**RESOLUTION NO. 2015-06**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN**

**WHEREAS,** prior to February 1, 2012, the Loma Linda Redevelopment Agency (herein referred to as the "Former Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council of the City of Loma Linda ("City"); and

**WHEREAS,** Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 and SB 107, chaptered and effective on September 22, 2015 (together, the "Dissolution Act"); and

**WHEREAS,** as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Loma Linda Redevelopment Agency ("Successor Agency"); and

**WHEREAS,** the Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

**WHEREAS,** pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency's receipt of a "Finding of Completion" from the California Department of Finance pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a long range property management plan ("Property Management Plan") for the Former Agency's real property assets and submit the approved Property Management Plan to the Oversight Board and the Department of Finance for approval, all within six months of the date of the Finding of Completion; and

**WHEREAS,** on August 14, 2015, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the Department of Finance; and

**WHEREAS,** Successor Agency staff has caused to be prepared a Property Management Plan in the form submitted herewith (the "LRPMP"); and

**WHEREAS,** the implementation of the LRPMP will facilitate the wind-up of activities of the Former Agency; and

**WHEREAS,** by this Resolution, the Successor Agency desires to approve the LRPMP substantially in the form submitted herewith and to authorize the transmittal of the LRPMP as the Property Management Plan to the Oversight Board and the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY:**

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves the LRPMP in the form submitted to the Oversight Board concurrently herewith as the long range property management plan for the Successor Agency and authorizes the Successor Agency to transmit said Property Management Plan to the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

Section 3. This Resolution shall be effective immediately upon adoption.

Section 4. The Secretary to the Oversight Board shall certify to the adoption of this Resolution.

**APPROVED AND ADOPTED** this 24th day of November 2015 by the following vote:

Ayes: Bolowich, Gonzales, Ostermann, Rigsby, Sutorus
Noes: None
Absent: Guggisberg, Headrick
Abstain: None

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY**

R L Rigsby

Rhodes Rigsby, Chair

**ATTEST:**

Pamela Byrnes-O'Camb

Oversight Board Secretary

# 2015 LONG RANGE PROPERTY MANAGEMENT PLAN

***Prepared for the:***

**Successor Agency to the Redevelopment Agency of the City of Loma Linda**
**25541 Barton Road**
**Loma Linda, CA 92354**

**www.lomalinda-ca.gov**

**October 2015**

***Prepared by:***

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# 2015 LONG RANGE PROPERTY MANAGEMENT PLAN

## CITY COUNCIL/ SUCCESSOR AGENCY BOARD

Rhodes Rigsby, *Mayor*

Phill Dupper, *Mayor pro tempore*

Ovidiu Popescu, *Councilmember*

Ron Dailey, *Councilmember*

John Lenart, *Councilmember*

## CITY STAFF

T. Jarb Thaipejr, *City Manager/Executive Director*

# 2015 LONG RANGE PROPERTY MANAGEMENT PLAN

## Table of Contents


I. Introduction ..... 1

II. Long Range Property Management Plan: Property Inventory Data ..... 4

III. Property to be Transferred for Governmental Use ..... 6

IV. Property to be Sold ..... 17

Exhibit A – Successor Agency/City Property Disposition Procedures ..... 26

Exhibit B – Health & Safety Code ..... 29

Exhibit C – DOF Finding Of Completion ..... 34

Exhibit D – Resolution of the Successor Agency Board ..... 36

Exhibit E – Resolution of the Oversight Board ..... 39

Exhibit F – Assessor Parcel Maps ..... 42

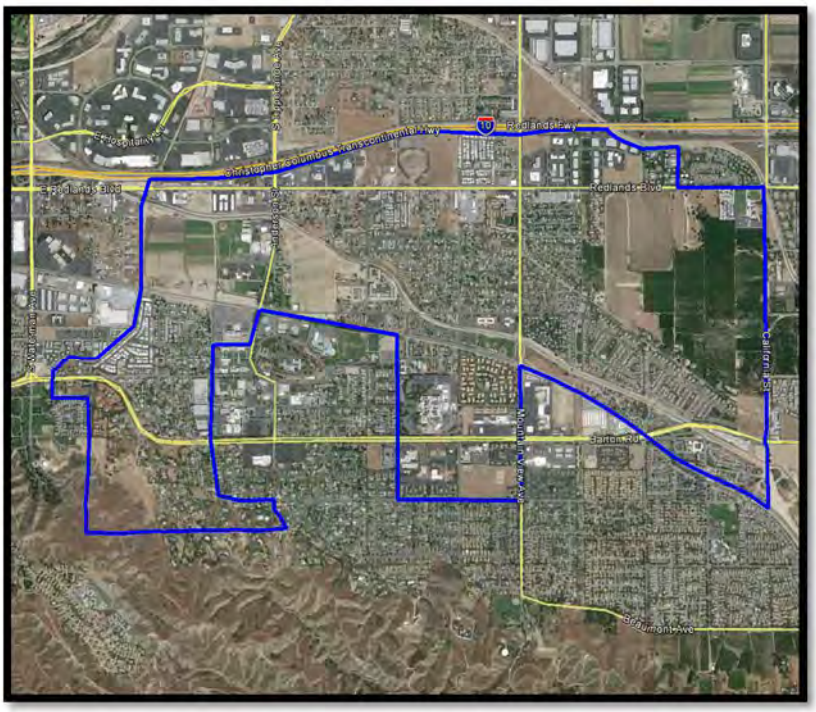
Exhibit G – Zoning Information ..... 50

# I. Introduction

The City of Loma Linda (the "City"), Spanish for Beautiful Hill, incorporated in 1970, is located in San Bernardino County, and spans approximately 7.8 square miles. As of January 1, 2015, the California Department of Finance (the "DOF") estimates the City's population to be 23,751.

## *Former Redevelopment Agency*

The Former Redevelopment Agency of the City of Loma Linda (the "Agency") was organized in 1979, by City Ordinance No. 207, pursuant to § 33000 *et seq.* of the California Health and Safety Code (the "HSC") and was responsible for the administration of redevelopment activities within the City. The governing board of the Agency was composed of the five members of the City Council.




The Project Area consists of three component areas resulting from a series of actions by the City Council of the City, and includes those redevelopment projects and Project Area formerly known as Loma Linda Redevelopment Project No. 1 ("Project No. 1") and Loma Linda Redevelopment Project No. 2 ("Project No. 2") as follows: (i) that area included as the project area of Project No. 1 as approved by Ordinance No. 226 adopted by the City Council of the City on July 15, 1980 (the "Original Project Area"); (ii) that area added to the project area of the Project No. 1 by that amendment to Project No. 1 as approved by Ordinance No. 508 adopted by the City Council of the City on December 13, 1994 (the "Project No. 1 Amendment Added Area"); and (iii) that area designated as the project area for Project No. 2 as approved by Ordinance No. 374 adopted by the City Council of the City on May 12, 1987 (the "Project No. 2 Area); each of those areas as so included or added within the Project Area as described by the foregoing items (i) through (iii) shall constitute a "Component Area."

