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ATTEST
CITY CLERK

RESOLUTION NO.
2015-OC-004

**A RESOLUTION OF THE CITY OF GRIDLEY OVERSIGHT COMMITTEE FOR
THE CITY OF GRIDLEY SUCCESSOR AGENCY APPROVING THE AMENDED
LONG RANGE PROPERTY MANAGEMENT PLAN IN COMPLIANCE WITH
HEALTH AND SAFETY CODE SECTION 34191.5**

WHEREAS, the City of Gridley City Council elected to become the Successor Agency to the City of Gridley Redevelopment Agency pursuant to AB 1X 26 (the Redevelopment Dissolution Act), and pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and,

WHEREAS, an Oversight Committee has been appointed in accordance with the provisions of AB 1X 26; and,

WHEREAS, pursuant to the provisions of AB 1X 26 and AB 1484, the State Department of Finance has issued a Finding of Completion as of January 22, 2015 under Health & Safety Code Sections 34179.6 (d) (e) and 34183.5; and,

WHEREAS, a Long Range Property Management Plan providing for the disposition of the capital assets of the former City of Gridley Redevelopment Agency per Health & Safety Code Section 34191.5(b) subsequent to receiving a Finding of Completion from the State Department of Finance and did submit to the Department of Finance which found amendments needed to be made to the LRPMP requiring review and approval by the City of Gridley Oversight Committee; and,

WHEREAS, the amendments to the LRPMP and Appendix 1, Inventory of Capital Assets for disposition have been modified to meet the requirements of the State Department of Finance changing language for Parcel 2B transferred to the City of Gridley from being "For Government Use" to "Future Development"; and,

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Gridley Oversight Committee hereby approves the amended Long Range Property Management Plan as described herein and incorporated herein as "Exhibit A", and finds that it complies with Health and Safety Code Section 34191.5 (b) and (c); and,
2. The City of Gridley Oversight Committee directs staff to submit the Long Range Property Management Plan (Exhibit A) to the State Department of Finance for approval as required under Health & Safety Code Section 34191.5 (b) and take all such actions as are necessary to secure final approval by the State Department of Finance.

I HEREBY CERTIFY that the foregoing resolution was introduced, passed, and adopted by the City of Gridley Oversight Committee at a regular meeting held on the 29th day of December, 2015 by the following vote:

AYES: MEMBERS Wise, Requette, Stewart, Michaelis, Lambert

NOES: MEMBERS none

ABSTAIN: MEMBERS none

ABSENT: MEMBERS Blenn

The undersigned Interim City Clerk and Chair of the City of Gridley Oversight Committee do hereby attest and certify that the forgoing is a true and full copy of a resolution of the City of Gridley Oversight Committee adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended or repealed.

ATTEST:

APPROVE:



Dean Price, Interim City Clerk



Steve Lambert, Chair
City of Gridley Oversight Committee

LONG RANGE PROPERTY MANAGEMENT PLAN



PREPARED BY:
City of Gridley Successor Agency

October 20, 2015

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I. BACKGROUND

Pursuant to Health and Safety Code Sections 34177(c) and 34181(a) a successor agency is required to dispose of all assets and properties of a former redevelopment agency that was funded by tax increment revenues of the subject dissolved redevelopment agency. This document is intended to address Section 34191.4(a) and 34191.5(a) of Assembly Bill 1484 (AB 1484) and related requirements for preparation of a Long Range Property Management Plan (“Plan”) related to the real property assets of the former Redevelopment Agency (RDA) of the City of Gridley (“Former Agency”), which have been transferred to the City of Gridley Successor Agency (“Agency”). The Plan identifies existing Agency real property assets (e.g. land, buildings, etc.) and sets forth a strategy for the appropriate retention and disposition of such assets in accordance with the provisions of AB 1484, including recommended actions to be undertaken by the Gridley Redevelopment Agency Oversight Committee (OC) to position the subject assets for disposition.

