

RESOLUTION NO. OBSA13-03

A RESOLUTION OF THE OVERSIGHT BOARD TO THE FORMER
CARSON REDEVELOPMENT AGENCY, APPROVING AND ADOPTING
THE LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, as a result of the passage of Assembly Bill 26 from the 2011-12 First Extraordinary Session of the California Legislature (ABx1 26), the Carson Redevelopment Agency (RDA) was dissolved on February 1, 2012; and

WHEREAS, pursuant to Assembly Bill 1484 of the 2011-12 Legislative Session (AB 1484) which amended ABx1 26 (ABx1 26 and AB 1484, collectively, the "Dissolution Act"), the Successor Agency for the former RDA (Successor Agency) is a separate public agency now charged with winding down the RDA's affairs, including making payments due for enforceable obligations (as defined in the Dissolution Act), and perform obligations required pursuant to enforceable obligations; and

WHEREAS, pursuant to Health and Safety Code section 34179.5 within six months after receiving a Finding of Completion from the Department of 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.

WHEREAS, the Successor Agency anticipates completing the Finding of Completion process within the 2013 calendar year; and

WHEREAS, Oversight Board has been duly established and operating pursuant to Health and Safety Code section 34179; and

WHEREAS, the Oversight Board has taken into consideration its fiduciary responsibility to the holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD AS FOLLOWS:

Section 1. That the above recitals are true, correct, and incorporated herein.

Section 2. The Oversight Board has reviewed and approves the Long-Range property management Plan.

Section 3. The Oversight Board directs staff to transmit to the Department of Finance the Long-Range Property Management Plan once the Finding of Completion has been issued.

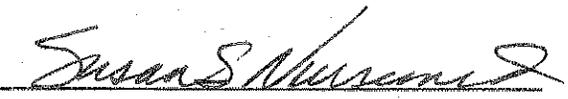
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Susan S. Nursement, Secretary of the Oversight Board to the Former Carson Redevelopment Agency, do hereby certify that the whole number of members of the Board is seven; that the foregoing resolution, being Resolution No. OBSA13-03 was duly and regularly adopted by said Board at a meeting of the Oversight Board, duly held on the 24th day of June, 2013, and that the same was passed and adopted by the following vote:

AYES: BOARD MEMBERS: Hidalgo, Kaji, Sztorch and Walsh

NOES: None

ABSENT: BOARD MEMBERS: Dear, Curry and Gray


Secretary Susan S. Nursement

RESOLUTION NO. OBSA13-07

A RESOLUTION OF THE OVERSIGHT BOARD TO THE FORMER
CARSON REDEVELOPMENT AGENCY, APPROVING AND ADOPTING
THE LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, as a result of the passage of Assembly Bill 26 from the 2011-12 First Extraordinary Session of the California Legislature (ABx1 26), the Carson Redevelopment Agency (RDA) was dissolved on February 1, 2012; and

WHEREAS, pursuant to Assembly Bill 1484 of the 2011-12 Legislative Session (AB 1484) which amended ABx1 26 (ABx1 26 and AB 1484, collectively, the "Dissolution Act"), the Successor Agency for the former RDA (Successor Agency) is a separate public agency now charged with winding down the RDA's affairs, including making payments due for enforceable obligations (as defined in the Dissolution Act), and perform obligations required pursuant to enforceable obligations; and

WHEREAS, pursuant to Health and Safety Code section 34179.5 within six months after receiving a Finding of Completion from the Department of 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; and

WHEREAS, the Successor Agency anticipates completing the Finding of Completion process within the 2013 calendar year; and

WHEREAS, Oversight Board has been duly established and operating pursuant to Health and Safety Code section 34179; and

WHEREAS, the Oversight Board has taken into consideration its fiduciary responsibility to the holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD AS FOLLOWS:

Section 1. That the above recitals are true, correct, and incorporated herein.

Section 2. The Oversight Board has reviewed and approves the Long-Range property management Plan.

Section 3. The Oversight Board hereby directs that the proceeds of sales of property pursuant to the Long-Range Management Plan will go to the County Auditor-Controller for distribution to the taxing entities.

