

OVERSIGHT BOARD RESOLUTION NO. 2014-06-020

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY APPROVING A SECOND AMENDMENT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to Assembly Bill 26 of the First Extraordinary Session of the 2011-2012 Legislative Session (“ABX1 26”) (Chapter 5, Statutes of 2011), the Irwindale Community Redevelopment Agency was effectively dissolved as of February 1, 2012; and

WHEREAS, pursuant to ABX1 26, the City Council of the City of Irwindale adopted Resolution No. 2012-08-2547 on January 11, 2012, affirmatively electing to serve as the “Successor Agency” to the Irwindale Community Redevelopment Agency; and

WHEREAS, pursuant to ABX1 26, an oversight board must be formed for each jurisdiction where a redevelopment agency previously existed to oversee the dissolution activities managed and administered by the Successor Agency; and

WHEREAS, in accordance with California Health and Safety Code Sections 34179 et seq., appointments to the Oversight Board of the Successor Agency to the Irwindale Community Redevelopment Agency (“Oversight Board”) were duly made by the appropriate agencies prior to May 1, 2012;

WHEREAS, Assembly Bill 1484 (“AB 1484”) (Chapter 26, Statutes of 2012) was enacted on June 27, 2012 and established new post-compliance provisions directing Successor Agency activities upon receipt of a Finding of Completion from the California Department of Finance (“DOF”); and

WHEREAS, the Successor Agency received a Finding of Completion from DOF on April 26, 2013; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5, the Successor Agency is required to submit a Long-Range Property Management Plan (“LRPMP”) to the Oversight Board and DOF within six months of receiving a Finding of Completion; and

WHEREAS, on October 31, 2013, the Oversight Board adopted Resolution No. 2013-06-012 approving a first draft of the Successor Agency’s LRPMP and providing direction for certain modifications prior to submittal to DOF; and

WHEREAS, on December 19, 2013, the Oversight Board adopted Resolution No. 2013-08-04 approving an Amended LRPMP; and

WHEREAS, the Successor Agency submitted the LRPMP to DOF for its review on December 20, 2013; and

WHEREAS, DOF has directed the Successor Agency to make certain modifications to the LRPMP in order to be approved; and

WHEREAS, the Successor Agency has subsequently revised the LRPMP to incorporate modifications as directed by DOF; and

WHEREAS, one of the changes addresses the proposed use of revenues generated from a billboard license on Site 20, commonly referred to as the North Kincaid Pit / Former Denny's, to be applied toward future approved enforceable obligations; and

WHEREAS, Exhibit "A" to this resolution sets forth the Successor Agency's proposed amended LRPMP establishing an inventory of real property assets owned by the former ICRA, as required by Health and Safety Code Section 34191.5.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

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

Section 2. Approval of Second Amendment to LRPMP. The Oversight Board hereby approves the second amendment to the Long-Range Property Management Plan in substantially the form attached hereto as Exhibit "A," as required by ABX1 26, enacted during the 2011 legislative year, and AB 1484, enacted during the 2012 legislative year.

Section 3. Transmittal to DOF. The Executive Director is hereby authorized to transmit and submit the LRPMP to DOF for review and approval.

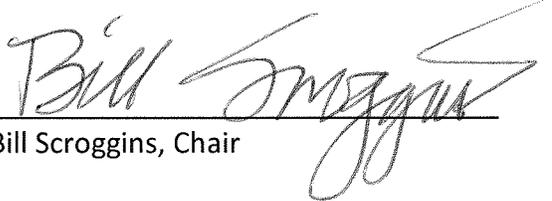
PASSED AND ADOPTED at a special meeting of the Oversight Board of the Successor Agency to the Irwindale Community Redevelopment Agency, on the 2nd day of June, 2014, by the following vote:

AYES: Corpis, Diaz, Frick, Hsi, Villegas, Chair Scroggins

NOES: None

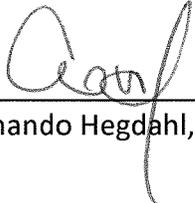
ABSTAIN: None

ABSENT: Martinez



Bill Scroggins, Chair

ATTEST:



Armando Hegdahl, Acting Secretary

EXHIBIT "A"

LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency: Irwindale
County: Los Angeles

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

				HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)
Site No.	Common Name	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase
Sell - Prospective Purchaser Identified						
1	17-Acre Site	Other	Sale of Property	The City holds a Memorandum of Understanding with Athens Services that serves as an Exclusive Negotiation Agreement to create a Disposition and Development Agreement	07/09/90	5,289,643
Sell - Market-Ready Properties						
2	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	Will sell as parking lot to preserve existing use and support dependent businesses	08/07/85	52,020
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	Will sell as parking lot to preserve existing use and support dependent businesses	06/26/74	181,255
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	Will sell as parking lot to preserve existing use and support dependent businesses	06/30/04	285,383
3	Shannon Casket Property	Vacant Lot/Land	Sale of Property	Sell for light industrial or commercial use	05/05/06	2,309,634
4	Gore Point	Other	Sale of Property	Sell for commercial use	03/02/90	775,000

Successor Agency: Irwindale
County: Los Angeles

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				IRTY	HSC 34191.5 (c)(1)(B)	
Site No.	Common Name	Property Type	Permissible Use	Proposed Use of Sale Proceeds	Purpose for which property was acquired	Address
Sell - Prospective Purchaser Identified						
1	17-Acre Site	Other	Sale of Property	Use for payments toward future approved enforceable obligations	Originally purchased to pursue an Auto After Market project plus other retail. Strategy later changed to develop and Materials Recovery Facility and Transfer Station.	2200 Arrow Highway
Sell - Market-Ready Properties						
2	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	Use for payments toward future approved enforceable obligations	Parking lot for adjacent shopping center	Irwindale Ave/Arrow Hwy
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	Use for payments toward future approved enforceable obligations	Parking lot for adjacent shopping center	Irwindale Ave/Arrow Hwy
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	Use for payments toward future approved enforceable obligations	Parking lot for adjacent shopping center	5150 Irwindale Ave
3	Shannon Casket Property	Vacant Lot/Land	Sale of Property	Use for payments toward future approved enforceable obligations	Economic development and blight remediation	15768 Arrow Hwy
4	Gore Point	Other	Sale of Property	Use for payments toward future approved enforceable obligations	Economic development and blight remediation	1200 Arrow Hwy

Successor Agency: Irwindale
County: Los Angeles

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(C)			SC 34191.5 (c)(1)(C)
Site No.	Common Name	Property Type	Permissible Use	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Parcel Value
Sell - Prospective Purchaser Identified							
1	17-Acre Site	Other	Sale of Property	8535-001-911	17.26	M2	10,210,000
Sell - Market-Ready Properties							
2	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	8417-029-914	0.23	C3	27,912
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	8417-029-916	0.74	C3	89,804
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	8417-029-927	0.15	C3	18,204
3	Shannon Casket Property	Vacant Lot/Land	Sale of Property	8417-035-902	2.53	C2	1,873,516
4	Gore Point	Other	Sale of Property	8532-001-900	1.85	Q	1,120,514

