

OVERSIGHT BOARD RESOLUTION NO. 2014-03

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE  
DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF CRESCENT CITY  
APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN  
PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY  
CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LONG-RANGE  
PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN  
CONNECTION THEREWITH

WHEREAS, Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Crescent City Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency (the "Successor Agency") by operation of law, and

WHEREAS, Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties and the interests in real property of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7, and

WHEREAS, Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on May 9, 2013, and

WHEREAS, The staff of the Successor Agency has prepared and submitted to the Board of the Successor Agency the Revised long-range property management plan attached hereto as Exhibit A (the "Revised LRPMP"), which Revised LRPMP addresses the disposition and use of the real properties and the interests in real property of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c).

NOW, THEREFORE BE ITS RESOLVED, the Crescent City Oversight Board hereby finds and resolves as follows:

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

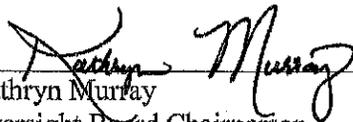
Section 2. The Successor Agency hereby approves the Revised LRPMP substantially in the form attached hereto as Exhibit A. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the Revised LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 3. Pursuant to Health and Safety Code Section 34180(j), Staff of the Successor Agency is hereby authorized and directed to transmit the Revised LRPMP to the Oversight Board, the County Administrative Officer, the County Auditor-Controller, and DOF.

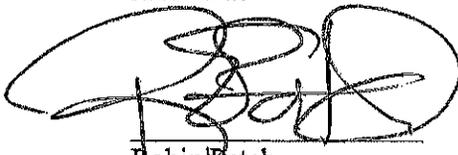
Section 4. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

Section 5. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) (the "Guidelines"), the Successor Agency has determined that the approval of the Revised LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the Revised LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of May.

  
\_\_\_\_\_  
Kathryn Murray  
Oversight Board Chairperson

ATTEST:



Robin Patch  
Oversight Board Secretary

# **SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF CRESCENT CITY**

## **LONG RANGE PROPERTY MANAGEMENT PLAN REVISED MARCH 2014**

### **TRANSFER AND USE OF REAL PROPERTY ASSETS OF THE FORMER REDEVELOPMENT AGENCY**

The Successor Agency to the former Redevelopment Agency of the City of Crescent City (Successor Agency) is required by Assembly Bill 1x 26 (“AB 1x 26”) and Assembly Bill 1484 (“AB 1484”), collectively “Dissolution Bills,” to prepare a Long Range Property Management Plan (“Property Management Plan”) that addresses the disposition and use of the properties of the former Redevelopment Agency of the City of Crescent City (the “former Agency”). The Property Management Plan must be submitted to the Oversight Board and the Department of Finance (“DOF”) for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion (“FOC”). The Successor Agency’s FOC was issued by the Department of Finance on May 9, 2013.

The Dissolution Bills established a Community Redevelopment Property Trust Fund, (“Property Trust Fund”) administered by the Successor Agency, to serve as the repository of the former Agency’s real properties upon approval of the Property Management Plan by the DOF. Properties retained for governmental use and implementation of a redevelopment plan will be transferred from the Property Trust Fund to the City of Crescent City (“City”), while other properties will be placed on the market for sale with subsequent distribution of proceeds to the appropriate taxing entities. The Successor Agency must receive prior approval by the Oversight Board for each property transfer or disposition. Oversight Board approval is subject to DOF review.

The Property Management Plan addresses the disposition and use of the real properties of the former Agency and must do all of the following:

Include an inventory of all properties in the Property Trust Fund. The inventory shall consist of all of the following information:

- 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.
- The purpose for which the property was acquired.
- Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
- An estimate of the current value of the parcel including, if available, any appraisal information.
- 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.
- The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
- A description of the property’s potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
- A brief history of previous development proposals and activity, including the rental or lease of property.
- Address the use or disposition of all of the properties in the Property Trust Fund. Permissible uses include the retention of the property for governmental use, 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 Property Management Plan shall separately identify and list properties in the Property Trust Fund

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:

- 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.
- 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 immediately above, the proceeds from the sale shall be distributed as property tax to the taxing entities.

