2014 LONG RANGE PROPERTY MANAGEMENT PLAN

Prepared for the:

Successor Agency to the
Community Redevelopment Agency
of the
City of Calexico
608 Heber Avenue
Calexico, CA 92231
www.calexico.ca.gov

June 2014
AMENDED MAY 2015

Prepared by:
Urban Futures, Inc.
3111 North Tustin Street, Suite 230
Orange, CA 92865
(714) 283-9334 • FAX (714) 283-5465

2014 LONG RANGE PROPERTY MANAGEMENT PLAN

CITY COUNCIL/ SUCCESSOR AGENCY BOARD

John M. Moreno, *Mayor*

Joong S. Kim, *Mayor Pro Temp/Vice Chair*

Bill Hodge, *Councilman*

Luis J. Castro, *Councilman*

Maritza Hurtado, *Councilwoman*

CITY STAFF

Richard N. Warne, *Interim City Manager/Executive Director*

John Quinn, *City Treasurer/Finance Director*

2014 LONG RANGE PROPERTY MANAGEMENT PLAN

Table of Contents

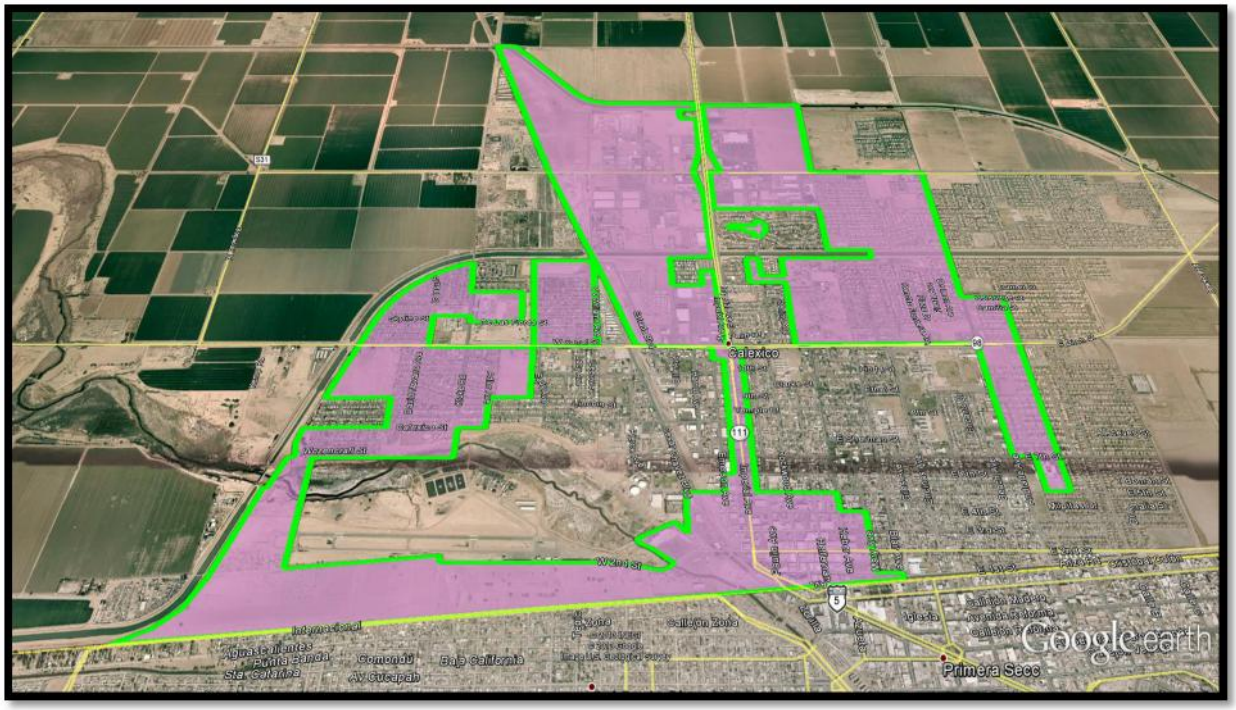
I. Introduction 1
II. Summary of Successor Agency Properties 5
III. Property to be Retained for Government Use 6
IV. Property to be Sold 13
V. Property Inventory per HSC §4191.5(C)(1) 36

Exhibit A – Successor Agency/City Property Disposition Procedures 38
Exhibit B – Health & Safety Code 41
Exhibit C – DOF Finding Of Completion 44
Exhibit D-1 and D-2 – Resolutions of the Successor Agency Board 48
Exhibit E-1 and E-2 – Resolutions of the Oversight Board 57
Exhibit F – Assessor Parcel Maps 66
GExhibit G – Zoning Information 71
Exhibit H – DOF Correspondence April 29, 2015 75

I. Introduction

The City of Calexico (the "City") is located in Imperial County, approximately 125 miles east of the City of San Diego, approximately 60 miles west of Yuma, Arizona, and adjacent to Mexicali, the capital of the State of Baja California, Mexico. The City incorporated in April 16, 1908 and encompasses approximately nine square miles. The California Department of Finance (the "DOF") reports the City's population to be 40,493 as of January 1, 2013.

Former Redevelopment Agency



The former Community Redevelopment Agency of the City of Calexico (the "Agency") was organized by Resolution No. 1182 on May 13, 1952, pursuant to § 33000 *et seq.* of the California Health and Safety Code (the "HSC") and was responsible for the administration of redevelopment activities within the City. On March 20, 1979, the City Council adopted Ordinance No. 759, appointing the five members of the City Council as the governing body of the Agency, to exercise all rights, powers, duties, and privileges of the Agency.

The Redevelopment Plan for the Central Business District Redevelopment Project was approved by Ordinance No. 826 adopted by the City Council on July 20, 1982. The Redevelopment Plan for the Residential Redevelopment Project was adopted on June 5, 1979 by Ordinance No. 760 and was amended on September 6, 1983 with the adoption of Ordinance No. 857. The project areas were merged and re-

designated the Merged Central Business District and Residential Redevelopment Project Area (the "Project Area") by the adoption of Ordinance No. 864 on November 20, 1984. The Redevelopment Plan for the Project Area was subsequently amended by Amendment No. 1 approved and adopted by Ordinance No. 905 on July 18, 1989, by Amendment No. 2 approved and adopted by Ordinance No. 920 on June 30, 1992, and by Amendment No. 3 approved and adopted by Ordinance No. 930 on December 28, 1993. The Project Area consists of approximately 2,298 acres in twenty-four non-contiguous areas.

The Redevelopment Plans are summarized as follows:

Redevelopment Plan Chronology						
	Residential Redevelopment Project Area	Central Business Redevelopment Project Area	Merged Redevelopment Project Area	Amendment No. 1	Amendment No. 2	Amendment No. 3
Plan Adoption						
Date of Adoption	June 5, 1979	July 20, 1982	November 20, 1984	July 18, 1989	June 30, 1992	December 29, 1993
Ordinance Number	760	826	864	905	920	930
Number of Years Plan is Effective	41	41	44	41	41	41
Project Area Size	328	183	N/A	342	991	454
Time Limits						
Commencement of Eminent Domain	Expired	Expired	Expired	Expired	Expired	Expired
Establishment of Indebtedness	Eliminated	Eliminated	Eliminated	Eliminated	Eliminated	Eliminated
Effectiveness of Plan	June 5, 2020	July 20, 2023	November 9, 2029	July 18, 2030	July 7, 2033	November 9, 2034
Repayment of Indebtedness	June 5, 2030	July 20, 2033	November 9, 2039	July 18, 2040	July 7, 2043	November 9, 2044
Financial Limits						
Maximum Lifetime Tax Increment	Combined for all areas		$300,000,000	Combined for all areas		
Maximum Bonded Debt Outstanding	Combined for all areas		$150,000,000	Combined for all areas		
Amendments/Legislative Compliance/Mandatory Regulations						
SB 53 Compliance (Yes/No):	Yes	Yes	Yes	Yes	Yes	Yes
Date of Adoption	June 19, 2007	June 19, 2007	June 19, 2007	June 19, 2007	June 19, 2007	June 19, 2007
Ordinance Number	1051	1051	1051	1051	1051	1051
SB 1809 (Yes/No):	N/A	N/A	N/A	N/A	N/A	N/A
AB 987 Compliance (Yes/No):	Yes	Yes	Yes	Yes	Yes	Yes
AB 1389 Compliance (Yes/No):	Yes	Yes	Yes	Yes	Yes	Yes
Discretionary Regulations						
SB 211 (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes
Date of Adoption	June 8, 2005	June 8, 2005	June 8, 2005	June 8, 2005	June 8, 2005	June 8, 2005
Ordinance No.	1022	1022	1022	1022	1022	1022
SB 1045 (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes
Date of Adoption	June 8, 2005	June 8, 2005	June 8, 2005	June 8, 2005	June 8, 2005	June 8, 2005
Ordinance No.	1022	1022	1022	1022	1022	1022
SB 1096 (Yes/No)	No	No	No	No	No	No

Existing land uses in the Project Area are residential, commercial, industrial, governmental, and institutional.

Dissolution of Redevelopment Agencies

Trailer bills ABx1 26 and ABx1 27 were signed by the Governor of California on June 28, 2011, making certain changes to the HSC, including adding Part 1.8 (commencing with §34161) ("Part 1.8") and Part 1.85 (commencing with §34170) ("Part 1.85") to Division 24 of the HSC. The California Redevelopment

Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that ABx1 26 and ABx1 27 were unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding ABx1 26, invalidating ABx1 27, and holding that ABx1 26 may be severed from ABx1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations under HSC Part 1.85 arising before May 1, 2012 to take effect four months later while leaving the effective dates or deadline for performance of obligations under HSC Part 1.8 unchanged. Consistent with the applicable provisions of the HSC, the City Council elected to serve in the capacity of the Successor Agency to the Community Redevelopment Agency of the City of Calexico (the "Successor Agency").

Further, on June 27, 2012, the Governor signed budget trailer bill AB 1484 into law, resulting in further procedural and substantive changes to the duties of and procedures to be followed by successor agencies, oversight boards, county auditor-controllers and the California Department of Finance (the "DOF"). This includes, but is not limited to, the manner in which the Successor Agency disposes of real property assets. Specifically, AB 1484 added HSC §34191.5 that requires the Successor Agency to prepare a Long Range Property Management Plan (the "LRPMP") as a prerequisite to the disposition of real property assets.

Long Range Property Management Plan

Per the applicable provisions of the HSC, no later than six (6) months after a successor agency receives its Finding of Completion from the DOF (per HSC §34179.7), the Successor Agency must submit its LRPMP to the Oversight Board and the DOF for approval. The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses for the property pursuant to AB 1484 include:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; and
4. Use of the property to fulfill an enforceable obligation.

Upon DOF's approval of the LRPMP, the properties are to be placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency in accordance with the approved LRPMP. If the LRPMP plan calls for use or liquidation (sale to obtain revenues) of a property for a project identified in an approved redevelopment plan, that property is to be transferred to the sponsoring community for that purpose. If the LRPMP calls for the liquidation of the property or use of revenues from the property for purposes other than a project identified in a redevelopment plan or other than to fulfill an enforceable obligation, the proceeds from the sale are to be distributed as property taxes to the taxing entities. A general outline of real property disposition procedure is included as Exhibit "A."

This LRPMP was prepared in compliance with those pertinent sections of the HSC that govern the LRPMP's prerequisites, content, and approval process. For ease of review, the pertinent sections of the HSC are included in Exhibit "B."

The Successor Agency received its Finding of Completion from the DOF on October 3, 2013 (Exhibit "C"). The LRPMP was approved by Resolution of the Successor Agency Board on June 17, 2014 (Exhibit "D") and approved by Resolution of the Oversight Board on August 21, 2014 (Exhibit "E").

The Successor Agency and the Oversight Board originally approved the LRPMP on June 17, 2014, (Exhibit "D-1") and August 21, 2014 (Exhibit "E-1"), respectively.

The Amendments included within this LRPMP are for the purpose of responding to DOF's comments received from DOF staff dated April 29, 2015 (Exhibit "H").

The Amended LRPMP was approved by Resolution of the Successor Agency on May 5, 2015 (Exhibit "D-2") and by Resolution of the Oversight Board on May 7, 2015 (Exhibit "E-2").

II. Summary of Successor Agency Properties

The Successor Agency has control of nine (9) parcels grouped into six (6) sites (the "Properties"), all of which are located within the boundaries of the City and are subject to the provision of the Agency's Project Area Redevelopment Plans and subsequent mergers and amendment, the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014, and the City's 2008 General Plan, Title 17 Zoning Ordinance and land use regulations, and the County's Airport Land Use Compatibility Plan..