Project No. 1 and Project No. 2 were merged and amended under Ordinance No. 591 adopted by the City Council of the City on September 26, 2000. The Project Area consists of approximately 2,122 acres and is made up of commercial, industrial, housing and public land uses including the City's Civic Center.

## *Dissolution of Redevelopment Agencies*

Trailer bills ABx1 26 and ABx1 27 were signed by the Governor of California on June 28, 2011, making certain changes to the HSC, including adding Part 1.8 (commencing with § 34161) ("Part 1.8") and Part 1.85 (commencing with § 34170) ("Part 1.85") to Division 24 of the HSC. The California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that ABx1 26 and ABx1 27 were unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding ABx1 26, invalidating ABx1 27, and holding that ABx1 26 may be severed from ABx1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations under HSC Part 1.85 arising before May 1, 2012 to take effect four months later while leaving the effective dates or deadline for performance of obligations under HSC Part 1.8 unchanged. Consistent with the applicable provisions of the HSC, the City Council elected to serve in the capacity of the Successor Agency to the Community Redevelopment Agency of the City of Loma Linda (the "Successor Agency").

Further, on June 27, 2012, the Governor signed budget trailer bill AB 1484 into law, resulting in further procedural and substantive changes to the duties of and procedures to be followed by successor agencies, oversight boards, county auditor-controllers and the California Department of Finance (the "DOF"). This includes, but is not limited to, the manner in which the Successor Agency disposes of real property assets. Specifically, AB 1484 added HSC § 34191.5 which requires the Successor Agency to prepare a Long Range Property Management Plan (the "LRPMP") as a prerequisite to the disposition of real property assets.

## *Long Range Property Management Plan*

Per the applicable provisions of the HSC, no later than six (6) months after a successor agency receives its Finding of Completion from the DOF (per HSC § 34179.7), the Successor Agency must submit its LRPMP to the Oversight Board and the DOF for approval. The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses for the property pursuant to AB 1484 include:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; and
4. Use of the property to fulfill an enforceable obligation.[1]

Upon DOF's approval of the LRPMP, the properties are to be placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency in accordance with the approved LRPMP. If the LRPMP plan calls for use or liquidation (sale to obtain revenues) of a property for a project identified in an approved redevelopment plan, that property is to be transferred to the sponsoring community for that purpose. If the LRPMP calls for the liquidation of the property or use of revenues from the property for purposes other than a project identified in a redevelopment plan or other than to fulfill an enforceable obligation, the proceeds from the sale are to be distributed as property taxes to the taxing entities. A general outline of real property disposition procedure is included as Exhibit "A."

[1] HSC § 34191.5 (c)(2))

This LRPMP was prepared in compliance with those pertinent sections of the HSC that govern the LRPMP's prerequisites, content, and approval process. For ease of review, the pertinent sections of the HSC are included in Exhibit "B."

The Successor Agency received its Finding of Completion from the DOF on August 14, 2015 (Exhibit "C"). The LRPMP was approved by Resolution of the Successor Agency Board on November 10, 2015 (Exhibit "D") and approved by Resolution of the Oversight Board on November 24, 2015 (Exhibit "E").

# II.Long Range Property Management Plan: Property Inventory Data

The Successor Agency has jurisdiction over 13 parcels grouped into 7 sites (the "Properties"), all of which are located within the boundaries of the City and subject to the provisions of the Agency's Project Area Redevelopment Plan and any subsequent mergers and amendments, the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014, the City's General Plan, Municipal Code and land use regulations.

Successor Agency: Loma Linda
County: San Bernardino

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

| Site Data | | | | | | | Property Value/Sale Info | | | | | | | Other Property Information | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | HSC § 34191.5 (c)(1)(C) | | HSC § 34191.5 (c)(2) | | | HSC § 34191.5 (c)(1)(A) | | | | | SALE OF PROPERTY *(If applicable)* | | 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) |
| Site No. | Address | APN | Prop Type [1] | Permissible Use | If Sale of Prop…Proceeds to be used for? | Permissible Use Detail | Acquisition Date | Value at Time of Acquisition | Est'd Current Value | Date of Est'd Current Value | Est'd Current Value Basis | Proposed Sale Value | Proposed Sale Date | Purpose for which property was acquired | Lot Size (acres) [4] | Current Zoning | Est'd Current Parcel Value | Annual Estimate Income/Rev | Contractual use income/rev | Historic environmental contamination or reports? | Potential as a TOD? | Advancements of SA planning objectives? | History of previous develop proposals and activity? |
| 1 Community Garden Conservation / Open Space Park Property | Van Leuven St. | 0283-215-51 | Vacant Lot | GU | N/A | See LRPMP Text | Feb 2002 | $32,000 | $1.00 | Oct 2015 | Successor Agency | N/A | | Alleviate Blight | 0.77 | R-3 | $1.00 | $0 | N/A | Yes | No | Yes | No |
| 2 Fire Station Property | 10520 Ohio St. | 0283-111-11 | Fire Station | GU | N/A | See LRPMP Text | Jul 2003 | $120,000 | $1.00 | Oct 2015 | Successor Agency | N/A | | Alleviate Blight | 0.39 | C-1 | $1.00 | $0 | N/A | Yes | No | Yes | No |
| 3 Sun Park | 25669 Sun Ave. | 0281-254-06 | Park | GU | N/A | See LRPMP Text | Feb 2009 | $ [3] | $1.00 | Oct 2015 | Successor Agency | N/A | | Alleviate Blight | 0.16 | Park | $1.00 | $0 | N/A | No | No | Yes | No |

[1] Real Property in Fee unless otherwise noted.
[2] Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual Value.
[3] Staff continues to search records for the acquisition price.
[4] Approximately

R-3 – Multi-Family
EO – Enforceable Obligation on approved ROPS
PC – Planned Community
C-1 – General Commercial
GU – Governmental Use
TBD – To Be Determined
CM – Commercial Manufacturing
N/A – Not applicable
TE – Taxing Entities
TOD - Transit Oriented Development

