OVERSIGHT BOARD RESOLUTION NO. 15-03

A RESOLUTION OF THE LINDSAY OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER LINDSAY REDEVELOPMENT AGENCY APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

At a Regular meeting of the Lindsay Oversight Board, duly held on the 28th day of May 2015, at the hour of 10:00 a.m. in the Council Chambers at City Hall, Lindsay, California 93247, the following resolution was adopted:

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Lindsay has elected to serve as the successor agency to the former Lindsay Redevelopment Agency ("Successor Agency") by City of Lindsay Resolution No. 12-02 on January 10, 2012; and

**WHEREAS**, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former Lindsay Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

**WHEREAS**, the Successor Agency received said Finding of Completion from the Department of Finance, dated January 5, 2015; and

**WHEREAS**, the Successor Agency has prepared and approved a Property Management Plan via Resolution No. SA15-02, and submitted said Property Management Plan to the Oversight Board for approval in response to receiving the Finding of Completion; and

**WHEREAS**, said Property Management Plan is attached to this resolution as Exhibit "A"; and

**WHEREAS**, the Oversight Board declares that properties 1 and 3 through 8, as identified in Exhibit "A", shall be sold with the net proceeds of sale (after paying title insurance, escrow fees transfer taxes and any other costs of sale) to be distributed to the appropriate taxing entities per Health and Safety Code Section 34181; and

**WHEREAS**, the Oversight Board declares that properties 2 and 9, as identified in Exhibit "A", shall be transferred to the City of Lindsay, per Health and Safety Code Section 34181 for government use; and

**NOW THEREFORE BE IT RESOLVED**, the Oversight Board of Successor Agency to the former Lindsay Redevelopment Agency does hereby resolve as follows:

**SECTION 1.** Recitals. The Recitals set forth above are true and correct and are incorporated into the Resolution by this reference.

**SECTION 2.** CEQA Compliance. The approval of the Property Management Plan through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The Secretary to the Oversight Board is authorized and directed to file, on behalf of the Oversight Board, a Notice of Exemption with the appropriate official of the County of Tulare, California, within five (5) days following the date of adoption of this Resolution.

**SECTION 3.** Approval of Property Management Plan. The Oversight Board hereby approves the Property Management Plan, in substantially the form currently on file with the City Clerk, subject to any

minor and clarifying changes as may be approved by the Successor Agency's Executive Director and Successor Agency Counsel.

**SECTION 4.** Transmittal of Property Management Plan. The Successor Agency is hereby authorized and directed to take any action on behalf of the Oversight Board necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submitting the Property Management Plan to the State of California Department of Finance and posting the approved Property Management Plan on the Successor Agency's website.

**PASSED, APPROVED AND ADOPTED** by the Oversight Board of Successor Agency to the Lindsay Redevelopment Agency on the 28th day of May 2015.

ATTEST:

Carmela Wilson

Carmela Wilson, City Clerk

OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE LINDSAY REDEVELOPMENT AGENCY

Greg McQueen

Greg McQueen, Chairman

CITY OF LINDSAY )
COUNTY OF TULARE )
STATE OF CALIFORNIA )

CITY CLERK CERTIFICATION

I, Carmela Wilson, Secretary for the Lindsay Oversight Board, do hereby certify that the foregoing is a full, true and correct copy of the original Resolution No.15-03 adopted by the Lindsay Oversight Board at a Regular meeting duly held on the 28th day of May, 2015, on motion of LARA and second of SCHIMELPFENING by the following vote, as the same appears of record and on file in my office:

AYES: LARA, SCHIMELPFENING, WILKINSON, McQUEEN.
NOES: None.
ABSENT: STATTON, ISHIDA.
ABSTAIN: None.

WITNESS my hand and Corporate Seal of Lindsay this 28th of May 2015.

