



**OVERSIGHT BOARD  
FOR THE SUCCESSOR AGENCY  
TO THE BLYTHE REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS**

**STAFF REPORT**

**MEETING DATE:** February 26, 2014

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**SUBJECT:** Long-Range Property Management Plan (LRPMP)

**PRESENTED BY:** Frank J. Luckino, Interim City Manager

**PREPARED BY:** Frank J. Luckino, Interim City Manager

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**RECOMMENDATION:**

To approve adoption of Resolution OB 2014-002 approving the Long-Range Property Management Plan for the eleven Successor Agency owned properties.

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**FISCAL IMPACT:**

At the sale of the three identified properties, the City of Blythe, along with all other taxing entities will receive their portion of the net proceeds. The City of Blythe's portion is 11.23%.

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**BACKGROUND:**

The former Redevelopment Agency (RDA) was dissolved on June 28, 2011, pursuant to ABx1 26 (as amended by AB 1484). These Redevelopment Dissolution Statutes govern the dissolution of the former RDA, which includes the disposition of its former real property. At the time of its dissolution, the former RDA owned eleven parcels of real property, which are the subject of and are fully described in the LRPMP. The Successor Agency received its Finding of Completion from the State Department of Finance (DOF) on August 30, 2013. Pursuant to Health and Safety Code Section 34191.5, within six months after receiving a Finding of Completion from DOF, the Successor Agency is required to submit for approval to the Oversight Board and DOF a Long-Range Property Management Plan (LRPMP) that addresses the disposition and use of real properties of the former RDA.

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The eleven properties owned by the Successor Agency consist of the following: **1.)** 845-13-2009 (parking lot) **2.)** 848-04-1012 (Recreation Center parking lot) **3.)** 848-04-2016 (future site for a homeless shelter) **4.)** 848-04-2017 (future site for a homeless shelter) **5.)** 851-08-0021 (Barnard & Birch) **6.)** 854-07-1019 (S. Cottonwood Lane) **7.)** 869-21-0012 (S. Intake Blvd.) **8.)** 836-09-0044 (Gateway Park) **9.)** 845-13-2008 (parking lot) **10.)** 848-02-3036 (Palm Park) **11.)** 848-04-1005 (Recreation Center). The LRMP includes maps for location.

The LRPMP is organized to provide specific information for each property, as required by Health and Safety Code Section 34191.5. This organization generally includes two parts, as follows:

- *Part 1 – Property Inventory:* The property inventory provides specific information related to each property’s acquisition date, cost, purpose, parcel information, its current value, contractual requirements, environmental contamination, its potential for transit oriented development and advancement of planning objectives, and its development proposal history and activities; and
- *Part 2 – Property Disposition and Use:* The disposition and use discussion identifies how the Successor Agency intends to dispose of and use each property, where this use was planned for in the Redevelopment Plan and General Plan, the principles to be followed to dispose of develop each property, the anticipated timing of disposition, and an estimate of property and sales tax revenue once developed as planned for in the LRPMP.

The following table summarizes the planned use of each property:

<b>Property</b>	<b>Planned Disposition/Use Consistent with Redevelopment Plan</b>	<b>Status</b>
1. 845-13-2009 (parking lot)	Transfer to the City to maintain parking per the parking covenant	Parking lot covenant currently exists
2. 848-04-1012 (rec center parking lot)	Transfer to the City for use by the recreation center staff and patrons	Actively used in conjunction with the attached Recreation Center
3. 848-04-2016 (vacant lot/homeless shelter)	Transfer to the City for the development of a homeless shelter	
4. 848-04-2017 (vacant lot/homeless shelter)	Transfer to the City for the development of a homeless shelter	
5. 851-08-0021 (Barnard @ Birch )	List for sale	Vacant Land
6. 854-07-1019 (S. Cottonwood Lane)	List for sale	Abandoned building that needs to be demolished
7. 869-21-0012 (S. Intake Blvd.)	List for sale	Vacant Land – Resort Specific Plan was adopted
8. 836-09-0044 (Gateway Park)	Transfer to the City to maintain the existing park	Currently is a park
9. 845-13-2008 (parking lot)	Transfer to the City to maintain parking per the parking covenant	Parking lot covenant currently exists
10. 848-02-3036 (Palm Park)	Transfer to the City to maintain the existing park	Currently is a park
11. 848-04-1005 (Recreation Cetner)	Transfer to the City to maintain the existing recreations center	A community recreation center

The LRPMP demonstrates how each of the eight properties is needed to implement projects identified in the Redevelopment Plan and related planning documents, and how the uses detailed in the LRPMP and summarize above will achieve goals, objectives and policies of the Redevelopment Plan and the City's General Plan. For these reasons, under the Redevelopment Dissolution Statues, the three properties are eligible for transfer to the City for disposition and use in accordance with the LRPMP.