Successor Agency: Irwindale
County: Los Angeles

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)(E)					
Site No.	Common Name	Property Type	Permissible Use	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue
Sell - Prospective Purchaser Identified					
1	17-Acre Site	Other	Sale of Property	-	n/a
Sell - Market-Ready Properties					
2	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	-	n/a
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	-	n/a
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	-	n/a
3	Shannon Casket Property	Vacant Lot/Land	Sale of Property	-	n/a
4	Gore Point	Other	Sale of Property	-	n/a

Successor Agency: Irwindale
County: Los Angeles

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(F)	
Site No.	Common Name	Property Type	Permissible Use	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development
Sell - Prospective Purchaser Identified					
1	17-Acre Site	Other	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential
Sell - Market-Ready Properties					
2	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential
3	Shannon Casket Property	Vacant Lot/Land	Sale of Property	Prior lead contamination in soil. ICRA assessed and remediated contamination.	No potential
4	Gore Point	Other	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential

Successor Agency: Irwindale
County: Los Angeles

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)(G)				
Site No.	Common Name	Property Type	Permissible Use	Advancement of planning objectives of the successor agency
Sell - Prospective Purchaser Identified				
1	17-Acre Site	Other	Sale of Property	Community Development Element Policy 1. Through continued comprehensive land use planning, strive to preserve the overall mix of land uses and development in the community.
Sell - Market-Ready Properties				
2	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	Community Development Element Policy 1. Through continued comprehensive land use planning, strive to preserve the overall mix of land uses and development in the community.
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	
3	Shannon Casket Property	Vacant Lot/Land	Sale of Property	Community Development Element Policy 10. Promote development that will benefit the community as a whole in terms of both jobs and revenue generation.
4	Gore Point	Other	Sale of Property	Community Development Element Policy 10. Promote development that will benefit the community as a whole in terms of both jobs and revenue generation.

Successor Agency: Irwindale
County: Los Angeles

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)H					
Site No.	Common Name	Property Type	Permissible Use	History of previous development proposals and activity	Attached Exhibits
Sell - Prospective Purchaser Identified					
1	17-Acre Site	Other	Sale of Property	This site has an active Memorandum of Understanding with Athens Site Services to develop the site as a Materials Recovery Facility/Transfer Station. Appraisal completed in 2012. No significant change in property value assumed since then.	Memorandum of Understanding w/ Athens Site Services
Sell - Market-Ready Properties					
2	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property	This site contains three parcels that serve as a parking lot for the Irwindale Plaza shopping center. It has a 50-year non-exclusive parking easement through May 15, 2042. The parcels and interest in the easement will be sold to preserve their existing use and support dependent businesses. The Agency has had conversations with the shopping center owner in the past about potentially selling the site to them. The sales price may be negotiated if the shopping center owner agrees to make facade improvements. This would ultimately increase property values and be beneficial to taxing entities as well as the general public.	Documentation of 50-year parking easement
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property		
	Irwindale Plaza Parking	Parking Lot/Structure	Sale of Property		
3	Shannon Casket Property	Vacant Lot/Land	Sale of Property	Prior Exclusive Negotiating Agreements for development proposals in the past. Informal negotiations with preferred developers have continued to date.	
4	Gore Point	Other	Sale of Property	Small triangular parcel next to a former mining pit. Prior property assemblage/ redevelopment proposals with adjacent properties.	

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

				HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)
Site No.	Common Name	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase
5	Jeffries Tire Property	Other	Sale of Property	Sell with current use	04/24/97	780,000
6	CalMat Property	Other	Sale of Property	Sell with adjacent AMVETS property	01/09/08	6,170,634

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				A)			SALE OF PROPE	
Site No.	Common Name	Property Type	Permissible Use	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date
5	Jeffries Tire Property	Other	Sale of Property	644,252	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval
6	CalMat Property	Other	Sale of Property	2,408,283	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				IRTY	HSC 34191.5 (c)(1)(B)	
Site No.	Common Name	Property Type	Permissible Use	Proposed Use of Sale Proceeds	Purpose for which property was acquired	Address
5	Jeffries Tire Property	Other	Sale of Property	Use for payments toward future approved enforceable obligations	Economic development and blight remediation	16331 Arrow Hwy
6	CalMat Property	Other	Sale of Property	Use for payments toward future approved enforceable obligations	Economic development and blight remediation	4224 Alderson Ave

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(C)			SC 34191.5 (c)(1)(C)
Site No.	Common Name	Property Type	Permissible Use	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Parcel Value
5	Jeffries Tire Property	Other	Sale of Property	8619-012-908	0.87	M2	644,252
6	CalMat Property	Other	Sale of Property	8437-019-900	4.37	M1	2,408,283

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)(E)					
Site No.	Common Name	Property Type	Permissible Use	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue
5	Jeffries Tire Property	Other	Sale of Property	-	n/a
6	CalMat Property	Other	Sale of Property	-	n/a

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(F)	
Site No.	Common Name	Property Type	Permissible Use	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development
5	Jeffries Tire Property	Other	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential
6	CalMat Property	Other	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(G)
Site No.	Common Name	Property Type	Permissible Use	Advancement of planning objectives of the successor agency
5	Jeffries Tire Property	Other	Sale of Property	Community Development Element Policy 10. Promote development that will benefit the community as a whole in terms of both jobs and revenue generation.
6	CalMat Property	Other	Sale of Property	Community Development Element Policy 10. Promote development that will benefit the community as a whole in terms of both jobs and revenue generation.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT					
				HSC 34191.5 (c)(1)H)	
Site No.	Common Name	Property Type	Permissible Use	History of previous development proposals and activity	Attached Exhibits
5	Jeffries Tire Property	Other	Sale of Property	This site was purchased for property assemblage/ redevelopment. There have been no recent proposals for development. The parcel is very long and skinny; its irregular shape and size makes it difficult to develop.	
6	CalMat Property	Other	Sale of Property	No previous activity. Would like to sell with adjacent AMVETS Facility site to improve marketability and value.	