OFFICE OF THE CITY CLERK OF LINDSAY

Carmela Wilson

CARMELA WILSON, CITY CLERK

**Successor Agency:** City of Lindsay
**County:** Tulare

## LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

| | HSC 34191.5 (c)(1)(C) | | | HSC 34191.5 (c)(2) | | | HSC 34191.5 (c)(1)(A) | | | | | SALE OF PROPERTY *(If applicable)* | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **No.** | **Address or Description** | **APN** | **Property Type** | **Permissible Use** | **If Sale of Property, specify intended use of sale proceeds** | **Permissible Use Detail** | **Acquisition Date** | **Value at Time of Acquisition** | **Estimated Current Value** | **Date of Estimated Current Value** | **Estimated Current Value Basis** | **Proposed Sale Value** | **Proposed Sale Date** |
| 1 | Parcel 1 of Parcel Map 4186, Record Map 42-90 | 201090037 | Vacant Lot/Land | Sale of Property | Distribute to Taxing Entities | Sale for Development/Adjacent Business Expansion | August 5, 1993 | 18,442 | 127,000 | 5/8/2015 | Appraised | 127,000 | 8/1/2015 |
| 2 | Outlot A, Silvercrest Village, Phase I, Record Map 42-15 | 205030044 | Park/Open Space | Governmental Use | N/A | Park Development | March 25, 2008 | 1 | 45,000 | 5/12/2015 | Appraised | N/A | N/A |
| 3 | Lots 20-22 and Lot F of Block 24 of the City of Linsday | 205282012 | Park/Open Space | Sale of Property | Distribute to Taxing Entities | Sale for Commercial Use | August 26, 1998 | 39,900 | 51,000 | 5/14/2015 | Appraised | 51,000 | 8/1/2015 |
| 4 | Lot G, Block 24 of the City of Lindsay | 205282013 | Commercial | Sale of Property | Distribute to Taxing Entities | Sale for Commercial Use | August 26, 1998 | 81,000 | 81,000 | 5/1/2015 | Appraised | 81,000 | 8/1/2015 |
| 5 | 176 N. Sweet Brier Ave, Lindsay, CA 93247 | 205282017 | Commercial | Sale of Property | Distribute to Taxing Entities | Sale for Commercial Use | August 24, 2001 | 34,289 | 127,000 | 5/27/2015 | Appraised | 127,000 | 8/1/2015 |
| 6 | 182 N. Sweet Brier Ave, Lindsay, CA 93247 | 205282018 | Parking Lot/Structure | Sale of Property | Distribute to Taxing Entities | Sale for Commercial Use | August 24, 2001 | 58,708 | 32,000 | 5/27/2015 | Appraised | 32,000 | 8/1/2015 |
| 7 | 191 N. Elmwood Ave, Lindsay, CA 93247 | 205282019 | Public Building | Sale of Property | Distribute to Taxing Entities | Sale for Commercial Use | December 11, 1998 | 28,000 | 135,000 | 5/27/2015 | Appraised | 135,000 | 8/1/2015 |
| 8 | West 70 feet of Lots 1 & 2 of Block 24 of the City of Lindsay | 205282020 | Parking Lot/Structure | Sale of Property | Distribute to Taxing Entities | Sale for Commercial Use | December 11, 1998 | 10,500 | 30,000 | 5/27/2015 | Appraised | 30,000 | 8/1/2015 |
| 9 | Block 48 of the City of Lindsay | 205320001 | Park/Open Space | Governmental Use | N/A | Ballfields, Parking, and Park Space | March 25, 2008 | 71,151 | 94,000 | 6/5/2015 | Appraised | N/A | N/A |
| 10 | Portion N1/2 of SE1/4 of SW1/4 Section 6, Township 20 South, Range 27 East, Mount Diablo Base and Meridian | 201150010, formerly 201150002 | Park/Open Space | Governmental Use | N/A | Park Space | August 26, 2008 | 125,992 | 149,000 | 8/10/2015 | Appraised | N/A | N/A |
| 11 | 801 N. Elmwood Ave, Lindsay, CA 93247 | 201150003 | Park/Open Space | Governmental Use | N/A | Park Space/Parking | August 26, 2008 | 9,323 | 24,000 | 8/10/2015 | Appraised | N/A | N/A |

| Property Val | | | | | | | | | | | Other Prope |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | HSC 34191.5 (c)(1)(B) | HSC 34191.5 (c)(1)(C) | | | HSC 34191.5 (c)(1)(D) | HSC 34191.5 (c)(1)(E) | | HSC 34191.5 (c)(1)(F) | HSC 34191.5 (c)(1)(G) | | HSC 34191.5 (c)(1)(H) | |
| | Purpose for which property was acquired | Lot Size | | Current Zoning | Estimate of Current Parcel Value | Annual Estimate of Income/Revenue | Are there any contractual requirements for use of income/revenue? | Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property? | Does the property have the potential as a transit oriented development? | Were there advancements to the successor agency's planning objectives? | Does the property have a history of previous development proposals and activity? | |
| | Industrial Development | 1.87 | Acres | IL (Light Industry) | 127,000 | 0 | No | No | No | No | No | |
| | Mixed-Use Development | 1.36 | Acres | RM-3 (multi-family residential) | 45,000 | 0 | No | No | No | No | Yes | |
| | Commercial Development | 13,312.50 | Sqaure Feet | CC (central commercial) | 51,000 | 0 | No | No | Yes | No | Yes | |
| | Commercial Development | 7,125 | Sqaure Feet | CC (central commercial) | 81,000 | 0 | No | No | No | No | Yes | |
| | Commercial Development | 3,795 | Sqaure Feet | CC (central commercial) | 127,000 | 0 | No | No | No | No | Yes | |
| | Commercial Development | 7,451 | Sqaure Feet | CC (central commercial) | 32,000 | 0 | No | No | Yes | No | Yes | |
| | Commercial Development | 4,000 | Sqaure Feet | CC (central commercial) | 135,000 | 0 | No | No | No | No | Yes | |
| | Commercial Development | 3,500 | Sqaure Feet | CC (central commercial) | 30,000 | 0 | No | No | No | No | Yes | |
| | Mixed-Use Development | 13.11 | Acres | RCO (resource conservation and open space) | 94,000 | 0 | No | No | No | No | Yes | |
| | Mixed-Use Development | 14.32 | Acres | RCO (resource conservation and open space) | 149,000 | 0 | No | No | No | No | Yes | |
| | Mixed-Use Development | 29,966 | Sqaure Feet | RCO (resource conservation and open space) | 24,000 | 0 | No | No | No | No | No | |