

CAPITOLA SUCCESSOR AGENCY OVERSIGHT BOARD**RESOLUTION NO. 2014-01****A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF CAPITOLA APPROVING AN AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5(b).**

WHEREAS, the Redevelopment Agency of the City of Capitola ("Former Agency") was a redevelopment agency in the City of Capitola ("City"), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) ("Redevelopment Law"); and

WHEREAS, the Former Agency was responsible for the administration of redevelopment activities within the City; and

WHEREAS, pursuant to Health and Safety Code Section 34173 adopted as part of AB1x 26 (the "Dissolution Act"), the City Council of the City of Capitola declared that the City would act as successor agency (the "Successor Agency") for the Former Agency upon the dissolution of the Former Agency, effective February 1, 2012; and

WHEREAS, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012 to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the City; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, by letter of May 24, 2013, the California Department of Finance ("DOF") issued to the Successor Agency a finding of completion in accordance with Health and Safety Code Section 34179.7 (the "Finding of Completion"), signifying the Successor Agency's full compliance with specified payment obligations under the Redevelopment Dissolution Law; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b) of the Dissolution Act, no later than six months following the issuance to the Successor Agency of the Finding of Completion, the Successor Agency is required to prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the real properties of the Former Agency; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b) of the Dissolution Act, the LRPMP was approved by the Oversight Board on November 19, 2013 and was submitted to the DOF for approval on November 21, 2014; and

WHEREAS, the Department of Finance identified two small parcels, APN #034-261-41 and APN #034-601-017, as former properties owned by the former Redevelopment Agency and requested the Successor Agency to research and resubmit an amended LRPMP to reflect their disposition; and

WHEREAS, the Successor Agency determined that in 1986 and 1996, the former Redevelopment Agency acquired these two minor parcels as part of road and sidewalk enhancements (Exhibit A and Exhibit B, attached hereto); and

WHEREAS, these parcels are integrally associated with the City of Capitola street and sidewalk infrastructure and are currently being maintained by the City; and

WHEREAS, parcels, APN #034-261-41 and APN #034-601-017, are estimated to have no value: and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency has prepared and is submitting an amended LRPMP to the Oversight Board to reflect the recommended disposition of these properties; and

WHEREAS, the Successor Agency requests that the Oversight Board approve the amended LRPMP; and

WHEREAS, in accordance with the Dissolution Act, the Oversight Board desires to approve the amended LRPMP.

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

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

SECTION 2. The Oversight Board's approvals, authorizations and determinations as set forth in this Resolution are based upon the foregoing recitals, information and documents provided by the Successor Agency staff, and any comments and other information received by the Oversight Board during the public meeting on this matter held on February 21, 2014.

SECTION 3. Pursuant to Health and Safety Code Section 34179.5(b) of the Dissolution Act, the Oversight Board does hereby approve the Long Range Property Management Plan of the Successor Agency (Exhibit C, attached hereto), which acknowledges and agrees that the only properties owned by the Former Agency at the time of dissolution were governmental use properties, which includes parcels APN #034-261-41 and APN #034-601-017, which are integrally associated with the City of Capitola street and sidewalk infrastructure and are currently being maintained by the City.

SECTION 4. The Oversight Board hereby authorizes and directs the Executive Director, or designee, of the Successor Agency to (i) submit copies of this Resolution and actions taken herein, as approved and fully executed by the Oversight Board, to the DOF (electronically); (ii) post a copy of this Resolution and actions taken herein, as approved and fully executed by the Oversight Board, on the Successor Agency's internet

website; and (iii) take all other actions necessary pursuant to the Dissolution Act to file, post, mail, or otherwise deliver by electronic mail, internet posting, and/or hardcopy all notices and transmittals necessary or convenient in connection with the actions taken by this Resolution.

SECTION 5. The Oversight Board hereby authorizes the Executive Director, or designee, of the Successor Agency to take such other actions and negotiate and execute such instruments and documents on behalf of the Successor Agency as are necessary and appropriate to confirm, implement and effectuate the Successor Agency's LRPMP.