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)	
Site No.	Common Name	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase
Sell - Market-Ready Properties with Active Leases						
6	AMVETS Facility	Other	Sale of Property	Sell, property has lease with AMVETS facility that is not being paid after temporary closure of facility in October 2013	05/17/85	994,200
7	Azusa Canyon Property	Other	Sale of Property	Sell, property has active lease with two tenants	08/05/85	375,200
8	5257 Vincent Property	Other	Sale of Property	Sell, property has active lease with one tenant	07/28/09	3,016,544
9	4600 Rivergrade Lease Interests	Signage	Sale of Property	Sell interest in one billboard lease and two cell tower leases located on 4600 Rivergrade. Agency has an easement and does not own underlying property.	Regency/Clear Channel: 4/1/03. Sprint/Nextel: 1/20/98. T-Mobile: 5/8/96	-
10	ARCO Sign Lease Interest	Signage	Sale of Property	Sell interest in one sign lease located at 1600 E. Foothill Blvd. Agency has an easement and does not own underlying property.	04/01/94	-
Sell to Private Parties - Unmarketable Properties						
11	242 Live Oak Property	Other	Sale of Property	Will attempt to sell. Site is a former mining pit that is limited to surface uses due to geotechnical constraints. Active lease with United Site Services.	07/19/05	3,278,353

A)								
SALE OF PROPE								
Site No.	Common Name	Property Type	Permissible Use	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date
Sell - Market-Ready Properties with Active Leases								
6	AMVETS Facility	Other	Sale of Property	3,003,465	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval
7	Azusa Canyon Property	Other	Sale of Property	1,012,301	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval
8	5257 Vincent Property	Other	Sale of Property	4,310,179	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval
9	4600 Rivergrade Lease Interests	Signage	Sale of Property	622,142	Market	2013	To be determined at time of sale	To be determined after PMP approval
10	ARCO Sign Lease Interest	Signage	Sale of Property	39,500	Market	2013	To be determined at time of sale	To be determined after PMP approval
Sell to Private Parties - Unmarketable Properties								
11	242 Live Oak Property	Other	Sale of Property	1,728,415	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval

Site No.	Common Name	Property Type	Permissible Use	Proposed Use of Sale Proceeds	Purpose for which property was acquired	Address
IRTY						
HSC 34191.5 (c)(1)(B)						
Sell - Market-Ready Properties with Active Leases						
6	AMVETS Facility	Other	Sale of Property	Use for payments toward future approved enforceable obligations	Economic development and blight remediation	14910 Los Angeles St.
7	Azusa Canyon Property	Other	Sale of Property	Use for payments toward future approved enforceable obligations	Economic development and blight remediation	4954 Azusa Canyon Rd
8	5257 Vincent Property	Other	Sale of Property	Use for payments toward future approved enforceable obligations	Economic development and blight remediation	5257 Vincent Ave
9	4600 Rivergrade Lease Interests	Signage	Sale of Property	Use for payments toward future approved enforceable obligations	Lease interest (do not own underlying property)	4600 Rivergrade Rd
10	ARCO Sign Lease Interest	Signage	Sale of Property	Use for payments toward future approved enforceable obligations	Lease interest (do not own underlying property)	16000 E. Foothill Blvd
Sell to Private Parties - Unmarketable Properties						
11	242 Live Oak Property	Other	Sale of Property	Use for payments toward future approved enforceable obligations	Land assembly / blight remediation	242 Live Oak Ave

				HSC 34191.5 (c)(1)(C)			SC 34191.5 (c)(1)(C)
Site No.	Common Name	Property Type	Permissible Use	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Parcel Value
Sell - Market-Ready Properties with Active Leases							
6	AMVETS Facility	Other	Sale of Property	8437-020-900	5.45	M1	3,003,465
7	Azusa Canyon Property	Other	Sale of Property	8417-026-900	0.52	M1	1,012,301
8	5257 Vincent Property	Other	Sale of Property	8619-012-911	2.84	M2	4,310,179
9	4600 Rivergrade Lease Interests	Signage	Sale of Property	8535-020-008	0	A1	-
10	ARCO Sign Lease Interest	Signage	Sale of Property	8616-022-025	0	M2	-
Sell to Private Parties - Unmarketable Properties							
11	242 Live Oak Property	Other	Sale of Property	8532-004-900	3.36	M2	1,728,415

HSC 34191.5 (c)(1)(E)					
Site No.	Common Name	Property Type	Permissible Use	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue
Sell - Market-Ready Properties with Active Leases					
6	AMVETS Facility	Other	Sale of Property	AMVETS: \$1,250/mo through 1/31/2015; could end at any time due to State closure of AMVETS facility	n/a
7	Azusa Canyon Property	Other	Sale of Property	Arrow Engineering: \$2,200/ mo through 10/4/14. Sam's Auto: \$1,000/mo through 1/1/19.	n/a
8	5257 Vincent Property	Other	Sale of Property	American Medical Response: \$10,745/mo through 2/28/14, then 3% increase per year with two 1 year extension options (through 2/28/16)	n/a
9	4600 Rivergrade Lease Interests	Signage	Sale of Property	Regency/Clear Channel: \$3,600/mo on a month-to-month lease term. Could stop payments at any time, however rent will increase to \$3,900/mo on 4/1/2015 if still in place. Sprint/Nextel: \$908/mo through March 2014, then 3% increase per year through 1/19/23. T-Mobile: \$680/mo through 12/31/13, then increase by CPI each January through 7/18/26.	n/a
10	ARCO Sign Lease Interest	Signage	Sale of Property	Last payment of \$3,950/yr paid in July 2013 to cover lease through 6/30/2014. Lease ends at that time, however tenant has sole option to extend lease for two 10-year terms. Lease payment would increase by \$2,000/yr plus additional CPI adjustments applied in 2014, 2019, 2024 and 2029.	n/a
Sell to Private Parties - Unmarketable Properties					
11	242 Live Oak Property	Other	Sale of Property	United Site Services: Final lease payment of \$3,631.14 in December 2013 ; contract technically ended 6/20/12 . SBA Billboard: \$1,469 per month through 5/30/13, then 3% increase each June through 9/27/15	n/a

HSC 34191.5 (c)(1)(F)					
Site No.	Common Name	Property Type	Permissible Use	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development
Sell - Market-Ready Properties with Active Leases					
6	AMVETS Facility	Other	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential
7	Azusa Canyon Property	Other	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential
8	5257 Vincent Property	Other	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential
9	4600 Rivergrade Lease Interests	Signage	Sale of Property	n/a	No potential
10	ARCO Sign Lease Interest	Signage	Sale of Property	n/a	No potential
Sell to Private Parties - Unmarketable Properties					
11	242 Live Oak Property	Other	Sale of Property	No known contamination. Subject to due diligence if disposed. Site has geotechnical constraints and may be limited to surface uses, limiting the economic viability of the property for sale/redevelopment.	No potential

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)(G)				
Site No.	Common Name	Property Type	Permissible Use	Advancement of planning objectives of the successor agency
Sell - Market-Ready Properties with Active Leases				
6	AMVETS Facility	Other	Sale of Property	Community Development Element Policy 10. Promote development that will benefit the community as a whole in terms of both jobs and revenue generation.
7	Azusa Canyon Property	Other	Sale of Property	Community Development Element Policy 10. Promote development that will benefit the community as a whole in terms of both jobs and revenue generation.
8	5257 Vincent Property	Other	Sale of Property	Community Development Element Policy 10. Promote development that will benefit the community as a whole in terms of both jobs and revenue generation.
9	4600 Rivergrade Lease Interests	Signage	Sale of Property	Community Development Element Policy 16. The City of Irwindale will continue to work towards the development of streetscape, sign standards, and a Public Art Program.
10	ARCO Sign Lease Interest	Signage	Sale of Property	Community Development Element Policy 16. The City of Irwindale will continue to work towards the development of streetscape, sign standards, and a Public Art Program.
Sell to Private Parties - Unmarketable Properties				
11	242 Live Oak Property	Other	Sale of Property	Community Development Element Policy 10. Promote development that will benefit the community as a whole in terms of both jobs and revenue generation.

