

OVERSIGHT BOARD RESOLUTION NO. 2015-06

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE EL CERRITO REDEVELOPMENT AGENCY APPROVING AN AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Law"), the El Cerrito Redevelopment Agency (the "Dissolved RDA") was dissolved as of February 1, 2012, and the City of El Cerrito, acting in a separate limited capacity and known as the Successor Agency of the El Cerrito Redevelopment Agency, has elected to serve as the successor agency (the "Successor Agency") of the Dissolved RDA; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Law, the Successor Agency is a separate legal entity from the City of El Cerrito (the "City"); and

WHEREAS, the City Council (the "City Council") of the City serves in a separate capacity as the governing board of the Successor Agency; and

WHEREAS, the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Dissolved RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, the City Council of the City of El Cerrito (the "City Council") adopted Redevelopment Plan for the City of El Cerrito Redevelopment Project Area by Ordinance No. 77-17, adopted on November 28, 1977, as amended by Ordinance No. 80-13, adopted on December 15, 1980; as amended by Ordinance No. 89-5, adopted on July 10, 1989; as amended by Ordinance No. 94-4, adopted on July 25, 1994; as amended by Ordinance No. 2004-3, adopted March 1, 2004; as amended by Ordinance No. 2005-01, adopted March 21, 2005; and as further amended by Ordinance No. 2006-10, adopted November 6, 2006 (the "Redevelopment Plan"); and

WHEREAS, the Dissolved RDA acquired certain properties (the "Properties") for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plan; and

WHEREAS, the Successor Agency expects to receive a "Finding of Completion" from the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179.7, confirming that the Successor Agency had made specified required payments under the Dissolution Law; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare and submit a Long-Range Property Management Plan (the "LRPMP") to the Oversight Board and the Department of Finance for approval no later than December 31, 2015; and

WHEREAS, the Oversight Board approved an LRPMP at its meeting of November 10, 2015 and directed the Successor Agency to transmit the approved LRPMP and the approval resolution to the Department of Finance; and

WHEREAS, the Department of Finance has provided the Successor Agency with comments on the LRPMP and has requested changes to the LRPMP; and

WHEREAS, the Successor Agency has made changes to the LRPMP to address the Department of Finance comments (the "Amended LRPMP"); and

WHEREAS, the Amended LRPMP provides for the disposition and use of the Properties in a manner consistent with the Dissolution Act; and

WHEREAS, the Successor Agency has determined that the approval of the Amended LRPMP is exempt from the California Environmental Quality Act pursuant to Section 15061(B)(3) which exempts projects under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and the Successor Agency has determined with certainty that there is no possibility that the adoption of the Amended LRPMP will have a significant effect on the environment; and

WHEREAS, the staff report (the "Staff Report") accompanying this Resolution contains additional information and analysis upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency hereby finds that the above Recitals are true and correct, and together with the Staff Report and other information provided by the Successor Agency staff and the public, form the basis for the findings and actions set forth in this Resolution.

BE IT FURTHER RESOLVED that the Oversight Board Designated Communication Official or his or her designee, is hereby authorized and directed to file appropriate notice with respect to this Resolution and the actions set forth in this Resolution in accordance with the applicable provisions of CEQA.

BE IT FURTHER RESOLVED that the Oversight Board hereby approves the Amended LRPMP substantially in the form on file with the Successor Agency Secretary and hereby authorizes the Executive Director of the Successor Agency to make such changes to the Amended LRPMP as may be necessary to obtain the approval of the Department of Finance for the Amended LRPMP.

BE IT FURTHER RESOLVED that, upon approval of the Amended LRPMP by the Oversight Board and the DOF, the Oversight Board authorizes and directs the Successor Agency

Executive Director, or the Executive Director's designee, acting on behalf of the Successor Agency, to execute title transfers as necessary to be able to dispose and use the Properties and any disposition proceeds in accordance with the Amended LRPMP as approved by the Department of Finance and to take any action and execute any documents as may be necessary to implement the disposition and use of the Properties and any disposition proceeds in accordance with the terms approved in the Amended LRPMP and this Resolution.

BE IT FURTHER RESOLVED, the Oversight Board hereby directs its Designated Contact Official, or the Designated Contact Official's designee, to provide written notice and information about this Resolution to the California Department of Finance in accordance with Health and Safety Code Section 34179(h). The actions set forth in this Resolution shall be subject to effectiveness in accordance with Health and Safety Code 34179(h).