II. REAL PROPERTY ASSET INVENTORY OF THE FORMER CITY OF GRIDLEY REDEVELOPMENT AGENCY

The real property asset inventory describes the property that was transferred from the Former Agency to the Successor Agency. The inventory is organized to provide the Plan information as listed in the Health and Safety Code Section 34191.5(C)(1). The Plan defines the proposed retention and disposition of its capital assets (land). Table 1 below provides a list of the properties that were held by the Former Agency:

Table 1: Capital Assets

Parcel	APN	Tentative Map Lot Nos.	Existing Use	Date of Purchase	Acreage
A	021-270-041	Lot A	Well Site	March, 2002 approved by Resolution 2002-RDA-04 (\$631,000) Purchased 12/1/2004	0.16
1	021-270-040	Lot 2 ⁽¹⁾	Vacant		3.61
2 (Remainder)	021-270-042 021-240-027	Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,	Vacant		71.12
Streets	N/A		N/A		4.48
Total					79.37 ⁽²⁾
Total Value				\$1,302,116	

⁽¹⁾ Lot 1 is not listed. This parcel was originally a part of the property acquired by the City of Gridley Redevelopment Agency and simultaneous to the acquisition, excepted from the Industrial Park at the time of the creation and is owned by others.

⁽²⁾ The acreage was calculated by Rolls, Anderson, Rolls, Civil Engineers at the time the parcel map was filed in Book 162 Page 86.

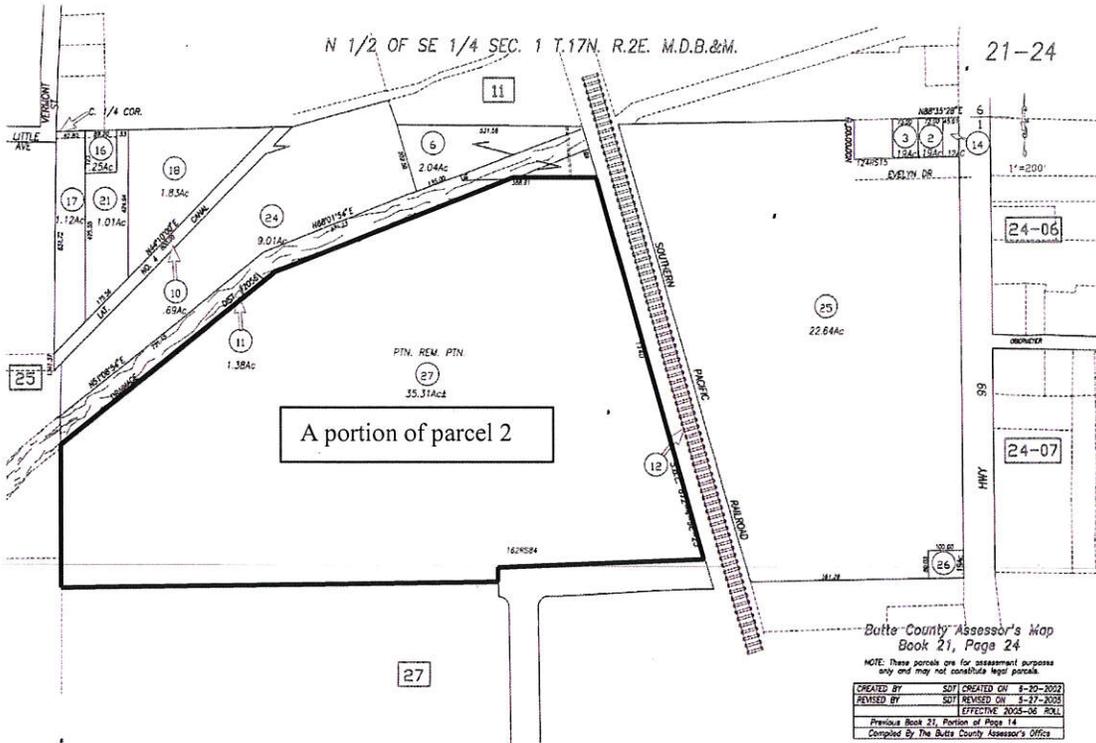
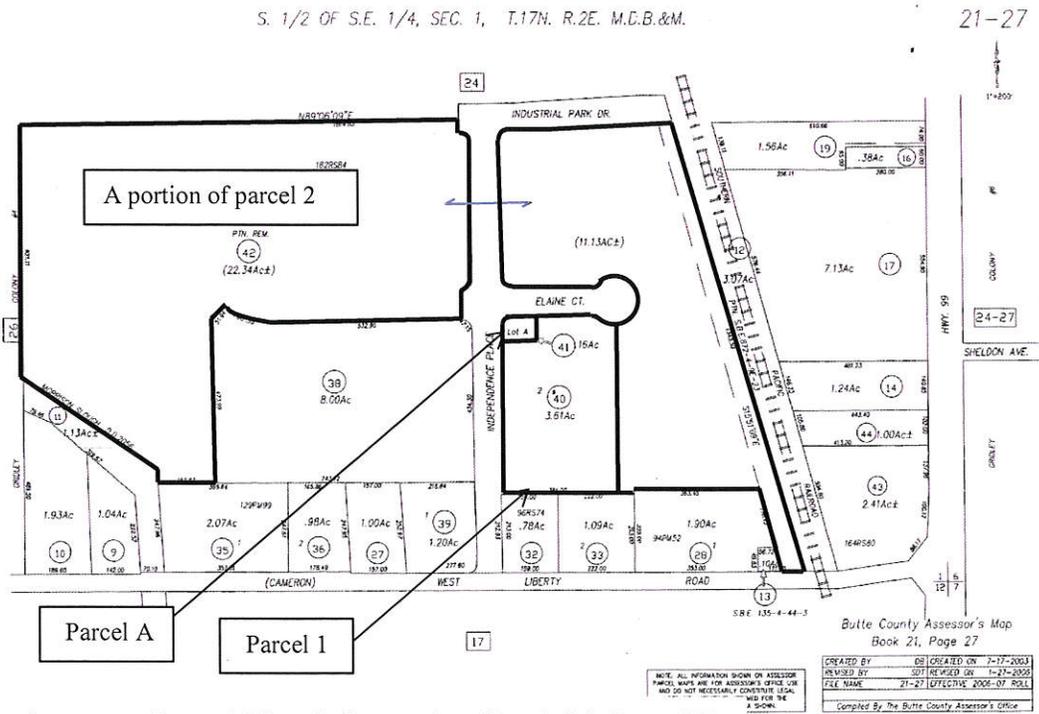