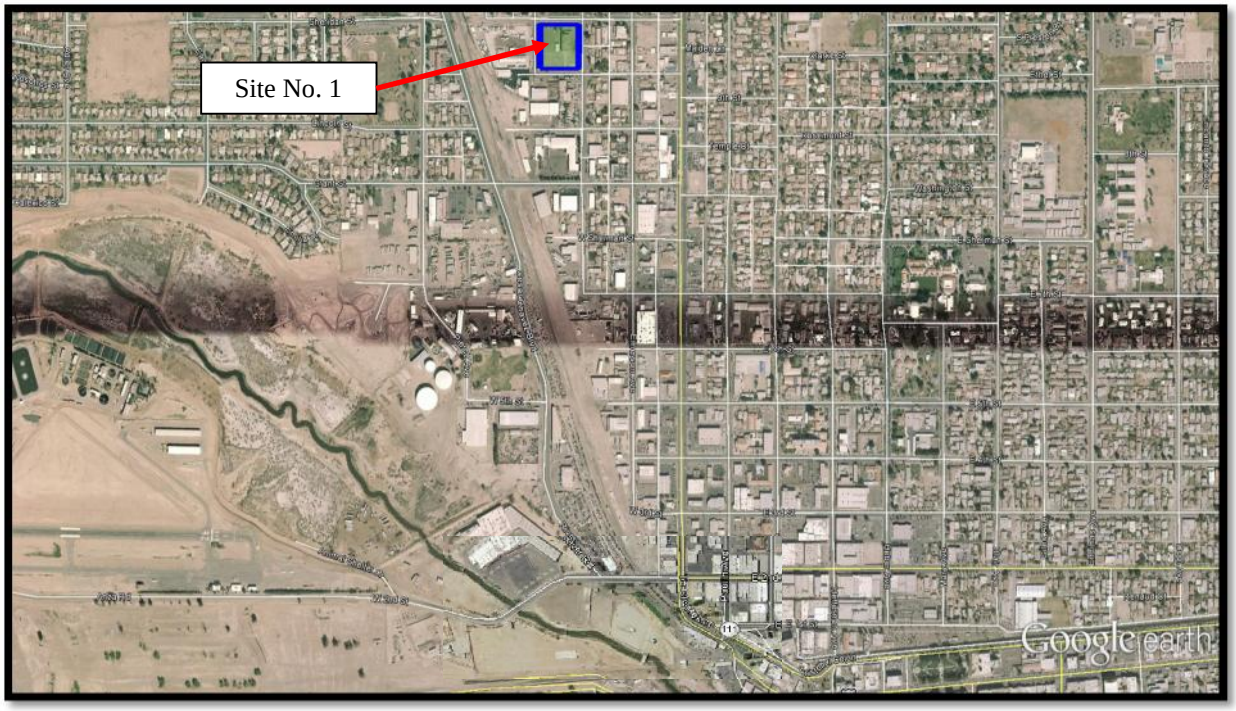
The Properties are summarized below:

Summary of Successor Agency Properties

Site No.	Site Reference (x)[1]	Address	Assessor Parcel No.[2]	Zone/Land Use[3]	Lot Size (acres)	Permissible Use
1	Heber Park Expansion Property	210 Sheridan	058-295-001	OS/PF	2.07	Government Use
2	U.S. Land Port of Entry Property (2)	Cesar Chavez Boulevard & West 2nd Street	058-400-042 058-400-043	CH/I	6.58	Sell
3	Avenida Campillo Vacant Industrial Property	220 Avenida Campillo	058-061-009	I	1.00	Sell
4	Future Outlet Mall Property (1)	270 West 2nd Street	058-400-039	CH	3.61	Sell
5	Strip Mall Property	307-333 Cesar Chavez Boulevard	058-400-061	IR	0.61	Sell
6	Metropolitan Theater Property	2441 Scaroni Road	059-010-067 059-010-068 059-010-069	CH	4.86	Sell

[1] (x) The number in parenthesis reflects the number of parcels that constitute the site.
[2] See Exhibit "F" for Assessor Parcel Maps
[3] See Exhibit "G" for zoning and land use maps
CH – Commercial Highway
I – General Industrial
IR – Industrial Rail Served
OS – Open Space
PF – Public Facilities

III. Property to be Retained for Government Use



Site No. 1
Heber Park Expansion Property

218 Sheridan Street
APN: 058-295-001-000

A. Permissible Use (HSC 34191.5(c)(2)):

Site No. 1 is the Heber Park Expansion Property (the "Park Property") and is proposed to be transferred to the City of Calexico for government use pursuant to HSC 34181(a) at no cost to the City. On May 4, 2015, the City Council reaffirmed their commitment to expand the Park Property.

B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):

The Park Property was acquired by the Agency for $180,000, on December 13, 2004, for the purpose of alleviating physical blight through the expansion/development of Heber Park that included a community/sport center.

The estimated current value ("ECV") for the Park Property is $56,575.

C. Site Information (HSC 34191.5(c)(1)(C)):

The Park Property consists of one (1) 2.07-acre parcel (APN: 058-295-001-000) located at 210 Sheridan Street. A vacant building of approximately 7,500 sf, with steel trusses, metal frame windows, and concrete and vinyl flooring is located on the Property.

The Park Property is zoned Open Space (OS). The OS zone is intended to: (i) provide protection in areas of fire, geologic, seismic or flood hazards through restriction of intensive uses; (ii) promote the retention of open space for recreational use and for the protection of natural resources; and (iii) promote the preservation of open spaces, protect natural features, offer views to residents, and maintain open areas where flood, fire, geologic and seismic conditions may endanger public health and safety.

The Park Property's land use designation is Public Facilities (PF) which allows for preserving existing public facilities and the development of new public facilities. The PF designation is used to recognize uses such as public and private recreational facilities, preservation and use of historic landmarks, museums, art galleries, Civic Center and governmental offices, library, schools, hospitals, police and fire station, and other publicly-owned facilities. Such uses are provided at levels adequate to serve the community.

In addition to the City's General Plan and land use designation of OS/PF, the County's Airport Land Use Compatibility Plan zones the Park Property "Common Traffic Pattern (C)." The C zone designation restricts allowed uses to pastures, field crops, automobile parking, agricultural uses that do not attract bird flocks, warehousing, truck terminals, parks, playgrounds, low-intensity retail/manufacturing, offices, and motels. Prohibited uses in the C zone include schools, hospitals, nursing homes, and hazards to flight.

D. Estimated Current Value (HSC 34191.5(c)(1)(D)):

To determine an ECV for the Park Property, in February 2014 a sales comparable analysis was conducted through the National Data Collective.[1] The ECV was initially determined to be $306,575. However, the sales comparable analysis does not take into consideration the investigation and/or remediation of the Park Property's environmental contamination issues (refer to Section F. *History of Environmental Contamination ((HSC 34191.5(c)(1)(F))* of this LRPMP) due to the many cost variables related to this type of property damage. Through the State Water Quality Control Board's web site "Geotracker," an average cost to further investigate the Property's contamination issues was approximated to be $250,000 based on costs occurred to date for hydrocarbon contamination at two (2) other sites located within the City of Calexico.[2,3] The $250,000 cost does not include the cost variables for the investigation and remediation of PCBs or the demolition and transportation of the hazardous Asbestos Construction Material of the on-site building. Due to the cost of further environmental investigation and remediation, the ECV is determined to be $56,575.

E. Site Revenues (HSC 34191.5(c)(1)(E):

There is no revenue generated from the Park Property.

F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):

1. Phase-I Environmental Assessment

On December 7, 2004, a Phase-I Environmental Assessment Report was submitted to the Agency by GS Lyon Consultants, Inc., for the Park Property.

The Park Property was used as the Calexico National Guard Armory since the 1950's, closing in 2004. The ESA states that there may have been onsite storage of fuel as a result of military usage, however, there was no indication of an underground fuel tank. Research into government records indicates that the site had approximately 0.22 tons of Polychlorinated Biphenyl ("PCBs") removed from the site by recyclers.

The GSL identified several Recognized Environmental Concerns in connection with the Property.

Conclusions and Recommendations:[4]

- "Due to the age of the existing building, asbestos containing materials and lead-based paints (LBP) may exist within the building and in near surface soil adjacent to the building. ***Samples of suspected asbestos containing material (ACM) and lead-based paint should be analyzed prior to demolition or remodel of site structures.***

[1] www.Ndcdata.com
[2] http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0602558699
[3] http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0602585867
[4] GSL December 7, 2004 – *Phase-I Environmental Assessment Report – Calexico National Guard Armory – GSL Report No. GS0496*

- Pole-mounted sealed electrical transformers owned and maintained by the Imperial Irrigation District exist on this site. Minor evidence of leakage from one of the transformers was noted. ***The transformer electrolyte oils may contain PCBs; therefore, the Imperial Irrigation District should be notified and the transformer replaced.***

- Several hydrocarbon stains were noted on the soil surfaces throughout the site. The stains are not expected to affect more than the upper 12 inches of near surface soil. ***The stains should be cleaned up and the affected soil properly disposed.***"

2. Limited Asbestos and Lead-Based Paint Survey[5]

On July 23, 2006, a Limited Asbestos and Lead-Based Paint Survey Report was submitted to the Agency by MTGL, Inc. ("MTGL"), for the building located on the Park Property.

Asbestos Conclusions and Recommendations:

Laboratory analysis indicated that there are ACMs present in the building located on the Property. Materials that were found to contain asbestos:

- Rolled roofing
- Roof penetration with silver paint
- 9x9 brown multi-colored floor tile (Classroom 1)
- Black cove baseboard mastic
- 12x12 tan and red floor tile and mastic (Office)
- 9x9 green floor tile and mastic (Kitchen)

MTGL recommended that all asbestos containing materials be removed prior to any renovation and/or demolition activities, which may impact the materials.

Lead-Based Paint Conclusions and Recommendations:

Laboratory analysis indicated that there are lead-based paint/coatings components present in the building located on the Property. Components that were found to contain lead-based paint/coatings:

- Ceramic slop sink (Men's bathroom)
- Kitchen door
- Entrance foyer door
- Entrance foyer door frame
- Main room white board

[5] MTGL July 23, 2006 – *Limited Asbestos and Lead-Based Paint Survey Report – Armory Building*

- South exterior roll up door
- South exterior roll up door frame
- South exterior door
- South exterior door frame
- South exterior concrete wall
- South exterior wood overhang
- East exterior wood overhang
- East exterior wood slats, overhang
- North exterior door
- North exterior door frame
- North exterior wood slats, ceiling
- North exterior wood overhang

MTGL recommended that the components containing lead-based paint/coatings be removed prior to any demolition activities.

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):***

There is no potential for a TOD development in conjunction with the Park Property.

The use of the Park Property as a part of Heber Park advances the Successor Agency's and the City's planning objectives to provide the citizens of the City with a place to conduct recreational activities and maintain compatible land uses in conjunction with the County's Airport Land Use Compatibility Plan. On May 4, 2015, the City Council reaffirmed their commitment to expand the Park Property.

H. ***History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):***

The Calexico National Guard Armory (the "Armory site") had been operating in the City since the 1950's and had been used for more than just a sense of security for the community. The use of the Armory building had brought the community together through such uses as an emergency shelter for the homeless, weddings, quinceañeras, and reunions. Once the Armory building was condemned by the State in October 2002, the Armory site was closed.

As a result, on September 1, 2003, Governor Gray Davis signed SB 856, placing the Calexico National Guard Armory (the "Armory site") on the State's surplus land list, giving the City the opportunity to purchase the Armory site for future recreational development of Heber Park. In September 2003, when City Council members learned of the bill's passage, they were quick to state that they wanted to turn the abandoned Armory site into a community center that might feature a pool, handball courts, and an office for the Calexico Police Athletic League.

On October 19, 2004, the City Council adopted Resolution No. 04-73 directing the City Manager to negotiate a purchase and sale agreement (the "Agreement") with the State Department of General Services to purchase the 5-acre Armory site. On December 14, 2004, the City Council ratified the Agreement between the State and the City's Redevelopment Agency purchasing the Armory site

for $180,000 to be used for additional community recreational purposes. Since then, the Park Property has been proposed to become an expansion of Heber Park.

In May 2008, the City Council appointed a subcommittee to determine how to fund a recreation facility on the Park Property. The committee was tasked with weighing several options including putting a tax initiative on the November 2008, ballot for a quarter-cent sales tax to fund the project. If the voter initiative had been approved, the revenue from the sales tax would have been used exclusively to fund a recreation project on the Park Property.

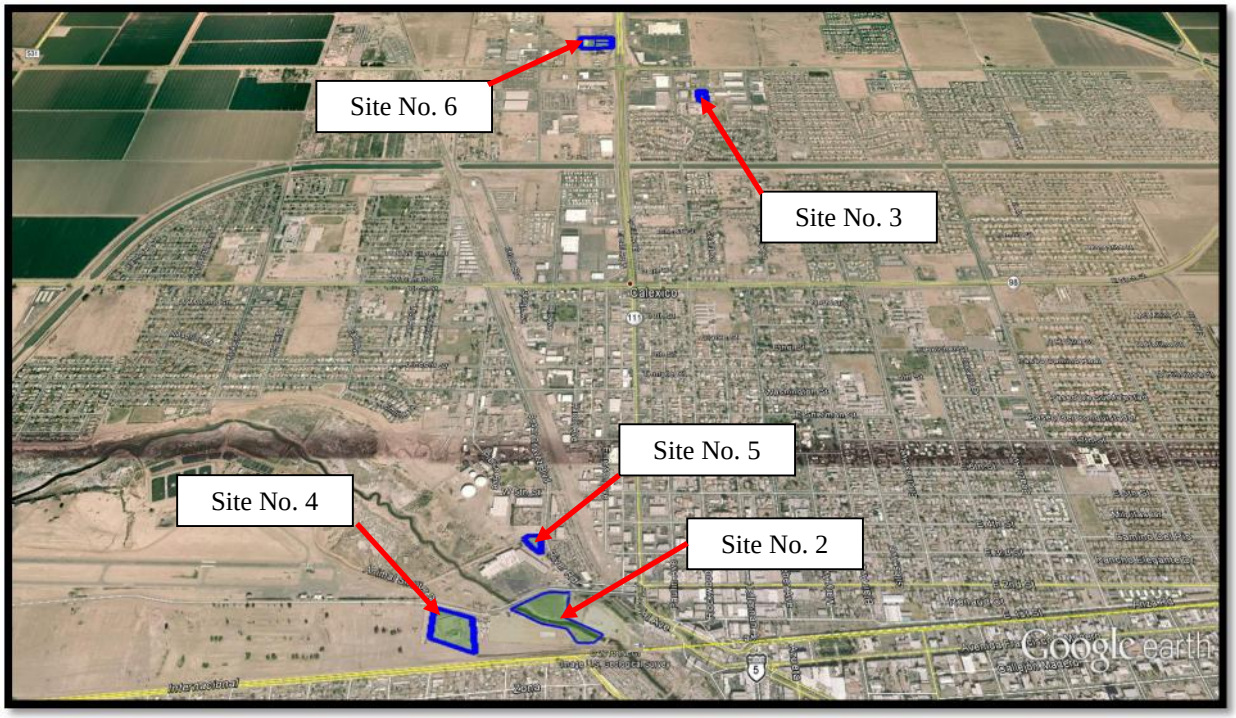
I. ***Sale of Property:***

Park Property is proposed to be transferred to the City of Calexico for governmental use pursuant to HSC 34181(a), at no cost to the City for the reasons stated above.