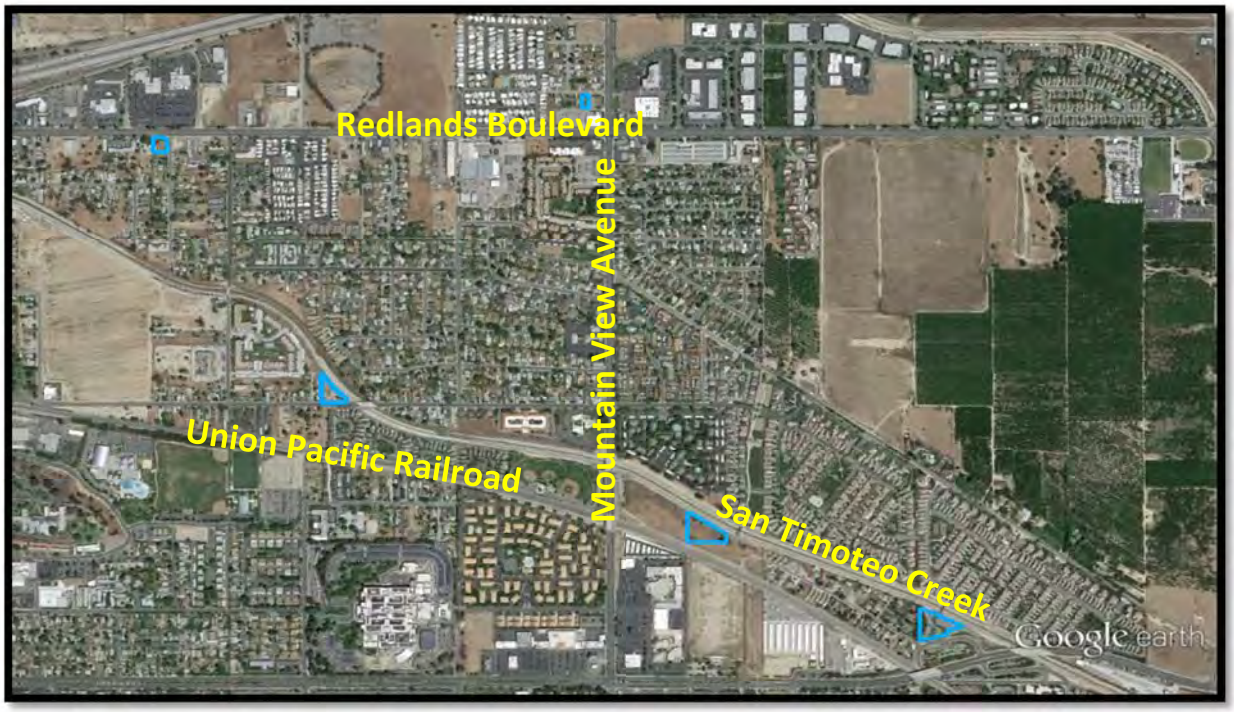
# LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

| Site Data | | | | | | | Property Value/Sale Info | | | | | | | Other Property Information | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | HSC § 34191.5 (c)(1)(C) | | HSC § 34191.5 (c)(2) | | | HSC § 34191.5 (c)(1)(A) | | | | | SALE OF PROPERTY *(If applicable)* | | 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) |
| Site No. | Address | APN | Prop Type [1] | Permissible Use | If Sale of Prop…Proceeds to be used for? | Permissible Use Detail | Acquisition Date | Value at Time of Acquisition | Est'd Current Value | Date of Est'd Current Value | Est'd Current Value Basis | Proposed Sale Value | Proposed Sale Date | Purpose for which property was acquired | Lot Size (acres) [4] | Current Zoning | Est'd Current Parcel Value | Annual Estimate Income/Rev | Contractual use income/rev | Historic environmental contamination or reports? | Potential as a TOD? | Advancements of SA planning objectives? | History of previous develop proposals and activity? |
| 4<br>San Timoteo Creek Habitat Enhancement Conservation / Open Space Park | East of Mt. View Av | 0292-121-72 | Vacant Lot | GU | N/A | See LRPMP Text | Dec 2005 | $2,200 | $1.00 | Oct 2015 | Successor Agency | N/A | | Alleviate Blight | 2.20 | CM | $1.00 | $0 | N/A | No | No | Yes | No |
| 5<br>Bryn Mawr Veterans Memorial Park | 26136 Mayberry St. | 0292-121-76 | Park | GU | N/A | See LRPMP Text | June 2007 | $310,000 | $1.00 | Oct 2015 | Successor Agency | N/A | | Alleviate Blight | 1.44 | Park | $1.00 | $0 | N/A | No | No | Yes | No |
| 6<br>Special Planning Area "D" | 26248 Mission Rd. 26209 Redlands Blvd. | 0292-471-06<br>0292-461-04<br>0292-461-05<br>0292-461-06<br>0292-461-07<br>0292-461-08 | Vacant Lot | Sell | EO or to CAC for TE | See LRPMP Text | May 1988 | $3,000,000 | $8,500,000 | Oct 2015 | Successor Agency used NDC Sale Comps [2] | TBD | TBD | Alleviate Blight | 14.91<br>7.46<br>10.85<br>20.18<br>9.73<br>7.7 | PC | $8,500,000 | $0 | N/A | Yes | No | Yes | No |
| 7<br>Vacant Redlands Commercial Property | 25258 Redlands Blvd.<br>E. Redlands Blvd. | 0281-162-33<br>0281-162-34 | Vacant Lot | Sell | EO or to CAC for TE | See LRPMP Text | Oct 2003<br>Nov 2003 | $159,000<br>$584,000 | $550,000 | Oct 2015 | Successor Agency used NDC Sale Comps [2] | TBD | TBD | Alleviate Blight | 1.88 | C-1 | $550,000 | $0 | N/A | Yes | No | Yes | No |

[1] Real Property in Fee unless otherwise noted.
[2] Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual Value.
[3] Staff continues to search records for the acquisition price.
[4] Approximately

R-3 – Multi-Family
EO – Enforceable Obligation on approved ROPS
PC – Planned Community
C-1 – General Commercial
GU – Governmental Use
TBD – To Be Determined
CM – Commercial Manufacturing
N/A – Not applicable
TE – Taxing Entities
TOD - Transit Oriented Development

# III. Property to be Transferred for Governmental Use



## *Site No. 1 – Community Garden Conservation / Open Space Park Property*

| | |
|---|---|
| *Address:* | *Van Leuven Street* |
| *APN:* | *0283-215-51* |

***A.*** ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***
Site No. 1 is the Community Garden Conservation / Open Space Park Property (the "Community Garden Park") and is proposed to be transferred to the City of Loma Linda, at no cost, for governmental use pursuant to HSC § 34181 (a).