HSC 34191.5 (c)(1)H					
Site No.	Common Name	Property Type	Permissible Use	History of previous development proposals and activity	Attached Exhibits
Sell - Market-Ready Properties with Active Leases					
6	AMVETS Facility	Other	Sale of Property	Currently have an active lease with AMVETS to operate a military veterans service center, however the State temporarily shut down the center as of October 15, 2013 and is no longer paying the lease.	AMVETS lease, article about State shutdown of AMVETS facility
7	Azusa Canyon Property	Other	Sale of Property	This small industrial building contains two tenants (Arrow Engineering and Sam's Foreign Auto & Domestic Repair) that have active leases with the former RDA.	Arrow Engineering and Sam's Auto leases
8	5257 Vincent Property	Other	Sale of Property	Currently leased to a American Medical Response, a private emergency response company	American Medical Response lease
9	4600 Rivergrade Lease Interests	Signage	Sale of Property	No previous activity	Leases with Regency Outdoor Advertising, Inc. & Clear Channel Outdoor, Inc., Sprint/Nextel & T-Mobile
10	ARCO Sign Lease Interest	Signage	Sale of Property	No previous activity	Lease with Guruaan La., Inc. (for ARCO Sign)
Sell to Private Parties - Unmarketable Properties					
11	242 Live Oak Property	Other	Sale of Property	This site is a former landfill with unengineered fill that is only suitable for surface uses. Currently leased to United Site Services to store and rent port-o-potties. Billboard on site is leased to SBA.	United Site Services and SBA leases

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

				HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)
Site No.	Common Name	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase
12	Powers Lumber Property	Vacant Lot/Land	Sale of Property	Will attempt to sell but will be difficult due to irregular shape and size.	06/01/88	180,375
13	Buena Vista Remnant Parcel	Vacant Lot/Land	Sale of Property	Will attempt to sell but will be difficult due to irregular shape and size.	10/28/91	185,296

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				A)				SALE OF PROPE
Site No.	Common Name	Property Type	Permissible Use	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date
12	Powers Lumber Property	Vacant Lot/Land	Sale of Property	378,162	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval
13	Buena Vista Remnant Parcel	Vacant Lot/Land	Sale of Property	289,131	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				IRTY	HSC 34191.5 (c)(1)(B)	
Site No.	Common Name	Property Type	Permissible Use	Proposed Use of Sale Proceeds	Purpose for which property was acquired	Address
12	Powers Lumber Property	Vacant Lot/Land	Sale of Property	Use for payments toward future approved enforceable obligations	Land assembly / blight remediation	NW Corner of Azusa Canyon Rd/Los Angeles St.
13	Buena Vista Remnant Parcel	Vacant Lot/Land	Sale of Property	Use for payments toward future approved enforceable obligations	Land assembly / blight remediation	2511 Buena Vista Ave (NWC Buena Vista/Tifal Ave)

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(C)			SC 34191.5 (c)(1)(C)
Site No.	Common Name	Property Type	Permissible Use	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Parcel Value
12	Powers Lumber Property	Vacant Lot/Land	Sale of Property	8415-001-907	0.84	A1	378,162
13	Buena Vista Remnant Parcel	Vacant Lot/Land	Sale of Property	8533-001-916	0.52	M2	289,131

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)(E)					
Site No.	Common Name	Property Type	Permissible Use	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue
12	Powers Lumber Property	Vacant Lot/Land	Sale of Property	-	n/a
13	Buena Vista Remnant Parcel	Vacant Lot/Land	Sale of Property	-	n/a

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(F)	
Site No.	Common Name	Property Type	Permissible Use	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development
12	Powers Lumber Property	Vacant Lot/Land	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential
13	Buena Vista Remnant Parcel	Vacant Lot/Land	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(G)
Site No.	Common Name	Property Type	Permissible Use	Advancement of planning objectives of the successor agency
12	Powers Lumber Property	Vacant Lot/Land	Sale of Property	Community Development Element Policy 10. Promote development that will benefit the community as a whole in terms of both jobs and revenue generation.
13	Buena Vista Remnant Parcel	Vacant Lot/Land	Sale of Property	Community Development Element Policy 10. Promote development that will benefit the community as a whole in terms of both jobs and revenue generation.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)H					
Site No.	Common Name	Property Type	Permissible Use	History of previous development proposals and activity	Attached Exhibits
12	Powers Lumber Property	Vacant Lot/Land	Sale of Property	No previous activity. This site is undesirable for development due to its irregular shape and size, however the Agency will attempt to sell the property.	
13	Buena Vista Remnant Parcel	Vacant Lot/Land	Sale of Property	The former RDA has had discussions with developers about improving this site in the past. It was ultimately determined that development is not economically feasible due to the parcel's irregular shape and size. However, the Agency will attempt to sell this property.	

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site No.	Common Name	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase
				HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)	
Sell to City - Unmarketable Properties						
14	Manning Pit	Other	Sale of Property	The Agency has a license agreement with a fill operator to fill the pit (approved enforceable obligation. Need to sell site to City to continue fill operations. Site cannot be developed otherwise.	06/30/05	5,594
	Manning Pit	Other	Sale of Property	The Agency has a license agreement with a fill operator to fill the pit (approved enforceable obligation. Need to sell site to City to continue fill operations. Site cannot be developed otherwise.	06/30/05	1,516,406
	Manning Pit	Other	Sale of Property	The Agency has a license agreement with a fill operator to fill the pit (approved enforceable obligation. Need to sell site to City to continue fill operations. Site cannot be developed otherwise.	04/17/07	769,634
Sell to Housing Authority						
15	Silva Property	Vacant Lot/Land	Sale of Property	Sell property to Housing Authority	07/25/90	92,724
16	2449 Alice Rodriguez Circle	Residential	Sale of Property	Sell property to Housing Authority	05/01/07	403,602
17	Mountain Property	Vacant Lot/Land	Sale of Property	Sell property to Housing Authority	04/30/87	201,700

