

**LONG-RANGE PROPERTY
MANAGEMENT PLAN**

**SUCCESSOR AGENCY TO THE FORMER
KINGSBURG REDEVELOPMENT AGENCY**



**1401 DRAPER STREET
KINGSBURG, CA 93631**

Long-Range Property Management Plan Successor Agency to the former Kingsburg Redevelopment Agency

INTRODUCTION

On June 27, 2012 Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that made substantial changes to the redevelopment agency dissolution process implement by Assembly Bill 1X 26 (AB 1X 26). One of the key components of AB 1484 is the requirement that all successor agencies develop a long-range property management plan that governs the disposition and use of the former redevelopment agency's property(ies). This document is the Long-Range Property Management Plan (Plan) for the Successor Agency to the former Kingsburg Redevelopment Agency (Successor Agency).

SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY

There are three (3) properties owned and controlled by the Successor Agency. They include the following,

1. APN 396-121-09, 1300 California Street, copy of highlighted APN map attached. This 33,675 square foot parcel of developed land was purchased on February 7, 2002 and developed by the Kingsburg Redevelopment Agency as the Kingsburg Police Station.
2. APN 396-020-17, no street address, copy of highlighted APN map attached. This 4.84 acre parcel of vacant land was acquired by the Kingsburg Redevelopment Agency using Low and Moderate Income Housing funds through a court ordered tax foreclosure on April 27, 2011. Since the acquisition of title the Redevelopment Agency and Successor Agency have entered into a Disposition and Development Agreement (DDA) with Chelsea Investment Corporation for the development of 48 units of affordable senior housing. The public-private partnership includes the Successor Agency's contribution of the land to the project.
3. APN 396-091-11, no street address, copy of highlighted APN map attached. This 4,500 square foot parcel of vacant land in the City's Central Business District was acquired by the Kingsburg Redevelopment Agency on April 12, 1993 as part of a land exchange. Due to its limited size and mid-block location this property must be combined with surrounding property to be developed.

INVENTORY

Section 34191.5(c)(1) of the Health and Safety Code requires that the Long-Range Property Management Plan include an inventory of all properties held in the Community Redevelopment Property Trust Fund. For the Kingsburg Successor Agency these are the three (3) parcels referenced in the previous page of this Plan. As required each parcel is described separately.

Parcel #1

**APN 396-121-09
300 California Street**

Date of Acquisition, value at that time and estimate of current value.

This Central Business District parcel, photo attached, was acquired on April 7, 2002 for \$232,084. At the time of purchase the building on the property was used as a fitness center. Upon acquisition the Kingsburg Redevelopment Agency remodeled the building and paved and landscaped the exterior for use as the headquarters (Police Station) of the Kingsburg Police Department. The value of land and building is currently estimated at \$1.75 Million.

The purpose for which the property was acquired.

The property was acquired for the sole purpose and intent of remodeling the building and upgrading the exterior for the headquarters of the Kingsburg Police Department. The building and site continue to be used for that purpose to date.

Parcel data.

The address of the property is 300 California Street, APN 396-121-09, 33,675 square feet, zoned Central Commercial.

Estimate of current value.

Based on severely deteriorated commercial land values the value of the property is estimated at \$1.75 Million.

Estimate of any lease rental or other revenues generated by the property.

None.

History of environmental contamination.

Prior to the remodeling of the ceiling acoustical material containing asbestos was removed. No other environmental contaminants were identified.

Description of the potential for TOD development and advancement of Successor Agency objectives.

The property is fully developed thus having no potential for transit-oriented development.

The continued use of the property as the Kingsburg Police Station will continue to advance the planning objectives of the Kingsburg Successor Agency which are consistent with the goals of the former Kingsburg Redevelopment Agency.

Brief history of previous development proposals and activity.

There were no previous development proposals or activity for this property prior to the proposal for its purchase and development as the headquarters for the Kingsburg Police Department.

Use and disposition of property.