***B.*** ***<u>Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B))</u>:***
Property records indicate that the Community Garden Park was acquired by the Agency in February 2002 and carries a Book Value of $32,000. The Community Garden Park was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Community Garden Park is $1.00.

***C.*** ***<u>Site Information (HSC § 34191.5 (c)(1)(C))</u>:***
The Community Garden Park consists of one (1) approximately 0.77-acre parcel (APN 0283-215-51) located on Van Leuven Street, approximately 250 feet west of the Van Leuven Street Overcrossing of the San Timoteo Creek. Located within the Community Garden Park is a 16' x 20' shade structure, picnic tables, a drinking fountain and garden plots, containing various fruits and vegetables.

## *Site No. 1 – Community Garden Conservation / Open Space Park Property*

In the City's General Plan, Conservation and Open Space Element, the Community Garden Park is designated as Ruderal. The City contains 558 acres of Ruderal designated land that is a biological resource to the City. These Ruderal acres are found to contain sensitive coastal sage scrub community/non-native grasslands, riparian habitat, and contain endangered and/or sensitive species.

***D.*** ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the Community Garden Park is $1.00 and is based on the Community Garden Park's current use as a park.

***E.*** ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Community Garden Park.

***F.*** ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
An Environmental Site Assessment Phase-I (the "ESA-I") was conducted by T. Jarb Thaipejr, P.E., R.E.A. in June 2015. The ESA-I concluded that there is no environmental contamination in conjunction with the Community Garden Park.

***G.*** ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Community Garden Park.

The transfer of the Community Garden Park to the City of Loma Linda advances the planning objectives of the City and the Successor Agency to maintain parkland and facilities in a manner that promotes community pride, exhibits cleanliness and security and reduces public liability.

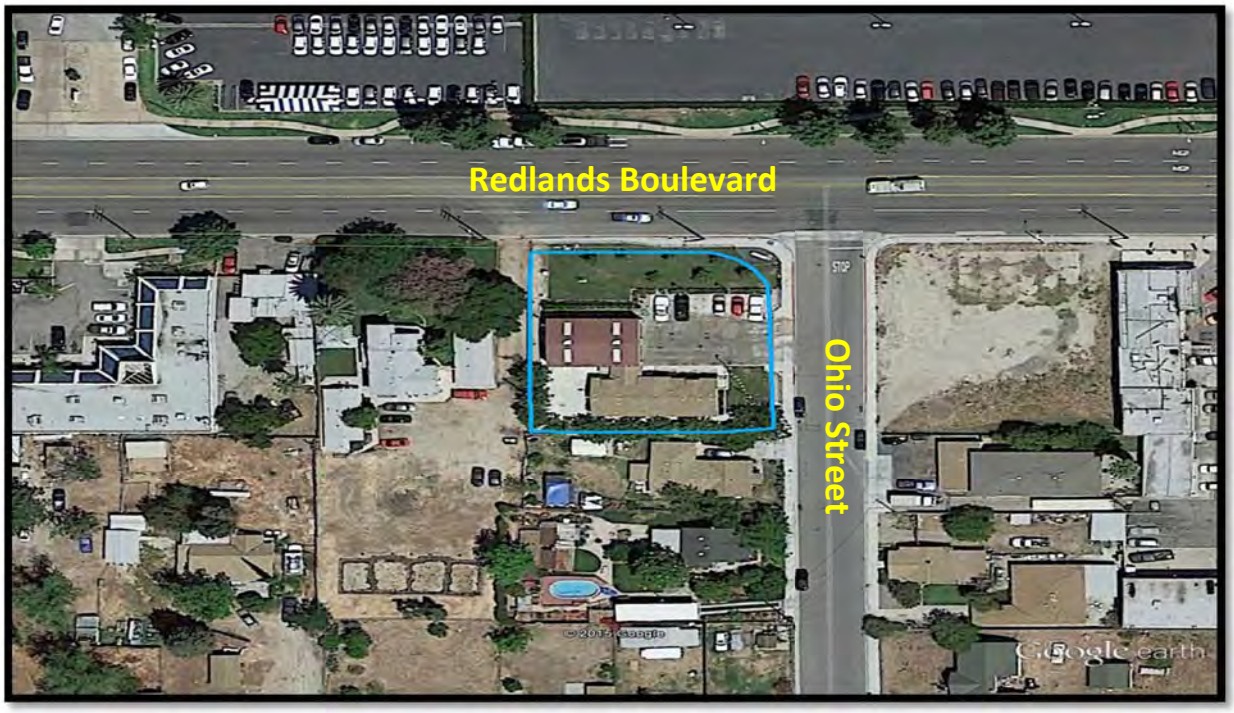
***H.*** ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Community Garden Park.

***I.*** ***Disposition of Property:***
The Community Garden Park is proposed to be transferred to the City of Loma Linda, at no cost, for governmental use pursuant to HSC § 34181 (a).

***J.*** ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the retention of the Community Garden Park by the City of Loma Linda will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

## *Site No. 2: Fire Station Property*

| | |
|---|---|
| *Address:* | *10520 Ohio Street* |
| *APNs:* | *0283-111-11* |




***A.*** ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***
Site No. 2 is the Fire Station Property, and is proposed to be transferred to the City of Loma Linda, at no cost, for governmental use pursuant to HSC § 34181 (a).

***B.*** ***<u>Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B))</u>:***
Property records indicate that the Fire Station Property was acquired by the Agency in July 2003, and carries a Book Value of $120,000. The Fire Station Property was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Fire Station Property is $1.00.

***C.*** ***<u>Site Information (HSC § 34191.5 (c)(1)(C))</u>:***
The Fire Station Property consists of one (1) approximately 0.39-acre parcel (APN 0283-111-11) located at 10520 Ohio Street.

The Fire Station Property is zoned General Commercial (C-1) in the City's General Plan. The C-1 land use designation applies to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

## *Site No. 2: Fire Station Property*

***D.*** ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the Fire Station Property is $1.00 based on the City's current use of the property as a fire station.

***E.*** ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Fire Station Property.

***F.*** ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
An Environmental Site Assessment Phase-I (the "ESA-I") was conducted by T. Jarb Thaipejr, P.E., R.E.A. in June 2015. The ESA-I concluded that there is no environmental contamination in conjunction with the Fire Station Property.

***G.*** ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Fire Station Property.

The retention of the Fire Station Property by the City of Loma Linda advances the planning objectives of the City and the Successor Agency to bring response times to acceptable levels; provide coverage to the north side of the City, in case of a disaster (City is bifurcated by railroad and flood control channel); and serve low-income rental housing projects previously developed by the Agency, near the Fire Station Property, as well as additional property and residents.