J. ***Implementation of the Long-Range Property Management Plan:***

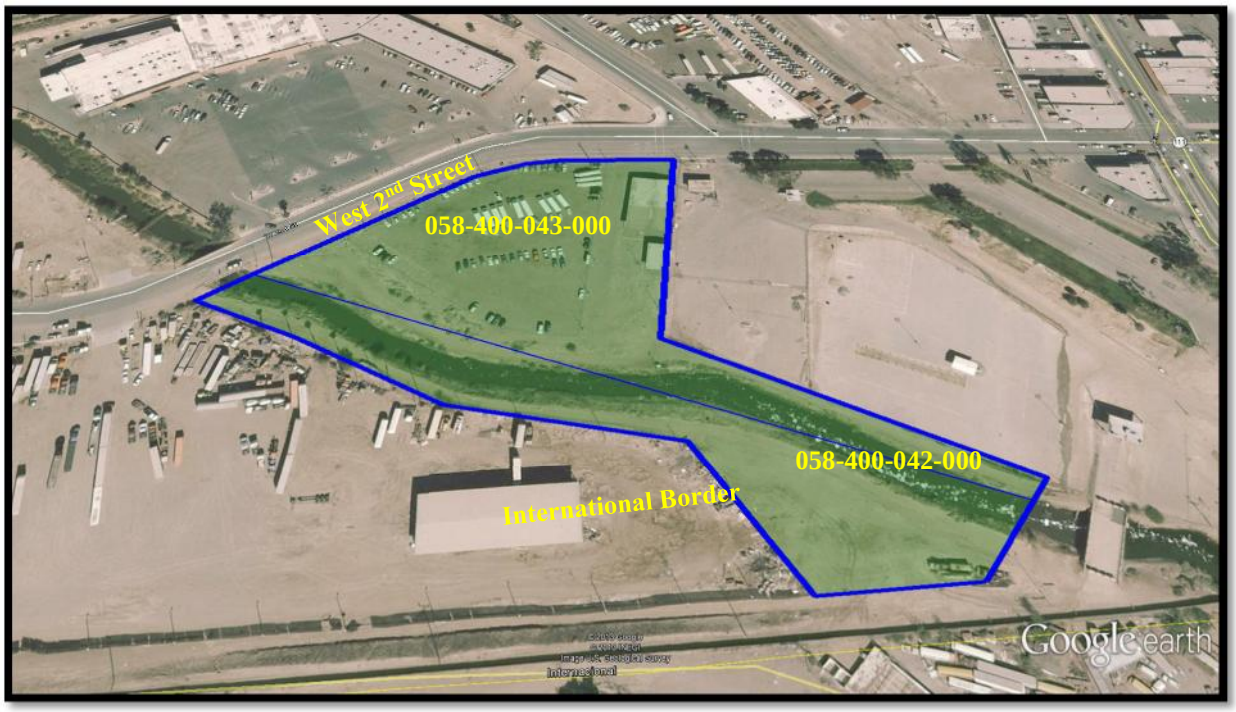
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. The transfer of the Park Property to the City of Calexico will occur only after the LRPMP is approved by the DOF and at no cost to the City.

IV. Property to be Sold



Site No. 2
U.S. Land Port of Entry Property

Cesar Chavez Boulevard and West 2nd Street
APNs: 058-400-042-000
058-400-043-000



A. ***Permissible Use (HSC §34191.5(c)(2)):***

Site No. 2 is the future U.S. Land Port of Entry Property (the "LPOE Property") and is to be sold by the Successor Agency to the U.S. General Services Administration (the "GSA") to be used for federal government purposes for the new Calexico U.S. Land Port of Entry.

B. ***Acquisition of Property (HSC §34191.5(c)(1)(A) & §34191.5(c)(1)(B)):***

The LPOE Property was acquired by the Agency for $378,865, on April 8, 1996 for the purpose of alleviating physical and economic blight.

The appraised value, to be used for the estimated current value ("ECV"), is $790,983. The appraised value was prepared for the GSA, consistent with federal uniform standards and procedures.

C. ***Site Information (HSC §34191.5(c)(1)(C)):***

The LPOE Property consists of two (2) parcels (APNs 058-400-042 and -043) that total 6.58 acres. The Property is located at the southerly terminus of Cesar Chavez Boulevard where it intersects with West 2nd Street. Currently both parcels are used by the Customs and Border Protection Patrol for roadway access to the International Border between the U.S. and Mexico.

In the City's General Plan and Zoning Ordinance, the LPOE Property is zoned Commercial Highway (CH) with a land use designation of industrial. The industrial use designation includes fabrication, assembly, packaging, processing, and storage in conjunction with limited retail.

However, the LPOE Property is also located within the County's Airport Land Use Compatibility Plan (the "ALUCP"). The ALUCP zoning for the LPOE Property is Approach/Departure Zone (B-1) which prohibits certain uses. Prohibited industrial uses in the B-1 zone include highly noise-sensitive uses, above ground storage, storage of highly flammable materials, and hazards to flight. Uses not normally acceptable within the B-1 designation include intensive retail, intensive manufacturing or food processing, and multiple story offices.

D. ***Estimated Current Value (HSC §34191.5(c)(1)(D)):***

On December 8, 2014, the GSA issued a letter to the City of Calexico containing an offer to purchase the LPOE Property for $790,983. The offer to purchase price was based on an August 2014, independent appraisal of the fair market value of the property and was appraised under federal acquisition and appraisal guidelines.

E. Site Revenues (HSC §34191.5(c)(1)(E)):
There are no site revenues generated from the LPOE Property.

F. History of Environmental Contamination (HSC §34191.5(c)(1)(F)):
There is no known history of environmental reports for the LPOE Property.

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC §34191.5(c)(1)(G)):
There is no potential for a TOD in conjunction with the LPOE Property.

The GSA has offered to purchase the LPOE Property in fee along with certain related easements at a price equal to its just compensation-appraised value of Seven-Hundred Ninety Thousand Eight-Hundred Ninety-Three Dollars ($790,893).

The sale of this Property to the GSA for government use as a future U.S. LPOE advances the Congressional mandates of Congress, in conjunction with the planning objectives of the Department of Homeland Security (the "DHS"), the Customs and Border Protection (the "CBP") Patrol, the Successor Agency, and the City to meet Congressional mandates regarding tracking the entry and exit of vehicles and travelers of the U.S. at all LPOEs. In meeting these Congressional mandates, the GSA and CBP have identified the following basic deficiencies at the downtown Calexico LPOE border crossing:

- The existing facilities will not accommodate the installation of technologically advanced inspection devices such as license plate readers, radiation detectors, and x-ray equipment;
- The existing facilities are inadequate for maintaining employee and public safety security;
- The existing facilities are inadequate for the proper conduct of inspection and other services;
- The existing facilities do not comply with modern seismic design requirements, posing a threat to the life and safety of employees and the public in the event of an earthquake;
- Bottlenecks at the existing facilities cause heavy vehicular congestion on the city streets of Calexico, California, and Mexicali, Baja California; and
- The existing facilities exacerbate the delay experienced by the public crossing the International Border.[6]

In a December 12, 2012, update to the Board of Supervisors, County Executive Officer, Ralph Cordova, Jr., submitted the following:

> "The County has been working with the GSA for the past 7 or 8 years in the planning for all aspects of a proposed reconstruction of the outmoded Port of Entry (the "POE") at Calexico Downtown. With a tremendous amount of community input, the GSA finally came out with their final

[6]GSA Region 09 – July 21, 2011 – *Record of Decision – Expansion and Reconfiguration of the Land Port of Entry in Downtown Calexico*

> plans for this major reconstruction that would almost double the present capacity to process both northbound and southbound traffic through the POE. GSA has spent almost $25 million in the design, environmental clearance and right of way acquisition, and they planned to commence construction during the fiscal year 2011. Unfortunately, due to concerns in Congress over the size of the national debt, the proposed appropriation to commence construction of phase one in the amount of $87 million was not included in the final budget that the Congress enacted and sent to the President."

Mr. Cordova's letter continues to state that the County and the City are pursuing every possible solution to deliver this project that is essential to the DHS and the CBP, as well as to maintaining any semblance of long-term economic prosperity in Calexico and the County.

The retention of the LPOE Property by the City for future use as the LPOE is of the utmost importance to Congress, the DHS, and the CBP, in order to be ready when either private funding, federal funding, or a combination of both through a Public-Private Partnership is secured.

H. History of Previous Development Proposals and Activity (HSC §34191.5(c)(1)(H)):[7]

Currently both parcels of the LPOE Property are used by the CBP for roadway access to the International Border between the U.S. and Mexico.

The GSA proposes reconfiguration and expansion of the existing LPOE in downtown Calexico. The project includes new pedestrian processing and privately-owned vehicle (POV) inspection facilities, a new head-house, and new administration offices. The expanded facilities will occupy both the existing inspection compound and the site of the old commercial inspection facility.

The existing facilities are undersized relative to existing traffic loads and obsolete in terms of inspection officer safety and border security. The space required for modern inspection technologies is not available at the existing facility. Workspace is too small to accommodate additional staff, systems, and equipment required at the facility. The ability of the DHS to accomplish its rapidly changing mission is seriously compromised by the inadequacy of the existing facilities. When completed, the project will provide the port operation with adequate operational space, reduced traffic congestion, and a safe environment for port employees and visitors.

The project involves creation of new pedestrian and POV inspection facilities that will include 16 northbound lanes and five southbound lanes. There will be new administration space, a new head-house, and 32 secondary inspection stations serving northbound and southbound traffic. A total of 340 parking spaces will be provided.

[7] http://www.gsa.gov/portal/content/103395

I. ***Sale of Property:***

The LPOE Property will be sold to the GSA by the Successor Agency to be used for federal government purposes for the new Calexico U.S. Land Port of Entry.

The appraised value, or ECV, is $790,983.

Date of estimated current value – August 2014

Value Basis – The ECV was determined by an appraisal consistent with federal uniform standards and procedures.

Proposed sale date – TBD

Proposed sale value – $790,983

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. Implementation will include distribution of any net land sales proceeds as property tax to the taxing entities.

Site No. 3
Avenida Campillo Vacant Industrial Property

220 Avenida Campillo
APN: 058-061-009-000

A. Permissible Use (HSC §34191.5(c)(2)):

Site No. 3 is the Avenida Campillo Vacant Industrial Property (the "Vacant Industrial Property") and is proposed to be sold by the Successor Agency.

B. Acquisition of Property (HSC §34191.5 (c)(1)(A) and §34191.5(c)(1)(B)):

The Vacant Industrial Property was acquired by the Agency for $175,000, on February 26, 2004, as part of a land exchange with Calexico Community Action Council (the "CCAC") in order for the CCAC to expand the Alejandro Rivera Senior Citizens Apartments from forty (40) to fifty (50) units.

The estimated current value (the "ECV") for Vacant Industrial Property is $230,868.

C. Site Information (HSC §34191.5(c)(1)(C)):

The Vacant Industrial Property consists of one (1) 1.0-acre parcel (APN 058-061-009-000) located at 220 Avenida Campillo. The Property is zone General Industrial (I) within the City's General Plan and Zoning Ordinance. Zone I provides for an area for modern industrial, research, and administrative facilities that can meet high performance and development standards. Retail commercial uses in conjunction with a permitted or conditional use are permitted to occupy up to twenty-five percent of the gross floor area. Designated land uses for the I zone include, but are not limited to, manufacturing, storage and wholesale trades, services (e.g., eating establishments, snack bars, automotive, retail commercial), public and semi-public, agricultural, and temporary.

D. Estimated Current Value (HSC §34191.5 (c)(1)(D)):

To determine an ECV for the Vacant Industrial Property, in February 2014, a sales comparable analysis was conducted through the National Data Collective. The ECV was determined to be $230,868. However, the sales comparable analysis does not take into consideration the investigation and/or remediation of the Vacant Industrial Property's environmental contamination issues (refer to Section F. *History of Environmental Contamination ((HSC 34191.5(c)(1)(F))* of this LRPMP) due to the many cost variables related to this type of property damage. Therefore, since an estimated cost to investigate the Vacant Industrial Property's environmental issues could not be determined, the ECV was not adjusted to reflect the cost of any environmental investigation and/or remediation that may be necessary.

E. Site Revenues (HSC §34191.5(c)(1)(E)):
There are no site revenues generated from the Vacant Industrial Property.

F. History of Environmental Contamination (HSC §34191.5 (c)(1)(F)): [8]
On January 4, 2004, a Phase-I Environmental Assessment Report was submitted to the Agency by GS Lyon Consultants, Inc. ("GSL"), for the Vacant Industrial Property.

GSL concluded that the Vacant Industrial Property has been in agricultural use and/or vacant since 1940's. The near-surface soils most likely contain trace residue of pesticides used on the fields from roughly 60 years of agricultural use. The presence and concentration of near near-surface pesticides can be accurately characterized only by sampling and testing. This should be accomplished prior to any construction on the Property.

Minor hydrocarbon stains were observed on soil surfaces along the north side of the Property. The stains are most likely derived from dumping waste oil on the Property. Further investigation of these stains is warranted, but it is not expected that more than 6 to 12 inches of the surface soils are impacted at the stain locations.

G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC §34191.5 (c)(1)(G)):
There is no potential for a TOD in conjunction with Vacant Industrial Property.

Selling the Vacant Industrial Property advances the Successor Agency's and City's planning objectives for the Project Area by developing and revitalizing this area of the community through job creation, development of underutilized property, a perceivable reduction in blight through new construction and infrastructure, and an increase in the City's industrial/manufacturing base.