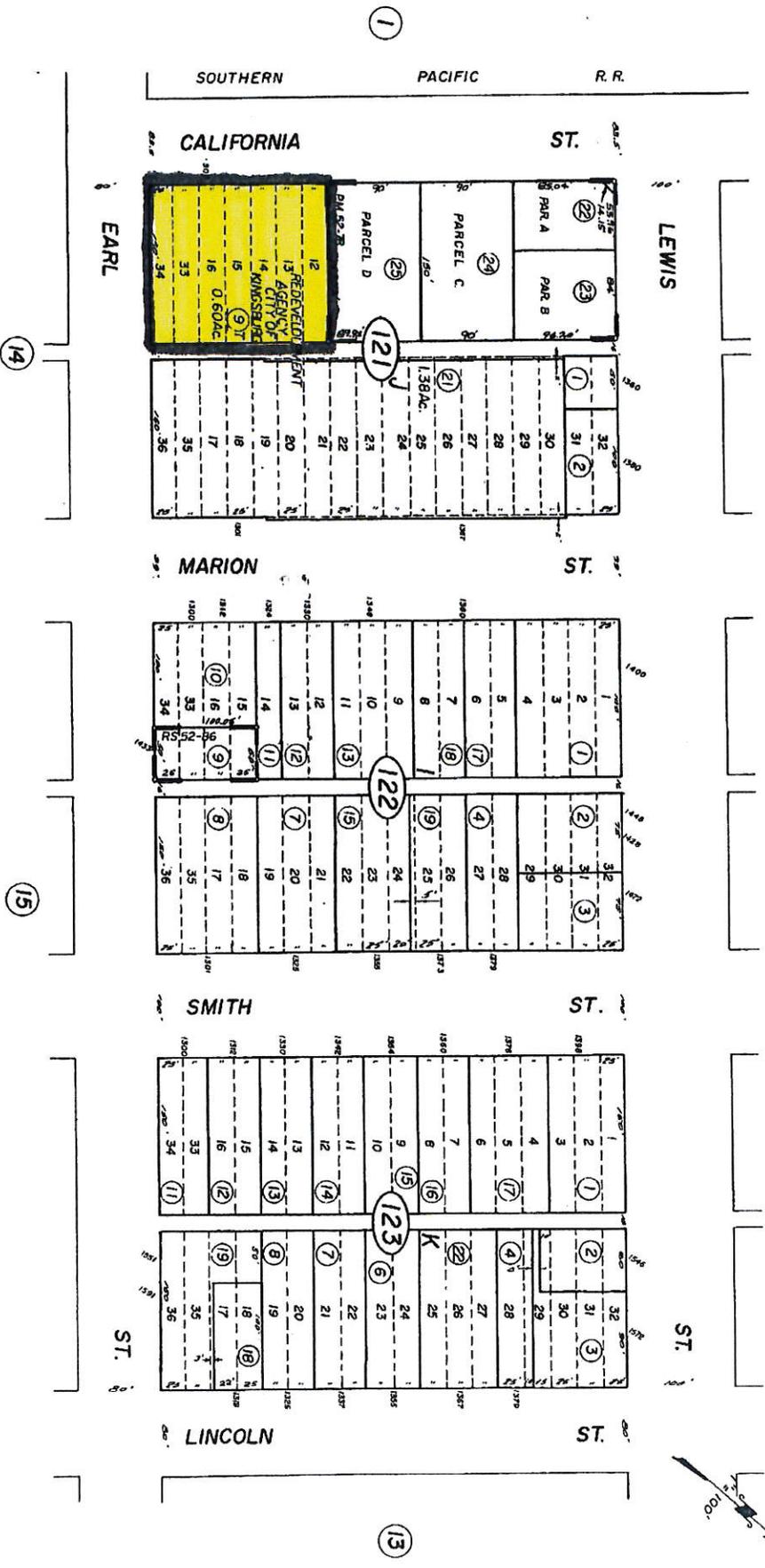
The property has been used as the Kingsburg Police Station since 2003 and will be retained for that governmental purpose by the City upon retirement of outstanding enforceable obligations.

NOTE—
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 26, T.16S., R. 22 E., M.D.B. 8 M.

Tax Area
 5-100
 5-014

396-12



Kingsburg Amended - Plat Bk. 3, Pg. 59
 Kingsburg, Official - R.S. Bk. 5, Pg. 12
 Parcel Map No. 42 - Bk. 52, Pg. 78

Record of Surveys - Bk. 52, Pg. 86

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 396 - Pg. 12
 County of Fresno, Calif.



PARCEL #1



Parcel #2

APN 396-020-17

Vacant parcel, no current address

Date of Acquisition, value at that time and estimate of current value.