Figure 1: Assessor's Parcel Map Information (Book 21, Page 24)



The disposition of the property transferred from the Former Agency to the Successor Agency is proposed within this Long Range Property Management Plan. The property can be designated by the following categories:

1. Retention for government use;
2. Retention for future use;
3. Sale of the property; or,
4. Use of the property to fulfill an enforceable obligation.

The original intent of the property purchase was to create an industrial park; the location is strategically sited to strengthen industrial opportunities and job expansion in the city. The property has a General Plan Land use designation of Industrial and is zoned as M-2, Heavy Industrial. The property is located at the southern city boundary as shown in Figure 3:

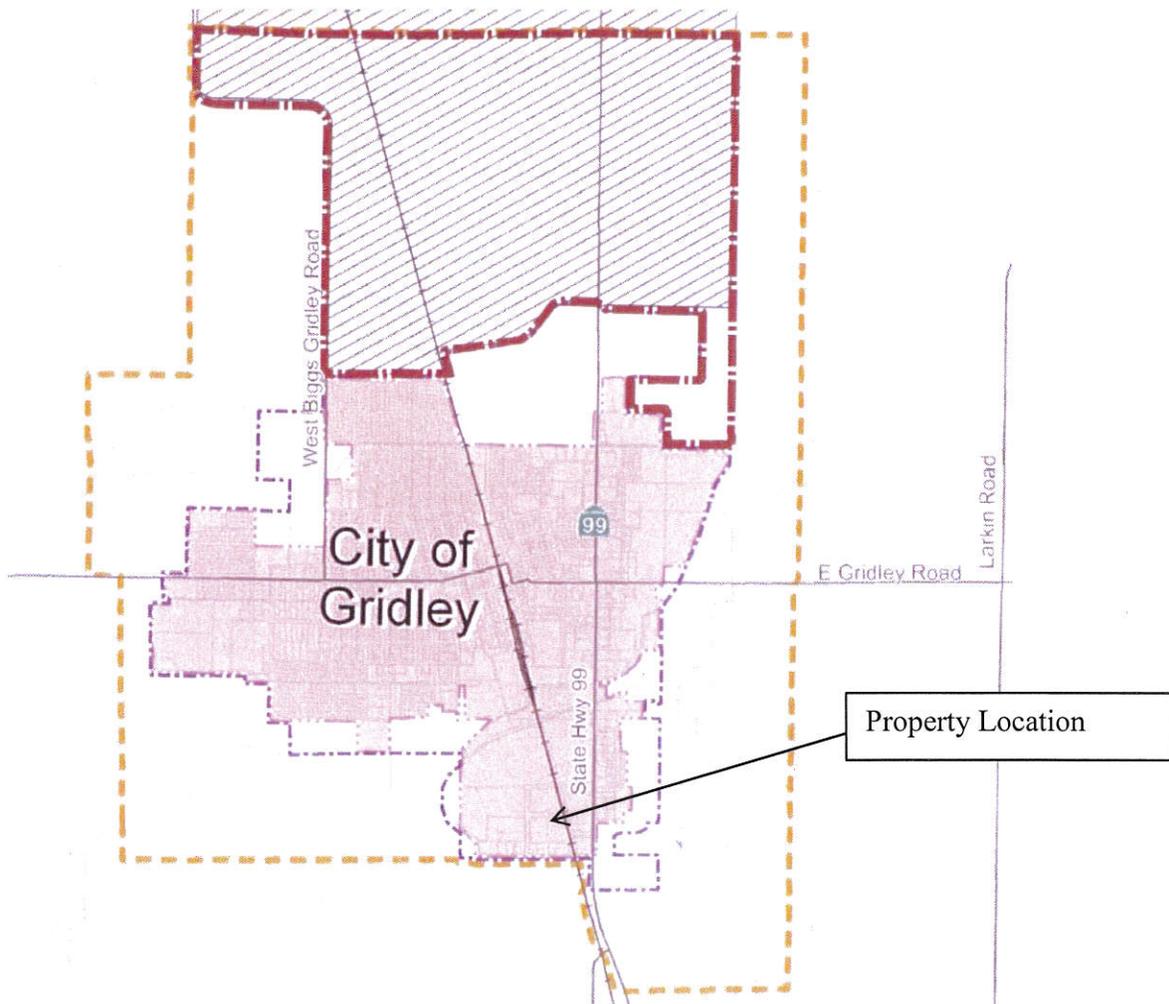


Figure 3: Location Map-Industrial Park

III. PROPOSED DISPOSITION OF CAPITAL ASSETS

Parcel A:

Parcel A (Figure 2) is a 0.16 acre parcel that has been developed with a city well providing water to the area. It is located at the southeast corner of the intersection of Independence Place and Elaine Court. A parcel map was filed and recorded in Book 162 Page 86 creating three parcels; Lot A, Parcel 1 and a remainder as Parcel 2.

The property was a part of the total acreage purchased in 2004 by the Former Agency. The current value of the well site is unknown. There are no revenues generated by the well site other than the provision of water to businesses of which there are currently none. The industrial park site has not been developed to date and there are no known environmental issues that exist on the site therefore no investigation has been conducted.

The parcel is utilized to its maximum best use and no further development could be done on the parcel. This parcel will be retained for government use.

Parcel 1:

Parcel 1 (Figure 2) is a 3.61 acre parcel located at the southeast corner of the intersection of Independence Place and Elaine Court. A parcel map was filed and recorded in Book 162 Page 86 creating three parcels; Lot A, Parcel 1 and a remainder as Parcel 2.

The property was a part of the total acreage purchased in 2004 by the Former Agency. The current value of the parcel is unknown. There are no revenues generated by the parcel. The industrial park site has not been developed to date and there are no known environmental issues that exist on the site therefore no investigation has been conducted.

The parcel was created to spur the development of the Industrial Park. No interest for the purchase and development of the parcel has been received by the Former Agency. However, this parcel is a candidate for sale. It is located where street improvements and infrastructure has been constructed and is close to Highway 99 access as well as rail access. Parcel 1 would be sold.