H. History of Previous Development Proposals and Activity (HSC §34191.5 (c)(1)(H)):
The Vacant Industrial Property has been vacant and used for agriculture since the 1940's. There are no previous or current development proposals or activity.

[8] GSL January 4, 2004 – *Phase-I Environmental Assessment Report – Vacant Parcel – GSL Report No. GS0376*

I. Sale of Property:

The City proposes to sell the Vacant Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The estimated current value of the Vacant Industrial Property is $230,868.

Date of estimated current value – February 2014

Value Basis – The ECV was determined by a sales comparable analysis using the National Data Collective subscription service. The ECV is $230,868.

Environmental and local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TDB and subject to a fair market appraisal conducted by a licensed appraiser.

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. Implementation will include distribution of any net land sales proceeds as property tax to the taxing entities.

Site No. 4
Future Outlet Mall Property

270 West 2nd Street
APN: 058-400-039-000

A. Permissible Use (HSC §34191.5(c)(2)):

Site No. 4 is the Future Outlet Mall Property (the "Future Mall Property") and is proposed to be sold by the Successor Agency to Corsair, LLC (the "Developer") who is developing a phased outlet and power center, of which the first phase has been completed.

B. Acquisition of Property (HSC §34191.5 (c)(1)(A) and §34191.5(c)(1)(B)):

The Future Mall Property was acquired by the Agency for $1,193,000, on May 15, 2009, to alleviate physical and economic blight. The Property was a former small arms shooting range.

The estimated current value (the "ECV") for the Future Mall Property is $474,000.

C. Site Information (HSC §34191.5(c)(1)(C)):

The Future Mall Property consists of one (1) 3.61-acre parcel (APN 058-400-039) located at 270 West 2nd Street. It is surrounded on three sides by property owned by the Developer and on the fourth side by West 2nd Street. It is currently paved and used as a parking for the developer's first phase of the Gran Plaza Outlet Shopping Center development.

In 2012, two actions were taken by the City Council: The approval of amended and restate General Plan Amendment Resolution 2011-25, changing the land use designation from Industrial to Commercial Highway (CH) for approximately 62 acres, 3.61 acres of which is the Future Mall Property, and the adoption of amended and restated Ordinance 2011-1137, approving a zone change for the same 62 acres, from Industrial to Commercial Highway (CH). These actions paved the way for the Gran Plaza Outlet Shopping Center development, the Phase-II portion of which includes the Future Mall Property, which is proposed to be used for parking.

The CH land use designation provides for the attraction of highway oriented retail service and wholesale commercial activities such as auto dealers, restaurants, hotels, motels, and major retail users. This land use category will not only provide needed retail sales tax revenue to the City, but will focus retail activities into shopping centers.

The Future Mall Property is also located within the County's Airport Land Use Compatibility Plan (the "ALUCP"). The ALUCP zoning for the Future Mall Property is Approach/Departure Zone (B-1) which prohibits certain uses. Prohibited uses in the B-1 zone include highly noise-sensitive uses, above ground storage, storage of highly flammable materials, and hazards to flight. Uses not normally acceptable within the B-1 designation include intensive retail, manufacturing or food processing, and multiple story offices.

The EIR identified potentially significant impacts to the Airport Compatibility Zone in that the shopping center would be constructed in zones B-1 (the Future Mall Property location) and D, which could potentially conflict with airport safety policies identified in the ALUCP for the Calexico International Airport. In response to these potentially significant impacts, mitigation measures were identified and incorporated into the Final EIR and Vol. 2 of the Draft EIR. Implementation of these mitigation measures has reduced the potential impact to the Airport Compatibility Zones to less than significant.

D. ***Estimated Current Value (HSC §34191.5 (c)(1)(D)):***

The ECV for the Future Mall Property was determined by a March 28, 2011, fee simple appraisal conducted by McNamara & Associates. The ECV was determined to be $474,000.

E. ***Site Revenues (HSC §34191.5(c)(1)(E)):***

There are no site revenues generated from the Future Mall Property.

F. ***History of Environmental Contamination (HSC §34191.5 (c)(1)(F)):***

A Limited Phase-II Environmental Site Assessment Report (the "ESA-II") was prepared for the Future Mall Property by DPRA, Inc. for the Agency in February 2011. It concluded that the Property contained some small areas of materials at levels regulated as hazardous or toxic under applicable state and/or federal environmental laws, including, without limitation, asbestos, lead, and other heavy metals associated with the prior use of the Property as a small arms target shooting range. Consistent with the conclusions of the ESA-II, and with the approval of the Agency, the Developer engaged PA & Associates, Inc. to prepare a Removal Action Work Plan (the "Work Plan") for the Property with respect to Property maintenance and remediation work. The Work Plan, dated August 20, 2012, was the scope of work for a Property Maintenance and Remediation Agreement (the "Agreement") which was executed between the Developer and the Successor Agency on August 21, 2012, at no cost to the Successor Agency.

The estimated cost for the implementation of the Agreement was $260,000. In lieu of payment by the Successor Agency for the work performed by the Developer, the Developer and the Successor Agency agreed that the Successor Agency would consider a proposal to convey the Property to the Developer and to provide a credit against the purchase price of the Property for the cost of implementing the Agreement once the LRPMP was approved by DOF.

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC §34191.5 (c)(1)(G)):***

There is no potential for a TOD in conjunction with Future Mall Property.

The sale of the of the Future Mall Property to the Developer for the Phase-II development of the Gran Plaza Outlet Shopping Center advances the planning objectives of the Successor Agency and the City as they relate to: (i) the completion of Phase-II of the Gran Plaza Outlet Shopping Center in order to complete development of the approximate 561,650 sf of commercial/retail uses; (ii) significant employment opportunities; (iii) the generation of significant additional sales tax and property tax revenues, along with other tangible and intangible benefits to the City and its citizens; and (iv) the construction, and subsequent dedication to the City upon completion, of Public Facilities that will benefit the shopping Center, the Calexico International Airport, the reconfigured and expanded Land Port of Entry, and the City as a whole.

H. History of Previous Development Proposals and Activity (HSC §34191.5 (c)(1)(H)):

The Future Mall Property is planned to be used as a parking lot for the Gran Plaza Outlet Shopping Center.

In 2011, the Agency agreed to contribute approximately $7 million of redevelopment funds for public infrastructure improvements, but that agreement was voided when the state eliminated redevelopment. In order to make the development financially feasible, the Developer and the City agreed to the formation of a Community Facilitates District ("CFD") as the most viable way to fund public infrastructure needed for the project. The financial agreement, approved in July 2013, governs the use of $7 million of CFD and $3 million of Imperial County Measure D sales tax funding for the development of the public facilities.[9]

Phase-I of the Shopping Center was completed and opened in November 2013, with Phase-II to be completed within six years of the Phase-I construction start date. Phase-II includes the Future Mall Property.

Phase-I involved the construction of 12 buildings totaling approximately 241,625 sf and a 6,400-sf storage/maintenance building. Phase II will include the construction of an additional 12 buildings with approximately 320,025 sf of area and another 6,400-sf storage/maintenance building. Once completed, the Gran Plaza Outlet Shopping Center will contain approximately 561,650 sf of commercial/retail uses.

I. Sale of Property:

The City proposes to sell the Future Mall Property to the Developer. Corsair, LLC. The Developer will then continue with the development plans of Phase-II of the Gran Plaza Outlet Shopping Center.

The ECV of the Future Mall Property is $474,000.

Date of estimated current value – March 2011

Value Basis – The ECV was determined by a fee simple March 2011 appraisal. The ECV is $474,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual value.

Proposed sale date – TBD

Proposed sale value – TDB and subject to a fair market appraisal conducted by a licensed appraiser.

[9] http://articles.ivpressonline.com/2013-07-05/marshall-linn_40397323

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. Implementation will include distribution of any net land sales proceeds as property tax to the taxing entities.

Site No. 5
Cesar Chavez Boulevard Strip Mall

307-333 Cesar Chavez Boulevard
APN: 058-400-061-000

A. ***Permissible Use (HSC §34191.5(c)(2)):***

Site No. 5 is the Cesar Chavez Boulevard Strip Mall (the "Strip Mall) and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC §34191.5 (c)(1)(A) and §34191.5(c)(1)(B)):***

The Strip Mall was acquired by the Agency on March 31, 1997 for $415,000, to alleviate physical and economic blight.

The estimated current value (the "ECV") for Strip Mall is $56,332.

C. ***Site Information (HSC §34191.5(c)(1)(C)):***

The Strip Mall consists of one (1) 0.61-acre parcel (APN 058-400-061-000) located at 307-333 Cesar Chavez Boulevard. The Strip Mall is zoned Industrial Rail Served (IR) within the City's General Plan and Zoning Ordinance. Zone IR provides for uses which can avail themselves of the railroad line in the area. IR designates many general industrials uses such as manufacturing, storage and wholesale trades, services (e.g., eating establishments, snack bars, automotive, retail commercial, etc.), public and semi-public, agricultural, and temporary.

In addition, the Strip Mall Property is also located within the County's Airport Land Use Compatibility Plan (the "ALUCP"). The ALUCP zoning for the Strip Mall Property is Approach/Departure Zone (B-1) which prohibits certain uses. Prohibited industrial uses in the B-1 zone include highly noise-sensitive uses, above ground storage, storage of highly flammable materials, and hazards to flight. Uses not normally acceptable within the B-1 designation include intensive retail, intensive manufacturing or food processing, and multiple story offices.

D. ***Estimated Current Value (HSC §34191.5 (c)(1)(D)):***

To determine an ECV for the Strip Mall, in February 2014 a sales comparable analysis was conducted through the National Data Collective. The ECV was determined to be $56,332.

E. ***Site Revenues (HSC §34191.5(c)(1)(E)):***

On October 1, 2008, a 5-year Retail Lease (the "Lease") was executed between the Agency and Edward Del Rial (the "Tenant"). The Lease expired on September 30, 2013 and the Tenant, pursuant to Section 27 of the Lease, "…shall be construed to be a tenancy from month-to-month."

The monthly rent is $3,000.

Revenues are used for enforceable obligations as reported on the ROPS.

F. ***History of Environmental Contamination (HSC §34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC §34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Strip Mall Property.

Selling the Strip Mall advances the Successor Agency's and City's planning objectives for the Project Area by developing and revitalizing this area of the community through job creation, development of underutilized property, a perceivable reduction in blight through new construction and infrastructure, and an increase in the City's industrial rail served use base.

H. ***History of Previous Development Proposals and Activity (HSC §34191.5 (c)(1)(H)):***
There are no current proposals or activities in conjunction with the Strip Mall.

The Strip Mall has been in existence since at least 1996. A portion of the original Strip Mall has been taken as right-of-way for the future construction of Cesar Chavez Boulevard in conjunction with the construction of the new Land Port of Entry (refer to Site No. 6 of this LRPMP).

I. ***Sale of Property:***
The City proposes to sell the Strip Mall in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The estimated current value of the Strip Mall is $56,332.

Date of estimated current value – February 2014

Value Basis – The ECV was determined by a sales comparable analysis using the National Data Collective subscription service. The ECV is $56,332.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TDB and subject to a fair market appraisal conducted by a licensed appraiser.

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. Implementation will include distribution of any net land sales proceeds as property tax to the taxing entities.

Site No. 6
Metropolitan Theater Property

2441 Scaroni Road
APN: 059-010-067-000
059-010-068-000
059-010-069-000

A. ***Permissible Use (HSC §34191.5(c)(2)):***

Site No. 6 is the Metropolitan Theater Property (the "Theater Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC §34191.5 (c)(1)(A) and §34191.5(c)(1)(B)):***

The Theater Property was acquired by the Agency for a total cost of $4,188,100. The land was acquired on August 13, 1998, for $1,028,100, and the theater building was acquired on October 9, 2007, for $3,160,000 in a Merged Central Business District and Residential Redevelopment Project Area Subordinate Taxable Allocation Notes, Issue of 2007. The purpose of the acquisition was to develop a multiplex theater, thereby alleviating physical and economic blight.

The estimated current value (the "ECV") for the Theater Property is $3,400,000.

C. ***Site Information (HSC §34191.5(c)(1)(C)):***

The Theater Property consists of three (3) parcels (APN 059-010-067, -068, -069) totaling 4.86 acres and is located at 2441 Scaroni Road. The Theater building is approximately 35,000 square feet and accommodates 10 theater auditoriums.

The Property is zone Commercial Highway (CH) within the City's General Plan and Zoning Ordinance with a land use designation of Commercial Highway (CH). Zone CH provides for the location of highway oriented retail service and wholesale commercial activities that (i) encourage office and commercial uses to concentrate for the convenience of the public; (ii) provide adequate space to meet the needs of modern commercial development; and (iii) minimize traffic congestion with off-street parking and loading areas. Land uses that are acceptable for the CH land use designation are: administrative and professional services, general commercial, public and semi-public, agricultural, and temporary.

D. ***Estimated Current Value (HSC §34191.5 (c)(1)(D)):***

To determine an ECV for the Theater Property in March 2014 a sales comparable analysis was conducted through the real estate service CoStar.[10] The ECV was determined to be $3,400,000.

[10] www.costar.com

E. ***Site Revenues (HSC §34191.5(c)(1)(E)):***

The Agency holds the absolute net operating Lease (the "Lease") for the Theater with Metropolitan Theatres, Inc. The Lease has an initial expiration date of 2019, with an option for two (2) 5-year renewals that would extend the Lease term to 2029. Any holding over after the expiration of the term of the Lease is construed to be a tenancy from month-to-month.

Approximately $434,000 in site revenue is collected on an annual basis. Revenues are used for enforceable obligations as reported on the ROPS.

F. ***History of Environmental Contamination (HSC §34191.5 (c)(1)(F)):*** [11]

There is no history of environmental contamination of the Theater Property.

On January 23, 1998, a September 10, 1997 Phase-I Environmental Assessment Report was submitted to the Agency by GS Lyon Consultants, Inc. ("GSL"), for the Theater Property.

