RESOLUTION NO. OB 003-13

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE DISSOLVED BAKERSFIELD REDEVELOPMENT AGENCY APPROVING A 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 Bakersfield elected to become the Successor Agency to the former Redevelopment Agency of the City of Bakersfield ("Successor Agency") by Resolution No. 010-12 on January 11, 2012; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; 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 & Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Oversight Board and the Department of Finance ("DOF") 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, BE IT RESOLVED by the Oversight Board to the Successor Agency of the Dissolved City of Bakersfield Redevelopment Agency 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. **Approval of Property Management Plan**. The Oversight Board hereby approves the Property Management Plan, in substantially the form currently on file with the Secretary of the Oversight Board and attached hereto collectively as Exhibit A and B and incorporated by reference herein.

SECTION 3. **Transmittal of Property Management Plan**. The Chairperson 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 without limitation cooperating with the Successor Agency to submit the Property Management Plan to the State of California Department of Finance for approval, and posting of the approved Property Management Plan on the Successor Agency's website.

PASSED AND ADOPTED by the Oversight Board to the Successor Agency of the Dissolved City of Bakersfield Redevelopment Agency, at the regular meeting held on September 6, 2013.

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ATTEST:

STATE OF CALIFORNIA
COUNTY OF KERN }
CITY OF BAKERSFIELD }

I, ROBERTA GAFFORD, Acting Secretary to the Oversight Board, hereby certify that the foregoing resolution was duly adopted at the special meeting of the Oversight Board on September 6, 2013.

AYES: BOARD MEMEBERS: Bentley, Burke, Burrow, Jay, Quiring, Tandy, Teglia
NOES: BOARD MEMBERS: none
ABSENT: BOARD MEMMBERS: none

Julie Drimakis for
ROBERTA GAFFORD, Acting Secretary

APPROVED SEP 06 2013

By J. Phillip Bentley
J. Phillip Bentley
CHAIR, Oversight Board

APPROVED AS TO FORM:

VIRGINIA GENNARO
City Attorney

By Joshua H. Rudnick
JOSHUA H. RUDNICK
Deputy City Attorney II

JHR/vl
Attachments: Exhibit A – Long Range Property Management Plan
Exhibit B – Long Range Property Management Plan Matrix

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CITY OF BAKERSFIELD SUCCESSOR AGENCY
LONG-RANGE PROPERTY MANAGEMENT PLAN

The Successor Agency to the former Redevelopment Agency of the City of Bakersfield ("Successor Agency") is required by Assembly Bill 1x 26 ("AB 1x 26") and Assembly Bill 1484 ("AB 1484") collectively "Dissolution Bills" to prepare a Long-Range Property Management Plan ("Property Management Plan") that addresses the disposition and use of the properties of the former Redevelopment Agency of the City of Bakersfield (the "former Agency"). The Property Management Plan must be submitted to the Oversight Board and the Department of Finance ("DOF") for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion (FOC). The Successor Agency's FOC was issued by DOF on March 25, 2013.

The Dissolution Bills established a Community Redevelopment Property Trust Fund, ("Property Trust Fund") administered by the Successor Agency, to serve as the repository of the former Agency's real properties upon approval of the Property Management Plan by the DOF. Properties will be transferred from the Property Trust Fund to the City of Bakersfield.

The Property Management Plan addresses the disposition and use of the real properties of the former Agency and must do all of the following:

Include an inventory of all properties in the Property Trust Fund. The inventory shall consist of all of the following information:

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

EXHIBIT A

- Address the use or disposition of all of the properties in the Property Trust Fund. Permissible uses include the retention of the property for governmental use, the retention of the property for future development, the sale of property, or the use of the property to fulfill an enforceable obligation. The Property Management Plan shall separately identify and list properties in the Property Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

    - If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the City.
    - If the plan directs the liquidation of the property or the use of the revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified immediately above, the proceeds from the sale shall be distributed as property tax to the taxing entities.