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

A)								
SALE OF PROPE								
Site No.	Common Name	Property Type	Permissible Use	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date
Sell to City - Unmarketable Properties								
14	Manning Pit	Other	Sale of Property	1,815	Appraised	5/13/2013	To be determined at time of sale	To be determined after PMP approval
	Manning Pit	Other	Sale of Property	492,041	Appraised	5/13/2013	To be determined at time of sale	To be determined after PMP approval
	Manning Pit	Other	Sale of Property	6,144	Appraised	5/13/2013	To be determined at time of sale	To be determined after PMP approval
Sell to Housing Authority								
15	Silva Property	Vacant Lot/Land	Sale of Property	153,052	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval
16	2449 Alice Rodriguez Circle	Residential	Sale of Property	133,921	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval
17	Mountain Property	Vacant Lot/Land	Sale of Property	326,534	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				IRTY	HSC 34191.5 (c)(1)(B)	
Site No.	Common Name	Property Type	Permissible Use	Proposed Use of Sale Proceeds	Purpose for which property was acquired	Address
Sell to City - Unmarketable Properties						
14	Manning Pit	Other	Sale of Property	Use for payments toward future approved enforceable obligations	Environmental / blight remediation and economic development	SWC Vincent Ave/Arrow Hwy
	Manning Pit	Other	Sale of Property	Use for payments toward future approved enforceable obligations	Environmental / blight remediation and economic development	SWC Vincent Ave/Arrow Hwy
	Manning Pit	Other	Sale of Property	Use for payments toward future approved enforceable obligations	Environmental / blight remediation and economic development	SWC Vincent Ave/Arrow Hwy
Sell to Housing Authority						
15	Silva Property	Vacant Lot/Land	Sale of Property	Use for payments toward future approved enforceable obligations	Affordable housing	5130 Irwindale Ave
16	2449 Alice Rodriguez Circle	Residential	Sale of Property	Use for payments toward future approved enforceable obligations	Affordable housing	2449 Alice Rodriguez Circle
17	Mountain Property	Vacant Lot/Land	Sale of Property	Use for payments toward future approved enforceable obligations	Affordable housing	2424 Mountain Ave

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)(E)					
Site No.	Common Name	Property Type	Permissible Use	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue
Sell to City - Unmarketable Properties					
14	Manning Pit	Other	Sale of Property	-	n/a
	Manning Pit	Other	Sale of Property	-	n/a
	Manning Pit	Other	Sale of Property	-	n/a
Sell to Housing Authority					
15	Silva Property	Vacant Lot/Land	Sale of Property	-	n/a
16	2449 Alice Rodriguez Circle	Residential	Sale of Property	-	n/a
17	Mountain Property	Vacant Lot/Land	Sale of Property	-	n/a

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)(F)					
Site No.	Common Name	Property Type	Permissible Use	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development
Sell to City - Unmarketable Properties					
14	Manning Pit	Other	Sale of Property	Environmental consultants for the fill operator have identified the potential for contamination in stockpile materials that could potentially require \$11+ million of remediation.	No potential
	Manning Pit	Other	Sale of Property	Environmental consultants for the fill operator have identified the potential for contamination in stockpile materials that could potentially require \$11+ million of remediation.	No potential
	Manning Pit	Other	Sale of Property	Environmental consultants for the fill operator have identified the potential for contamination in stockpile materials that could potentially require \$11+ million of remediation.	No potential
Sell to Housing Authority					
15	Silva Property	Vacant Lot/Land	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential
16	2449 Alice Rodriguez Circle	Residential	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential
17	Mountain Property	Vacant Lot/Land	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)(G)				
Site No.	Common Name	Property Type	Permissible Use	Advancement of planning objectives of the successor agency
Sell to City - Unmarketable Properties				
14	Manning Pit	Other	Sale of Property	Community Development Element Policy 2. Continue to plan for the transition of the quarries located within the City to other land uses.
	Manning Pit	Other	Sale of Property	
	Manning Pit	Other	Sale of Property	
Sell to Housing Authority				
15	Silva Property	Vacant Lot/Land	Sale of Property	Housing Element Policy 5. Encourage the development of additional Extremely Low-, Very Low-, Low-, and Moderate-Income housing.
16	2449 Alice Rodriguez Circle	Residential	Sale of Property	Housing Element Policy 5. Encourage the development of additional Extremely Low-, Very Low-, Low-, and Moderate-Income housing.
17	Mountain Property	Vacant Lot/Land	Sale of Property	Housing Element Policy 5. Encourage the development of additional Extremely Low-, Very Low-, Low-, and Moderate-Income housing.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)H					
Site No.	Common Name	Property Type	Permissible Use	History of previous development proposals and activity	Attached Exhibits
Sell to City - Unmarketable Properties					
14	Manning Pit	Other	Sale of Property	This three-parcel site is a former mining pit. The Agency took over an active license agreement with a fill operator to fill the pit [NAME, DATES], which is an approved enforceable obligation on the Recognized Obligation Payment Schedules. There is a six-year timeframe to fill the site and make it ready for construction. The City needs to purchase this site in order to complete the filling project. It is not a marketable property in its current condition. More detailed information is provided with the exhibits.	License agreement with fill operator
	Manning Pit	Other	Sale of Property		
	Manning Pit	Other	Sale of Property		
Sell to Housing Authority					
15	Silva Property	Vacant Lot/Land	Sale of Property	No previous activity. The Housing Authority would like to purchase this parcel of vacant land in order to use it for a potential housing project.	
16	2449 Alice Rodriguez Circle	Residential	Sale of Property	No previous activity. The Housing Authority would like to purchase this parcel of vacant land in order to use it for a potential housing project.	
17	Mountain Property	Vacant Lot/Land	Sale of Property	No previous activity. The Housing Authority would like to purchase this parcel of vacant land in order to use it for a potential housing project.	

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

				HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)
Site No.	Common Name	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase
18	Morada St Property	Vacant Lot/Land	Sale of Property	Sell property to Housing Authority	2005/2006	330,000

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				A)				SALE OF PROPE
Site No.	Common Name	Property Type	Permissible Use	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date
18	Morada St Property	Vacant Lot/Land	Sale of Property	7,738	Market	10/31/13	To be determined at time of sale	To be determined after PMP approval

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				IRTY	HSC 34191.5 (c)(1)(B)	
Site No.	Common Name	Property Type	Permissible Use	Proposed Use of Sale Proceeds	Purpose for which property was acquired	Address
18	Morada St Property	Vacant Lot/Land	Sale of Property	Use for payments toward future approved enforceable obligations	Affordable housing	5223 Morada St

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(C)			SC 34191.5 (c)(1)(C)
Site No.	Common Name	Property Type	Permissible Use	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Parcel Value
18	Morada St Property	Vacant Lot/Land	Sale of Property	8619-012-907	0.23	R1	7,738

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(E)	
Site No.	Common Name	Property Type	Permissible Use	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue
18	Morada St Property	Vacant Lot/Land	Sale of Property	-	n/a

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(F)	
Site No.	Common Name	Property Type	Permissible Use	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development
18	Morada St Property	Vacant Lot/Land	Sale of Property	No known contamination. Subject to due diligence if disposed.	No potential

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(G)
Site No.	Common Name	Property Type	Permissible Use	Advancement of planning objectives of the successor agency
18	Morada St Property	Vacant Lot/Land	Sale of Property	Housing Element Policy 5. Encourage the development of additional Extremely Low-, Very Low-, Low-, and Moderate-Income housing.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)H	
Site No.	Common Name	Property Type	Permissible Use	History of previous development proposals and activity	Attached Exhibits
18	Morada St Property	Vacant Lot/Land	Sale of Property	No previous activity. The Housing Authority would like to purchase this parcel of vacant land in order to use it for a potential housing project.	