Parcel 2:

Parcel 2 (Figures 1 & 2) is a 71.12 acre parcel which comprises the remainder of the Industrial Park land. A parcel map was filed and recorded in Book 162 Page 86 creating three parcels; Lot A, Parcel 1 and a remainder as Parcel 2.

The property was a part of the total acreage purchased in 2004 by the Former Agency. The current value of the parcel is unknown. There are no revenues generated by the parcel. The industrial park site has not been developed to date and there are no known environmental issues that exist on the site therefore no investigation has been conducted.

No interest for the purchase and development of the parcel has been received by the Former Agency to date. The disposition of the remainder proposes to file a parcel map that will create right-of-way to the northerly Park boundary. Approximately one half of Parcel 2 will be reserved for sale (Parcel 2A) with the remainder held for future development (Parcel 2B). Figure 4 below represents a Tentative Map that was initially prepared for the Park development that would be used to file a Parcel Map excepting the property to be retained for future development.

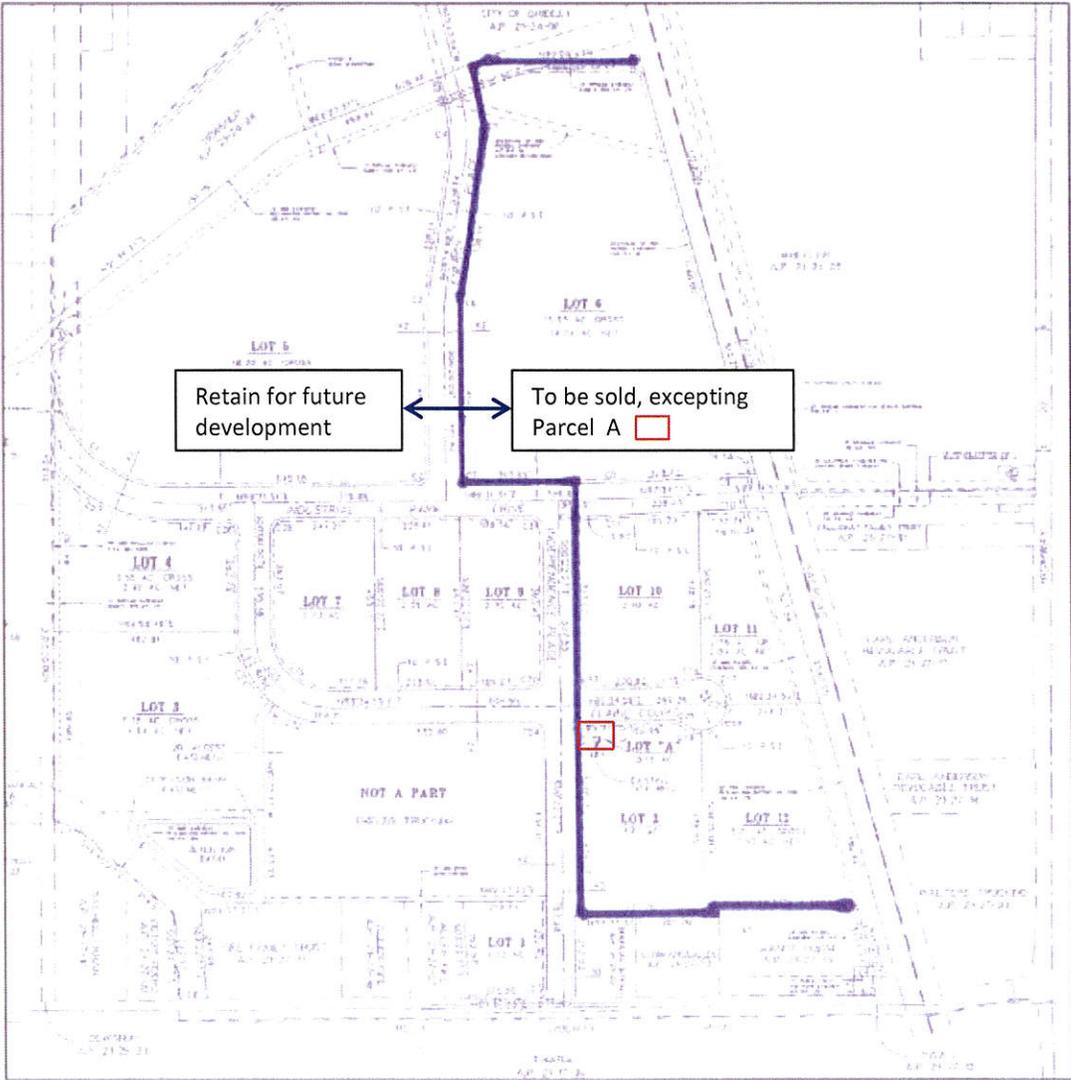


Figure 4: Proposed Disposition of Industrial Park Properties

IV. APPROACH AND PROCESS FOR DISPOSITION OF CAPITAL ASSETS

The capital assets depicted in Figure 4 are planned to be disposed of by offering Parcel 1 (3.61 acres) and a portion of Parcel 2 (33.62 acres-Parcel 2A) offered for sale. The remainder shown on Figure 4 to the left of the blue line consists of approximately 37.5 acres (Parcel 2B) retained for future development and road right-of-ways that will be created by filing a parcel map. The parcels that are offered for sale will be through a Request for Proposals and Offer (RFPO) process and/or market value sale. The proposed pre-development activities could position the property for acquisition and development as well as maximizing the potential proceeds generated from the sale of the property.

A. Predevelopment Activities

There are a number of predevelopment activities that the Successor Agency may undertake to appropriately position the capital assets for disposition:

1. Prepare and file a Parcel Map;
2. Prepare preliminary title report(s);
3. Prepare appraisals to determine fair market value;

Conducting predevelopment activities would be contingent on whether funding is available and consideration of the costs being allowed as a “Disposition Cost” by the State Department of Finance as an enforceable obligation under the ROPS.

B. Request for Proposals and Offers (RFPO) Proposal

The preparation of an RFPO would create a process for the selection of a private developer to acquire and develop the properties:

- Parcel 1 (3.61 acres) - this property is ready to be developed.
- Parcel 2 (33.62 acres (Parcel 2A)) - this property would have a parcel map prepared and recorded to create lots. It is estimated that approximately 10 lots could be created.

All properties would be developed with projects consistent with the General Plan and related zoning. The intent of this process is to select the most qualified development partner for the Agency related to the disposition and development of the property that would result in the highest and most certain economic value and return. The RFPO process would allow prospective respondents to submit a master proposal for a) all of the property, or b) individual parcels.

Subsequent to the selection of a developer, the Agency would work to negotiate the terms and conditions for the sale agreement between the Agency and the developer. The agreement would be subject to the review and approval of the Oversight Committee.

C. Marketing and Outreach

The focus of the marketing efforts would begin at the local and regional level to companies that have qualifications, experience, and successful track records in the development and operation of high-quality industrial development.

Other opportunities would be to advertise the parcels at fair market value to interested parties. All sales are subject to review and approval of the Oversight Committee.

V. RETENTION OF LANDS FOR FUTURE DEVELOPMENT

The retention of approximately 37.5 acres (Parcel 2B) is desired for future development to provide a location for a Corporation Yard and Community Park and Transit Facility. All three uses are compatible and consistent with the General Plan, Zoning, and the needs of the community.

The City currently operates approximately three different locations to house maintenance equipment. A site is needed to centralize the Public Works, Electrical, and Recreation equipment. No other properties within the city are available for purchase, nor is the city in a position to purchase due to budget shortfalls. The City of Gridley is expected to grow increasing its area and its population (139% increase to 19,500) resulting in the need for more staffing and equipment. The current facilities are inadequate and the opportunity to centralize the service Departments is necessary.

As population increases, so will the need for transportation sharing models be required. The City participates in the B-Line transit anticipating a likely scenario of a greater need for transit and bus lines to Chico and Sacramento. The area retained for future development would provide adequate area to do so.

