OVERSIGHT BOARD
TO THE FORMER, DISSOLVED
FARMERSVILLE REDEVELOMENT AGENCY

RESOLUTION NO. 2015-04

RESOLUTION OF THE OVERSIGHT BOARD TO THE FORMER, DISSOLVED FARMERSVILLE REDEVELOPMENT AGENCY APPROVING LONG RANGE PROPERTY MANAGEMNT PLAN

WHEREAS, the State of California requires the Successor Agencies of all former, dissolved Redevelopment Agencies to file a Long Range Property Management Plan with the Department of Finance, and

WHEREAS, the Oversight Board of the former, dissolved Farmersville Redevelopment Agency met on November 30, 2015 to review and approve the submission of a draft Long Range Property Management Plan (LRPMP) to the State of California, Department of Finance (DOF), and

WHEREAS, all of the six properties listed in the LRPMP are in service or being developed for public purposes, and

WHEREAS, following initial review by DOF, the Successor Agency wishes to amend the designation of two properties, APN's 128-057-003 and 130-132-007 to "Future Development" use, and

WHEREAS, if the properties cited above as "Future Development" were to ever be transferred to a third party, the City agrees to enter into a Compensation Agreement with the required affected taxing entities of Tulare County.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE FORMER, DISSOLVED FARMERSVILLE REDEVELOPMENT AGENCY THAT THE SUCCESSOR AGENCY TO THE FORMER, DISSOLVED FARMERSVILLE REDEVELOPMENT AGENCY submit to the State of California, Department of Finance, the attached revised LRPMP as Exhibit **1**, which inventories the properties held by the Successor Agency for governmental, public purposes and future development for retention as same, approved with a motion by Board Member G. Gomez and a second by Board Member A. Ishida.

PASSED AND ADOPTED THIS 28th DAY OF DECEMBER, 2015 BY THE FOLLOWING VOTE:

AYES: G. Gomez, A. Ishida, J. Martinez, M. Larsen, J. Jansons
NAYS: 0
ABSTAIN: 0
ABSENT: C. Statton, O. Lariviere

ATTEST:

Patricia F. Button, City Clerk

I Patricia F. Button, City Clerk of the Farmersville RDA Oversight Board, Tulare County, California, hereby certify that the foregoing is a full, true and correct copy of a resolution adopted by the Oversight Committee at a special RDA Oversight Committee meeting held on December 28, 2015 at their normal place of meeting and a copy the resolution is on file in the Office of the Farmersville City Clerk.

EXHIBIT 1: Revised Draft Long Range Property Management Plan.

EXHIBIT I

LONG RANGE PROPERTY MANAGEMENT PLAN

City of Farmersville, CA

Acting as the Successor Agency to the Former Dissolved Farmersville Redevelopment Agency

DOF Submission Copy

Revised Draft

December, 2015

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EXECUTIVE SUMMARY

The former City of Farmersville Redevelopment Agency ("Former RDA") is the owner of record for six properties (6) located in the City of Farmersville ("City"). The six properties are generally located on or near the City's main thoroughfares, near downtown, or are strategically located to provide efficient fire and emergency services to the City.

A summary of the properties is provided below. The properties are numbered for ease of identification. Additional details are provided for each property in later sections of this plan.

1) Civic Center
   909 W. Visalia Road
   APN: 130-180-019

2) Future PD and Fire Station Property
   240 W. Front St.
   APN: 128-057-002

3) Museum Building and Community Center
   881 N. Farmersville Blvd
   APN: 128-057-003

4) Community Center
   623 N. Avery
   APN: 129-134-011

5) Roy's Park Addition
   842 S. Farmersville Blvd.
   APN: 130-160-012

6) Bus Stop /Bus Pull-out
   253 E. Visalia Rd.
   APN: 130-132-007

BACKGROUND

Assembly Bill ("AB") 1484 was enacted in June of 2012 and requires that all successor agencies to former redevelopment agencies prepare an LRPMP in order to dispose of properties owned by redevelopment agencies at the time of dissolution. Property investment by redevelopment agencies was commonplace, particularly for land assembly projects, public purpose projects, public improvements, and affordable housing projects.

The original AB that dissolved redevelopment agencies, ABx1 26, called for the immediate disposition of property in a manner that maximized sale value. AB 1484 revised this requirement to allow successor agencies to think and act more strategically about how to accomplish this

task through the development of the LRPMP. Upon completion, the LRPMP must be approved by the Oversight Board and the Department of Finance ("DOF") before the Successor Agency can execute it.

The former RDA operated the Farmersville redevelopment project area. This document is the LRPMP for the Successor Agency. It details a variety of information about the properties held by the Former RDA, including the Successor Agency's preferences for disposition and all of the other legally required information specified in AB 1484.

STATEMENT OF LEGAL REQUIREMENTS

Pursuant to HSC Section 34191.5 (part of AB 1484), each successor agency that holds property of a former redevelopment agency is required to submit an LRPMP to DOF. Prior to the submittal to DOF, the successor agency's oversight board must approve the LRPMP.

In general, the LRPMP addresses the disposition and use of the real properties of the former redevelopment agency. AB 1484, as provided in HSC section 34191.5 (c), requires that the LRPMP complete all of the following components:

1. Include an inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust Fund"), established to serve as the repository of the former redevelopment agency's real properties. This inventory shall consist of all of the following information as contained in the DOF LRPMP Worksheet attached as Attachment 1.

a. The date of acquisition of the property, the value of the property at that time, and an estimate of the current value of the property.

b. The purpose for which the property was acquired.

c. The parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

d. An estimate of the current value of the parcel including, if available, any appraisal information.

e. 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.

f. The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

g. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency

h. A brief history of previous development proposals and activity, including the rental or lease of property.