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

				HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)	
Site No.	Common Name	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase
Retain for Governmental Use - Property Improvements Required						
19	Holcomb Property	Other	Governmental Use	Transfer to city as governmental use as city storage facility and transfer station (overflow parking for city fleet and school buses).	01/09/08	1,567,369
	Carpenter Property	Other	Governmental Use	Transfer to city as governmental use as city storage facility and transfer station.	01/09/08	1,171,997
20	Former Denny's	Other	Governmental Use	Transfer to city as governmental use to make major facility improvements needed to accommodate storm control basin.	03/01/86	2,844,940
	North Kincaid Pit (Irwindale)	Other	Governmental Use	Transfer to city as governmental use to make major facility improvements needed to accommodate storm control basin.	02/09/05	743,057
	North Kincaid Pit (Azusa)	Other	Governmental Use	Transfer to city as governmental use to make major facility improvements needed to accommodate storm control basin.	02/09/05	1,055,603
Retain for Governmental Use						
21	El Nido Park	Park	Governmental Use	Transfer to city to retain as public park	10/27/78	8,066

				A)		SALE OF PROPE		
Site No.	Common Name	Property Type	Permissible Use	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date
Retain for Governmental Use - Property Improvements Required								
19	Holcomb Property	Other	Governmental Use	-		2013	n/a	n/a
	Carpenter Property	Other	Governmental Use	-		2013	n/a	n/a
20	Former Denny's	Other	Governmental Use	-		2013	n/a	n/a
	North Kincaid Pit (Irwindale)	Other	Governmental Use	-		2013	n/a	n/a
	North Kincaid Pit (Azusa)	Other	Governmental Use	-		2013	n/a	n/a
Retain for Governmental Use								
21	El Nido Park	Park	Governmental Use	-		2013	n/a	n/a

				IRTY	HSC 34191.5 (c)(1)(B)	
Site No.	Common Name	Property Type	Permissible Use	Proposed Use of Sale Proceeds	Purpose for which property was acquired	Address
Retain for Governmental Use - Property Improvements Required						
19	Holcomb Property	Other	Governmental Use	n/a	Government facility	14808 Los Angeles St
	Carpenter Property	Other	Governmental Use	n/a	Government facility	4342 Alderson Ave
20	Former Denny's	Other	Governmental Use	Use billboard license revenues toward future approved enforceable obligations	Environmental / blight remediation, public improvements, and economic development	6550 N Irwindale Ave
	North Kincaid Pit (Irwindale)	Other	Governmental Use	Use billboard license revenues toward future approved enforceable obligations	Environmental / blight remediation, public improvements, and economic development	NEC of Irwindale Ave & 210 Fwy
	North Kincaid Pit (Azusa)	Other	Governmental Use	Use billboard license revenues toward future approved enforceable obligations	Environmental / blight remediation, public improvements, and economic development	NEC of Irwindale Ave & 210 Fwy
Retain for Governmental Use						
21	El Nido Park	Park	Governmental Use	n/a	Public park	NE End of Nora St.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(C)			SC 34191.5 (c)(1)(C)
Site No.	Common Name	Property Type	Permissible Use	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Parcel Value
Retain for Governmental Use - Property Improvements Required							
19	Holcomb Property	Other	Governmental Use	8437-019-901	1.11	M1	-
	Carpenter Property	Other	Governmental Use	8437-019-902	0.83	M1	0
20	Former Denny's	Other	Governmental Use	8616-022-905	1.69	M2	0
	North Kincaid Pit (Irwindale)	Other	Governmental Use	8616-022-906	6.11	M2	0
	North Kincaid Pit (Azusa)	Other	Governmental Use	8616-001-270 (formerly -913)	8.68	M2	0
Retain for Governmental Use							
21	El Nido Park	Park	Governmental Use	8417-002-921	0.49	A1	0

HSC 34191.5 (c)(1)(E)					
Site No.	Common Name	Property Type	Permissible Use	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue
Retain for Governmental Use - Property Improvements Required					
19	Holcomb Property	Other	Governmental Use	-	n/a
	Carpenter Property	Other	Governmental Use	-	n/a
20	Former Denny's	Other	Governmental Use	-	n/a
	North Kincaid Pit (Irwindale)	Other	Governmental Use	Billboard: Currently \$15,936 per month through 2/9/2025. Lessee must pay greater of \$75,000 or 38% of adjusted gross revenue per year.	n/a
	North Kincaid Pit (Azusa)	Other	Governmental Use	Billboard: Currently \$6,250 per month through 2/9/2025. Lessee must pay greater of \$75,000 or 38% of adjusted gross revenue per year.	n/a
Retain for Governmental Use					
21	El Nido Park	Park	Governmental Use	-	n/a

HSC 34191.5 (c)(1)(F)					
Site No.	Common Name	Property Type	Permissible Use	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development
Retain for Governmental Use - Property Improvements Required					
19	Holcomb Property	Other	Governmental Use	No known contamination. Subject to due diligence if disposed.	No potential
	Carpenter Property	Other	Governmental Use	No known contamination. Subject to due diligence if disposed.	No potential
20	Former Denny's	Other	Governmental Use	No known contamination. Subject to due diligence if disposed.	No potential
	North Kincaid Pit (Irwindale)	Other	Governmental Use	No known contamination. Subject to due diligence if disposed.	No potential
	North Kincaid Pit (Azusa)	Other	Governmental Use	No known contamination. Subject to due diligence if disposed.	No potential
Retain for Governmental Use					
21	El Nido Park	Park	Governmental Use	No known contamination. Subject to due diligence if disposed.	No potential

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)(G)				
Site No.	Common Name	Property Type	Permissible Use	Advancement of planning objectives of the successor agency
Retain for Governmental Use - Property Improvements Required				
19	Holcomb Property	Other	Governmental Use	Community Development Element Policy 1. Through continued comprehensive land use planning, strive to preserve the overall mix of land uses and development in the community.
	Carpenter Property	Other	Governmental Use	
20	Former Denny's	Other	Governmental Use	Resource Management Element Program: Stormwater Pollution Prevention.
	North Kincaid Pit (Irwindale)	Other	Governmental Use	
	North Kincaid Pit (Azusa)	Other	Governmental Use	
Retain for Governmental Use				
21	El Nido Park	Park	Governmental Use	Resource Management Element Policy 5. Maintain and improve the existing park facilities in the City for the benefit and enjoyment of future generations.

