

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

RESOLUTION NO. 13-007

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE CARLSBAD REDEVELOPMENT AGENCY OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN FOR THE PROPERTY ASSETS RETAINED BY THE SUCCESSOR AGENCY

WHEREAS, pursuant to ABX1 26, State of California legislation adopted in June, 2011, the Carlsbad Redevelopment Agency was dissolved effective February 1, 2012 and the City of Carlsbad became the Successor Agency for the Carlsbad Redevelopment Agency, and the Carlsbad Housing Authority became the Successor Housing Agency for the Carlsbad Redevelopment Agency; and

WHEREAS, the Oversight Board Agency previously authorized transfer of real property and other assets to the City of Carlsbad in both June, 2012 and September, 2013; and

WHEREAS, the Successor Agency to the former Carlsbad Redevelopment Agency is required to prepare a Long Range Property Management Plan for all property assets retained under its ownership following dissolution of the Carlsbad Redevelopment Agency and indicate its intent as to the future use of those Agency assets; and

WHEREAS, the Oversight Board for the Successor Agency desires to approve the Long Range Property Management Plan in order to proceed with the transfer or disposal of these property assets as set forth within the previously approved Oversight Board resolution dated September 24, 2013.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board for the Successor Agency to the Carlsbad Redevelopment Agency as follows:

1. That the above recitations are true and correct.
2. The Oversight Board for the Successor Agency to the Carlsbad Redevelopment Agency hereby approves the Long Range Property Management Plan as set forth as "Exhibit A" to this resolution, and the related letter to the Department of Finance regarding the previous property transfers that occurred prior to February 1, 2012 but subsequently approved by the Oversight Board.

////  
////  
////  
////

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

3. The Oversight Board for the Successor Agency to the Carlsbad Redevelopment Agency hereby confirms within the Long Range Property Management Plan its intent to transfer the Agency share in the Senior Center services facility to the City of Carlsbad via a Grant Deed for ongoing governmental use, and to dispose of the Agency equipment (photocopy machine) in a manner which maximizes its remaining value; these two property assets are the only assets retained by the Carlsbad Successor Agency. All other property assets were previously transferred to the City of Carlsbad, with approval of the Oversight Board.
4. The Housing and Neighborhood Services Director, acting as Successor Agency staff, is authorized to submit the action of the Oversight Board to the appropriate officials within the County of San Diego and/or State of California officials as set forth by State Law, and to represent the Board by providing any additional information requested by the County and State officials related to this matter.
5. The Housing and Neighborhood Services Director is also authorized to execute and submit any documents required to be filed with the City of Carlsbad and/or County of San Diego to complete the transfer or disposal of the listed assets once the appropriate approval has been received by the Department of Finance.

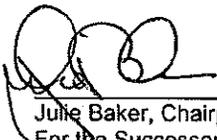
PASSED, APPROVED AND ADOPTED at a special public meeting of the Oversight Board for the Successor Agency to the Carlsbad Redevelopment Agency on the 24th day of October, 2013, by the following vote to wit:

AYES: Baker, Hubbs, O'Connell, Armstrong, Coates, McBride, Kellett

NOES: None

ABSENT: None

ATTEST:



Julie Baker, Chairperson, Oversight Board  
For the Successor Agency to the  
Carlsbad Redevelopment Agency



Debbie Fountain,  
Staff for the Successor Agency to the  
Carlsbad Redevelopment Agency



## Housing & Neighborhood Services

Exhibit 2 - LRPMP

[www.carlsbadca.gov](http://www.carlsbadca.gov)

October 24, 2013

Mr. Michael Cohen, Director  
Department of Finance  
915 L Street  
Sacramento, Ca. 95814

Re: Long Range Property Management Plan; Successor Agency for Carlsbad Redevelopment Agency

Dear Mr. Cohen:

On April 26, 2013, the California Department of Finance completed the *Finding of Completion* for the City of Carlsbad Successor Agency. The related correspondence, dated April 26, 2013, indicated that the Agency was required to submit a *Long-Range Property Management Plan* (LRPMP) to the Department of Finance for review and approval, per HSC Section 34191.5(b), within six months of the date of the correspondence. As a result, the Carlsbad LRPMP has been submitted as of October 26, 2013 to the Department of Finance for review and approval. The Oversight Board Resolution approving the LRPMP was also attached to the plan.

The LRPMP includes only 2 properties or assets currently owned by the Carlsbad Redevelopment Agency: Senior Center and a Xerox Machine. The Redevelopment Agency currently has shared ownership (63%) with the City of Carlsbad (37%) in the Senior Center facility and land; the Agency share will be transferred by Grant Deed to the City of Carlsbad as approved by the Oversight Board (9/24/13) for continued government use to provide meals, recreational and other services to senior residents. The Xerox Photocopy Machine will be disposed of in a manner that maximizes its value as equipment no longer required by the Redevelopment Agency, as approved by the Oversight Board and the State Department of Finance (pending approval of Finding of Completion).

This correspondence is also forwarded to the Department of Finance to acknowledge that some properties owned by the Carlsbad Redevelopment Agency were previously transferred via a *Grant Deed* to the City of Carlsbad **prior to** dissolution of the Carlsbad Redevelopment Agency for a continuing *governmental purpose*. These transfers were subsequently approved by the Oversight Board as soon as that board was established to confirm the appropriateness of the transfers, and these transfers were approved by the Department of Finance. Attached is the Oversight Board staff report and approving resolution. The Asset Transfer Assessment, dated April 9, 2012, was submitted to the Department of Finance on April 11, 2012. The Department of Finance ultimately objected to the transfer of the Low/Mod Housing Set-Aside Funds only. Since there were no other objections from the Department of Finance to the transfers noted on the subject report, it is the understanding of staff that the Oversight Board action to approve



Housing & Neighborhood Services

2965 Roosevelt St., Suite B | Carlsbad, CA 92008 | 760-434-2810 | 760-720-2037 fax

Michael Cohen, Director,  
Department of Finance  
October 24, 2013  
Page 2

the property transfers to the City of Carlsbad is considered final and conclusive. Therefore, these previously transferred properties as noted on the Asset Transfer Assessment, exclusive of the Senior Center, Xerox Machine, and Low/Mod Housing Set-Aside Funds (which were subsequently paid to the County of San Diego for distribution to the tax entities), are no longer property of the Carlsbad Redevelopment Agency and do not need to be reported on the LRPMP. As a side note, the Successor Agency previously noted "streetscape right-of-way/public parking" as an asset held by the Agency. However, further research resulted in a finding that this asset was incorrectly accounted for in Agency financial records. This is not property owned by the Agency, which could potentially be sold or transferred in ownership to the City for continued public purpose. Historical records indicate that this "value" carried on the books was for improvement costs on leased property, and not for land. The Agency no longer leases the subject properties upon which the improvements were constructed for public parking, and the improvements are not an asset of the Agency.

It is the Successor Agency's understanding that this correspondence is requested by the Department of Finance if there were properties previously transferred to the City but not reported within the Oversight-approved LRPMP because they are no longer under the legal ownership of the Agency. If you have questions regarding this correspondence or supporting documentation, you may contact my office as the Successor Agency staff contact and preparer of the LRPMP and this correspondence, at (760) 434-2935.

Sincerely,

*Debbie Fountain*

Debbie Fountain  
Housing and Neighborhood Services Director

Attachments/Exhibits

cc: Oversight Board for the Carlsbad Successor Agency