[MORE]

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Susan S. Nursement, Secretary of the Oversight Board to the Former Carson Redevelopment Agency, do hereby certify that the whole number of members of the Board is seven; that the foregoing resolution, being Resolution No. OBSA13-07 was duly and regularly adopted by said Board at a meeting of the Oversight Board, duly held on the 23rd day of September, 2013, and that the same was passed and adopted by the following vote:

AYES: BOARD MEMBERS: Dear, Curry, Gray and Sztorch

NOES:

ABSENT: BOARD MEMBERS: Hidalgo, Kaji and Walsh


Secretary Susan S. Nursement

RESOLUTION NO. OBSA13-08

A RESOLUTION OF THE OVERSIGHT BOARD TO THE FORMER
CARSON REDEVELOPMENT AGENCY, APPROVING AND ADOPTING
THE LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, as a result of the passage of Assembly Bill 26 from the 2011-12 First Extraordinary Session of the California Legislature (ABx1 26), the Carson Redevelopment Agency (RDA) was dissolved on February 1, 2012; and

WHEREAS, pursuant to Assembly Bill 1484 of the 2011-12 Legislative Session (AB 1484) which amended ABx1 26 (ABx1 26 and AB 1484, collectively, the "Dissolution Act"), the Successor Agency for the former RDA (Successor Agency) is a separate public agency now charged with winding down the RDA's affairs, including making payments due for enforceable obligations (as defined in the Dissolution Act), and perform obligations required pursuant to enforceable obligations; and

WHEREAS, pursuant to Health and Safety Code section 34179.5 within six months after receiving a Finding of Completion from the State Department of 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; and

WHEREAS, the State Department of Finance issued the Successor Agency a Finding of Completion on August 9, 2013; and

WHEREAS, the Successor Agency submitted its Long-Range Property Management Plan to the State Department of Finance on September 24, 2013; and

WHEREAS, the State Department of Finance has requested a modification to item No. 4 in the Long-Range Property Management Plan prior to approval; and

WHEREAS, Oversight Board has been duly established and operating pursuant to Health and Safety Code section 34179; and

WHEREAS, the Oversight Board has taken into consideration its fiduciary responsibility to the holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD AS FOLLOWS:

Section 1. That the above recitals are true, correct, and incorporated herein.

[MORE]

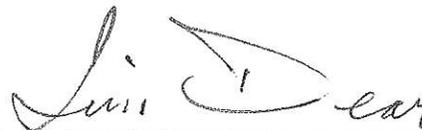
Section 2. The Oversight Board has reviewed and approves the Long-Range Property Management Plan dated October 21, 2013 indicating that the property listed as item No. 4 will be sold at fair market value.

Section 3. The Oversight Board hereby directs that the proceeds of sales of property pursuant to the Long-Range Management Plan will go to the County Auditor-Controller for distribution to the taxing entities.

Section 4. The Oversight Board directs staff to transmit to the State Department of Finance the Long-Range Property Management Plan immediately.

Section 5. The Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this 23rd day of October, 2013.



Chair Jim Dear

ATTEST:


Secretary Susan S. Nursement

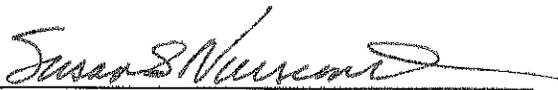
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Susan S. Nursement, Secretary of the Oversight Board to the Former Carson Redevelopment Agency, do hereby certify that the whole number of members of the Board is seven; that the foregoing resolution, being Resolution No. OBSA13-08 was duly and regularly adopted by said Board at a meeting of the Oversight Board, duly held on the 23rd day of October, 2013, and that the same was passed and adopted by the following vote:

AYES: BOARD MEMBERS: DEAR, KAJI, STZORCH, WALSH

NOES:

ABSENT: BOARD MEMBERS: CURRY, GRAY, HIDALGO


Secretary Susan S. Nursement

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)				SC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(E)		SC 34191.5 (c)(1)(I)	HSC 34191.5 (c)(1)(G)	SC 34191.5 (c)(1)(H)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (in acres)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals & activity	
1	vacant land	MH		7/28/2003	\$ 3,404,500	-	-	-	-	-					\$5 million (Appraised value less remediation)	-	none.	Contamination exists.	low	yes	Option to purchase by BP expired on 11/15/12.		
2	vacant land	CA		10/5/1996	\$ 6,786,133	-	-	-	-	-					\$3.5 million (appraised value)	-	none.	Phase I, no contamination.	low	-	Had one ENA that ended in 1/13/08: no DDA.		
3	vacant land	ML-D		5/31/2002	\$ 375,000	-	-	-	-	-					-	-	none.		low	yes	n/a		
4	paved lot	CG	parking lot	7/1/1978	0	-	-	-	-	-					-	-	none.		low	yes	n/a		
5	vacant land	MH		3/5/2001	\$ 368,500	-	-	-	-	-					-	-	none.	Remediated in 2007.	low	-	Had a DDA from 2/3/06 terminated on 8/2/06.		
6	vacant land	MU-CS	none - lot too small	7/15/2002	\$ 175,000	50,000		2/17/2013	50,000	2/19/13					50,000	-	none.		low	yes	n/a		

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)				SC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		SC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	SC 34191.5 (c)(1)(H)		
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (in acres)	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	Advance ment of planning objectives of the successo r agency	History of previous development proposals & activity
7	vacant land	MU-CS		11/19/01	\$ 550,000	-	-	-	-	-	This is a small, vacant square-shaped corner lot only 0.39-acres (Site) in size. It forms the S/W corner of Carson Street and Figueroa Street and is bounded by 405 freeway on the east, by Carson Street on the north, and is part of the intersection that forms the eastern entrance to the city at Carson and Figueroa Streets. The Site was originally a gas station. The former Carson Redevelopment Agency (Agency) purchased it to mitigate blight in the area. The former owner remediated the Site and provided the Agency with a letter of indemnification. Both the Agency and the Housing Authority have entertained development proposals from developers over the years but none of them were pursued. This was because the owner of the adjacent property refused to sell his property to the Agency for assemblage with the Site, which is necessary for a marketable project. Due to its size and location, the Site is best suited for development only if assembled with the adjacent property in order to create a marketable project and better comply with the Carson Street Master Plan. However, should a qualified buyer make an appropriate offer the Site will be sold at fair market value.	600 W. Carson	7343-020-902-904	0.39	MU-CS	-	-	none.	remediated gas station	low	-	Had a DDA from June '06 until terminated in December '08.
8	vacant land	MU-CS		7/9/01 & 1/10/02	\$323,000 & \$129,667	-	-	-	-	-	This is a small, vacant square-shaped corner property, only 0.37-acres (Site). It forms the S/E corner of Carson Street and Figueroa Street and is part of the intersection that forms the eastern entrance to the city on Carson Street. The former Carson Redevelopment Agency (Agency) purchased it to mitigate blight in the area and with the intention of assembling it with adjacent property to create a more developable and marketable site. Although the Agency attempted more than once to acquire the adjacent properties to the east and south of the Site, neither owner was willing to sell their land at a rational price. Due to its size and location, the Site is best suited for development only if assembled with the adjacent property in order to create a marketable project and better comply with the Carson Street Master Plan. However, should a qualified buyer make an appropriate offer the Site will be sold at fair market value.	526 W. Carson & 21704 Figueroa	7343-019-900 & 7343-019-901	0.37	MU-CS	-	-	none.	low	-	n/a	
9	vacant land	MU-CS		11/16/01	\$ 1,775,000	-	-	-	-	-	This is a vacant, 2.2-acre parcel(s) of land just west of the NW corner of Carson Street and Avalon Boulevard (Site). The Site has frontage on Carson Street and lies between the Villagio multi-tenant apartment project on the west side and a strip center with a gas station on the east side. Purchased many years ago by the former Carson Redevelopment Agency (Agency), the Site has been the subject of a request for proposal (RFP) for a mixed-use affordable housing development. Although no developer entered into a development agreement with the Agency, mainly due to the economy and residential market at the time, the Carson Housing Authority had begun to market the Site again in early 2013. As a result of the Department of Finance's decision to award ownership of the Site to the Successor Agency (SA) once done, the Authority plans to purchase the Site from the SA. The Authority will then partner with a residential developer to create a mixed-use residential project on the Site.	615 E. Carson	7337-011-900 & 7337-011-901	2.2	MU-CS	-	-	none.	low	yes	Selected a developer from RFP - did not proceed with DDA.	