I CERTIFY that at the special meeting on November 10, 2015, the Oversight Board of the the El Cerrito Redevelopment Successor Agency passed this resolution by the following vote:

AYES: Directors Dotson, Kronenberg, Malek-Zadeh, Solseng, Zepeda and Chair Jones
NOES: None
ABSENT: Director Potter
ABSTAIN: None

IN WITNESS of this action, I sign this document in the City of El Cerrito on December 15, 2015.


Cheryl Morse, Board Secretary

APPROVED:


William C. Jones III, Chair

OB RESOLUTION NO. 2015-04

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

WHEREAS, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Law"), the El Cerrito Redevelopment Agency (the "Dissolved RDA") was dissolved as of February 1, 2012, and the City of El Cerrito, acting in a separate limited capacity and known as the Successor Agency of the El Cerrito Redevelopment Agency, has elected to serve as the successor agency (the "Successor Agency") of the Dissolved RDA; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Law, the Successor Agency is a separate legal entity from the City of El Cerrito (the "City"); and

WHEREAS, the City Council (the "City Council") of the City serves in a separate capacity as the governing board of the Successor Agency; and

WHEREAS, the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Dissolved RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, the City Council of the City of El Cerrito (the "City Council") adopted Redevelopment Plan for the City of El Cerrito Redevelopment Project Area by Ordinance No. 77-17, adopted on November 28, 1977, as amended by Ordinance No. 80-13, adopted on December 15, 1980; as amended by Ordinance No. 89-5, adopted on July 10, 1989; as amended by Ordinance No. 94-4, adopted on July 25, 1994; as amended by Ordinance No. 2004-3, adopted March 1, 2004; as amended by Ordinance No. 2005-01, adopted March 21, 2005; and as further amended by Ordinance No. 2006-10, adopted November 6, 2006 (the "Redevelopment Plan"); and

WHEREAS, the Dissolved RDA acquired certain properties (the "Properties") for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plan; and

WHEREAS, the Successor Agency expects to receive a "Finding of Completion" from the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179.7, confirming that the Successor Agency had made specified required payments under the Dissolution Law; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare and submit a Long-Range Property Management Plan (the "LRPMP") to

the Oversight Board and the Department of Finance for approval no later than December 31, 2015; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared and pursuant to Successor Agency Resolution No. 2015-03 has approved a LRPMP, a copy of which is on file with the Successor Agency Secretary;

WHEREAS, the LRPMP provides for the disposition and use of the Properties in a manner consistent with and to implement projects identified in the Redevelopment Plan; and

WHEREAS, because of such proposed disposition and use, the LRPMP further calls for the transfer of certain properties to the City for disposition and use in accordance with the Redevelopment Plan and the LRPMP, upon approval of the LRPMP by the Oversight Board and the DOF, all as authorized by Health and Safety Code Section 34191.5(c)(2)(A); and

WHEREAS, in accordance with Health and Safety Code Section 34181(a) and the LRPMP, certain Properties acquired by the Dissolved RDA were acquired for governmental purposes, in particular the Civic Center Property ("Governmental Use Properties"); and

WHEREAS, in accordance with Health and Safety Code Section 34181(a) the LRPMP calls for the transfer of the Governmental Use Properties to the City for continued use for governmental purposes; and

WHEREAS, the Successor Agency has determined that the approval of the LRPMP is exempt from the California Environmental Quality Act pursuant to Section 15061(B)(3) which exempts projects under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and the Successor Agency has determined with certainty that there is no possibility that the adoption of the LRPMP will have a significant effect on the environment; and

WHEREAS, the staff report (the "Staff Report") accompanying this Resolution contains additional information and analysis upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency hereby finds that the above Recitals are true and correct, and together with the Staff Report and other information provided by the Successor Agency staff and the public, form the basis for the findings and actions set forth in this Resolution.

BE IT FURTHER RESOLVED that the Oversight Board Designated Communication Official or his or her designee, is hereby authorized and directed to file appropriate notice with respect to this Resolution and the actions set forth in this Resolution in accordance with the applicable provisions of CEQA.

BE IT FURTHER RESOLVED that the Oversight Board hereby approves the LRPMP in the form on file with the Successor Agency Secretary.

BE IT FURTHER RESOLVED that, upon approval of the LRPMP by the Oversight Board and the DOF, the Oversight Board authorizes and directs the Successor Agency Executive Director, or the Executive Director's designee, acting on behalf of the Successor Agency, to dispose and use the Properties and any disposition proceeds in accordance with the LRPMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Properties and any disposition proceeds in accordance with the terms approved in the LRPMP and this Resolution.