Properties cannot be transferred to the Property Trust Fund unless the Property Management Plan has been approved by the Oversight Board and the DOF. Once that occurs, the properties will be transferred to the Property Trust Fund. This Property Management Plan identifies two types of uses: 1) property for governmental use; and 2) property for future disposition. Prior to transfer of any property for future disposition/development, the City must enter into a compensation agreement with the other taxing entities to provide payments to them in proportion to their shares of the base property tax, as required by Health and Safety Code Section 34180(f).

The Agency owns the following five parcels:

1. City Hall property at 377 J. Street; APN: 118-12-033
2. Police Department Property at 686 G Street; APN: 118-18-001
3. Housing Authority Property at 235 H Street; APN: 118-07-004
4. Vacant Lot; APN: 118-07-014: This property is on the southeast corner of I Street and the old right of way of 2<sup>nd</sup> Street. Currently a pedestrian walk way.
5. Vacant Lot next to old KPOD building; APN: 118-07-008: Located on the south side of the old 2<sup>nd</sup> Street right of way which is now a pedestrian walk way. It is located between H and I Streets. On the southwest corner of a pedestrian walk way that accesses a parking lot.

### Next Steps

The Successor Agency received the FOC from the DOF on May 9, 2013. Following approval of this Property Management Plan by the Oversight Board, Staff will:

- Submit the Property Management Plan to the DOF for approval.
- Upon DOF approval, transfer all properties to the Property Trust Fund administered by the Successor Agency.
- Request Oversight Board approval to transfer those properties retained for governmental use to the City.
- Request Successor Agency transfer those properties retained for governmental use and implementation of a redevelopment plan to the City, and request City receive them.
- Initiate processes for Sites #4 and #5 retained in the Property Trust Fund for sale of the properties and distribution of the proceeds to appropriate taxing entities.

**Agency Owned Property:** AB 1X 26 provides a process for the City to ultimately retain property that is used for government purposes (city facilities).

Section 34181 (a) allows the oversight board to direct the successor agency to transfer ownership of assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries and local agency administrative buildings, to the appropriate public jurisdiction, pursuant to any agreements relating to the construction or use of such an asset.

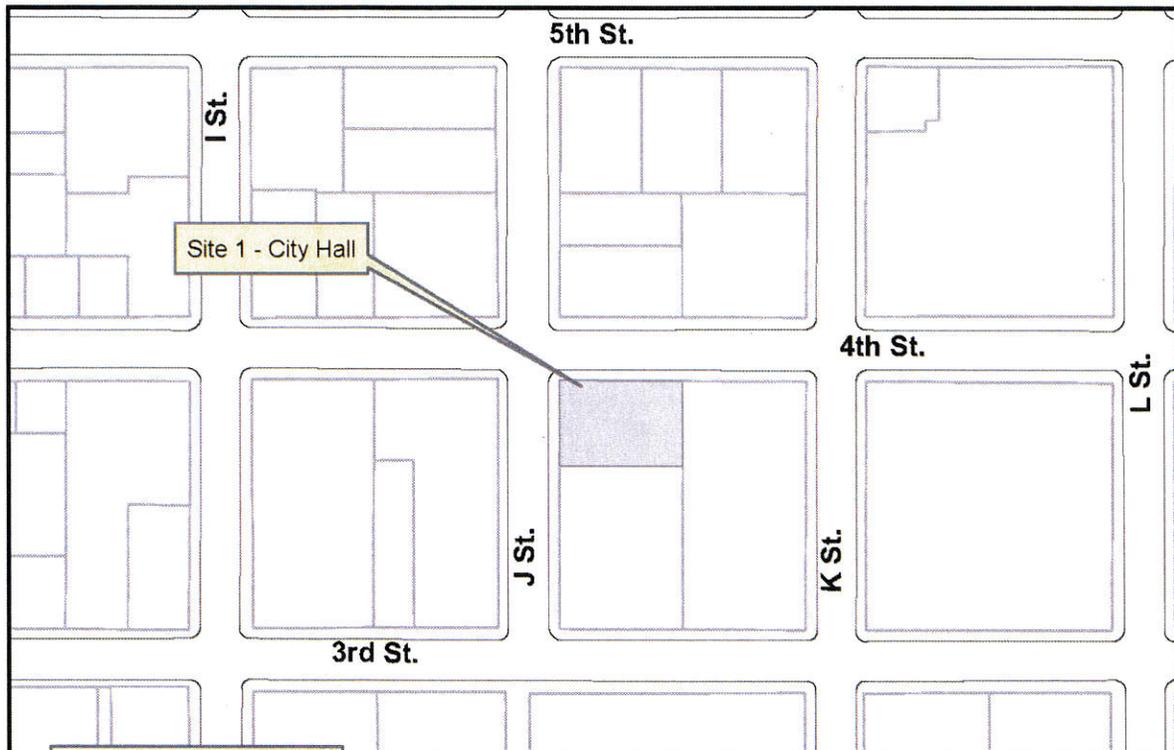
**Properties to be transferred to the City for Governmental Purpose:**

