Downtown – Town Center (DTC).

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	A Phase I environmental assessment on September 29, 2009. Also, an asbestos assessment of the existing improvements was also conducted.		
• If Yes, describe the current environmental condition of the site	No hazardous conditions identified.		
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	Asbestos remediation was performed prior to demolition of the improvements on the site.		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Since this parcel has been designated for public parking, no development proposals have been solicited or accepted.
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	Not applicable.
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	Current land use is for Azusa Downtown public parking which is consistent with the General Plan's Downtown – Town Center (DTC) designation for this site.
<p>Recommended Action: The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be retained by the City of Azusa for governmental use as a public facility (Azusa Downtown parking). Pursuant to HSC 34191.3 property that is used for a parking lot that generates no more revenue than reasonably necessary for maintenance may be conveyed to the City as a governmental use property.</p>	



City of Azusa Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	22
• Address	624 - 630 North San Gabriel Avenue
• Assessor Parcel Number(s)	8611-004-914,
• Current Zoning	Downtown – Town Center (DTC)
• Lot Size	14,000 sf (Building area: 8,000 sf)
• Current Use	Vacant Commercial Building
• Original Seller	JK Partnership
• Value of Property at Time of Acquisition	\$2,002,065 (based on Finance Dept. General Ledger)
• Acquisition Date	April 10, 2009
• <u>Property History/Purpose for Acquisition</u>	<i>Over the years, the Redevelopment Agency acquired several parcels along North San Gabriel Avenue as they became available as part of its overall Downtown redevelopment project. The subject parcel originally housed the Workforce Investment Council before it relocated. The building is currently vacant.</i>

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of office/commercial property values in areas proximate to Azusa, it is estimated that the parcel could sell for approximately \$200.00 per square foot. This estimate reflects the low end of the range for office/commercial properties due to its relatively poor condition.

Estimated Current Value

The building area of the subject parcel totals 8,000 square feet. At \$200.00 per square foot, the parcel has an estimated value of \$1,600,000.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	<i>Both Phase I and Phase II environmental assessments have been performed (January/February 2009).</i>		
• If Yes, describe the current environmental condition of the site	<i>No Hazardous conditions identified. However, no asbestos assessment of the building improvements has been performed.</i>		
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.	<i>None.</i>		

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No documentation found.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is approximately one-half mile from the Gold Line light-rail station currently under construction.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The use of this parcel for mixed use commercial/retail/residential development is consistent with the General Plan's Downtown – Town Center (DTC) designation for this site.</i>

Recommended Action:

The Successor Agency to the Azusa Redevelopment Agency has determined that this parcel should be sold. The proceeds shall be used to fulfill an enforceable obligation or remitted to the County Auditor Controller for distribution to all relevant taxing entities.