The Successor Agency is scheduled to take action on the LRPMP on February 11, 2014 and the Oversight Board is scheduled to take action on February 26, 2014. If both the Successor Agency and Oversight Board approve the LRPMP, then staff will forward it to DOF for its approval. Upon approval of the LRPMP by DOF, the eight properties will transfer from the Successor Agency to the City with the remaining three properties listed for disposal as planned for in the LRPMP as noted above.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		SALE OF PROPERTY			HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of Income/Revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency
1	Parking Lot/Structure	Governmental Use	Parking Lot	7/2006	10,510	3,000	Market	January 2014		Parking Lot	N. Main Street	845-13-2009	0.09	P-Q-P		-	n/a	n/a		Former Community College Parking Lot	N/A Parking Lot
2	Parking Lot/Structure	Governmental Use	Parking Lot/Government	12/1994	-	20,000	Market	January 2014		Parking Lot/Government	145 S. Main Street	848-04-1012	0.69	P-Q-P		-	n/a	n/a		Economic and Community development projects and programs	Parking Lot for Rec Center
3	Vacant Lot/Land	Governmental Use	Homeless Shelter	3/1993	10,000	8,000	Market	January 2014		Homeless Shelter	180 S. Main Street	848-04-2016	0.28	C-G		-	n/a	n/a		Sponsor needed public infrastructure improvements to eliminate blight and promote public safety	Homeless Shelter
4	Vacant Lot/Land	Governmental Use	Homeless Shelter	3/1993	-	7,500	Market	January 2014		Homeless Shelter	S. Main Street	848-04-2017	0.09	C-G		-	n/a	n/a		Sponsor needed public infrastructure improvements to eliminate blight and promote public safety	Combine with above parcel
5	Vacant Lot/Land	Sale of Property	Residential	10/2008	180,000	17,500	Market	January 2014	TBD	Residential	Barnard @ Birch	851-08-0021	1.65	R-M		-	n/a	n/a		Housing rehabilitation assistance	Low Mod Housing
6	Public Building	Sale of Property	General Commercial	10/2008	100,000	5,000	Market	January 2014	TBD	Former Mutual Water Building	S. Cottonwood Lane	854-07-1019	0.2	C-G		-	n/a	n/a		Economic and Community development projects and programs	General Commercial
7	Vacant Lot/Land	Sale of Property	Specific Plan - Resort	10/2008	800,000	800,000	Market	January 2014		Resort	S. Intake Blvd.	869-21-0012	79.8	SPR		-	n/a	Former Land Fill		Economic and Community development projects and programs	Resort Project
8	Park	Governmental Use	Gateway Park	12/2006	34,501	30,000	Market	January 2014		Gateway Park	801 Hobsonway	836-09-0044	0.32	P-Q-P		-	n/a	n/a		Sponsor needed public infrastructure improvements to eliminate blight and promote public safety	Pocket Park
9	Parking Lot/Structure	Governmental Use	Parking Lot	8/2006	124,000	12,000	Market	January 2014			139 N. Main Street	845-13-2008	0.26	P-Q-P		-	n/a	n/a		Former Community College Parking Lot	Parking Lot
10	Park	Governmental Use	Combine with Palm Park	10/2004	20,000	9,000	Market	January 2014		Combine with Palm Park	Hobsonway & Palm Drive	848-02-3036	0.09	P-Q-P		-	n/a	n/a		Sponsor needed public infrastructure improvements to eliminate blight and promote public safety	Combine with 848-02-3035 (City Owned)
11	Public Building	Governmental Use	Recreation Center	01/1994	95,000	155,000	Market	January 2014			127 S. Main Street	848-04-1005	0.34	P-Q-P		0	n/a	n/a		Sponsor needed public infrastructure improvements to eliminate blight and promote public safety	Rec Center