- City Hall property at 377 J. Street; APN: 118-12-033:
- Police Department Property at 686 G Street; APN: 118-18-001:
- Housing Authority Property at 235 H Street; APN: 118-07-004:

# Successor Agency Real Property Sites #1 - #5



## Site #1: Transfer to City for Governmental Use



0 50 100 200 Feet

**Site #1 Owner / Title:**

- Successor Agency to the Dissolved Redevelopment Agency of the City of Crescent City
- Redevelopment Agency of the City of Crescent City

**Address / Parcel Number:**

- 377 J Street
- 118-12-033

**Current Use / Description:**

- City Hall
- The building is two-stories wood frame construction with a nautical exterior design built in 1968. It is on a concrete slab with a square footage of approximately 3,264. There are fifteen (15) parking spaces on site.

**Acquisition Date / Acquisition Property Value / Acquisition Purpose:**

- July 1992
- Approximately \$300,000
- Implementation of Agency's Redevelopment Activities; acquisition of property for City Hall facilities

**Parcel Size:**

- 9,600 Square Feet, .21 Acres

**Current Zoning:**

- C1: Downtown Business District

**Estimate of Current Value / Property Revenue:**

- An appraisal has not been completed for this property.
- No property revenue

**History of Environmental Contamination:**

- No record of environmental studies

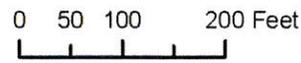
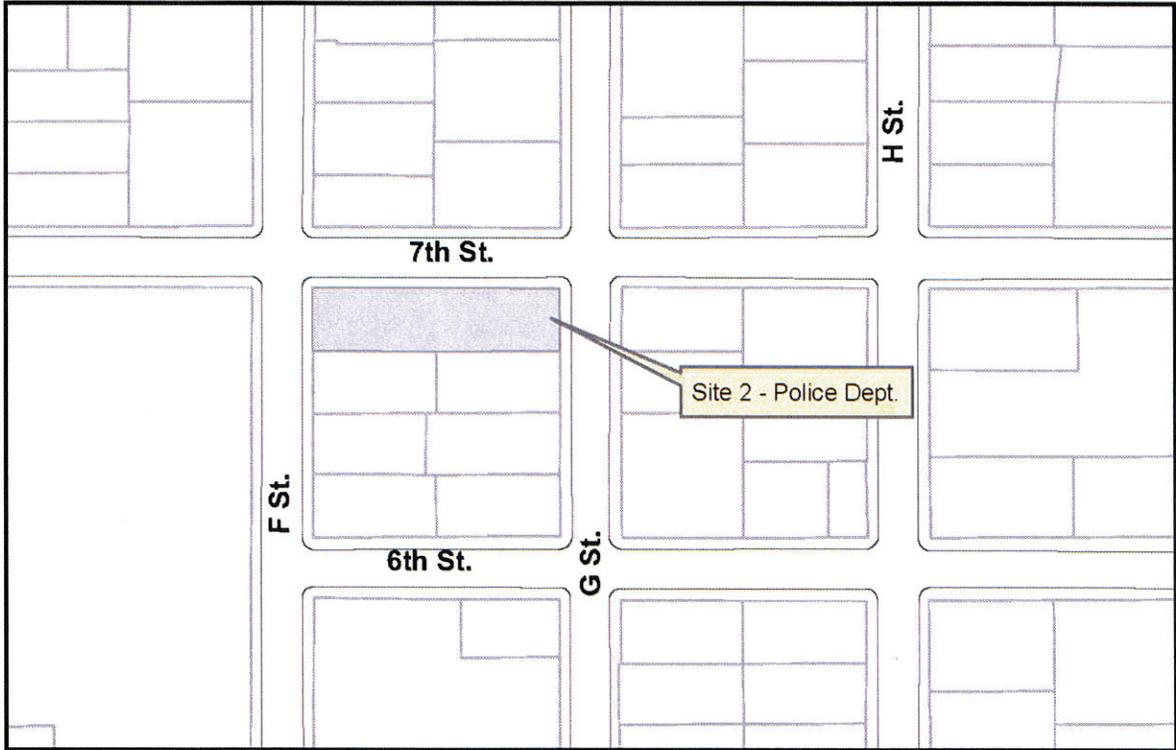
**Potential for Transit-Oriented Development / Use or Disposition of Property / Advancement of the Planning Objectives of the Successor Agency:**

- Not applicable
- Transfer to City for governmental use. This property was acquired by the former Agency in implementation of the Redevelopment Plan, in order to relocate government offices to the downtown core. The acquisition and relocation of City Hall to this building addressed a need to provide and make improvements to certain public facilities and services in the Project Area in order to reduce the continuing process of deterioration.

**Previous Development Proposals and Activity**

- No records of development proposals or activity. The site was developed in 1968, and has been utilized as City Hall since its acquisition by the former Agency in 1992.

# Site #2: Transfer to City for Governmental Use



**Site #2 Owner / Title:**

- Successor Agency to the Dissolved Redevelopment Agency of the City of Crescent City
- Redevelopment Agency of the City of Crescent City

**Address / Parcel Number:**

- 686 G Street
- 118-18-001

**Current Use / Description:**

- Crescent City Police Department
- The building is a single story masonry construction with a wood roof built in 1980. It is on a concrete slab with a square footage of approximately 3,382. There are no holding cells. The structure has offices, conference room, front desk, and locker rooms. There are twelve (12) parking spaces on site.

**Acquisition Date / Acquisition Property Value / Acquisition Purpose:**

- February 1992
- Approximately \$200,000
- Implementation of Agency's Redevelopment Activities

**Parcel Size:**

- 14,400 Square Feet, .33 Acres

**Current Zoning:**

- RP: Residential Professional

**Estimate of Current Value / Property Revenue:**

- An appraisal has not been completed for this property.
- No property revenue

**History of Environmental Contamination:**

- No record of environmental studies

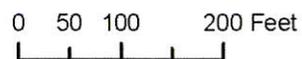
**Potential for Transit-Oriented Development / Use or Disposition of Property / Advancement of the Planning Objectives of the Successor Agency:**

- Not applicable
- Transfer to City for governmental use. This property was acquired by the former Agency in implementation of the Redevelopment Plan in order to relocate government offices to the downtown core. The acquisition and relocation of the Police Department offices to this building addressed a need to provide and make improvements to certain public facilities and services in the Project Area in order to reduce the continuing process of deterioration.