This vacant parcel on the eastern edge of the Kingsburg City limits, aerial photo attached, was acquired by the Kingsburg Redevelopment Agency on April 27, 2011 through a court ordered tax foreclosure for \$232,084 of Low and Moderate Income Housing Funds. The value of the 4.84 acre parcel is currently estimated at \$196,000.

The purpose for which the property was acquired.

The property was acquired for the sole purpose and intent of partnering with a private non-profit entity, public-private partnership, for the development of affordable senior housing.

Parcel data.

The vacant parcel, APN 396-121-09, has no address, is 4.84 acres, and zoned RM-3, medium density residential, one unit per 3,000 square feet of land.

Estimate of current value.

Based on severely deteriorated land values the value of the property is estimated at \$196,000.

Estimate of any lease rental or other revenues generated by the property.

None.

History of environmental contamination.

None.

Description of the potential for TOD development and advancement of Successor Agency objectives.

The property once fully developed with affordable senior housing will be served by the Kingsburg Dial-A-Ride Transit and has no potential for transit-oriented development. The use of the property for affordable senior housing will continue to advance the planning objectives of the Kingsburg Successor Agency which are consistent with the goals of the former Kingsburg Redevelopment Agency.

Brief history of previous development proposals and activity.

The only previous development proposal for this property to date was the development of market rate single family housing. Due the cost of development the developer declared bankruptcy and to date the parcel has remained vacant.

Use and disposition of property.

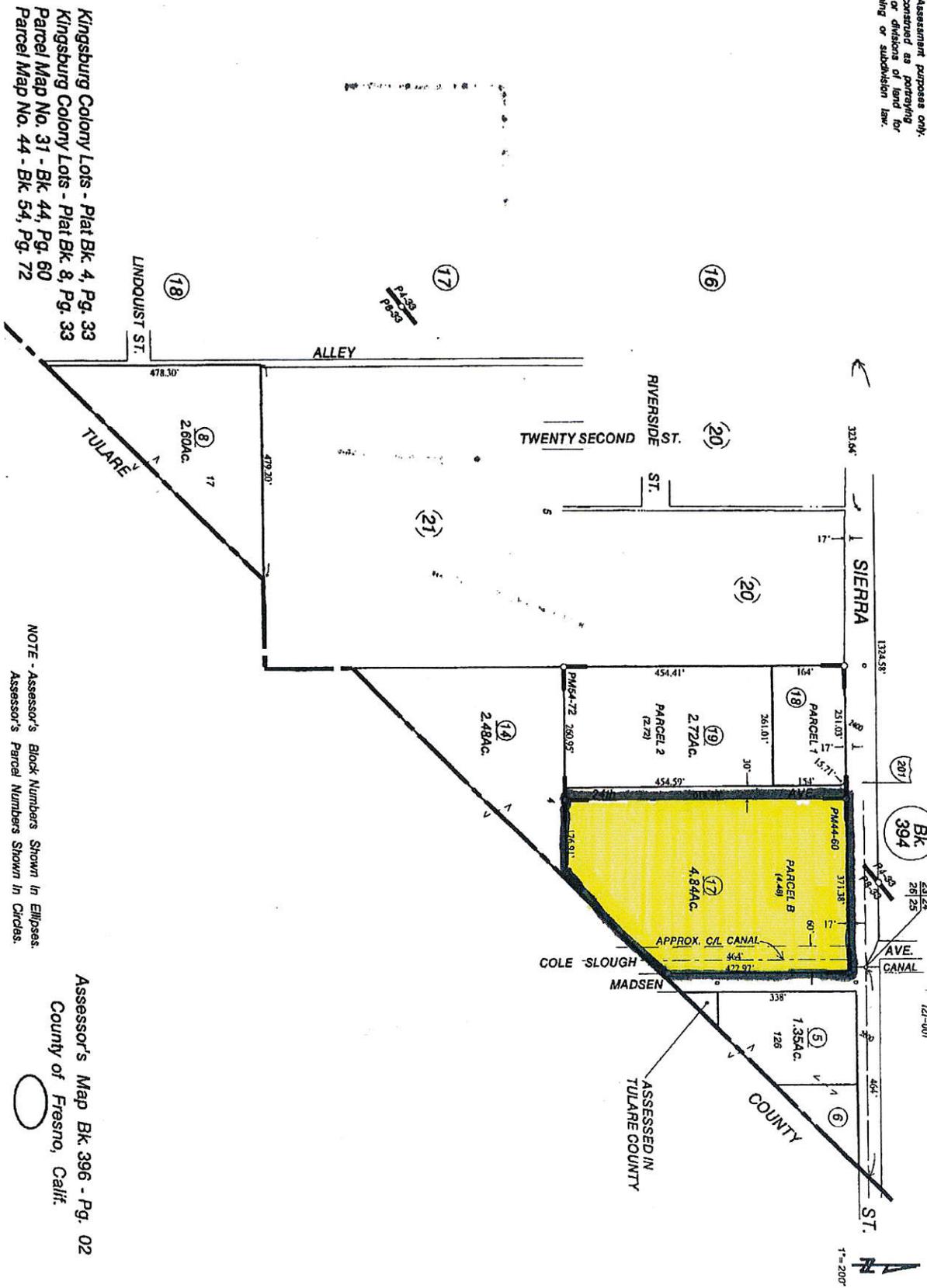
The property is vacant. Through its purchase with Low and Moderate Income Housing funds the property will be developed through a public-private partnership for affordable senior housing and dedicated for that purpose.