> "Based on our environmental assessment, it appears that the property has been in agricultural use and/or vacant since the late 1940's. Residues of currently available pesticides and currently banned pesticides such as DDT/DDE may be present in the near surface soils in limited concentrations…The near surface soils most likely contain trace residue of pesticides used on the fields from roughly 50 years of agricultural use. The concentrations of these pesticides in soils are typically less than the current regulatory threshold limits and, as such, do not currently pose an environmental threat…"

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC §34191.5 (c)(1)(G)):***

There is no potential for a TOD in conjunction with Theater Property.

Selling the Theater Property advances the Successor Agency's and City's planning objectives for the Project Area by removing the City and the Successor Agency from the operation of a private business enterprise that was established through the creation of a successful Public-Private Partnership.

H. ***History of Previous Development Proposals and Activity (HSC §34191.5 (c)(1)(H)):***

The Theater Property was previously vacant for the past 60 years and used for agricultural purposes. Since 1999, the Theater Property has been used as a Theater.

[11] GSL September 10, 1997 - *Phase-I Environmental Assessment Report – Metropolitan Ten-Plex Theater – GSL Report No. GS9720.*

I. ***Sale of Property:***

The City proposes to sell the Theater Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The estimated current value of the Theater Property is $3,400,000.

Date of estimated current value – March 2014

Value Basis – The ECV was determined by a sales comparable analysis using CoStar. The ECV is $3,400,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TDB and subject to a fair market appraisal conducted by a licensed appraiser.

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. Implementation will include distribution of any net land sales proceeds as property tax to the taxing entities.

V. Property Inventory per HSC §4191.5(C)(1)

Site 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	Date Acq'd	Value When Acq'd	Est. Current Value (ECV[1])	Value Basis	Date of ECV	Sale Value	Sale Date	Purpose Acq'd	Address	APN	Lot Size (ac)	Zoning	ECV[1]	Est. of Income / Revenue (Annual)	Contract req'd for use of income / revenue	History Envn Contamination	TOD	Adv of SA Planning Objectives	Previous develop. proposals / activities
1	RP (Fee) Heber Park Expansion Property	Government	Dec 13, 2004	$180,000	$56,575	Sales Comp / Remediation Estimated Cost	Feb 2014	TBD	TBD	Park Expansion/ Alleviate Blight	218 Sheridan Street	058-295-001-000	2.07	OS	$56,575	None	N/A	Yes	No	Yes	Yes
2	RP (Fee) U.S. Land Port of Entry Property	Sell	Apr 8, 1996	$378,865	$790,983	Appraisal	Aug 2014	TBD	TBD	Alleviate Blight	Cesar Chavez Boulevard & West 2nd Street	028-400-042-000 058-400-043-000	2.76 3.82	CH	$790,983	None	N/A	No	No	Yes	Yes
3	RP (Fee) Avenida Campillo Vacant Industrial Property	Sell	Feb 26, 2004	$175,000	$230,868	Sales Comp	Feb 2014	TBD	TBD	Land Exchange to Expand Sr. Citizen Apts.	220 Avenida Campillo	058-061-009-000	1.0	I	$230,868	None	N/A	Yes	No	Yes	No
4	RP (Fee) Future Outlet Mall Property	Sell	May 15, 2009	$1,193,000	$474,000	Sales Comp	Feb 2014	TBD	TBD	Alleviate Blight	270 West 2nd Street	015-400-039-000	3.61	CH	$474,000	None	N/A	Yes	No	Yes	Yes

Site 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	Date Acq'd	Value When Acq'd	Est. Current Value (ECV[1])	Value Basis	Date of ECV	Sale Value	Sale Date	Purpose Acq'd	Address	APN	Lot Size (ac)	Zoning	ECV[1]	Est. of Income / Revenue (Annual)	Contract req'd for use of income / revenue	History Envn Contamination	TOD	Adv of SA Planning Objectives	Previous develop. proposals / activities
5	RP (Fee) Cesar Chavez Boulevard Strip Mall	Sell	Mar 31, 1997	$415,000	$56,332	Sales Comp	Feb 2014	TBD	TBD	Alleviate Blight	307-333 Cesar Chavez Boulevard	058-400-061-000	0.61	IR	$56,332	$36,000	No	No	No	Yes	Yes
6	RP (Fee) Metropolitan Theater Property	Sell	Aug 13, 1988 Oct 9, 2007	$1,028,100 $ 3,160,000	$3,400,000	Sales Comp	Mar 2014	TBD	TBD	Alleviate Blight	2441 Scaroni Road	059-010-067-000 059-010-68-000 059-010-069-000	2.26 1.23 1.37	CH	$3,400,000	$434,000	No	No	No	Yes	No

[1] Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV.
The ECV is only a planning number and may not be relied upon as a basis for actual Value.
CH – Commercial Highway
ECV – Estimated Current Value
I – General Industrial
IR – Industrial Rail Served
N/A – Not applicable
OS – Open Space
RP – Real Property
TBD – To Be Determined

Exhibit A – Successor Agency/City Property Disposition Procedures

The following is only a general outline for the disposition of property by the Successor Agency. It is anticipated that the Successor Agency may from time to time adopt policies and procedures that are more specific during the implementation phase of the LRPMP.

I. PURCHASE AND SALE PROCEDURES

1. Post notice on Successor Agency website:
   "All persons interested in receiving solicitations for the disposition of Successor Agency property please email xyz@cityofthefuture.org with your contact information and ***"Purchase and Sale of Successor Agency Property"*** in the Subject line."
2. Successor Agency will provide written solicitations for the sale of its real estate assets, which may be a single parcel or a grouping of parcels (the "Property"). Such formal solicitations will include, but not be limited to:
   a. APN(s)
   b. Property location
   c. Zoning
   d. Acreage
   e. Listing Price (The listing price shall either be (i) not less than fair market value under an appraisal procured by the Successor agency or (ii) another amount approved for such purpose by the Oversight Board
   f. Purchase Price shall be all cash at close of escrow, no seller financing.
   g. Deadline to receive offers (prior to selection, offers are confidential)
   h. Offer submittal guidelines:
      i. All offers must be in writing (California Association of Realtor forms are acceptable);
      ii. Successor Agency will provide courtesy to brokers equal to one-half of the customary commission if the ultimate buyer is represented by said real estate broker as buyer's broker at the time the original offer is submitted.
      iii. Provided that allowance of brokerage commissions will be subject to Oversight Board approval in each case and paid from the sale proceeds;
      iv. Approval of each sale may be subject to DOF approval;
      v. Type of financing identified (i.e., buyer's cash, buyer's loan proceeds, etc.);
      vi. All buyers are to be listed – no silent partners; and
      vii. Offers will be reviewed for conflict of interest between offeror and Successor Agency/City officials, staff and consultants.
   i. Some properties for sale consist of multiple parcels. Only offers that include all parcels identified by Successor Agency on a particular site may be accepted, i.e., no less than whole purchases.
3. Method of Solicitations:
   a. Property posting
   b. Successor Agency website posting
   c. Local real estate brokers
   d. All persons requesting solicitations
   e. Workshops and/or e-mail notifications
4. All property sales are in an **"AS IS, WHERE IS"** condition.

5. The Successor Agency will be reimbursed from the sale proceeds of the property for any costs related to the appraisal, escrow and title fees (cost of CLTA policy with premium based upon sales price), broker fees, and any other costs associated with the sale.
6. An offer may be rejected if it does not meet the Successor Agency's price threshold. Acceptance of a purchase and sale offer is subject to approval of the Successor Agency's Board of Directors.

7. The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.
8. The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.
9. If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

II. REQUEST FOR PROPOSAL PROCEDURES

Costs incurred by the Successor Agency and/or the City in the implementation of these Disposition Procedures shall be treated as an Enforceable Obligation for purposes of the Recognized Obligation Payments Schedule ("ROPS") of the Successor Agency to be recovered from land sales proceeds. The City shall provide the Successor Agency an estimate of such costs at such times and in a form sufficient for the Successor Agency to include such costs on one or more ROPS, as appropriate. Included in such costs are: staff time in the performance of such duties; costs and fees of consultants, attorneys, appraisers, title insurers and escrow; costs and fees in connection with the disposition of property(ies), such as unpaid and outstanding tax liens or judgments and other costs incurred in order to deliver merchantable title. Where possible, the Successor Agency is to recover costs at the time of close of escrow.

A) INTENT AND PURPOSE

A Request for Proposals ("RFP") will be prepared by the Successor Agency and posted to the City's website, and/or sent to developers or parties that have requested such RFPs, and other developers or parties at the Successor Agency's discretion. The number of properties as to which an RFP is requested is subject to the discretion of the Successor Agency.

B) PROPOSAL SUBMITTAL

1. Interested parties may submit a development proposal by the deadline specified in the RFP or other announcement.
2. Proposal requirements may include, but not be limited to, the following:
   a. The proposed total consideration for the property(ies) and information supporting the offer price;
   b. Any proposed alterations to the terms and conditions of sale;
   c. Construction and development pro forma, a detailed site plan, a business/operating plan, developer qualifications, experience and references, a narrative description of the market support for the proposed project, an operating pro forma, as applicable, and an explanation of the economic benefits of the proposed project to the City, other affected taxing agencies and the community;
   d. The proposed uses are to conform to the requirements, intent, goals, and objectives of the City General Plan/Zoning Ordinance, other applicable development standards, and other applicable federal, state, and local laws, codes and regulations.

e. A statement that no financial assistance is being requested from any governmental agency in connection with the proposal, or a statement that financial assistance is being requested from a governmental agency in connection with the proposal, indicating the amount that will be requested, the anticipated timing for consideration of such request, and a description of any discretionary process required by the governmental agency from which assistance will be requested, together with an acknowledgment that conditioning a proposal upon receipt of assistance form a governmental agency may result in the rejection of such proposal;

3. Interested parties to provide such additional information as may be requested in good faith by Successor Agency.
4. Subsequent to review, applicants will be advised regarding the development proposals submitted complying with the requirements of the RFP or whether additional information is required.

C) PROPOSAL REVIEW

1. The Successor Agency will review all proposals received and determined by Successor Agency staff to be complete.
2. Among other things, the Successor Agency's review will consider the value of the asset in question being maximized as well as the proposal furthering the objectives of the Successor Agency's General Plan and not negatively impacting property interest of landowners holding property near the asset in question.
3. Nothing in these Procedures prohibits the Successor Agency or the City from requiring information that is in addition to the foregoing or obligates the Successor Agency in selecting any proposal. Neither the City nor the Successor Agency will bear any responsibility for the costs associated with preparing and submitting a proposal.

D) NEGOTIATING AGREEMENTS

The Successor Agency may enter into an Exclusive Right to Negotiate Agreement ("ERNA") with a selected project proponent. The purpose of the ERNA is to establish a time period during which the chosen applicant shall have the right to negotiate with the Successor Agency the terms and conditions of a sales and development contract. Therefore, a Disposition and Development Agreement may follow the ERNA if applicable.

E) ALTERNATIVE METHODS OF DISPOSITION

The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.

The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.

If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

Exhibit B – Health & Safety Code

HSC §34191.1, reads as follows:

The provisions of this chapter shall apply to a City upon that agency's receipt of a finding of completion by the Department of Finance pursuant to Section 34179.7.

HSC §34191.3, reads as follows:

Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency. If the department has not approved a plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that City.

HSC §34191.4, reads as follows:

The following provisions shall apply to any City that has been issued a finding of completion by the Department of Finance:

(a) All real property and interests in real property identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5 shall be transferred to the Community Redevelopment Property Trust Fund of the City upon approval by the Department of Finance of the long-range property management plan submitted by the City pursuant to subdivision (b) of Section 34191.7 unless that property is subject to the requirements of any existing enforceable obligation.

(b) (1) Notwithstanding subdivision (d) of Section 34171, upon application by the City and approval by the oversight board, loan agreements entered into between the redevelopment agency and the city, county, or city and county that created by the redevelopment agency shall be deemed to be enforceable obligations provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.

(2) If the oversight board finds that the loan is an enforceable obligation, the accumulated interest on the remaining principal amount of the loan shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund. The loan shall be repaid to the city, county, or city and county in accordance with a defined schedule over a reasonable term of years at an interest rate not to exceed the interest rate earned by funds deposited into the Local Agency Investment Fund. The annual loan repayments provided for in the recognized obligations payment schedules shall be subject to all of the following limitations:

(A) Loan repayments shall not be made prior to the 2013-14 fiscal year. Beginning in the 2013-14 fiscal year, the maximum repayment amount authorized each fiscal year for repayments made pursuant to this subdivision and paragraph (7) of subdivision (e) of Section 34176 combined shall be equal to one-half of the increase between the amount distributed to the taxing entities pursuant to paragraph (4) of subdivision (a) of Section 34183 in that fiscal year and the amount distributed to taxing entities pursuant to that paragraph in the 2012-13 base year. Loan or deferral repayments made pursuant to this subdivision shall be second in priority to amounts to be repaid pursuant to paragraph (7) of subdivision (e) of Section 34176.

(B) Repayments received by the city, county or city and county that formed the redevelopment agency shall first be used to retire any outstanding amounts borrowed and owed to the Low and Moderate Income Housing Fund of the former redevelopment agency for purposes of the Supplemental Educational Revenue Augmentation Fund

and shall be distributed to the Low and Moderate Income Housing Asset Fund established by subdivision (d) of Section 34176.

(C) Twenty percent of any loan repayment shall be deducted from the loan repayment amount and shall be transferred to the Low and Moderate Income Housing Asset Fund, after all outstanding loans from the Low and Moderate Income Housing Fund for purposes of the Supplemental Educational Revenue Augmentation Fund have been paid.

(c) (1) Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

(2) (A) Notwithstanding Section 34177.3 or any other conflicting provision of law, bond proceeds in excess of the amounts needed to satisfy approved enforceable obligations shall thereafter be expended in a manner consistent with the original bond covenants. Enforceable obligations may be satisfied by the creation of reserves for projects that are the subject of the enforceable obligation and that are consistent with the contractual obligations for those projects, or by expending funds to complete the projects. An expenditure made pursuant to this paragraph shall constitute the creation of excess bond proceeds obligations to be paid from the excess proceeds. Excess bond proceeds obligations shall be listed separately on the Recognized Obligation Payment Schedule submitted by the City.