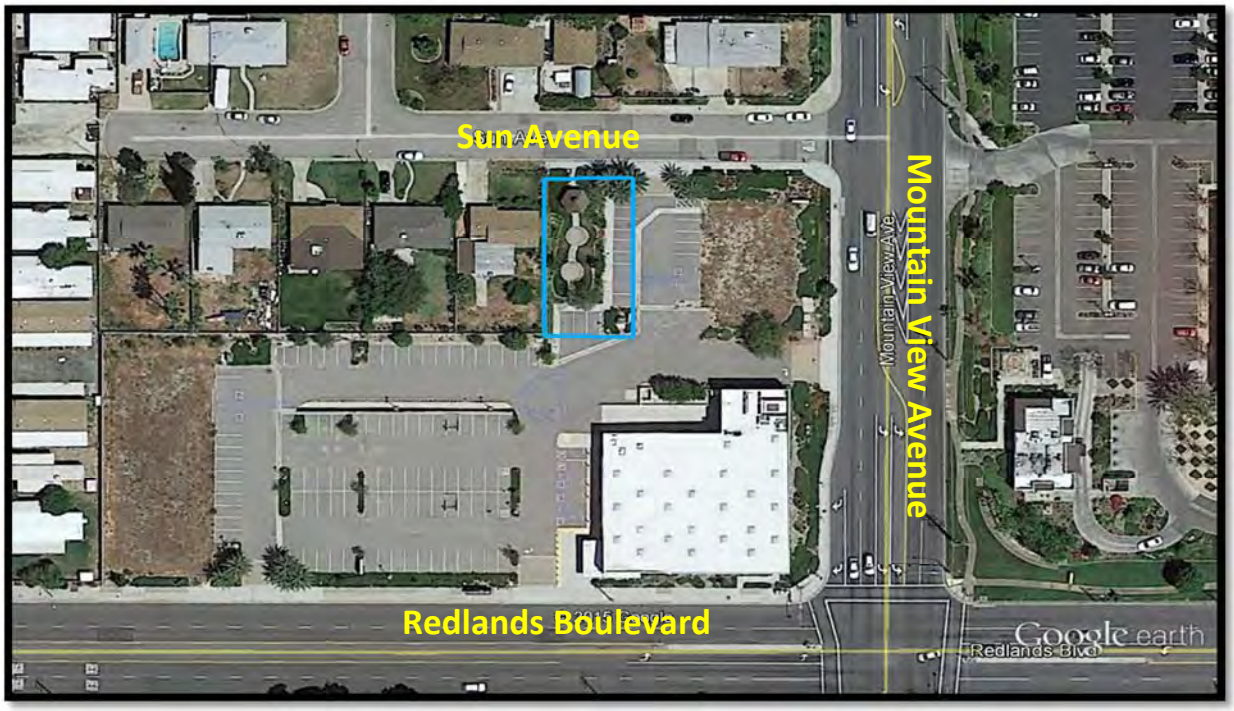
***H.*** ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Fire Station Property.

***I.*** ***Disposition of Property:***
The Fire Station Property is proposed to be transferred to the City of Loma Linda, at no cost, for governmental use pursuant to HSC § 34181 (a).

***J.*** ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Fire Station Property to the City of Loma Linda will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

## *Site No. 3: Sun Park*

| | |
|---|---|
| *Address:* | *25669 Sun Ave.* |
| *APNs:* | *0283-254-06* |




**A.** ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 3 is the Sun Park, and is proposed to be transferred to the City of Loma Linda, at no cost, for governmental use pursuant to HSC § 34181 (a).

**B.** ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Sun Park was acquired by the Agency in February 2009. Successor Agency staff continues to search records for the acquisition price. The Sun Park was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Sun Park is $1.00.

**C.** ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Sun Park consists of one (1) approximately 0.16-acre parcel (APN 0281-254-06) located at 25669 Sun Avenue. The Sun Park contains a gazebo, landscaping and parking.

The Sun Park is zoned as a Park in the City's General Plan. The Park land use designation applies to lands owned and operated by the City of Loma Linda as passive or active parks. These areas ensure functionality and pleasant aesthetics through proper design of pathways, access, landscaping and amenities. The City will acquire and/or gain control of sufficient parkland to develop a system of park, recreation and open space lands, of sufficient size and in the appropriate locations, to serve

the needs of Loma Linda residents of all ages and attain a population-to-parkland acreage ratio of 5 acres per 1,000 population.

***D.*** ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the Sun Park is $1.00 based on the City's current use of the property as a public park.

***E.*** ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Sun Park.

***F.*** ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination in conjunction with the Sun Park.[2]

***G.*** ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Sun Park.

The transfer of the Sun Park to the City of Loma Linda advances the planning objectives of the City and the Successor Agency to maintain parkland and facilities in a manner that promotes community pride, exhibits cleanliness and security and reduces public liability.

***H.*** ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Sun Park.

***I.*** ***Disposition of Property:***
The Sun Park is proposed to be transferred to the City of Loma Linda, at no cost, for governmental use pursuant to HSC § 34181 (a).

***J.*** ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Sun Park to the City of Loma Linda will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

[2] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=25669+Sun+Avenue%2C+redlands%2C+ca

## *Site No. 4: San Timoteo Creek Habitat Enhancement Conservation / Open Space Park*

| | |
|---|---|
| *Address:* | *East of Mountain View Avenue* |
| *APNs:* | *0292-121-72* |

**A.** ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 4 is the San Timoteo Creek Habitat Enhancement Conservation / Open Space Park (the "San Timoteo Creek Habitat Park"), and is proposed to be transferred to the City of Loma Linda, at no cost, for governmental use pursuant to HSC § 34181 (a).

**B.** ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the San Timoteo Creek Habitat Park was acquired by the Agency in December 2005 and carries a Book Value of $2,200. The San Timoteo Creek Habitat Park was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight, which included the establishment of a Habitat Enhancement Park and expanded Open Space Conservation and Trails Program. The estimated current value (the "ECV") of the San Timoteo Creek Habitat Park is $1.00.

**C.** ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The San Timoteo Creek Habitat Park consists of one (1) approximately 2.20-acre parcel (APN 0292-121-72) located at the intersection of Mountain View Avenue and the San Timoteo Creek, approximately 950 feet southeast of Mountain View Avenue.

In the City's General Plan, Conservation and Open Space Element, the San Timoteo Creek Habitat Park is designated as Ruderal. The City contains approximately 558 acres of Ruderal designated

land that is a biological resource to the City. These Ruderal acres are found to contain sensitive coastal sage scrub community/non-native grasslands, riparian habitat, and contain endangered and/or sensitive species. The San Timoteo Creek will be improved for recreational uses, including a trail for exercise, bicycling, walking and running; the design and use of trails and trailheads are to be consistent with the environmental values of the lands they traverse.