NOTE
 This map is for Assessment purposes only. It is not to be construed as preserving legal ownership or division of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 25 & 26, T.16 S., R.22 E., M.D.B. & M.

Tax Rate Area
 5-007
 127-001

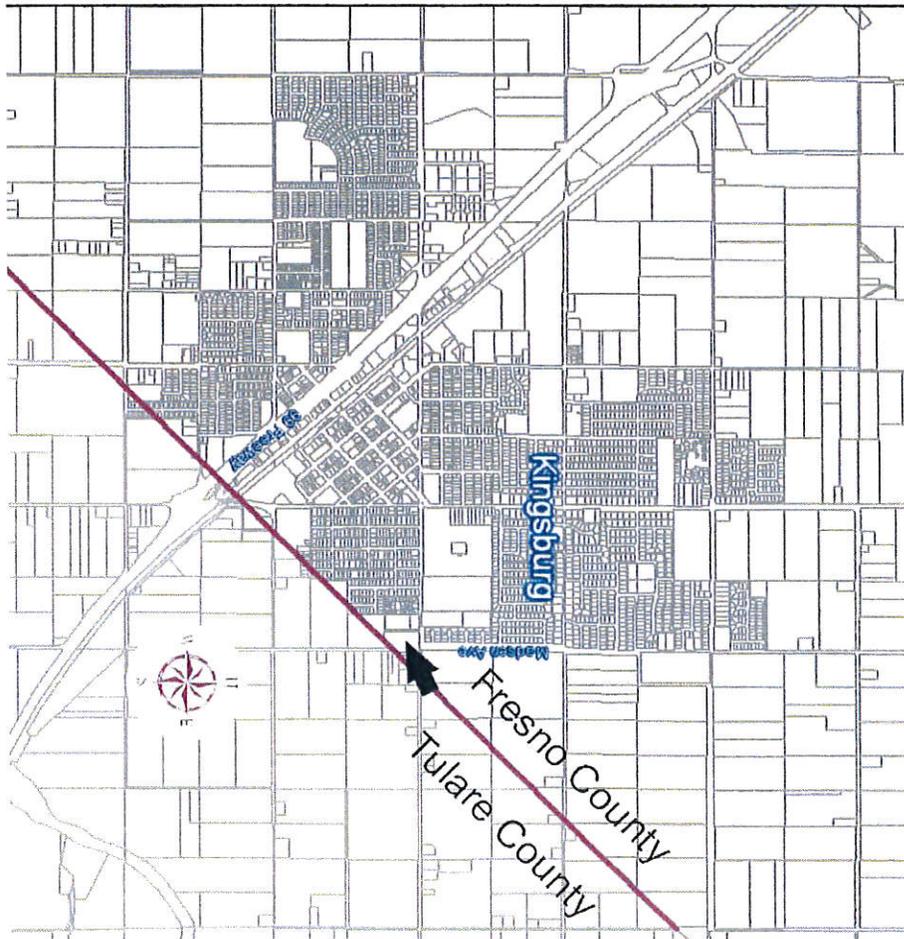
396-02



Kingsburg Colony Lots - Plat Bk. 4, Pg. 33
 Kingsburg Colony Lots - Plat Bk. 8, Pg. 33
 Parcel Map No. 44 - Bk. 54, Pg. 72

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 396 - Pg. 02
 County of Fresno, Calif.