Property cannot be transferred to the Successor Agency or City unless the Property Management Plan has been approved by the Oversight Board and the DOF.

With the approval of the Oversight Board and DOF, real property assets will transfer to the City for either: 1) governmental use; 2) future development; or 3) use of the property for a project identified in an approved redevelopment plan.

Site #1

Site #1 will be transferred to the City for the continued governmental use as an access to the adjacent City property that is used as a temporary public works construction material staging area. The site consists of vacant landlocked and undeveloped land with no street access. The City vacated the street in front of the property as part of the redevelopment plan. The property is an irregularly shaped remnant of land that was left over as part of the assembly of parcels in furtherance of a redevelopment plan known as South Mill Creek Village. This plan included the removal of blighting influences by the construction of affordable housing and commercial buildings within a 6 square block area.

Next Steps

Now that the Successor Agency has received the FOC from the DOF, Staff will:

- Recommend Oversight Board approval of the Property Management Plan on September 6, 2013.
- Submit the Property Management Plan to the DOF for approval.
- Transfer the property to the Property Trust Fund administered by the Successor Agency.
- Request the Successor Agency transfer the property from the Property Trust Fund to the City and request City receive the property from the Property Trust Fund.
- City to retain and maintain the property as a governmental use.

EXHIBIT A

APN 006-540-02
Bakersfield Amtrak
14th St
14th St
14th St
14th St
S St
S St

Site #1 Owner/Title:

- Successor Agency of the Redevelopment Agency of the City of Bakersfield.
- Redevelopment Agency of the City of Bakersfield.

Address/Parcel Number:

- 1500 S. Street
- 006-540-02

Current Use/Description:

- Vacant, landlocked, undeveloped land
- This Site is located on 1500 S. Street, next to the BNSF railroad. The site has no access to or from the street, highway or freeway. It is bordered by the BNSF Railroad property and a property, which is owned by the City of Bakersfield. It is irregular shaped and unusable by itself.
- The Site is a vacant undeveloped remnant site without street access.

Acquisition Date/Acquisition Property Value/Acquisition Purpose:

- March 24, 2006
- $60,895
- Implementation of Redevelopment Plan

Parcel Size:

- 14,230 Square Feet, 0.326 Acres

Current Zoning:

- M-2

Estimate of Current Value/Property Revenue:

- $0 -$1,000 estimate of value
- The property does not have any independent utility because it is landlocked and without street access. The City vacated the street in front of the property as part of the redevelopment plan. The property may have speculative value to someone who purchases remnant property, such as at tax sales, which have limited value in the hopes that they can find a use that is marketable.
- No property revenue.

History of Environmental Contamination:

- No record of environmental contamination.

Potential for Transit-Oriented Development/Use or Disposition of Property/Advancement of the Planning Objectives of the Successor Agency:

- The potential for Transit-Oriented Development ("TOD") does not exist. The subject property is not of adequate size to accommodate TOD and is not located adjacent to a fully integrated multi-modal transportation network. The site is landlocked with no street access.

Previous Development Proposals and Activity

- No records of development proposals or activity.

CITY OF BAKERSFIELD

LONG RANGE PROPERTY MANAGEMENT PLAN MATRIX

Map Ref No.	Address of location	Parcel Number	Property Reference Name	LRPMP Action	Zoning*	General Plan	Description/ Current use	Sq. Ft.	Acres	Estimate of Current Value	Acquisition Price	Date Purchased	Acquisition Purpose	Property Revenue	Environmental History	TOD/Planning Advancment	Development Proposal History
1	1500 S. Street	006-540-02	PW Storage Area	Transfer to City - Governmental Use	M-2	NA	Vacant undeveloped site	14230	0.326	$0 - $1000	$ 60,895	3/24/06	Implementation of Redevelopment Plan	0	No reports on file	N/A	No records of development proposals or activity

** Zoning M-2 - General Manufacturing Zone

EXHIBIT B