

RESOLUTION 2015-02

A RESOLUTION OF THE OVERSIGHT BOARD TO THE CITY OF FORTUNA AS SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY, RECINDING RESOLUTION FOB 2014-05 AND APPROVING THE AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the Redevelopment Agency of the City of Fortuna (“Agency”) was a redevelopment agency formed and exercised its powers pursuant to California Community Redevelopment Law, Health and Safety Code Section 33000 et seq. (“CRL”); and

WHEREAS, Assembly Bill ABx1 26 (“AB 26”) was enacted by the state Legislature and took effect June 28, 2011, and later upheld by the California Supreme Court; and,

WHEREAS, Assembly Bill 1484 ("AB 1484") substantially amending AB 26 was passed by the State Legislature and signed by the Governor on June 27, 2012; and,

WHEREAS, pursuant to AB 26, the City of Fortuna Redevelopment Agency ("Agency") was dissolved as of February 1, 2012; and,

WHEREAS, on January 10, 2012, under the authority of AB 26 and by adoption of Resolution No. 2012-004, the City of Fortuna declared itself to be the Successor Agency to the Fortuna Redevelopment Agency ('Successor Agency') upon the Agency's dissolution on February 1, 2012; and,

WHEREAS, the Oversight Board to the Successor Agency ("Oversight Board") has been established under AB 26 to oversee the activities of the Successor Agency in winding down the affairs of the former redevelopment agency and perform other related functions; and,

WHEREAS, the Successor Agency has received its Finding of Completion from DOF; and

WHEREAS, the Successor Agency has developed a Long Range Property Management Plan according to the guidelines provided by the Department of Finance; and,

NOW THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF FORTUNA HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct, and are incorporated herein by reference.

SECTION 2. The Amended Long Range Property Management Plan, attached hereto and incorporated herein by reference as “Exhibit A”, is hereby adopted, effective August 12, 2015, subject to all reservations of rights and contingencies set forth above.

SECTION 3. Submittal of the Amended Long Range Property Management Plan, The Oversight Board to the City of Fortuna serving as the Successor Agency of the Former Redevelopment Agency hereby authorizes the submittal of the Amended Long Range Property Management Plan to the Humboldt County Auditor and the California Department of Finance.

SECTION 4. The Forward looking Amended Long Range Property Management Plan, attached hereto and incorporated herein by reference as “Exhibit A”, is hereby adopted, effective August 12, 2015, subject to all rights and contingencies as set forth above.

BE IT FURTHER RESOLVED The City Manager or his designee is authorized to take all actions necessary to implement this Resolution, including without limitation, the posting of this Resolution and the Amended Long Range Property Management Plan on the City’s website, and the provision of notice to the Humboldt County Controller and the State Department of Finance.

PASSED AND ADOPTED by the Oversight Board of the City of Fortuna as the Successor Agency to the Fortuna Redevelopment Agency, on August 12, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Sue Long, Chairperson

ATTEST:

Siana L. Emmons,
Deputy Clerk

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		Use or Disposition Plan	HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B) Purpose for which property was acquired	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D) Estimate of Current Parcel Value	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F) History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	HSC 34191.5 (c)(1)(G) Description of property's potential for transit oriented development	HSC 34191.5 (c)(1)(H) Advancement of planning objectives of the successor agency	HSC 34191.5 (c)(1)(I) History of previous development proposals and activity	
		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	Address	APN #	Lot Size		Current Zoning	Estimate of Current Income/Revenue (\$)					Contractual requirements for use of income/revenue
1	Public parking lot	Governmental Use	Public services and administrative offices, including police and fire stations, post offices, and public parking lots; parks; child care facilities with eight or fewer children, subject to the provisions of FMC 17.06.020 (where a use permit is obtained for the residential use prior to establishment of the child care facility); Community care facilities for six or fewer (FMC 17.08.152); public schools.	Option 1: Retain for Public Parking adjacent to City Hall, Open Space, LID Demonstration	7/11/86	\$23,375 (\$5/sqft)	\$9,350 (\$2/sqft)	Market	March 18th, 2014	-	None	Elimination of blight, extra parking and open space	11th & L	40-204-09	4,675 sqft	Public Facility	\$ 9,530.00	None	None	No information on file	None	None	None
2	Public Parking Lot	Governmental Use	Public services and administrative offices, including police and fire stations, post offices, and public parking lots; parks; child care facilities with eight or fewer children, subject to the provisions of FMC 17.06.020 (where a use permit is obtained for the residential use prior to establishment of the child care facility); Community care facilities for six or fewer (FMC 17.08.152); public schools.	Option 1: Retain for Public Parking adjacent to City Hall, Open Space, LID Demonstration	8/31/2001	\$42,350 (\$5/sqft)	\$19,940 (\$2/sqft)	Market	March 18th, 2014	-	None	Maintain adequate parking in downtown area	11th & L	040-204-002/040-204-008	8,470 sqft	Public Facility	\$ 16,940.00	None	None	No information on file	None	None	None
4	Mixed-Use	Governmental Use	Automobile service stations, Recreation, commercial, Convenience stores less than 5,000 square feet in size, Motels and hotels, Recreational vehicle parks, Shops and garages for the repair, sale or rental of new and used cars, trucks, trailers, recreational vehicles, agricultural and construction equipment, motorcycles, and off-road vehicles, Gasoline service stations, Tire shops, sales and installation, Auto washing, polishing, and detailing shops in conjunction with a principally permitted use, Restaurants	Option 1: Retain for Governmental use, CCC Facility	9/18/89	\$ 50,000.00	TBD	Market	March 18th, 2014	-	None	California Conservation Corps	1500 Alamar Way	200-363-018	6 acres	Freeway Commercial	\$ 2,651,670.00	None	None	Negative Declaration of Environmental Impact adopted by PC-89-481 "Geologic Hazards study on S. 12th St." January 24, 1990 (S-19-96, APN 200-363-28)	None	To build CCC facility	None
5	Vacant Lot/Land	Governmental Use	Any manufacturing, processing, assembling, contracting, repair, office, research, transportation, transfer, storage, wholesale, or administrative use, Emergency homeless shelters in the areas shown on the homeless shelters zoning maps, Short-order convenience grocery markets which do not exceed 3,000 sqft, Public buildings.	Option 1: Retain for Governmental Use, Remnant parcel used for Open Space and Public Parking	6/2/97	\$108,000 (other parcels included in original purchase)	\$118,996	Market	March 24th, 2014	-	None	Low to moderate income housing, business development	100 Dinsmore Dr.	200-353-024	37,897 sqft	Industrial (M-1)	\$ 87,000.00	None	None	No information on file	None	Dog Park	Mark Beal proposed small rental spaces for small industrial businesses and Pat Whichchurch proposed expanding Fortuna Farm and Feed store, Brenda and Gary Coats proposed an auto shop for repair and sales