Parcel #3

APN 393-091-11

Vacant parcel, no current address

Date of Acquisition, value at that time and estimate of current value.

This Central Business District parcel, photo attached, was acquired on April 12, 1993 through a land exchange by the Kingsburg Redevelopment Agency with a private developer. The land had previously been the location for a restaurant business known as The Chicken Shack. The value of the vacant parcel is currently estimated at \$4,000.

The purpose for which the property was acquired.

The property was acquired for the sole purpose and intent of economic development for a permitted commercial use.

Parcel data.

This vacant parcel, APN 396-121-09, has no address, 4,500square feet, and zoned Central Commercial.

Estimate of current value.

Based on severely deteriorated commercial land values its limited size, and mid-block location between two other parcels the value of the property is estimated at \$4,000.

Estimate of any lease rental or other revenues generated by the property.

None.

History of environmental contamination.

None.

Description of the potential for TOD development and advancement of Successor Agency objectives.

Unless the parcel is developed as part of a larger project there is no potential for transit-oriented development. The use of the property for economic development purposes will continue to advance the planning objectives of the Kingsburg Successor Agency which are consistent with the goals of the former Kingsburg Redevelopment Agency

Brief history of previous development proposals and activity.

There have been no previous development proposals or activity for this property.

Use and disposition of property.

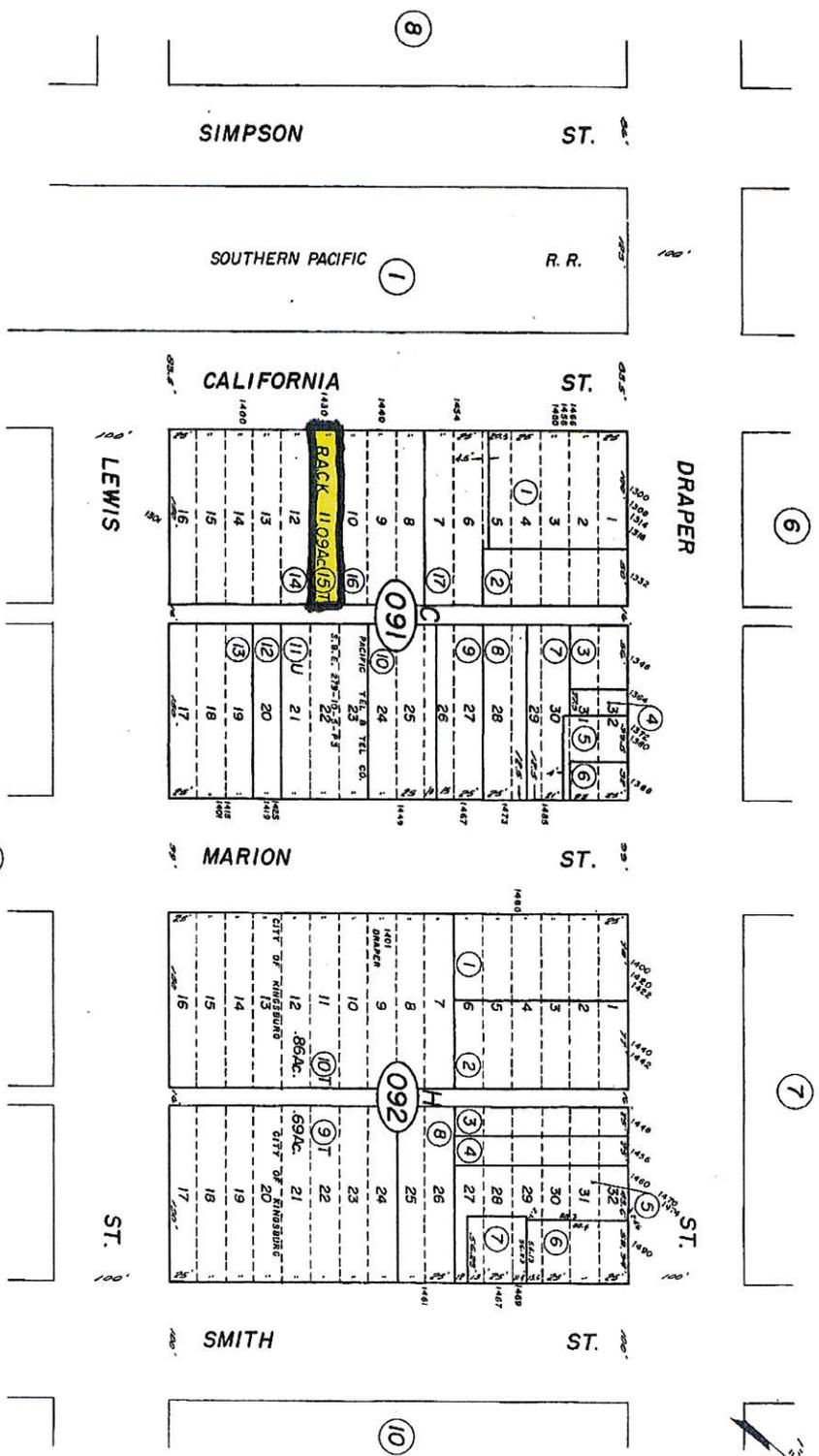
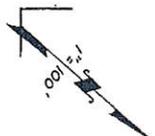
The property is vacant. The property will be used or liquidated for economic development purposes consistent with its zoning and Article V,A,2 of the Kingsburg Redevelopment Plan, copy attached.