(B) If remaining bond proceeds cannot be spent in a manner consistent with the bond covenants pursuant to subparagraph (A), the proceeds shall be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation

HSC §34191.5, reads as follows:

(a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the City, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.

(b) The City shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the City of the finding of completion.

(c) The long-range property management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

(B) The purpose for which the property was acquired.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

(E) 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.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

(G) A description of the property's potential for transit-oriented development and the

advancement of the planning objectives of the City.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a City, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

Note: HSC §34191.2 does not exist and therefore is not included above.

Exhibit C – DOF Finding Of Completion

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

October 3, 2013

Mr. Oscar G. Rodriquez, City Manager
City of Calexico
608 Herber Avenue
Calexico, CA 92231

Dear Mr. Rodriquez:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Calexico Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).

- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

Cc: Mr. John Quinn, Finance Director, City of Calexico
Ms. Ann McDonald, Auditor-Controller, Imperial County
California State Controller's Office

Exhibit D-1 and D-2 – Resolutions of the Successor Agency Board

1. Exhibit D-1, adopted on June 17, 2014, approving original LRPMP by the Successor Agency.
2. Exhibit D-2, adopted on May 5, 2015, approving Amended LRPMP by the Successor Agency.

RESOLUTION NO. 2014-57-SA

A RESOLUTION OF THE SUCCESSOR AGENCY OF THE CALEXICO COMMUNITY REDEVELOPMENT AGENCY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5 AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, the Calexico Community Redevelopment Agency was dissolved February 1, 2012; and

WHEREAS, on January 10, 2012, the City Council of the City of Calexico elected to serve as the Successor Agency to the Calexico Community Redevelopment Agency (the "Successor Agency") pursuant to part 1.85 of the California Health and Safety Code (the "HSC"); and

WHEREAS, the Oversight Board for the Successor Agency of the Calexico Community Redevelopment Agency ("Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on October 3, 2013, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC § 34179.7; and

WHEREAS, within six (6) months of the date of the FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC § 34191.5, the Successor Agency has prepared its LRPMP, which is attached as Exhibit "A" to this Resolution that identifies the disposition and uses of Successor Agency properties including, but without limitation, the use of land sale proceeds as more particularly described in HSC § 34191.5(c)2; and

WHEREAS, subject to approval by the Oversight Board, the LRPMP will be submitted to the DOF; and

WHEREAS, once the LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Successor Agency approve the attached LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Successor Agency of the Calexico Community Redevelopment Agency, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Section 3. The City Manager, as Executive Director of the Successor Agency, or designee, is hereby authorized to transmit the Long-Range Property Management Plan attached to this Resolution as Exhibit "A" to the Oversight Board for their review and consideration.

Section 4. Subsequent to the approval of the Long-Range Property Management Plan by the Oversight Board, the City Manager, as Executive Director of the Successor Agency, or designee, is hereby authorized and directed to transmit the Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Long-Range Property Management Plan and to effectuate the intent of this Resolution.

Section 5. This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED AND ADOPTED this 17th day of June, 2014.

Bill Hodge, Mayor

ATTEST:

Gabriela T. Garcia, Secretary

APPROVED AS TO LEGAL FORM:

Jennifer Lyon, City Attorney

CERTIFICATION:

I, Gabriela T. Garcia, Secretary for the Successor Agency of the Calexico Community Redevelopment Agency, do hereby certify that the foregoing Resolution No. 2014-57 was duly adopted by the Successor Agency of the Calexico Community Redevelopment Agency at a meeting thereof held on the 17th day of June, 2014, by the following vote:

AYES:	Hodge, Moreno, Kim, Castro, Hurtado
NOES:	None
ABSENT:	None
ABSTAIN:	None

Gabriela T. Garcia, Secretary

RESOLUTION NO. 2015-22-SA

RESOLUTION OF THE SUCCESSOR AGENCY OF THE CALEXICO COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5 AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, pursuant to Health and Safety Code (the "HSC") § 34172 (a)(1), the Calexico Community Redevelopment Agency was dissolved on February 1, 2012; and

WHEREAS, consistent with the provisions of the HSC, the City Council of the City of Calexico previously elected to serve in the capacity of the Successor Agency to the Calexico Community Redevelopment Agency (the "Successor Agency"); and

WHEREAS, the Oversight Board for the Successor Agency (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on October 3, 2013, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC § 34179.7; and

WHEREAS, after receiving an FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC § 34191.5, on June 17, 2014 the Successor Agency approved its LRPMP, which identifies the disposition and uses of Successor Agency properties including, but without limitation, the use of land sale proceeds as more particularly described in HSC § 34191.5(c)2; and

WHEREAS, on August 21, 2014, the Oversight Board also approved the LRPMP, which was thereafter submitted to DOF for review, which has continued since the date it was submitted; and

WHEREAS, on April 29, 2015, DOF notified the Successor Agency that DOF's approval of the LRPMP would be contingent on the Successor Agency amending its LRPMP to reclassify Site No. 2 (i.e., the "U.S. Land Port of Entry Property") from the "government use" category to the "sell" category; and

WHEREAS, consistent with DOF's request, the LRPMP has been amended and a copy of the Amended LRPMP is attached to this Resolution as Exhibit "A"; and

WHEREAS, reclassifying Site No. 2 (i.e., the "U.S. Land Port of Entry Property") from the "government use" category to the "sell" category is only a ministerial change that does not in any way modify the property's description or disposition outcome; however, it does allows DOF to approve the Amended LRPMP consistent with DOF's internal guidelines for LRPMP approvals; and

WHEREAS, once the Amended LRPMP is approved by the Oversight Board, it will be submitted to DOF for consideration of final approval; and

WHEREAS, once the Amended LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Successor Agency approve the attached Amended LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Successor Agency of the Calexico Community Redevelopment Agency, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Amended Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Section 3. The City Manager, as Executive Director of the Successor Agency, or designee, is hereby authorized to transmit the Amended Long-Range Property Management Plan attached to this Resolution as Exhibit "A" to the Oversight Board for their review and consideration.

Section 4. Subsequent to the approval of the Amended Long-Range Property Management Plan by the Oversight Board, the City Manager, as Executive Director of the Successor Agency, or designee, is hereby authorized and directed to transmit the Amended Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Amended Long-Range Property Management Plan and to effectuate the intent of this Resolution.

Section 5. This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED AND ADOPTED this 5th day of May 2015.

John M. Moreno, Chairman
Calexico Community Redevelopment Agency
Successor Agency

ATTEST:

Gabriela T. Garcia, Secretary

CERTIFICATION:

I, Gabriela T. Garcia, Secretary for the Successor Agency of the Calexico Community Redevelopment Agency, do hereby certify that the foregoing Resolution No. 2015-22-SA was duly adopted by the Successor Agency of the Calexico Community Redevelopment Agency at a meeting thereof held on the 5th day of May 2015, by the following vote:

AYES:	Moreno, Kim, Castro, Real
NOES:	None
ABSENT:	Hurtado
ABSTAIN:	None

Gabriela T. Garcia, Secretary

EXHIBIT "A"

SUCCESSOR AGENCY OF THE
CALEXICO COMMUNITY REDEVELOPMENT AGENCY
AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN
(See Attachment)

Exhibit E-1 and E-2 – Resolutions of the Oversight Board

1. Exhibit E-1, adopted on August 21, 2014, approving original LRPMP by the Oversight Board.
2. Exhibit E-2, adopted on May 7, 2015, approving Amended LRPMP by the Oversight Board.

RESOLUTION NO. 2014-02 OB

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE CALEXICO COMMUNITY REDEVELOPMENT AGENCY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the Calexico Community Redevelopment Agency was dissolved February 1, 2012; and

WHEREAS, the Oversight Board for the Successor Agency to the Calexico Community Redevelopment Agency ("Oversight Board") has been established pursuant to Health and Safety Code § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on October 3, 2013, the Successor Agency of the Calexico Community Redevelopment Agency ("Successor Agency") received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC § 34179.7; and

WHEREAS, within six (6) months of the date of the FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC § 34191.5, the Successor Agency has prepared its LRPMP, which is attached as Exhibit "A" to this Resolution that identifies the disposition and uses of Successor Agency properties including, but without limitation, the use of land sale proceeds as more particularly described in HSC § 34191.5(c)2; and

WHEREAS, subject to approval by the Oversight Board, the LRPMP will be submitted to the DOF; and

WHEREAS, once the LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Oversight Board approve the attached LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board for the Successor Agency of the Calexico Community Redevelopment Agency, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Section 3. This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED, AND ADOPTED this 21 day of August, 2014.

Maritza Hurtado, Chairperson

ATTEST

Erica LaCuesta, Secretary

CERTIFIFICATION:

I, Erica LaCuesta, Secretary of the Oversight Board for the Successor Agency to the Calexico Community Redevelopment Agency, do hereby certify that the foregoing Resolution No. 2014-02-OB was duly adopted by the Oversight Board for the Successor Agency to the Calexico Community Redevelopment Agency, at a meeting thereof held on the 21 day of August 2014, by the following vote:

AYES: WARNE, WONG, PRECIADO, RENISON, RIVERA

NOES: NONE

ABSENT: HURTADO, MORENO

ABSTAIN: NONE

Erica LaCuesta, Secretary

EXHIBIT "A"

SUCCESSOR AGENCY TO THE CALEXICO COMMUNITY REDEVELOPMENT AGENCY
LONG-RANGE PROPERTY MANAGEMENT PLAN
(See Attachment)

RESOLUTION NO. 2015- 04-OB

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE CALEXICO COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to Health and Safety Code (the "HSC") § 34172 (a)(1), the Calexico Community Redevelopment Agency was dissolved on February 1, 2012; and

WHEREAS, consistent with the provisions of the HSC, the City Council of the City of Calexico previously elected to serve in the capacity of the Successor Agency to the Calexico Community Redevelopment Agency (the "Successor Agency"); and

WHEREAS, the Oversight Board for the Successor Agency (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on October 3, 2013, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC § 34179.7; and

WHEREAS, after receiving an FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC § 34191.5, on June 17, 2014 the Successor Agency approved its LRPMP, which identifies the disposition and uses of Successor Agency properties including, but without limitation, the use of land sale proceeds as more particularly described in HSC § 34191.5(c)2; and

WHEREAS, on August 21, 2014, the Oversight Board also approved the LRPMP, which was thereafter submitted to DOF for review, which has continued since the date it was submitted; and

WHEREAS, on April 29, 2015, DOF notified the Successor Agency that DOF's approval of the LRPMP would be contingent on the Successor Agency amending its LRPMP to reclassify Site No. 2 (i.e., the "U.S. Land Port of Entry Property") from the "government use" category to the "sell" category; and

WHEREAS, consistent with DOF's request, the LRPMP has been amended and a copy of the Amended LRPMP is attached to this Resolution as Exhibit "A"; and

WHEREAS, reclassifying Site No. 2 (i.e., the "U.S. Land Port of Entry Property") from the "government use" category to the "sell" category is only a ministerial change that does not in any way modify the property's description or disposition outcome; however, it does allows

DOF to approve the Amended LRPMP consistent with DOF's internal guidelines for LRPMP approvals; and

WHEREAS, the Amended LRPMP was approved by the Successor Agency on May 4, 2015; and

WHEREAS, once the Amended LRPMP is approved by the Oversight Board, it will be submitted to DOF for consideration of final approval; and

WHEREAS, once the Amended LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Oversight Board approve the attached Amended LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board for the Successor Agency of the Calexico Community Redevelopment Agency, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Amended Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Section 3. The City Manager, as Executive Director of the Successor Agency, or designee, is hereby authorized and directed to transmit the Amended Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Amended Long-Range Property Management Plan and to effectuate the intent of this Resolution.

Section 4. This Resolution shall take effect upon the date of its adoption.

PASSED, APPROVED, AND ADOPTED this 7th day of May, 2015.