***D.*** ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the San Timoteo Creek Habitat Park is $1.00 based on the City's current use of the property as a park.

***E.*** ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the San Timoteo Creek Habitat Park.

***F.*** ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination in conjunction with the San Timoteo Creek Habitat Park.[3]

***G.*** ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the San Timoteo Creek Habitat Park.

The transfer of the San Timoteo Creek Habitat Park to the City of Loma Linda advances the planning objectives of the City and the Successor Agency to conserve open space in a manner that promotes community pride, exhibits cleanliness and security, and reduces public liability. In addition, it includes the establishment of a Habitat Enhancement Park and expanded Open Space Conservation and Trails Program.

***H.*** ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the San Timoteo Creek Habitat Park.

***I.*** ***Disposition of Property:***
The San Timoteo Creek Habitat Park is proposed to be transferred to the City of Loma Linda, at no cost, for governmental use pursuant to HSC § 34181 (a).

***J.*** ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the San Timoteo Creek Habitat Park to the City of Loma Linda will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

[3] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=east+of+mountain+view+ave+and+san+timoteo+creek%2C+redlands+ca

## *Site No. 5: Bryn Mawr Veterans Memorial Park*

| | |
|---|---|
| *Address:* | *26136 Mayberry St.* |
| *APNs:* | *0292-121-76* |

**A.** ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 5 is the Bryn Mawr Veterans Memorial Park (the "Veterans Memorial Park"), and is proposed to be transferred to the City of Loma Linda, at no cost, for governmental use pursuant to HSC § 34181 (a).

**B.** ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Veterans Memorial Park was acquired by the Agency in June 2007 and carries a Book Value of $310,000. The Veterans Memorial Park was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Veterans Memorial Park is $1.00.

**C.** ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Veterans Memorial Park consists of one (1) approximately 1.44-acre parcel (APN 0292-121-76) located at 26136 Mayberry Street. The Veterans Memorial Park contains a basketball court, bathrooms, picnic tables, grass and landscaping, parking, trail access and trees.

The Veterans Memorial Park is zoned as a Park in the City's General Plan. The Park land use designation applies to lands owned and operated by the City of Loma Linda as passive or active parks. These areas ensure functionality and pleasant aesthetics through proper design of pathways,

access, landscaping and amenities. The City will acquire and/or gain control of sufficient parkland to develop a system of park, recreation and open space lands, of sufficient size and in the appropriate locations, to serve the needs of Loma Linda residents of all ages and attain a population-to-parkland acreage ratio of 5 acres per 1,000 population.

***D.*** ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the Veterans Memorial Park is $1.00 based on the City's current use of the property as a public park.

***E.*** ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Veterans Memorial Park.

***F.*** ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination in conjunction with the Veterans Memorial Park.[4]

***G.*** ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a Transit Oriented Development in conjunction with the Veterans Memorial Park Property.

The transfer of the Veterans Memorial Park to the City of Loma Linda advances the planning objectives of the City and the Successor Agency to maintain parkland and facilities in a manner that promotes community pride, exhibits cleanliness and security, and reduces public liability. In addition, it provides access to the San Timoteo Creek Trail.

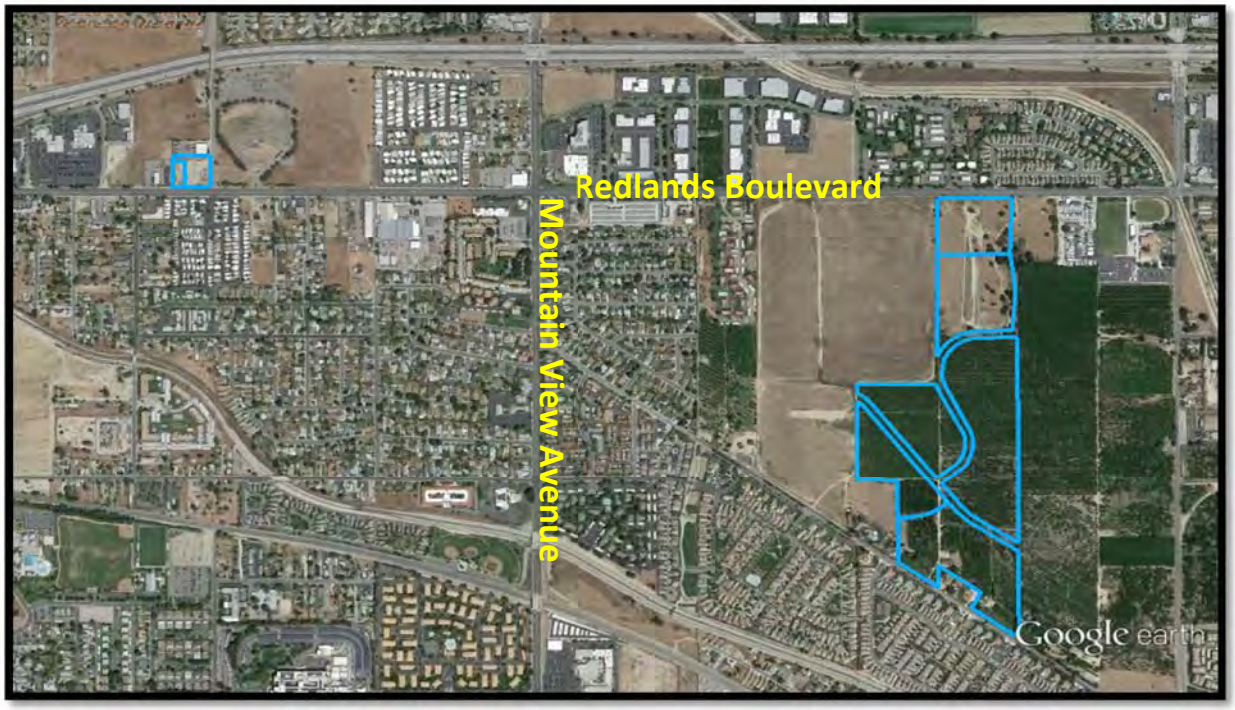
***H.*** ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There are no development proposals and activity in conjunction with the Veterans Memorial Park.

***I.*** ***Disposition of Property:***
The Veterans Memorial Park is proposed to be transferred to the City of Loma Linda, at no cost, for governmental use pursuant to HSC § 34181 (a).