**Previous Development Proposals and Activity**

- No records of development proposals or activity. The site was developed in 1980, and has been occupied by the Police Department since its acquisition by the former Agency in 1992.
-

## Site #3: Transfer to City for Governmental Use



**Site #3 Owner / Title:**

- Successor Agency to the Dissolved Redevelopment Agency of the City of Crescent City
- Redevelopment Agency of the City of Crescent City

**Address / Parcel Number:**

- 235 H Street
- 118-07-004

**Current Use / Description:**

- Crescent City Housing Authority
- The building is a single story wood frame construction built in 1970. It is on a concrete slab with a square footage of approximately 3,448. This is an office building with an attorney office at the rear. The front portion is occupied by the Housing Authority and has offices, conference room, records storage area and kitchenette. There is no parking on site.

**Acquisition Date / Acquisition Property Value / Acquisition Purpose:**

- January 1993
- Approximately \$115,000
- Implementation of Agency's Redevelopment Activities

**Parcel Size:**

- 3,510 Square Feet, .08 Acres

**Current Zoning:**

- CW: Commercial Waterfront

**Estimate of Current Value / Property Revenue:**

- An appraisal has not been completed for this property.
- There is property revenue from a lease of the back office space to an attorney. The lease revenue is currently \$665.00 per month. The revenue goes into the maintenance and upkeep of the structure.

**History of Environmental Contamination:**

- No record of environmental studies

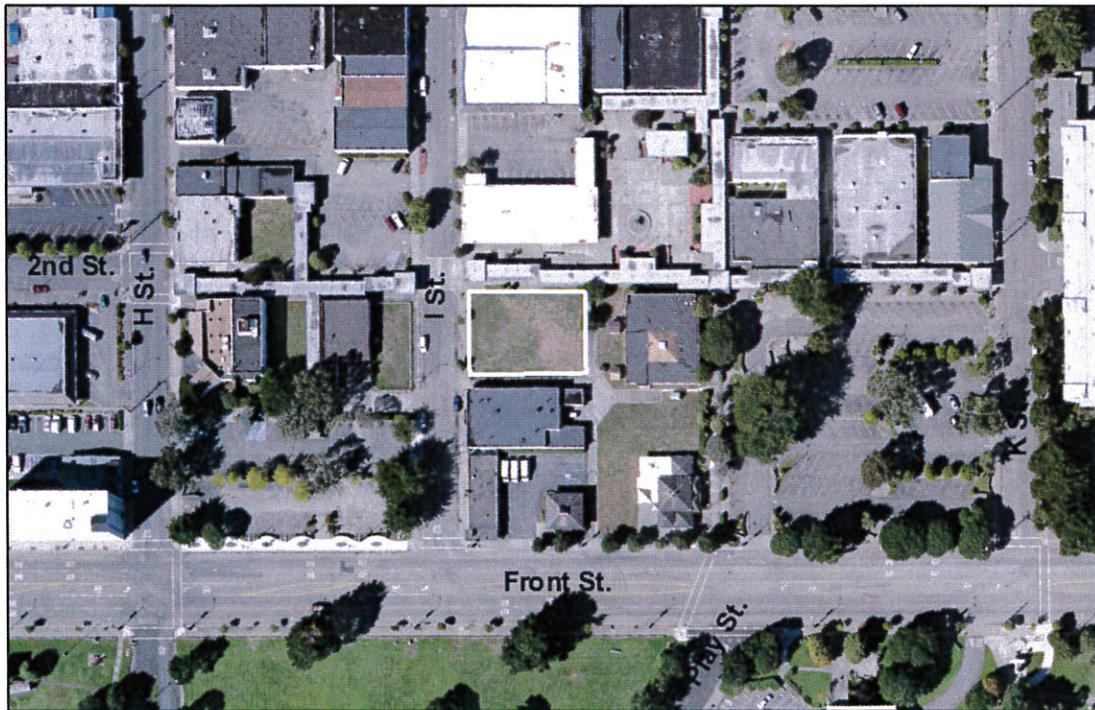
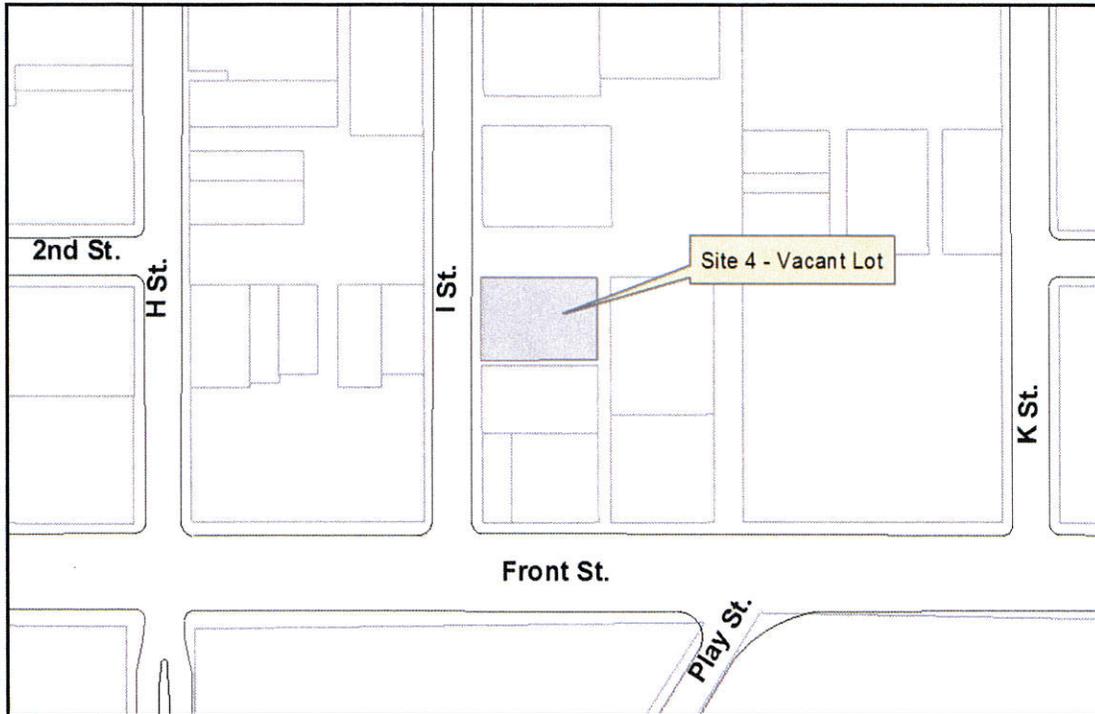
**Potential for Transit-Oriented Development / Use or Disposition of Property / Advancement of the Planning Objectives of the Successor Agency:**