SECTION 6. This Resolution shall take effect upon the date of its adoption, subject to the DOF's review pursuant to Health and Safety Code Section 34179(h) of the Dissolution Act.

PASSED AND ADOPTED this 21st day of February 2014, at a meeting of the Oversight Board of the Successor Agency for the Redevelopment Agency of the City of Capitola by the following vote:

AYES: Board Members Katie Cattan, Zach Friend, Mary Hart, Jeff Maxwell,
Gayle Ortiz, Gary Reece, Chairperson Michael Termini

NOES: None

ABSENT: None

ABSTAIN: None



Michael Termini, Chair

ATTEST:



Tori Hannah, Finance Director
Oversight Board Designated
Communication Official

January 29, 2014

034-261-41

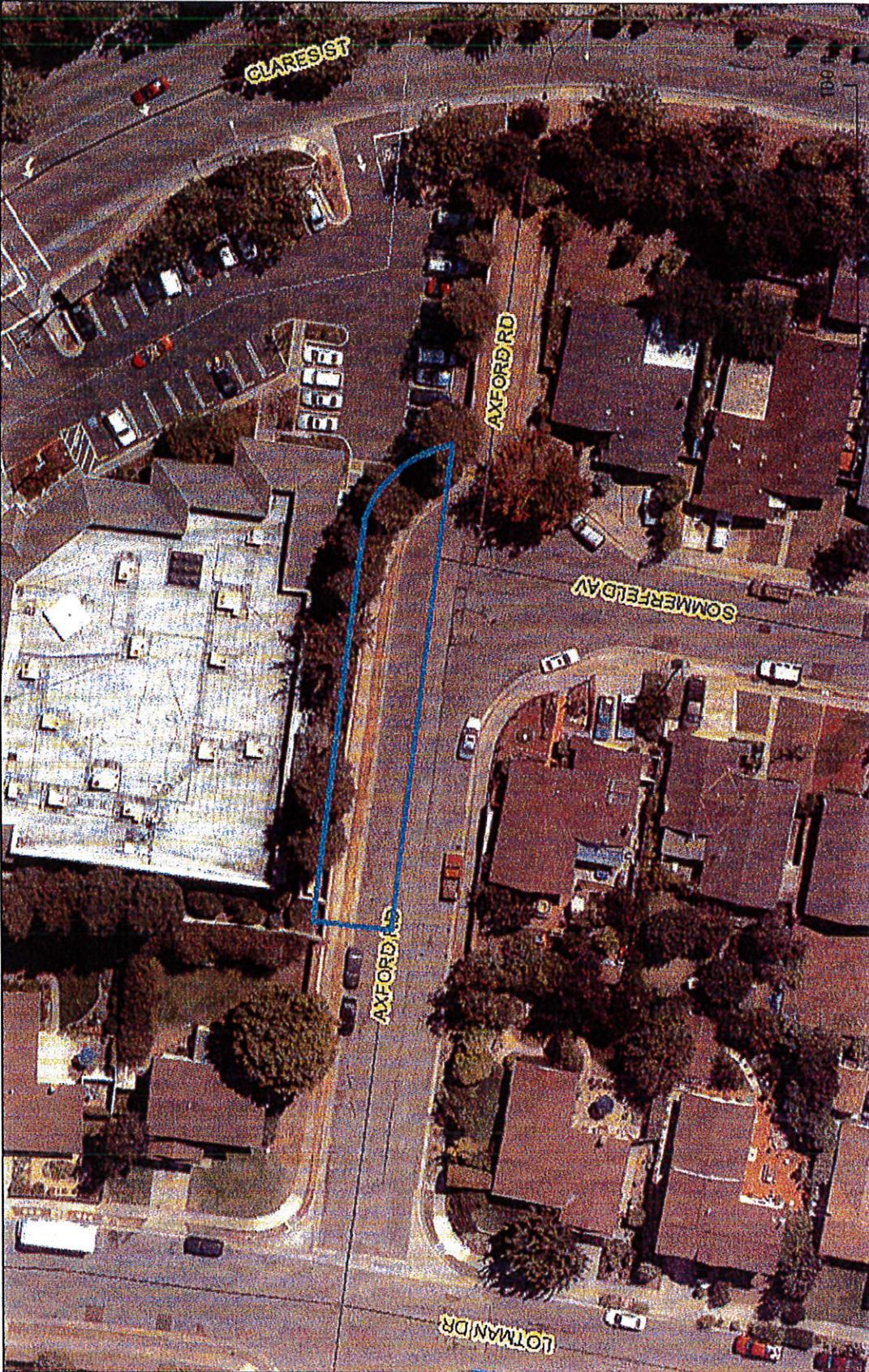
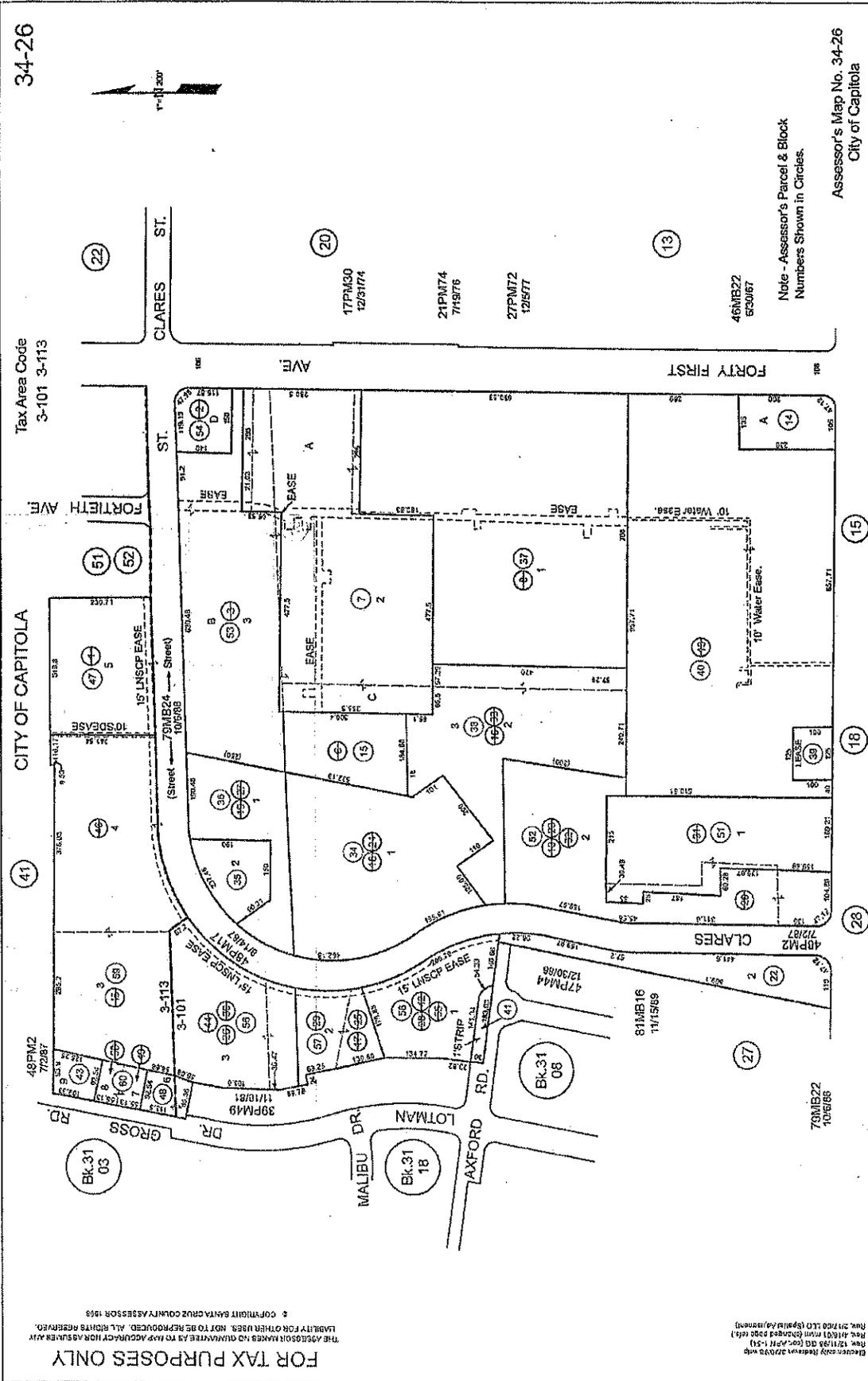