***J.*** ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Veterans Memorial Park to the City of Loma Linda will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

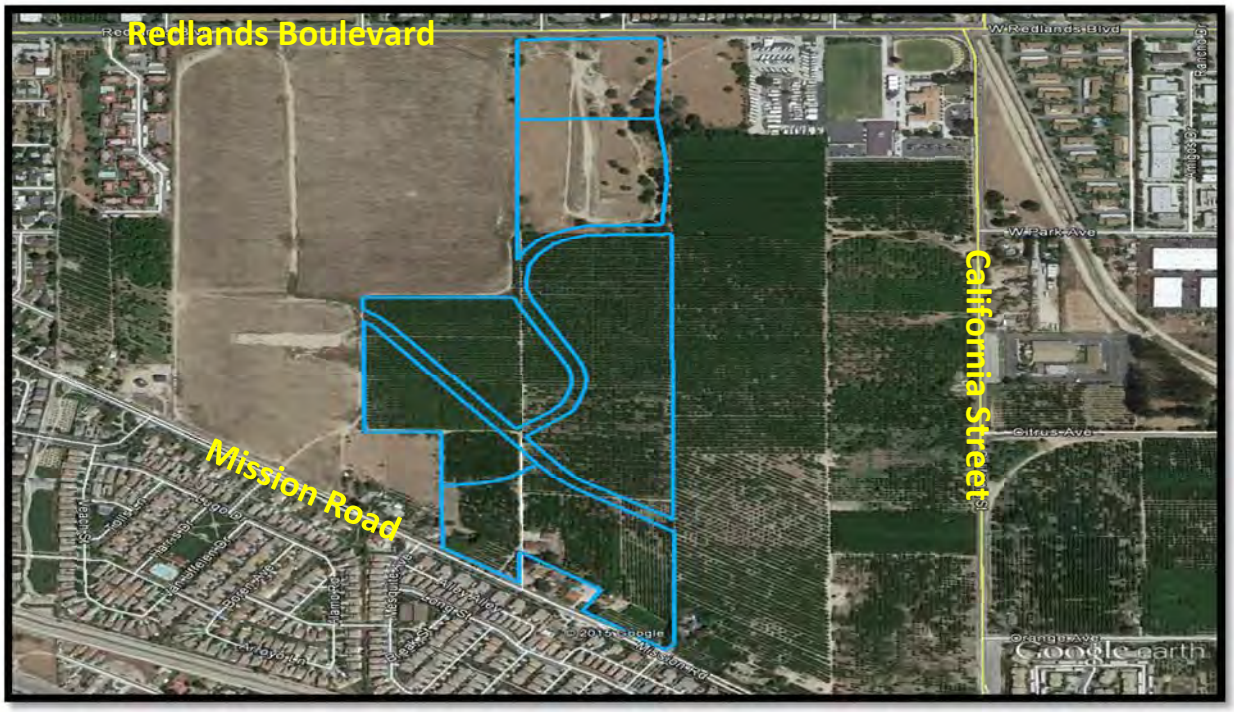
[4] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=26136+Mayberry+Street%2C+redlands%2C+ca

# IV. Property to be Sold



## *Site No. 6: Special Planning Area "D"*

| | |
|---|---|
| *Address:* | *26248 Mission Rd.* |
| | *26209 Redlands Blvd.* |
| *APN:* | *0292-471-06* |
| | *0292-461-04 thru -08* |




***A.*** ***<u>Permissible Use (HSC § 34191.5 (c)(2))</u>:***
Site No. 6 is the Special Planning Area "D" (the "Planning Area") and is proposed to be sold by the Successor Agency.

***B.*** ***<u>Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B))</u>:***
Property records indicate that the Planning Area was acquired by the Agency in May, 1988 and carries a total Book Value of $3,000,000. The Planning Area was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Planning Area is approximately $8,500,000

***C.*** ***<u>Site Information (HSC § 34191.5 (c)(1)(C))</u>:***
The Planning Area consists of six (6) parcels totaling approximately 70.83-acres (APNs 0292-471-06, 0292-261-04 thru -08) located at 26248 Mission Road and 26209 Redlands Boulevard. The property is irregular in shape and was previously used for agriculture (orange grove).

The Planning Area is zoned Planning Community (PC) in the 2009-City of Loma Linda General Plan. The purpose of the PC zone is to allow for a "livable, walkable community" with a high level

of amenities for residents, such as parks, trails and paseos, and other recreational uses, exhibiting a high level of design quality.

***D. Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

To determine an ECV for the Planning Area, in October 2015, the Successor Agency conducted a comparable sales analysis, utilizing records from the National Data Collective.[5] The ECV was determined to be approximately $8,500,000.

Local factors were not taken into consideration in determining the ECV of this site. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. Therefore, the actual value of the property may vary significantly from the ECV. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

***E. Site Revenues (HSC § 34191.5 (c)(1)(E)):***

There are no site revenues generated from the Planning Area.

***F. History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***

An Environmental site Assessment Phase-I (the "ESA-I") was conducted by T. Jarb Thaipejr, P.E., R.E.A. in June 2015. The ESA-I concluded that there is no environmental contamination in conjunction with the Planning Area.

***G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a Transit Oriented Development in conjunction with the Planning Area.

Selling the Planning Area to the City of Loma Linda advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

***H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

There is no history of previous development proposals or activities within the past several years in conjunction with the Planning Area.

[5] www.ndcdata.com

## *Site No. 6: Special Planning Area "D"*

***I. Disposition of Property:***

The Successor Agency proposes to sell the Planning Area in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Planning Area is approximately $8,500,000.

***Date of estimated current value*** – October 2015

***Value Basis*** – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $8,500,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

***Proposed sale date*** – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

***Proposed sale value*** – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

***J. Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for

## *Site No. 6: Special Planning Area "D"*

enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

## *Site No. 7: Redlands Boulevard Vacant Commercial Property*

| | |
|---|---|
| *Address:* | *25258 E. Redlands Boulevard* |
| *APN:* | *0281-162-33, -34* |

**A.** ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 7 is the Redlands Boulevard Vacant Commercial Property (the "Vacant Commercial Property") and is proposed to be sold by the Successor Agency.

**B.** ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Commercial Property was acquired by the Agency in October and November, 2003 and carries a total Book Value of $743,000. The Vacant Commercial Property was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Commercial Property is approximately $550,000.

**C.** ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Commercial Property consists of two (2) parcels totaling approximately 1.88-acres (APNs 0281-162-33, -34) located at 25258 Redlands Boulevard. The Vacant Commercial Property has been vacant since at least 1994.

The Vacant Commercial Property is zoned General Commercial (C-1) in the 2009-City of Loma Linda General Plan. The purpose of the C-1 zone is to provide for the shopping and commercial service needs of the residential community, the workers who are employed within Loma Linda, and those who visit the City, such as to receive health care.