NOTE - This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 26, T. 16 S., R. 22 E., M. D. B. & M.

Tax Area
6-000
6-014

396-09



Kingsburg City - Plat Bk. 3, Pg. 51

1961

NOTE - Assessor's Block Numbers Shown in Ellipses. Deceased's Parcel Number Shown in Circles

Assessor's Map Bk. 396 - Pg. 09
County of Fresno, Calif.



PARCEL #3

RESOLUTION NO. 2013-04

**A RESOLUTION OF THE CITY OF KINGSBURG
RDA SUCCESSOR AGENCY OVERSIGHT BOARD
AMENDING RESOLUTION NO. 2013-03
APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN**

WHEREAS, California Health and Safety Code Section 34191.5 requires that the Successor Agency submit to its Oversight Board, and the California Department of Finance, a Long-Range Property Management Plan; and

WHEREAS, a Long-Range Property Management Plan was prepared and approved by the Oversight Board with the adoption of Resolution No. 2013-03 on June 4, 2013; and

WHEREAS, the California Department of Finance requires that prior to approval of the Long-Range Property Management Plan the adoption of a resolution by the Oversight Board stating that, "(1) Proceeds will be distributed to affected taxing entities, and (2) There will be an appraisal prior to sale of property".

NOW, THEREFORE, BE IT RESOLVED that Resolution No. 2013-03 approving the Long-Range Property Management Plan is hereby amended as follows:

- 1. The proceeds from the sale of Parcel #3, APN 393-091-11, will be submitted to the Fresno County Auditor-Controller's office for distribution to the affected tax entities.**
- 2. Parcel #3, APN 393-091-11, will be subject to a fair market appraisal prior to completing any sale of the property.**

I, Susan Bauch, City Clerk of the City of Kingsburg and Secretary to the Kingsburg RDA Successor Agency Oversight Board, do hereby certify that the foregoing resolution was duly passed and adopted at a meeting of the Kingsburg RDA Successor Agency Oversight Board held on the 18th day of July, 2013, by the following vote:

Ayes: Member(s): Pauley, Safarjian, Rogers, Mulligan, and Chairperson Wright
Noes: Member(s): None
Absent: Member(s): Ford
Abstain Member(s): None

EXECUTIVE SECRETARY'S CERTIFICATION
I, Susan Bauch, Executive Secretary of the Kingsburg Redevelopment Agency, hereby certify that the foregoing is a true and correct copy of the complete original thereof on file with the City of Kingsburg.

7-19-13
Date

Susan Bauch
Susan Bauch, City Clerk
City of Kingsburg

Susan Bauch
Susan Bauch, City Clerk/Secretary
Kingsburg RDA Successor Agency
Oversight Board