Maritza Hurtado, Chairperson

ATTEST

Erica LaCuesta, Secretary

CERTIFIFICATION:

I, Erica La Cuesta, Secretary of the Oversight Board for the Successor Agency to the Calexico Community Redevelopment Agency, do hereby certify that the foregoing Resolution No. 2015-04-OB was duly adopted by the Oversight Board for the Successor Agency to the Calexico Community Redevelopment Agency, at a meeting thereof held on the 7th day of May 2015, by the following vote:

AYES: HURTADO, WARNE, WONG, RIVERA

NOES: NONE

ABSENT: MORENO, (1 VACANT)

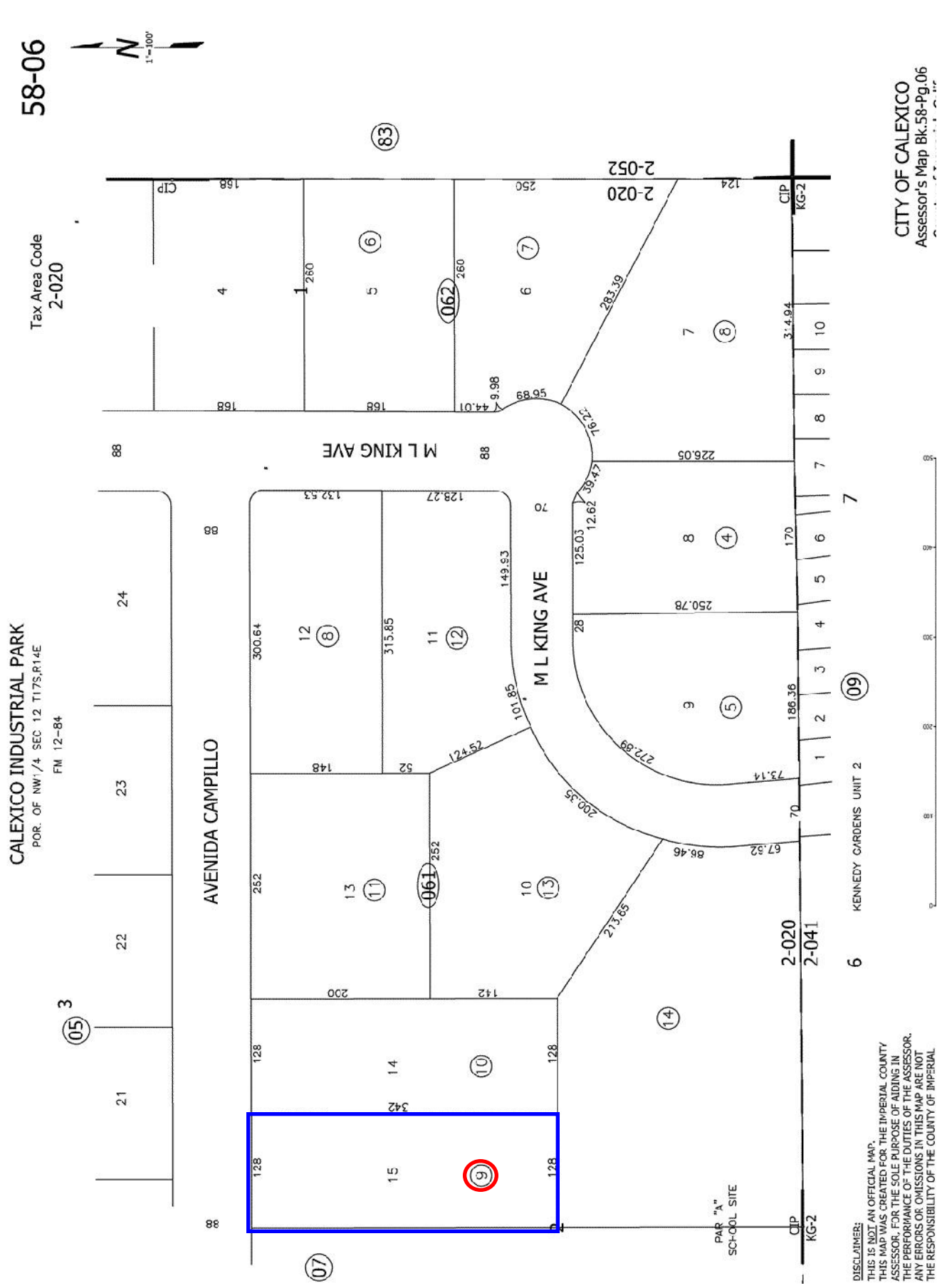
ABSTAIN: NONE

Erica La Cuesta, Secretary

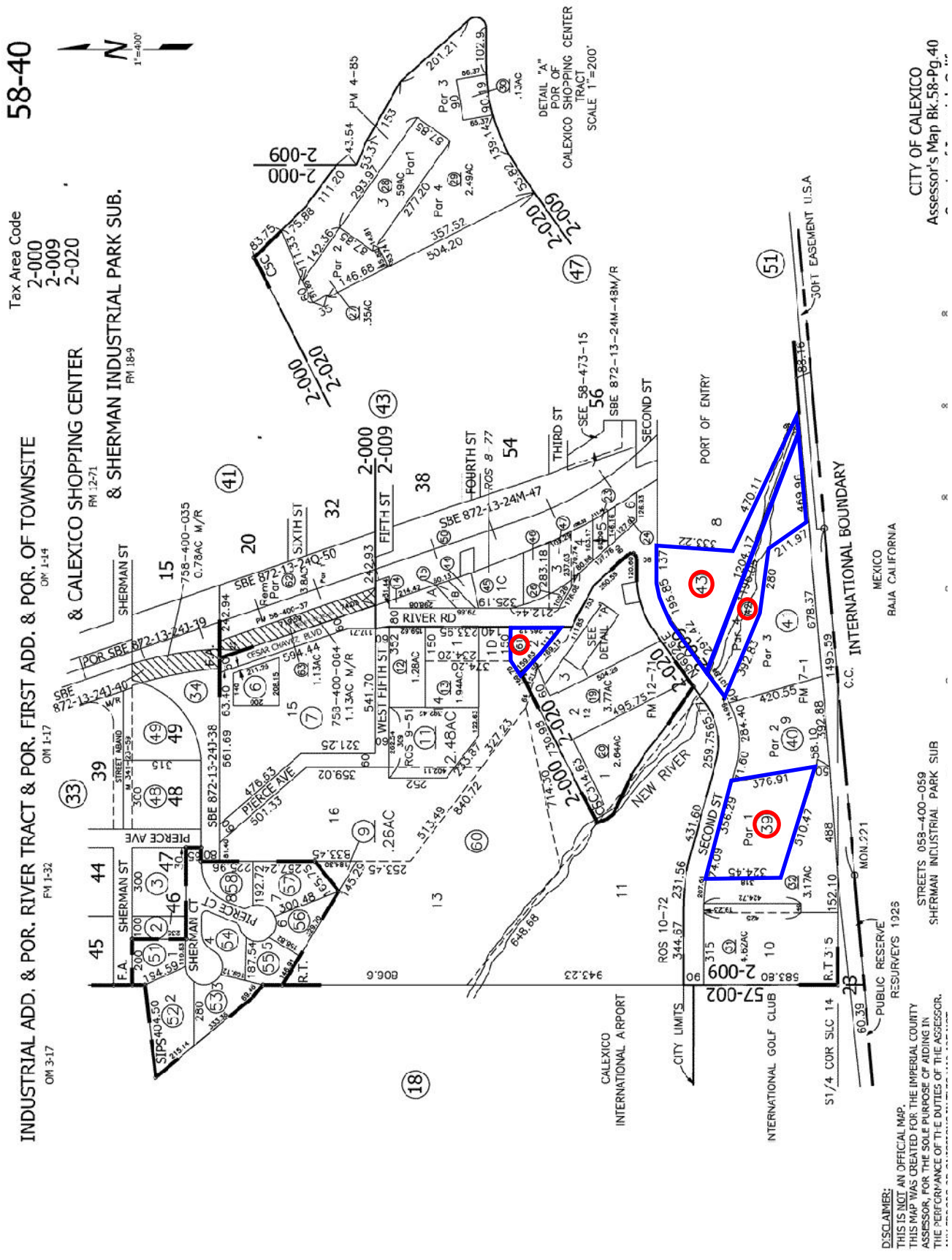
EXHIBIT "A"

SUCCESSOR AGENCY TO THE CALEXICO COMMUNITY REDEVELOPMENT AGENCY
AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN
(See Attachment)

Exhibit F – Assessor Parcel Maps


58-06
N
1"=100'
Tax Area Code
2-020
CITY OF CALEXICO
Assessor's Map Bk.58-Pg.06
CALEXICO INDUSTRIAL PARK
POR. OF NW1/4 SEC 12 T17S,R14E
FM 12-84
AVENIDA CAMPILLO
M L KING AVE
M L KING AVE
KENNEDY GARDENS UNIT 2
2-020
2-052
2-020
2-041
PAR "A"
SCHOOL SITE
KG-2
CIP
DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL

58-29
N
1"=100'
CITY OF CALEXICO
Assessor's Map Bk.58-Pg.29
County of Imperial, Calif.
Tax Area Code
2-000
HEBER PARK
POR. FIRST ADD.
OM 1-17
SHERIDAN ST
OLLIE AVE
MC KINLEY ST
HAROLD AVE
LINCOLN ST
EAST RAILROAD BLVD
CESAR CHAVEZ BLVD
PIERCE AVE
R.O.S 61-22
PM 61-54
Por. 8"2-13 24A-39
DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
10-09-06 RM
10-20-83 RM
4-19-79 LJ
2-14-79 LJ
9-12-78 LJ
From 57-14


58-40
Tax Area Code
2-000
2-009
2-020
INDUSTRIAL ADD. & POR. RIVER TRACT & POR. FIRST ADD. & POR. OF TOWNSITE
& CALEXICO SHOPPING CENTER
& SHERMAN INDUSTRIAL PARK SUB.
CITY OF CALEXICO
Assessor's Map Bk.58-Pg.40
INTERNATIONAL BOUNDARY
C.C.
MEXICO
BAJA CALIFORNIA
PORT OF ENTRY
NEW RIVER
RIVER RD
SECOND ST
THIRD ST
FOURTH ST
FIFTH ST
SIXTH ST
WEST FIFTH ST
PIERCE AVE
SHERMAN ST
SHERMAN CT
PIERCE CT
CESAR CHAVEZ BLVD
CALEXICO INTERNATIONAL AIRPORT
CITY LIMITS
INTERNATIONAL GOLF CLUB
PUBLIC RESERVE
RESURVEYS 1926
STREETS 058-400-059
SHERMAN INDUSTRIAL PARK SUB
DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.

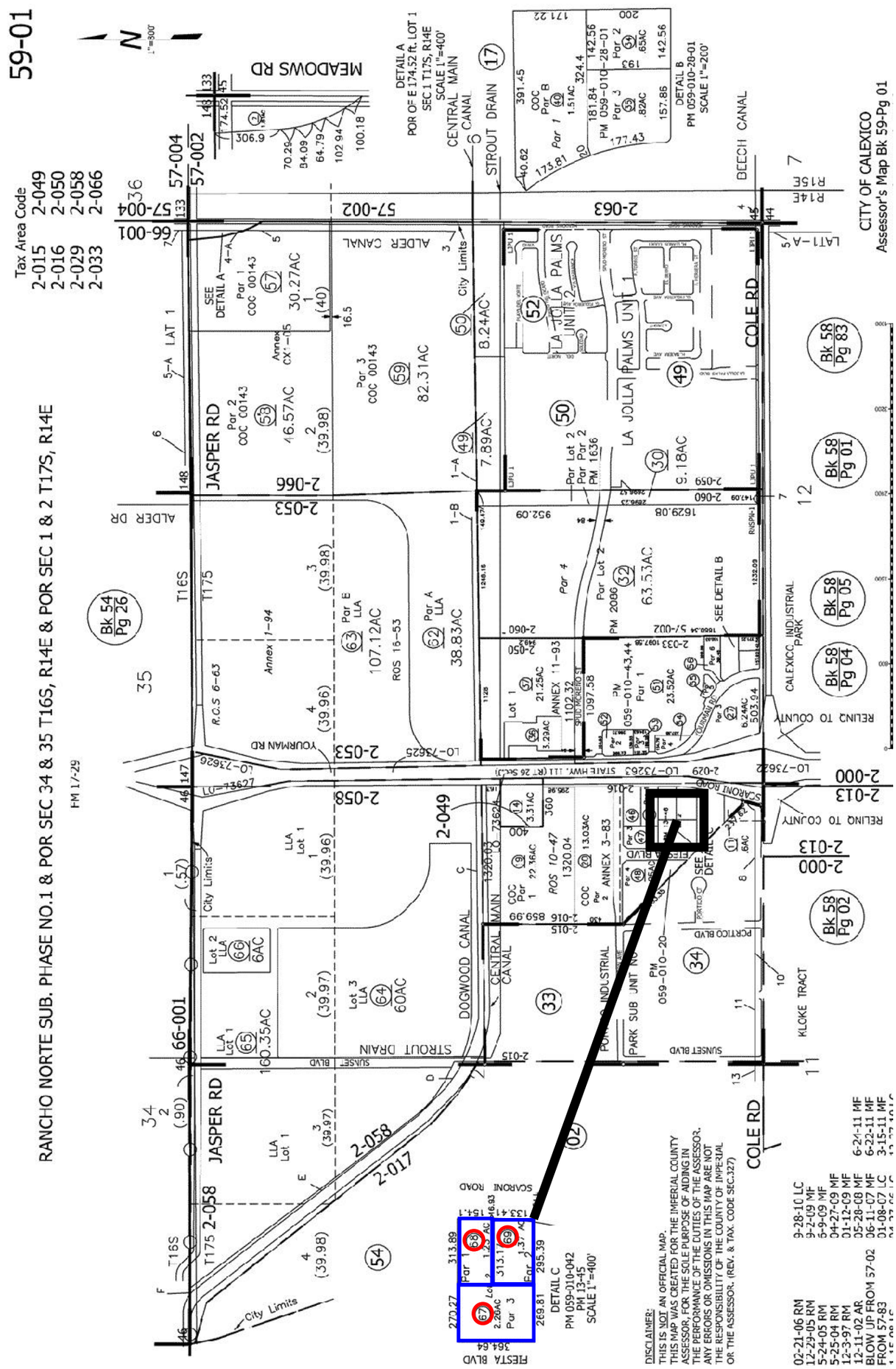

59-01
Tax Area Code
2-015 2-049
2-016 2-050
2-029 2-058
2-033 2-066
RANCHO NORTE SUB. PHASE NO.1 & POR SEC 34 & 35 T16S, R14E & POR SEC 1 & 2 T17S, R14E
CITY OF CALEXICO
Assessor's Map Bk 59-Pg 01
MEADOWS RD
JASPER RD
COLE RD
ALDER CANAL
STROUT DRAIN
BEECH CANAL
DOGWOOD CANAL
CENTRAL MAIN CANAL
LA JOLLA PALMS UNIT 1
LA JOLLA PALMS UNIT 2
CALEXICO INDUSTRIAL PARK
PARK SUB UNIT NO 1
KLOKE TRACT
SUNSET BLVD
PORTICO BLVD
SCARONI ROAD
FIESTA BLVD
YOURMAN RD
ALDER DR
City Limits
DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

Exhibit G – Zoning Information

Zoning Map

January 16, 2008

CALEXICO CALIFORNIA
"Where California And Mexico Meet"

N W E S

0 1000 ft US

Calexico Zoning.map
Wednesday, January 16, 2008

The information contained in this document is based on original work and accurately reflects such work at the time the plan was prepared. No other representation or warranty concerning this plan is made by the City of Calexico. Efforts have been made to insure map accuracy. However, this map may be revised at any time without notice. Any discrepancies should be brought to the attention of the Development Services Department.