- Not applicable
- Transfer to City for governmental use. This property was acquired by the former Agency in implementation of the Redevelopment Plan in order to relocate government offices to the downtown core. The acquisition of this property, and use by the Housing Authority addressed a need to provide and make improvements to certain public facilities and services in the Project Area in order to reduce the continuing process of deterioration.

**Previous Development Proposals and Activity**

No records of development proposals or activity. The site was developed in 1970 and has been occupied by the Housing Authority since it was acquired by the former Agency in 1993.

## Site #4 - Disposition of Property



0 50 100 200 Feet



**Site #4 Owner / Title:**

- Successor Agency to the Dissolved Redevelopment Agency of the City of Crescent City
- Redevelopment Agency of the City of Crescent City

**Address / Parcel Number:**

- No Address: This property is on the southeast corner of I Street and the old right of way of 2<sup>nd</sup> Street. Currently a pedestrian walk way.
- 118-07-014

**Current Use / Description:**

- Vacant Lot
- The subject property is located fronting I Street. The parcel is unimproved consisting of a land area of 85.5' X 110' for a total of 10,260 square feet or .24 acres. The subject site is level. Utilities, sewer, water, and electrical are available to the site.

**Acquisition Date / Acquisition Property Value / Acquisition Purpose:**

- The acquisition dates back to the formation of the Project Area. It is estimated to be around 1965.
- The acquisition property value is unknown.
- Implementation of the Downtown Redevelopment Project Area after 1964 Tsunami

**Parcel Size:**

- 10,260 square feet or .24 acres

**Current Zoning:**

- Commercial Waterfront

**Estimate of Current Value / Property Revenue:**

- Per Letter Opinion of Value dated April 16, 2012 based on sales of similar properties and the condition of the subject property it is valued at \$51,300
- No property revenue

**History of Environmental Contamination:**

- No record of environmental studies

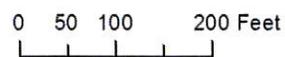
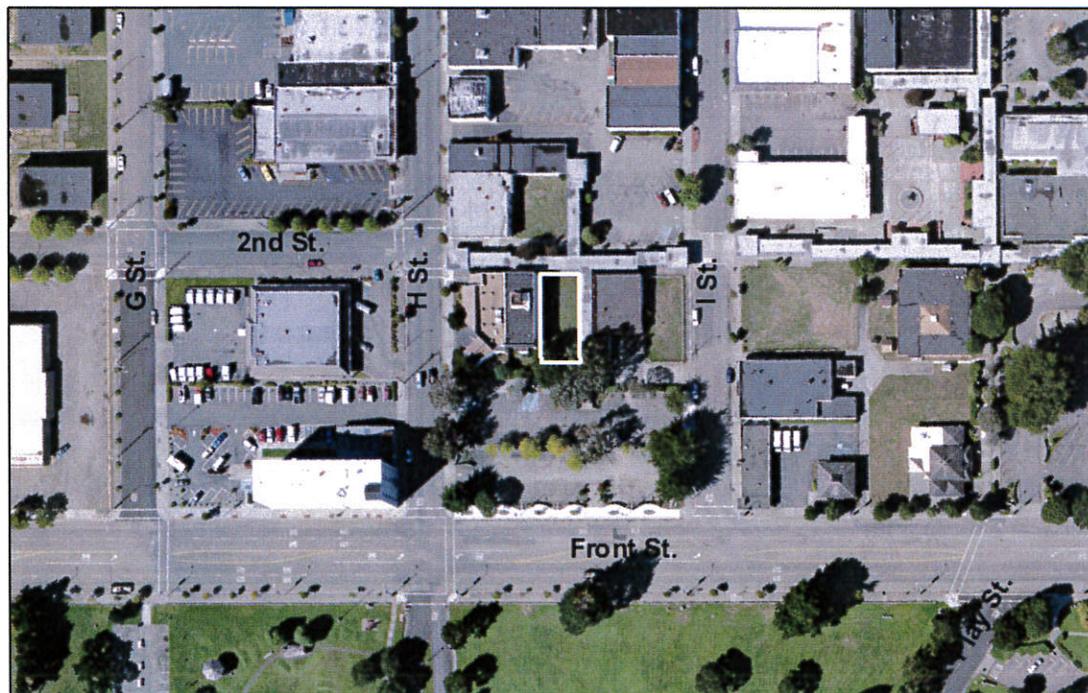
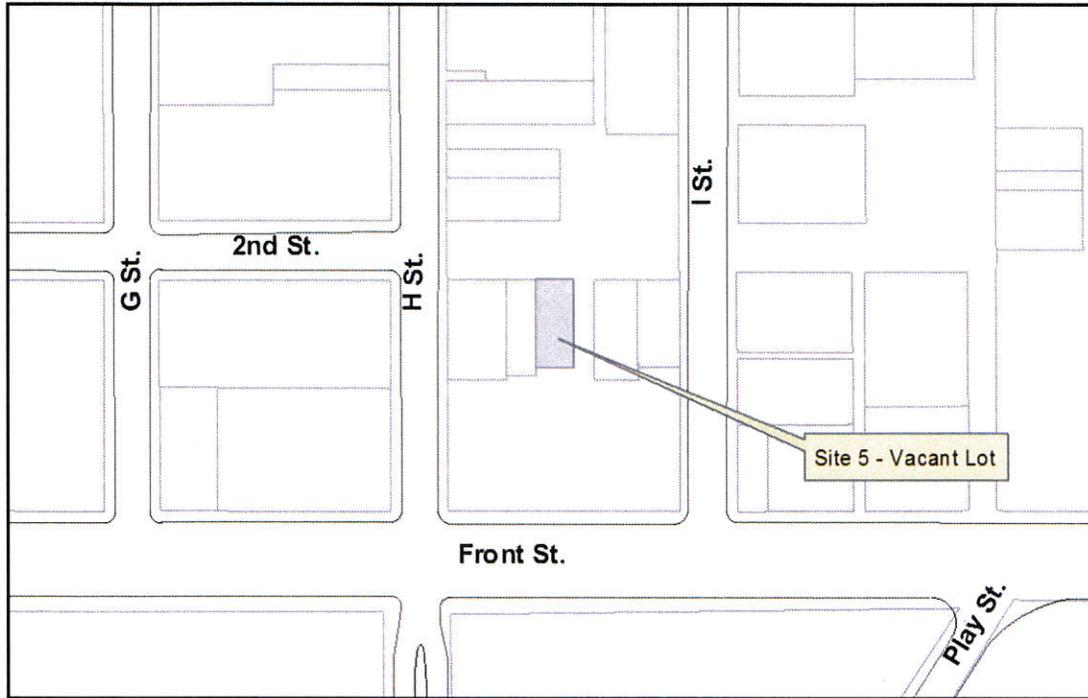
**Potential for Transit-Oriented Development / Use or Disposition of Property / Advancement of the Planning Objectives of the Successor Agency:**