2. Address the use or disposition of all the properties in the Trust Fund. Permissible uses include:

a. Retention for governmental use pursuant to subdivision (a) of Section 34181;
b. Retention for future development;
c. Sale of the property; or
d. Use of property to fulfill an enforceable obligation.

3. Separately identify and list properties in the 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:

a. 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, county, or city and county.

b. 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 in subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the taxing entities.

c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the LRPMP has been approved by the oversight board and DOF.

PROPERTY INVENTORY – FORMER REDEVELOPMENT AGENCY

PROPERTIES

The Former RDA owned six properties at dissolution. The properties are grouped into property sites with specific property numbers assigned in the Property Tracking Worksheet for ease of identification. These property sites are organized by "Permissible Uses" under AB 1484 and a detailed description of the properties is provided below.

The Property Tracking Worksheet (Attachment 1) utilizes the DOF-created database with a matrix of all of the information required pursuant to HSC Section 34191.5 (c) as part of AB 1484. It is important to note the following in reviewing the LRPMP:

Transfer of Governmental Use Properties to City

Four properties listed in the Property Tracking Worksheet are proposed to be transferred to the City pursuant to HSC Section 34181 (a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction (in this case, the City) to continue their public purpose use(s).

1) Civic Center
909 W. Visalia Road
APN: 130-180-019

2) Future PD and Fire Station Property
240 W. Front St.
APN: 128-057-002

4) Community Center
623 N. Avery
APN: 129-134-011

5) Roy's Park Addition
842 S. Farmersville Blvd.
APN: 130-160-012

As that section of the Law states, the successor agency is to "dispose of all assets and properties of the former redevelopment agency; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of those 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 existing agreements relating to the construction or use of such an asset."

Pursuant to the requirements of 34191.5 (c) of the HSC, the foregoing characteristics apply to all properties listed under "Retention of Properties for Governmental Use".

Transfer of Properties to City for Future Development

In consultation with staff from DOF, Farmersville has designated two properties as: ***"future development"***. The LRPMP worksheet has been amended to reflect those changes.

Property #3 Museum Building and Community Center
881 N. Farmersville Blvd
APN: 128-057-003

The first property to receive this amended designation is Property # 3 (per the LRPMP Worksheet) also known and the historic museum building and event center property, APN: 128-057-003.

Additional future development may be possible with the site as the city is able to fund further improvements to the site. Its current use as a community facility achieves objectives of, and aligns with, **Goal #2, (2.4)** of the Farmersville Redevelopment Agency Implementation Plan, 2008-2013, in effect at the time of RDA dissolution.

Should this site ever be transferred to a third party in order to facilitate its future development, the City agrees to enter into a Compensation Agreement with the affected Tulare County taxing entities (as required) at that time to distribute any proceeds derived from the future private development/sale of the property.

Property # 6: Bus Stop /Bus Pull-out
253 E. Visalia Rd.
APN: 130-132-007

The second property to receive this amended designation is Property # 6 (per the LRPMP Worksheet) also known as the "Bus Stop" property, APN: 130-132-007

The property's current use as a bus stop, is a community facility which achieves objectives of, and aligns with, **Goal #2 (2.4 & 2.8)** of the Farmersville Redevelopment Agency Implementation Plan, 2008-2013, in effect at the time of RDA dissolution.

Additional future development may be possible with the site as the city is able to fund further improvements to the site. Because it is a remnant piece of land, small, constrained and incompatible for development commercially, the City intends to develop it as a passive "Pocket Park") when, and if, grant funds become available

Should this site ever be transferred to a third party in order to facilitate its future development, the City agree to enter into a Compensation Sharing Agreement with the affected Tulare County taxing entities (as required) at that time to distribute any proceeds derived from the future private development/sale of the property.

END

Successor Agency: Farmersville
County: Tulare

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF F (If appl
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
1	909 W. Visalia Road	130-180-019	Public Building	Governmental Use		City Hall, Police & Fire	1998	1,003,881	1,003,881	12/09/13	Agency Estimate	NA
2	240 W. Front Street	128-057-002	Vacant Lot/Land	Governmental Use		Future Fire and Police Station	2008	302,971	302,971	12/09/13	Agency Estimate	NA
3	881 N. Farmersville Blvd.	128-057-003	Public Building	Future Development		City Museum, Community Center	2008	1,056,878	1,056,878	12/09/13	Agency Estimate	NA
4	623 N. Avery	129-134-011	Public Building	Governmental Use		Community Rec. Center-Library	2008	3,177,379	3,177,379	12/09/13	Agency Estimate	NA
5	842 S. Farmersville Blvd.	130-160-012	Park/Open Space	Governmental Use		City Park Land	2011	7,896	7,896	12/09/13	Agency Estimate	NA
6	253 E. Visalia Road	130-132-007	Park/Open Space	Future Development		Bus Stop, Pull Out Property	1995	7,200	7,200	12/09/13	Agency Estimate	NA
7												

	Property Val											
'ROPERTY *icable)*		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)
Proposed Sale Date		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?
NA		City Hall, Police & Fire	3.24 Acres		Public Facilites	Unknown	122,608	No	No	No	Yes	No
NA		Future Fire and Police Station	1.21 Acres		Public Facilites	Unknown	0	No	No	No	Yes	Yes
NA		Public Facility	0.77 Acres		Central Commercial	Unknown	0	No	No	No	Yes	No
NA		Public Faciltiy	0.86 Acres		Residential	Unknown	0	No	No	No	Yes	No
NA		Park	0.51 Acres		Open Space	Unknown	0	No	No	No	Yes	No
NA		Bus Stop / Bus Pull Out	0.055 Acres		General Commercial	Unknown	0	No	No	No	Yes	No