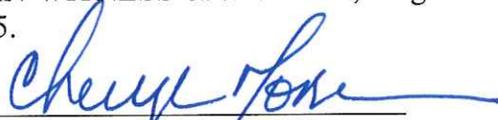
BE IT FURTHER RESOLVED that the Oversight Board hereby directs the Successor Agency to transfer the Governmental Use Properties to the City in accordance with the LRPMP upon approval of the LRPMP by the DOF.

BE IT FURTHER RESOLVED, the Oversight Board hereby directs its Designated Contact Official, or the Designated Contact Official's designee, to provide written notice and information about this Resolution to the California Department of Finance in accordance with Health and Safety Code Section 34179(h). The actions set forth in this Resolution shall be subject to effectiveness in accordance with Health and Safety Code 34179(h).

I CERTIFY that at the special meeting on November 10, 2015, the Oversight Board of the El Cerrito Redevelopment Successor Agency passed this resolution by the following vote:

AYES: Directors Dotson, Kronenberg, Malek-Zadeh, Potter, Solseng, Zepeda and
Chair Jones
NOES: None
ABSENT: None
ABSTAIN: None

IN WITNESS of this action, I sign this document in the City of El Cerrito on November 16, 2015.


Cheryl Morse, Board Secretary

APPROVED:


William C. Jones III, Chair

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date	Property Value/Sale Info	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	Other Property Info	
																										HSC 34191.5 (c)(1)(C)
1	1925 Kearny St.; 11690 San Pablo Avenue; 11600 San Pablo Avenue (Mayfair Block)	502-062-003; 502-062-028; 502-062-029	Mixed-Use	Future Development	N/A	TOD - Mixed-Use Development	7-31-2008; 5-29-1987; 3-4-2009	\$3,987,241	\$3,714,285	11/3/2015	Market	N/A	N/A		Mixed-use redevelopment	68,490	Sqaure Feet	TOD - Mixed-Use	\$3,714,285	0	No	No	Yes	Yes	Yes	Note: The City will enter into a Compensation Agreement with the Affected Taxing Entities.
2	11335-41 San Pablo Ave. (Eastshore Block)	513-372-015	Mixed-Use	Future Development	N/A	TOD - Mixed-Use Development	1-1-1991	\$589,142	\$403,704	11/3/2015	Market	N/A	N/A		Mixed-use redevelopment	8,750	Sqaure Feet	TOD - Mixed-Use	\$403,704	0	No	No	Yes	Yes	No	Note: The City will enter into a Compensation Agreement with the Affected Taxing Entities.
3	6111 Potrero (Eastshore Block)	513-372-018	Mixed-Use	Future Development	N/A	TOD - Mixed-Use Development	1-1-1991	\$93,155	\$148,570	11/3/2015	Market	N/A	N/A		Mixed-use redevelopment	3,612	Sqaure Feet	TOD - Mixed-Use	\$148,570	0	No	No	Yes	Yes	No	Note: The City will enter into a Compensation Agreement with the Affected Taxing Entities.
4	1718 Eastshore (Eastshore Block)	513-372-032	Mixed-Use	Future Development	N/A	TOD - Mixed-Use Development	3-25-1990	\$304,899	\$796,138	11/3/2015	Market	N/A	N/A		Mixed-use redevelopment	25,910	Sqaure Feet	TOD - Mixed-Use	\$796,138	\$6,000	No	Yes	Yes	Yes	No	Note: The City will enter into a Compensation Agreement with the Affected Taxing Entities.
5	10930/10940 San Pablo Ave. (Civic Center)	502-411-029; 502-411-023	Police/Fire Station	Governmental Use	N/A	TOD - Mixed-Use Development	3-0-1992; 8-25-1987	\$302,713	\$1,023,605	11/3/2015	Market	N/A	N/A		Police/Fire Building	23,730	Sqaure Feet	TOD - Mixed-Use	\$1,023,605	0	No	Yes	No	Yes	No	
6	10066-72 San Pablo Ave. (Theater)	504-152-030	Public Building	Sale of Property	Distribute to Taxing Entities	Public Theater	8-1-2002	\$571,105	\$891,250	11/3/2015	Agency Estimate	TBD	TBD		Public Theater & Meeting space	12,981	Sqaure Feet	Public Theater District	\$891,250	\$71,300	Yes	No	No	Yes	Yes	Costs of transaction may be included on the ROPS.