EXHIBIT A

034-261-41



3-4-26

Tax Area Code
3-101 3-113

CITY OF CAPITOLA

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034-601-07

January 29, 2014

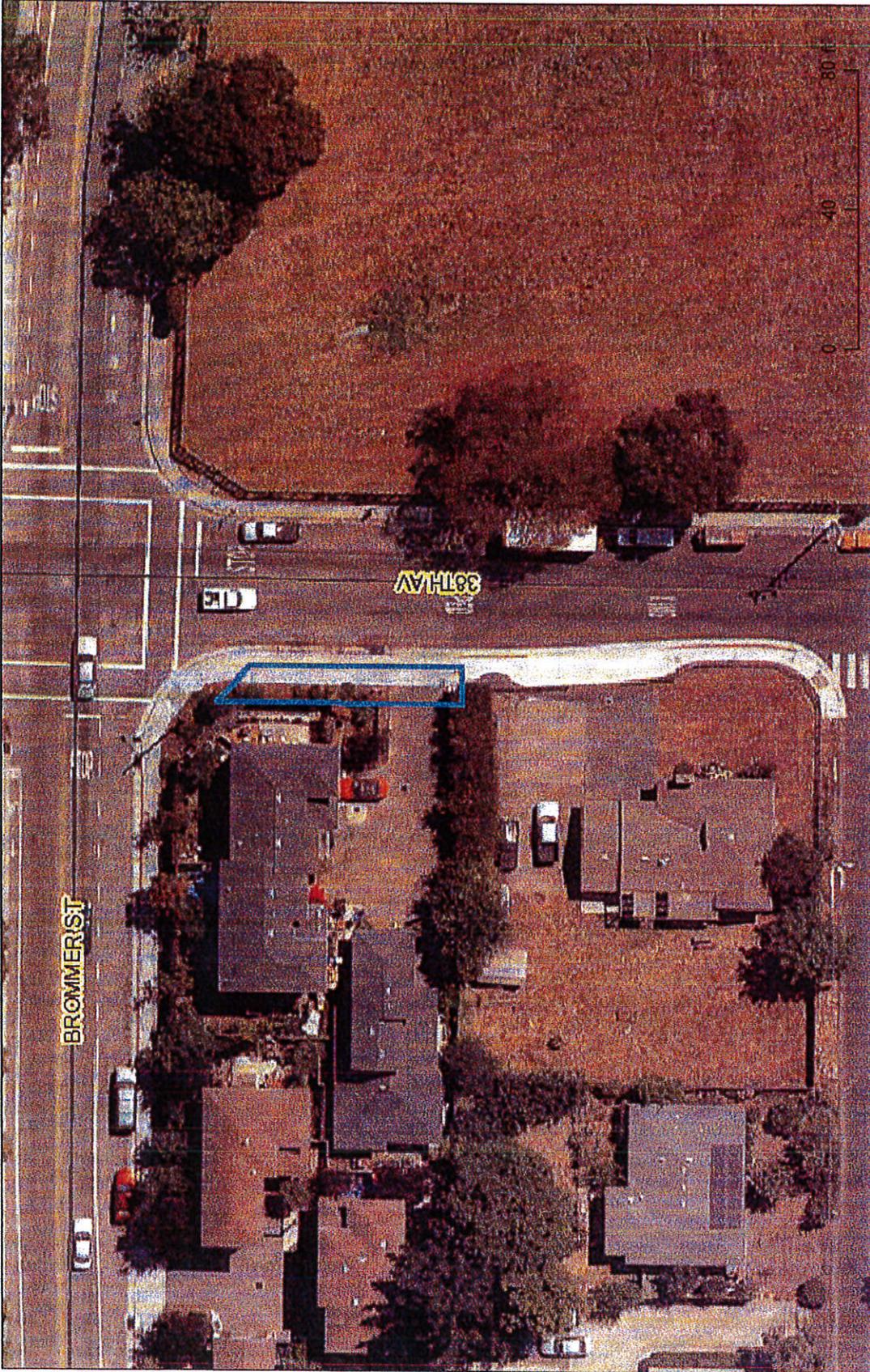
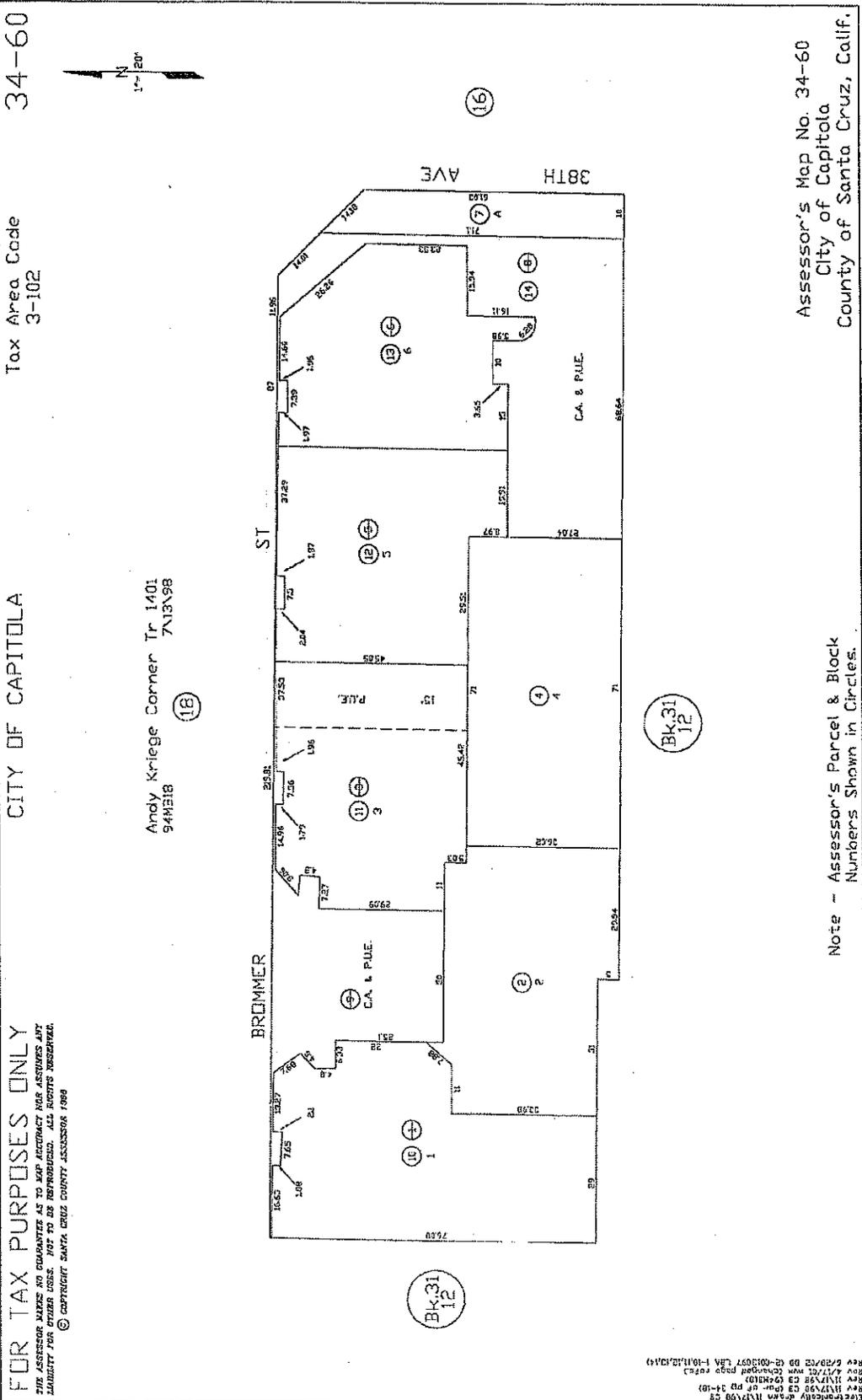