- None
- Property to be placed on the market for sale. Proceeds of the sale will be distributed to the other taxing entities in proportion to their shares of the base property tax, as required by Health and Safety Code Section 34180(f).
- Development consistent with Downtown Waterfront.

**Previous Development Proposals and Activity**

- No records of development proposals or activity. The site has been in its current status since 1965.

## Site #5 - Disposition of Property



**Site #5 Owner / Title:**

- Successor Agency to the Dissolved Redevelopment Agency of the City of Crescent City
- Redevelopment Agency of the City of Crescent City

**Address / Parcel Number:**

- No Address: Located on the south side of the old 2<sup>nd</sup> Street right of way which is now a pedestrian walk way. It is located between H and I Streets. On the southwest corner of a pedestrian walk way that accesses a parking lot.
- 118-07-008

**Current Use / Description:**

- Vacant Lot
- The subject property is located between H Street and I Street. The parcel is unimproved consisting of a land area of 40' X 90' for a total of 3,600 square feet or .08 acres. The subject site is level. Utilities, sewer, water, and electrical are available to the site.

**Acquisition Date / Acquisition Property Value / Acquisition Purpose:**

- The acquisition dates back to the formation of the Project Area. It is estimated to be around 1965.
- The acquisition property value is unknown.
- Implementation of the Downtown Redevelopment Project Area after 1964 Tsunami

**Parcel Size:**

- 3,600 square feet or .08 acres

**Current Zoning:**

- Commercial Waterfront

**Estimate of Current Value / Property Revenue:**

- Per Letter Opinion of Value dated April 16, 2012 based on sales of similar properties and the condition of the subject property it is valued at \$16,200
- No property revenue

**History of Environmental Contamination:**

- No record of environmental studies

**Potential for Transit-Oriented Development / Use or Disposition of Property / Advancement of the Planning Objectives of the Successor Agency:**

- None
- Property to be placed on the market for sale. Proceeds of the sale will be distributed to the other taxing entities in proportion to their shares of the base property tax, as required by Health and Safety Code Section 34180(f).
- Development consistent with Downtown Waterfront.

**Previous Development Proposals and Activity**

- No records of development proposals or activity. The site has been in its current status since 1965.