HSC 34191.5 (c)(1)H					
Site No.	Common Name	Property Type	Permissible Use	History of previous development proposals and activity	Attached Exhibits
Retain for Governmental Use - Property Improvements Required					
19	Holcomb Property	Other	Governmental Use	The Carpenter portion is currently used as a City storage facility and transfer station and the Holcomb portion consists of a paved lot used for overflow city fleet and school bus parking. The Holcomb portion was originally intended for police department use. The Agency will consider selling Site No. 17 with Site No. 6 if the buyer agrees to a land swap or other mechanism to replace the City storage facility and transfer station.	
	Carpenter Property	Other	Governmental Use		
20	Former Denny's	Other	Governmental Use	Currently serves as a major stormwater control basin and requires significant facility improvements. The site receives storm water runoff from the I-210 Freeway and adjacent commercial/industrial properties to the north. California case law obligates downstream property owners to accept and make provisions for waters that are the natural flow from land above. The high cost of improvements makes the site undesirable for purchase and development. Redevelopment revenues were previously committed to make necessary improvements, but are not available after dissolution. The former Denny's building is severely dilapidated and scheduled for demolition to address public health and safety issues. The Denny's property is the main access point to the North Kincaid Pit and is needed as a staging area. More detailed information is provided with the exhibits.	Billboard lease with Clear Channel Outdoor Inc., Storm drain improvement cost estimates, Title report for property
	North Kincaid Pit (Irwindale)	Other	Governmental Use		
	North Kincaid Pit (Azusa)	Other	Governmental Use		
Retain for Governmental Use					
21	El Nido Park	Park	Governmental Use	This site serves as a public park that contains a tot lot and picnic tables. The City will be retaining this site as a public park.	

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

				HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)
Site No.	Common Name	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase
22	Little Park of Irwindale	Park	Governmental Use	Transfer to city to retain as public park	12/20/04	-
23	Post Office	Public Building	Governmental Use	Transfer to city to retain as post office	02/25/77	8,500
24	Martinez Property	Vacant Lot/Land	Governmental Use	Transfer to city to retain as right-of-way	12/13/91	-
25	Optical Drive Property 1	Vacant Lot/Land	Governmental Use	Transfer to city to retain as right-of-way	12/15/77	-
	Optical Dr Property 2	Vacant Lot/Land	Governmental Use	Transfer to city to retain as right-of-way	12/15/77	-

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				A)				SALE OF PROPE
Site No.	Common Name	Property Type	Permissible Use	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date
22	Little Park of Irwindale	Park	Governmental Use	-		2013	n/a	n/a
23	Post Office	Public Building	Governmental Use	-		2013	n/a	n/a
24	Martinez Property	Vacant Lot/Land	Governmental Use	-		2013	n/a	n/a
25	Optical Drive Property 1	Vacant Lot/Land	Governmental Use	-		2013	n/a	n/a
	Optical Dr Property 2	Vacant Lot/Land	Governmental Use	-		2013	n/a	n/a

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				IRTY	HSC 34191.5 (c)(1)(B)	
Site No.	Common Name	Property Type	Permissible Use	Proposed Use of Sale Proceeds	Purpose for which property was acquired	Address
22	Little Park of Irwindale	Park	Governmental Use	n/a	Public park	SW Corner of Alice Rodriguez Circle
23	Post Office	Public Building	Governmental Use	n/a	Post office	16025 Calle Del Norte
24	Martinez Property	Vacant Lot/Land	Governmental Use	n/a	Public right-of-way	SE Corner of Olive St & Sabre Ln
25	Optical Drive Property 1	Vacant Lot/Land	Governmental Use	n/a	Public right-of-way	SW Corner of Optical Dr & Aerojet Ave
	Optical Dr Property 2	Vacant Lot/Land	Governmental Use	n/a	Public right-of-way	SW Corner of Optical Dr & Aerojet Ave

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(C)			SC 34191.5 (c)(1)(C)
Site No.	Common Name	Property Type	Permissible Use	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Parcel Value
22	Little Park of Irwindale	Park	Governmental Use	8533-016-905	0.40	R1	0
23	Post Office	Public Building	Governmental Use	8417-029-903	0.22	R1	0
24	Martinez Property	Vacant Lot/Land	Governmental Use	8417-033-943	0.04	A1	0
25	Optical Drive Property 1	Vacant Lot/Land	Governmental Use	8615-021-900	0.51	M2	0
	Optical Dr Property 2	Vacant Lot/Land	Governmental Use	8615-021-901	0.73	M2	0

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

HSC 34191.5 (c)(1)(E)					
Site No.	Common Name	Property Type	Permissible Use	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue
22	Little Park of Irwindale	Park	Governmental Use	-	n/a
23	Post Office	Public Building	Governmental Use	-	n/a
24	Martinez Property	Vacant Lot/Land	Governmental Use	-	n/a
25	Optical Drive Property 1	Vacant Lot/Land	Governmental Use	-	n/a
	Optical Dr Property 2	Vacant Lot/Land	Governmental Use	-	n/a

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(F)	
Site No.	Common Name	Property Type	Permissible Use	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development
22	Little Park of Irwindale	Park	Governmental Use	No known contamination. Subject to due diligence if disposed.	No potential
23	Post Office	Public Building	Governmental Use	No known contamination. Subject to due diligence if disposed.	No potential
24	Martinez Property	Vacant Lot/Land	Governmental Use	No known contamination. Subject to due diligence if disposed.	No potential
25	Optical Drive Property 1	Vacant Lot/Land	Governmental Use	No known contamination. Subject to due diligence if disposed.	No potential
	Optical Dr Property 2	Vacant Lot/Land	Governmental Use	No known contamination. Subject to due diligence if disposed.	No potential

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

				HSC 34191.5 (c)(1)(G)
Site No.	Common Name	Property Type	Permissible Use	Advancement of planning objectives of the successor agency
22	Little Park of Irwindale	Park	Governmental Use	Resource Management Element Policy 5. Maintain and improve the existing park facilities in the City for the benefit and enjoyment of future generations.
23	Post Office	Public Building	Governmental Use	Community Development Element Policy 1. Through continued comprehensive land use planning, strive to preserve the overall mix of land uses and development in the community.
24	Martinez Property	Vacant Lot/Land	Governmental Use	Infrastructure Element Policy 3. Continue to develop and enhance the existing streets and intersections in the City.
25	Optical Drive Property 1	Vacant Lot/Land	Governmental Use	Infrastructure Element Policy 3. Continue to develop and enhance the existing streets and intersections in the City.
	Optical Dr Property 2	Vacant Lot/Land	Governmental Use	