City of Calexico - Zoning

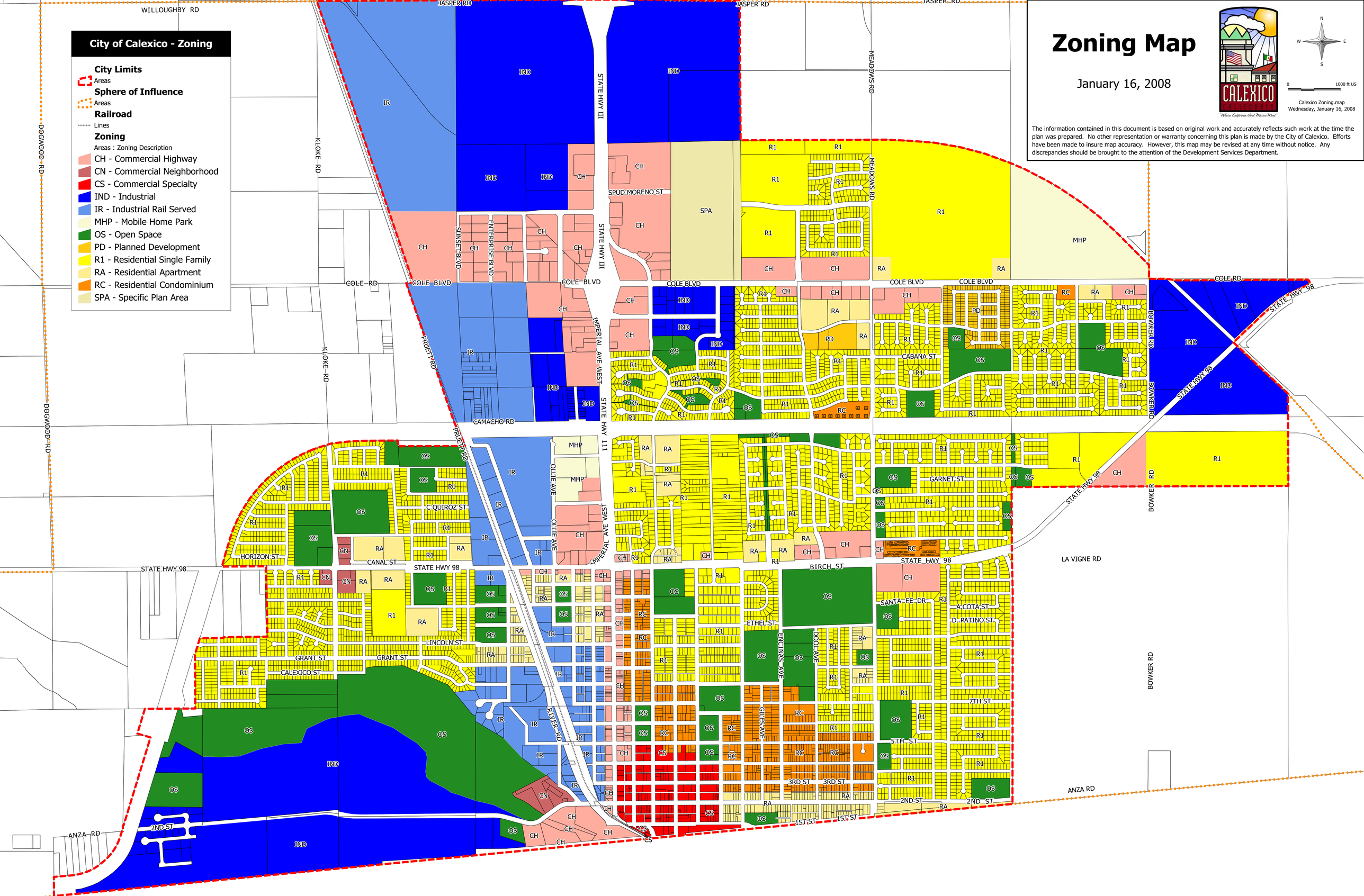
City Limits
Areas

Sphere of Influence
Areas

Railroad
Lines

Zoning
Areas : Zoning Description

- CH - Commercial Highway
- CN - Commercial Neighborhood
- CS - Commercial Specialty
- IND - Industrial
- IR - Industrial Rail Served
- MHP - Mobile Home Park
- OS - Open Space
- PD - Planned Development
- R1 - Residential Single Family
- RA - Residential Apartment
- RC - Residential Condominium
- SPA - Specific Plan Area



City of Calexico
2007 General Plan Land Use Map

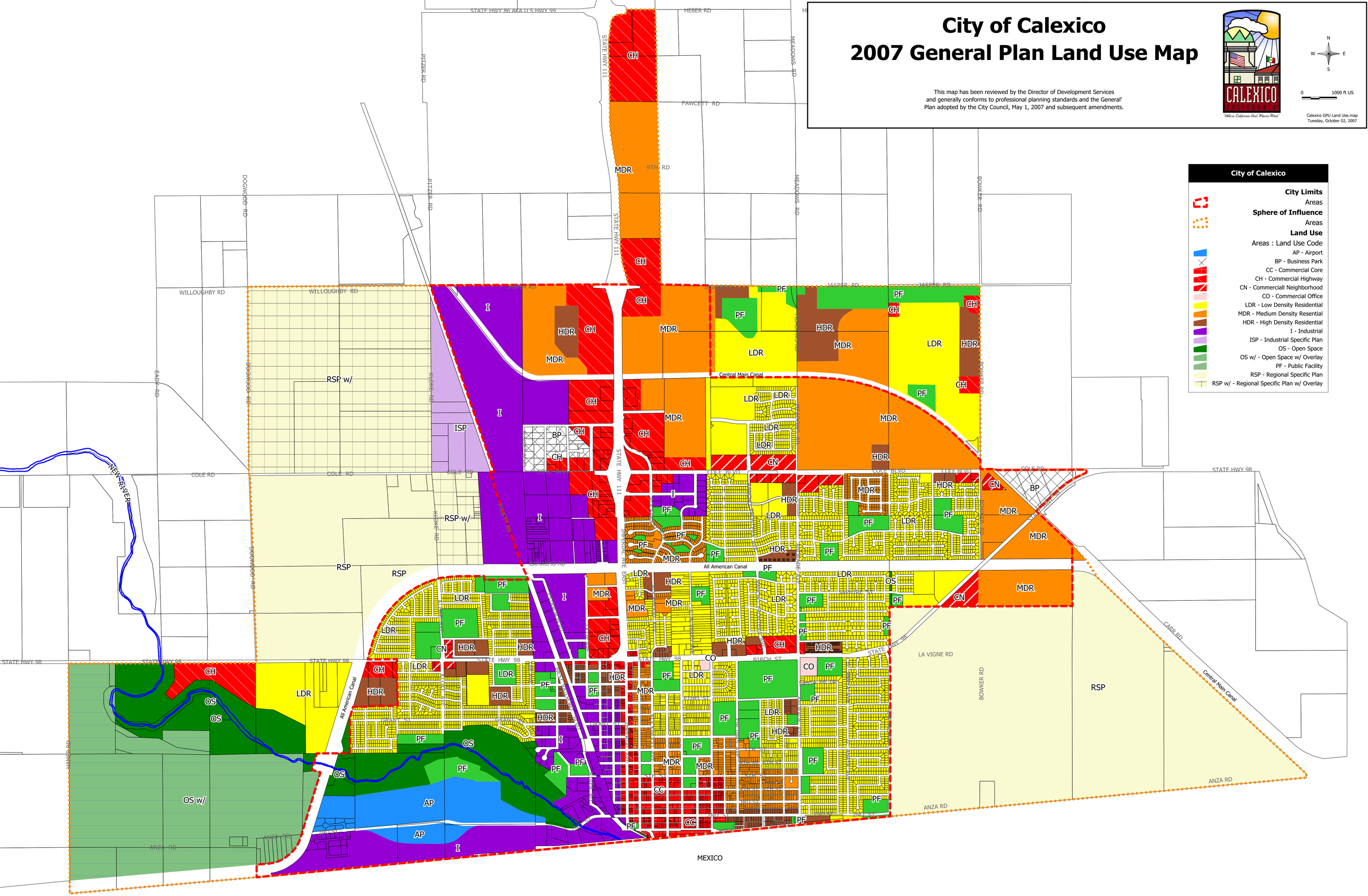
This map has been reviewed by the Director of Development Services
and generally conforms to professional planning standards and the General'
Plan adopted by the City Council, May 1, 2007 and subsequent amendments.

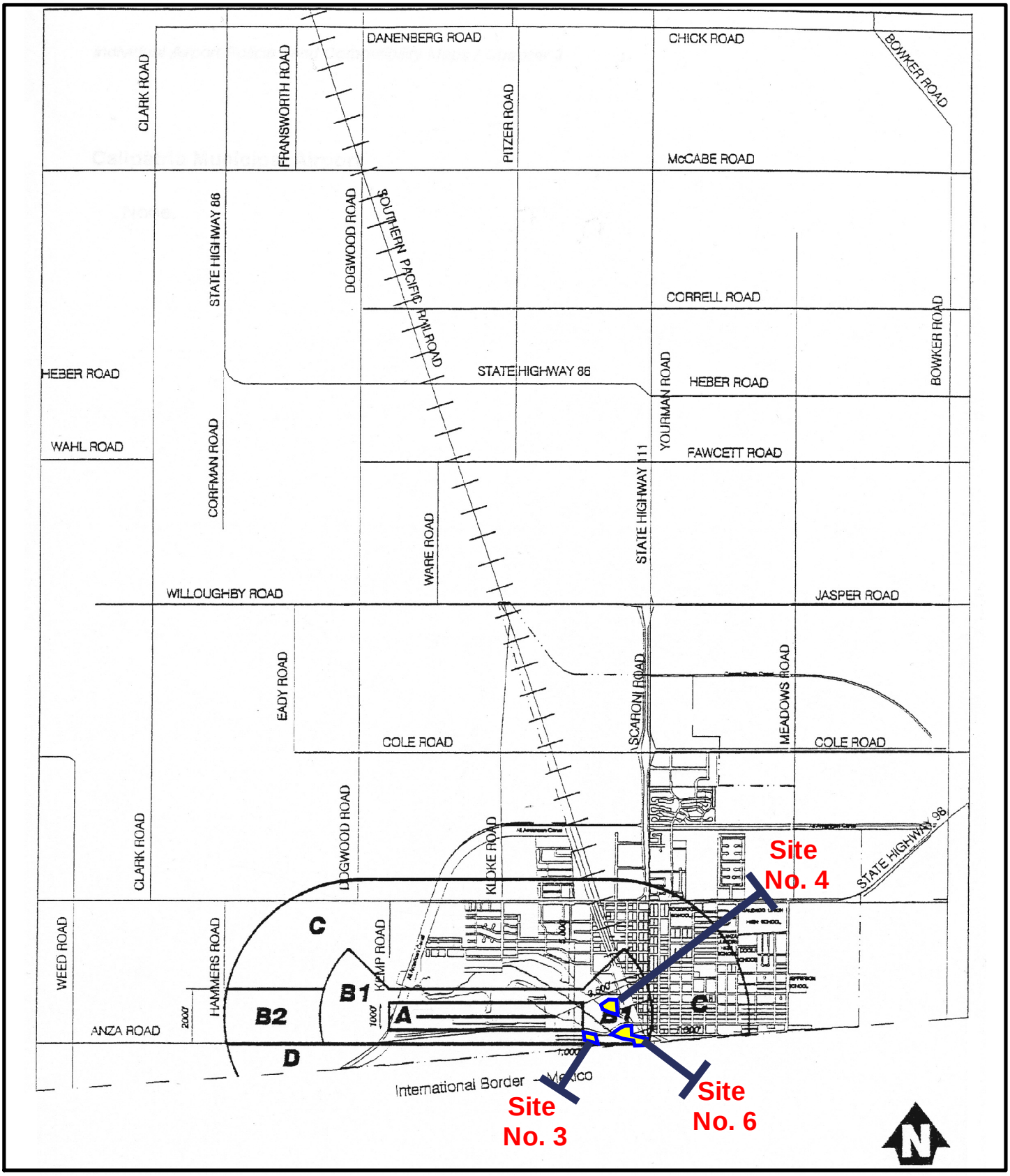
CALEXICO CALIFORNIA
"Where California Good Mexico Next"

N W E S

0 1000 ft US

Calexico GPU Land Use.map
Tuesday, October 02, 2007





Source: Imperial County Airport Landuse Compatibility Plan for Imperial County Airports, June 1996.

Figure LU-3

Airport Landuse Compatibility

Not to Scale

City of Calexico General Plan

Exhibit H – DOF Correspondence April 29, 2015

From: Krtil, Sarah <Sarah.Krtil@dof.ca.gov>
Sent: Wednesday, April 29, 2015 12:40 PM
To: Steven H. Dukett
Cc: Vermillion, Todd; Rwarne@calexico.ca.gov; jquinn@calexico.ca.gov
Subject: Calexico's Long-Range Property Management Plan

Good afternoon,

Thank you for spending the time on the phone with me over the past couple of days to work out the issues that need to be fixed on Calexico's Long-Range Property Management Plan (LRPMP). Please provide the following items on the LRPMP:

1) A Resolution identifying the "intent and commitment" to use the 218 Sheridan Street Property to expand Herber Park.
2) A revised LRPMP stating the that U.S. Land Port of Entry Property will be sold.

Additionally, it would also be helpful if on properties two through six only the implementation description of the policy for sale of property was left. The description of future development implementation is not necessary for each of these properties.

Please let me know if you need any clarification about my requests identified above.

Thank you,

Sarah Krtil, Analyst
California Department of Finance
Local Government Unit
(916) 445-1546 Ext. 3762
sarah.krtil@dof.ca.gov

Please consider the environment before printing this email.