EXHIBIT B
034-601-07



Successor Agency: City of Capitola as the Successor Agency to the former Capitola Redevelopment Agency County, Santa Cruz

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Property No.	Property Type	HSC 24191.5 (c)(2)		HSC 24191.5 (c)(3)(A)		SALE OF PROPERTY		HSC 24191.5 (c)(3)(B)		HSC 24191.5 (c)(3)(C)		HSC 24191.5 (c)(3)(D)		HSC 24191.5 (c)(3)(E)		HSC 24191.5 (c)(3)(F)		HSC 24191.5 (c)(3)(G)		HSC 24191.5 (c)(3)(H)		
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Purchase	Estimated Current Value	Date of Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit-oriented development	History of previous development proposals and activity		
1	Roadway/Highway/Other	Roadway and sidewalk	1895	-	Market	02/13/14	-	02/27/2014	Road widening	Astford Road Capitola, CA (no address)	004-291-41	5,271 sq. ft.	CC-Community Commercial	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a
2	Roadway/Highway/Other	Roadway and sidewalk	1895	-	Market	02/13/14	-	02/27/2014	Road improvements	38th Avenue, Capitola, CA (no address)	004-291-07	853 sq. ft.	PD - Planned Development	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a

EXHIBIT C



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

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

Redevelopment_Administration@dof.ca.gov

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

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

GENERAL INFORMATION:

Agency Name: **City of Capitola as Successor Agency of the former Capitola Redevelopment Agency**

Date Finding of Completion Received: 05/24/2013

Date Oversight Board Approved LRPMP: February 21, 2014 (Revised LRPMP); Original approved on November 19, 2013.

Long-Range Property Management Plan Requirements

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

Yes No

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

Yes No

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

Yes No

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

Yes No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes No

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

Yes No

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

Yes No

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

Yes No

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

Yes No See further details in Additional Information

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

Yes No See further details in Additional Information

ADDITIONAL INFORMATION

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

The parcels listed on the LRPMP Property Tracking Worksheet II currently contain roadway and sidewalk improvements which are dedicated for public use. Approval of this LRPMP and quit claims will formally transfer the property to the City. These properties will be retained for governmental use by the City of Capitola.

Agency Contact Information

Name: Jamie Goldstein

Title: City Manager

Phone: (831) 475-7300

Email: jgoldstein@ci.capitola.ca.us

Date: 02/21/2014

Name: Tori Hannah

Title: Finance Director

Phone: (831) 475-7300

Email: thannah@ci.capitola.ca.us

Date: 02/21/2014

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

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

Successor Agency: City of Capitola as the Successor Agency to the Former Capitola Redevelopment Agency
 County: Santa Cruz

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Purchase	Estimated Current Value	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	History of previous development proposals and activity	
1	Roadway/ Walkway	Roadway and sidewalk uses	1988	-	Market	02/13/14	-	Quit claim to City 02/27/2014	Road widening	Axford Road, Capitola, CA (parcel # only, no address)	034-204-41	5,271 sq ft	CC - Community Commercial	-	0	-	n/a	n/a	n/a	n/a	n/a
2	Roadway/ Walkway	Roadway and sidewalk uses	1988	-	Market	02/13/14	-	Quit claim to City 02/27/2014	Road improvements	38th Avenue, Capitola, CA (parcel # only, no address)	034-804-07	653 sq ft	PD - Planned Development	-	0	-	n/a	n/a	n/a	n/a	n/a

EXHIBIT C