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DAT

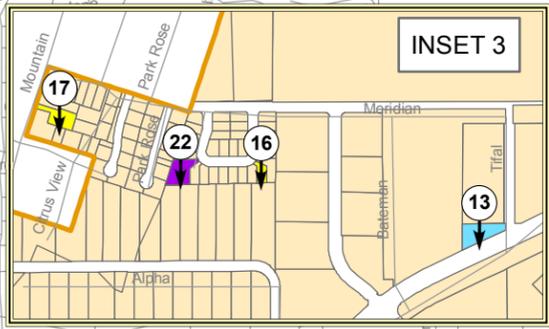
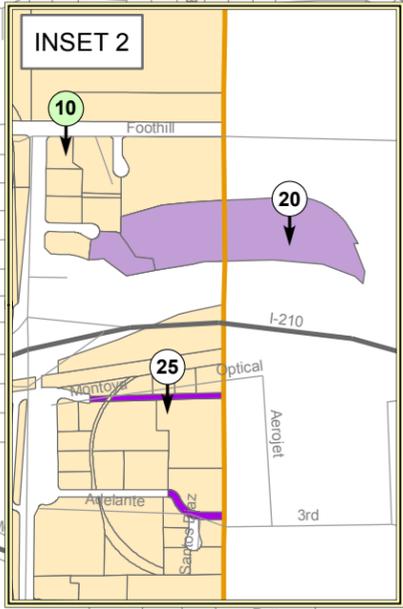
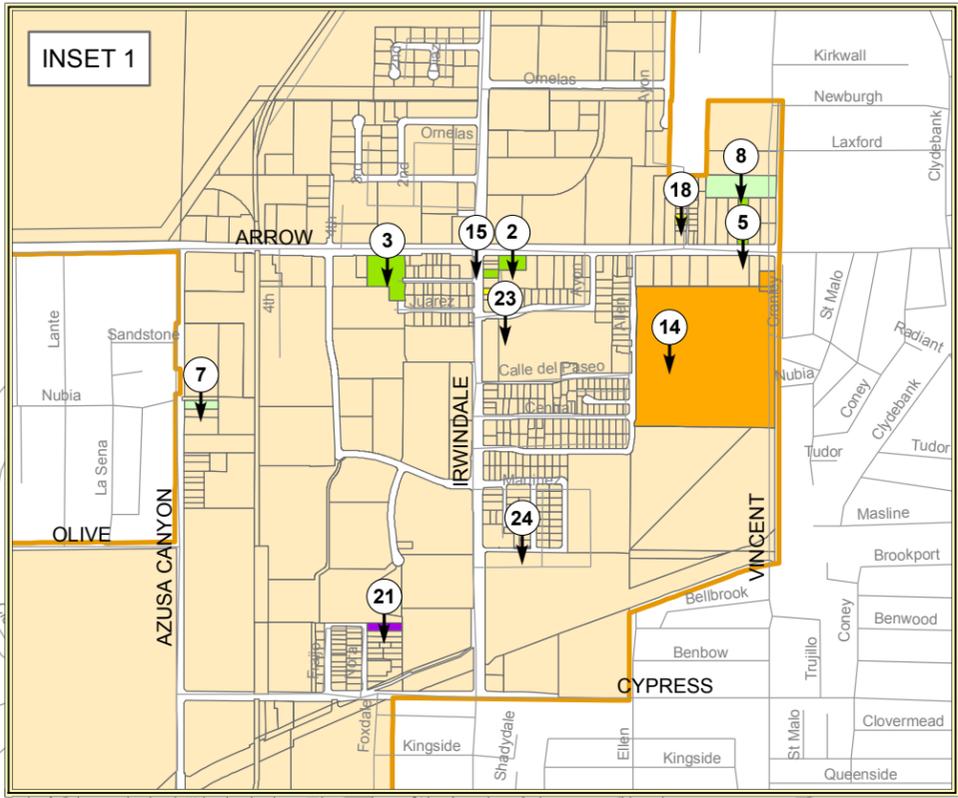
HSC 34191.5 (c)(1)H					
Site No.	Common Name	Property Type	Permissible Use	History of previous development proposals and activity	Attached Exhibits
22	Little Park of Irwindale	Park	Governmental Use	The City will be retaining this site at its existing use as a public park.	
23	Post Office	Public Building	Governmental Use	The City is a co-owner of this property and has an active lease with the United States Postal Service to operate a public post office on the site. The City will be retaining the site to continue its use as a public post office.	Grant deed showing City ownership
24	Martinez Property	Vacant Lot/Land	Governmental Use	This is a small irregularly shaped parcel that serves as public right-of-way.	
25	Optical Drive Property 1	Vacant Lot/Land	Governmental Use	This site consists of two irregularly shaped parcels near Optical Drive that serve as public right-of-way.	
	Optical Dr Property 2	Vacant Lot/Land	Governmental Use		

EXHIBIT “B”

UPDATED MAP OF LRPMP PROPERTIES

IRWINDALE PMP PROPERTIES

Last Updated 5-12-14



Site Name	APN	Lot Acres	Zoning	
Sell - Prospective Purchaser Identified				
1	17-Acre Site	8535-001-911	17.26	M2
Sell - Market-Ready Properties				
2	Irwindale Plaza Parking	8417-029-914, -916 & -927	1.12	C3
3	Shannon Casket Property	8417-035-902	2.53	C2
4	Gore Point	8532-001-900	1.85	Q
5	Jeffries Tire Property	8619-012-908	0.87	M2
Sell - Market-Ready Properties with Active Leases				
6	CalMat Property & AMVETS Facility	8437-019-900 & 8437-020-900	9.82	M1
7	Azusa Canyon Property	8417-026-900	0.52	M1
8	5257 Vincent Property	8619-012-911	2.84	M2
9	4600 Rivergrade Lease Interests	8535-020-008	n/a	A1
10	ARCO Sign Lease Interest	8616-022-025	n/a	M2
Sell to Private Parties - Unmarketable Properties				
11	242 Live Oak Property	8532-004-900	3.36	M2
12	Powers Lumber Property	8415-001-907	0.84	A1
13	Buena Vista Remnant Parcel	8533-001-916	0.52	M2
Sell to City - Unmarketable Properties				
14	Manning Pit	8417-034-904, -910 & -911	35.81	M2
Sell to Housing Authority				
15	Silva Property	8417-029-917	0.16	C3
16	2449 Alice Rodriguez Circle	8533-016-931	0.14	R1
17	Mountain Property	8534-001-901	0.37	C1
18	Morada St Property	8619-012-907	0.23	R1
Retain for Governmental Use - Property Improvements Required				
19	Holcomb & Carpenter Property	8437-019-901 & -902	1.94	M1
20	North Kincaid Pit & Former Denny's	8616-022-905, -906 & 8616-001-270	16.48	M2
Retain for Governmental Use				
21	El Nido Park	8417-002-921	0.49	A1
22	Little Park of Irwindale	8533-016-905	0.40	R1
23	Post Office	8417-029-903	0.22	R1
24	Martinez Property	8417-033-943	0.04	A1
25	Optical Drive Property	8615-021-900 & -901	1.24	M2

