OVERSIGHT BOARD FOR THE REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF HEALDSBURG

RESOLUTION NO. OB5-2013

RESOLUTION OF THE OVERSIGHT BOARD OF THE REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF HEALDSBURG APPROVING THE 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)), all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Redevelopment Agency of the City of Healdsburg (the "Agency") transferred to the control of the Successor Agency to the former Redevelopment Agency (the "Successor Agency") by operation of law; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency is required to prepare a long-range property management plan which addresses the disposition and use of the real properties 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 (FOC) to the Successor Agency on April 17, 2013; and

WHEREAS, the Successor Agency has prepared and submitted to the Oversight Board the long-range property management plan attached hereto as Exhibits A and B (the "LRPMP"), which LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c); and

WHEREAS, on March 14, 2011 the City of Healdsburg adopted Resolution No. 38-2011 and the Redevelopment Agency of the City of Healdsburg adopted Resolution No. RDA6-2011which transferred certain developed properties to the City which are as follows; 331 Healdsburg Avenue (APN002-182-034), 375 Healdsburg Avenue (APN002-182-035), 1381 University Avenue (APN002-502-044), 401 Grove Street (088-230-082), and 17 Matheson Street (APN002-182-033); and

WHEREAS, on March 14, 2011 the City of Healdsburg adopted Resolution No. 39-2011 and the Redevelopment Agency of the City of Healdsburg adopted Resolution No. RDA7-2011 which transferred certain undeveloped properties to the City which are as follows; 434

Healdsburg Avenue (APN002-171-041), 9 North Street (APN002-171-002), 15 North Street (APN002-171-003), 3 North Street (APN002-171-021), 228 Healdsburg Avenue (APN002-242-038), 225 Center Street (APN002-071-002), 155 Dry Creek (APN089-071-002), and 1201 Grove Street (089-081-020); and

WHEREAS, a Complaint in Validation was filed on April 1, 2011 in the Superior Court of California County of Sonoma by the City approximately three months prior to the Governor signing the Dissolution Act into law; and

WHEREAS, the City of Healdsburg and the Dissolved RDA obtained a Judgment of Validation; and

WHEREAS, the Judgment of Validation found "*... each and every provision therein constitutes a lawful, valid, and binding obligation under the law of California and the United States, subsisting in full force and effect and enforceable according to its terms*"; and

WHEREAS, the Judgment of Validation also acknowledges, "*Each and every recital, finding, determination or legal conclusion stated in City Resolution No.38-2011 & No. 39-2011 and Agency Resolution No. RDA6-2011 & RDA7-2011 is true and correct in all respects*"; and

WHEREAS, properties that were previously transferred to the City per City Resolution Nos. 38-2011 & 39-2011 and RDA Resolution Nos. RDA6-2011 & 7-2011 and are subject of the confirming Judgment of Validation are not required to be disposed of through the LRPMP; and

WHEREAS, on August 6, 2013 the Oversight Board of the Redevelopment Successor Agency of the City of Healdsburg Directed the Successor Agency to transfer ownership of Governmental purpose properties formerly owned by the Redevelopment Agency to the City of Healdsburg by resolution; and

WHEREAS, the Oversight Board found that all of the Governmental Purpose Assets were owned by the RDA and were constructed and used for a governmental purpose; and

WHEREAS, the following government purpose properties were transferred: City Hall, 401 Grove Street (APN 088-230-082); Giorgi Park 536 University Street, (APN: 002-071-001), (540 University Street - APN 002-071-019); West Plaza, 17 Matheson ,(APN002-182-033); Purity Property, 9 North Street, (APN: 002-173-002), 15 North Street (APN: 002-173-003), 3 North Street (APN: 002-173-021); Mitchell Center Parking Lot, 434 Healdsburg Avenue, (APN 002-171-041); Center Street Parking Lot, 228 Healdsburg Avenue, (APN: 002-242-038), 225 Center Street (APN: 002-242-049); and

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are adopted by reference as substantive findings in this Resolution.

Section 2. This Resolution was adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibits A and B. The proceeds from the sale of each property in the LRPMP will be submitted to the Sonoma County Auditor Controller's office for distribution to the taxing entities.

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. 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 6. 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 Oversight Board has determined that the approval of the 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 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.

Section 7. Effectiveness. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 8th day of October, 2013 by the following vote:

AYES:	Board Members:	(7)	Herrington, Liles, Navarrette, Schaffner, Ward Ziedrich and Chairperson Plass
NOES:	Board Members:	(0)	None
ABSENT:	Board Members:	(0)	None
ABSTAINING:	Board Members:	(0)	None

SO ORDERED:

Gary W. Plass, Chairperson

ATTEST:

Maria Curiel, City Clerk

I, MARIA CURIEL, Secretary to the Oversight Board for the Redevelopment Successor Agency of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. OB5-2013 duly adopted by the Oversight Board at a special meeting held on the 8th day of October 2013.

Maria Curiel, Board Secretary

EXHIBIT A

Property Description – 555 Piper Street was purchased from the Boys and Girls Club in order to help that organization pay for certain long term operational costs. The Boys and Girls Club provides an important service to the youth of the community.

Address:	555 Piper Street
APN:	002-131-008
Acquisition Date:	September 25, 2003
Purchase Price:	$610,000
Lot Size:	1.35 acres or 58,806 square feet
Zoning:	Public (PU)
Purpose of Purchase:	The purpose of the acquisition was to provide the Boys and Girls Club a long term solution to meet their operational needs and eliminate a blighted area. The Boys and Girls club provides an essential service to their participants.
Estimated Current Value:	N/A
Lease Value:	The lease that was in place is for $1 per year
Environmental Studies:	No studies were done at time of purchase.

Potential for transit-oriented development: The property is not uniquely suited to transit oriented development.

Previous Development Proposals: There is no record of any formal development proposals.

Intended disposition of property: Boys and Girls Club would like to re-acquire the property. The non-profit organization provides a critical service to an underserved community in the region.

EXHIBIT B

Property Description The property was acquired on December 17, 1993. It appears the property was acquired to develop housing for families of moderate income. The proposal that went to the Planning Commission included a project that consisted of six condominium units. The project was never built. The property currently consists of vacant land.

Address:	627 Healdsburg Ave.
APN:	002-093-007
Acquisition Date:	December 17, 1993
Purchase Price:	$159,000
Lot Size:	.53 acres
Zoning:	Office, Residential, Multi-Family (ORM)
Purpose of Purchase:	Housing
Estimated Current Value:	Unknown
Lease Value:	The property is currently a vacant lot with no structures. There are no lease or rental agreements in place.
Environmental Studies:	A soils analysis was completed in September of 1992.

Potential for transit-oriented development: The property is not suited for transit oriented development.

Previous Development Proposals: In 1993 there was a proposal to develop 6 condominiums at 627 Healdsburg Ave. The City Council approved the project with a number of conditions. There was a condition that the tentative map would expire after 24 months of Council Action. The development never occurred and the map expired. In 1998 the City considered a proposal from Burbank Housing for the development of 6 units of affordable "for sale" housing. There was a development agreement that was entered into with Burbank Housing. The Development Agreement with Burbank housing was terminated in June of 2000. There are no other formal proposals staff is aware of.

Intended disposition of property: Government Purpose - The property abuts up against the City of Healdsburg's fire station. There have been discussions to incorporate the property into the fire station for training purposes. The development potential is limited due to the odd lot configuration. If the Fire Department cannot utilize the property, the property would be sold.