The City of Gridley is considered a Disadvantaged Community. As it continues to grow there is a real need to create more open space/community park area for play. The park could have multiple fields developed for organized sports. The city of Gridley is currently underserved with respect to its population and acreage of open space. Utilizing a portion of the area retained would provide a much needed center.

All of the uses planned for the lands to be retained for future development are consistent with the General Plan and Zoning designations. For the property that would be transferred to the City for future development, the City will pursue and execute a compensation agreement with the taxing entities.

APPENDIX 1

APPENDIX 2

1 Property Address: GRIDLEY CA 95948

Ownership

County: **BUTTE, CA**
 Assessor: **DIANE BROWN, ASSESSOR**
 Parcel # (APN): **021-270-041-000**
 Parcel Status: **ACTIVE**
 Owner Name: **CITY OF GRIDLEY**
 Mailing Address: **685 KENTUCKY ST GRIDLEY CA 95948**
 Legal Description: **LOT A PM 162-84/86 W LIBERTY RD**

Assessment

Total Value	\$3,733	Use Code:	IV	Use Type:	VACANT
Land Value:	\$3,733	Tax Rate Area:	003-037	Zoning:	
Impr Value:		Year Assd:	2015	Census Tract:	35.02/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Recording Date:				12/01/2004
Recording Doc:				2004RP162-84
Recording Doc Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.160	Spaces:	Site Influence:
Lot SqFt: 6,969	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

* The information provided here is deemed reliable, but is not guaranteed.
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1 Property Address: GRIDLEY CA 95948

Ownership

County: **BUTTE, CA**
 Assessor: **DIANE BROWN, ASSESSOR**
 Parcel # (APN): **021-270-040-000**
 Parcel Status: **ACTIVE**
 Owner Name: **CITY OF GRIDLEY**
 Mailing Address: **685 KENTUCKY ST GRIDLEY CA 95948**
 Legal Description: **LOT 2 PM 162-84/86 W LIBERTY RD**

Assessment

Total Value	\$84,127	Use Code:	IV	Use Type:	VACANT
Land Value:	\$84,127	Tax Rate Area:	003-037	Zoning:	
Impr Value:		Year Assd:	2015	Census Tract:	35.02/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Recording Date:				12/01/2004
Recording Doc:				2004RP162-84
Recording Doc Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 3.610	Spaces:	Site Influence:
Lot SqFt: 157,251	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

* The information provided here is deemed reliable, but is not guaranteed.
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2 Property Address: GRIDLEY CA 95948

Ownership

County: **BUTTE, CA**
 Assessor: **DIANE BROWN, ASSESSOR**
 Parcel # (APN): **021-270-042-000**
 Parcel Status: **ACTIVE**
 Owner Name: **CITY OF GRIDLEY**
 Mailing Address: **685 KENTUCKY ST GRIDLEY CA 95948**
 Legal Description: **PTN REM OF PM 162-84/86 W LIBERTY RD**

Assessment

Total Value	\$780,022	Use Code:	IV	Use Type:	VACANT
Land Value:	\$780,022	Tax Rate Area:	003-037	Zoning:	
Impr Value:		Year Assd:	2015	Census Tract:	35.02/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Recording Date:				12/01/2004
Recording Doc:				2004RP162-84
Recording Doc Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 33.470	Spaces:	Site Influence:
Lot SqFt: 1,457,953	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

* The information provided here is deemed reliable, but is not guaranteed.
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Ownership

County: **BUTTE, CA**
 Assessor: **DIANE BROWN, ASSESSOR**
 Parcel # (APN): **021-240-027-000**
 Parcel Status: **ACTIVE**
 Owner Name: **CITY OF GRIDLEY**
 Mailing Address: **685 KENTUCKY ST GRIDLEY CA 95948**
 Legal Description: **REST OF REM PM 162-84/86**

Assessment

Total Value	\$769,471	Use Code:	IZ	Use Type:	INDUSTRIAL
Land Value:	\$769,471	Tax Rate Area:	003-037	Zoning:	
Impr Value:		Year Assd:	2015	Census Tract:	35.02/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Recording Date:				12/01/2004
Recording Doc:				2004RP162-84
Recording Doc Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 35.310	Spaces:	Site Influence:
Lot SqFt: 1,538,103	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

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