## *Site No. 7: Redlands Boulevard Vacant Commercial Property*

***D.*** ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

To determine an ECV for the Vacant Commercial Property, in October 2015, the Successor Agency conducted a comparable sales analysis, utilizing records from the National Data Collective. The ECV was determined to be approximately $550,000.

Local factors were not taken into consideration in determining the ECV of this site. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. Therefore, the actual value of the property may vary significantly from the ECV. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

***E.*** ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***

There are no site revenues generated from the Vacant Commercial Property.

***F.*** ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***

An Environmental Site Assessment Phase-I (the "ESA-I") was conducted by T. Jarb Thaipejr, P.E., R.E.A. in June 2015. The ESA-I concluded that there is no environmental contamination in conjunction with the Vacant Commercial Property.

***G.*** ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a Transit Oriented Development in conjunction with the Vacant Commercial Property.

Selling the Vacant Commercial Property to the City of Loma Linda advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

***H.*** ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

There is no history of previous development proposals or activities in conjunction with the Vacant Commercial Property. The Vacant Commercial Property has been vacant since at least 1994.

***I.*** ***Disposition of Property:***

The Successor Agency proposes to sell the Vacant Commercial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. - Purchase and Sale Procedures.

The ECV of the Vacant Commercial Property is approximately $550,000.

## *Site No. 7: Redlands Boulevard Vacant Commercial Property*

***Date of estimated current value*** – October 2015

***Value Basis*** – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $550,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

***Proposed sale date*** – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

***Proposed sale value*** – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

***J. Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF

may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

# Exhibit A – Successor Agency/City Property Disposition Procedures

The following is only a general outline for the disposition of property by the Successor Agency. It is anticipated that the Successor Agency may from time to time adopt policies and procedures that are more specific during the implementation phase of the LRPMP.

## I. PURCHASE AND SALE PROCEDURES

1. Post notice on Successor Agency website:
   "All persons interested in receiving solicitations for the disposition of Successor Agency property please email xyz@cityofthefuture.org with your contact information and *"Purchase and Sale of Successor Agency Property*" in the Subject line."
2. Successor Agency will provide written solicitations for the sale of its real estate assets, which may be a single parcel or a grouping of parcels (the "Property"). Such formal solicitations will include, but not be limited to:
   a. APN(s)
   b. Property location
   c. Zoning
   d. Acreage
   e. Listing Price (The listing price shall either be (i) not less than fair market value under an appraisal procured by the Successor agency or (ii) another amount approved for such purpose by the Oversight Board
   f. Purchase Price shall be all cash at close of escrow, no seller financing.
   g. Deadline to receive offers (prior to selection, offers are confidential)
   h. Offer submittal guidelines:
      i. All offers must be in writing (California Association of Realtor forms are acceptable);
      ii. Successor Agency will provide courtesy to brokers equal to one-half of the customary commission if the ultimate buyer is represented by said real estate broker as buyer's broker at the time the original offer is submitted.
      iii. Provided that allowance of brokerage commissions will be subject to Oversight Board approval in each case and paid from the sale proceeds;
      iv. Approval of each sale may be subject to DOF approval;
      v. Type of financing identified (i.e., buyer's cash, buyer's loan proceeds, etc.);
      vi. All buyers are to be listed – no silent partners; and
      vii. Offers will be reviewed for conflict of interest between offeror and Successor Agency/City officials, staff and consultants.
   i. Some properties for sale consist of multiple parcels. Only offers that include all parcels identified by Successor Agency on a particular site may be accepted, i.e., no less than whole purchases.
3. Method of Solicitations:
   a. Property posting
   b. Successor Agency website posting
   c. Local real estate brokers
   d. All persons requesting solicitations
   e. Workshops and/or e-mail notifications
4. All property sales are in an "AS IS, WHERE IS" condition.
5. The Successor Agency will be reimbursed from the sale proceeds of the property for any costs related to the appraisal, escrow and title fees (cost of CLTA policy with premium based upon sales price), broker fees, and any other costs associated with the sale.
6. An offer may be rejected if it does not meet the Successor Agency's price threshold. Acceptance of a purchase and sale offer is subject to approval of the Successor Agency's Board of Directors.

7. The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.
8. The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.
9. If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

## II. REQUEST FOR PROPOSAL PROCEDURES

Costs incurred by the Successor Agency and/or the City in the implementation of these Disposition Procedures shall be treated as an Enforceable Obligation for purposes of the Recognized Obligation Payments Schedule ("ROPS") of the Successor Agency to be recovered from land sales proceeds. The City shall provide the Successor Agency an estimate of such costs at such times and in a form sufficient for the Successor Agency to include such costs on one or more ROPS, as appropriate. Included in such costs are: staff time in the performance of such duties; costs and fees of consultants, attorneys, appraisers, title insurers and escrow; costs and fees in connection with the disposition of property(ies), such as unpaid and outstanding tax liens or judgments and other costs incurred in order to deliver merchantable title. Where possible, the Successor Agency is to recover costs at the time of close of escrow.

### A) INTENT AND PURPOSE

A Request for Proposals ("RFP") will be prepared by the Successor Agency and posted to the City's website, and/or sent to developers or parties that have requested such RFPs, and other developers or parties at the Successor Agency's discretion. The number of properties as to which an RFP is requested is subject to the discretion of the Successor Agency.

### B) PROPOSAL SUBMITTAL

1. Interested parties may submit a development proposal by the deadline specified in the RFP or other announcement.
2. Proposal requirements may include, but not be limited to, the following:
   a. The proposed total consideration for the property(ies) and information supporting the offer price;
   b. Any proposed alterations to the terms and conditions of sale;
   c. Construction and development pro forma, a detailed site plan, a business/operating plan, developer qualifications, experience and references, a narrative description of the market support for the proposed project, an operating pro forma, as applicable, and an explanation of the economic benefits of the proposed project to the City, other affected taxing agencies and the community;
   d. The proposed uses are to conform to the requirements, intent, goals, and objectives of the City General Plan/Zoning Ordinance, other applicable development standards, and other applicable federal, state, and local laws, codes and regulations.
   e. A statement that no financial assistance is being requested from any governmental agency in connection with the proposal, or a statement that financial assistance is being requested from a governmental agency in connection with the proposal, indicating the amount that will be requested, the anticipated timing for consideration of such request, and a description of any discretionary process required by the governmental agency from which assistance will be requested, together with an acknowledgment that conditioning a proposal upon receipt of assistance form a governmental agency may result in the rejection of such proposal;
3. Interested parties to provide such additional information as may be requested in good faith by Successor Agency.
4. Subsequent to review, applicants will be advised regarding the development proposals submitted complying with the requirements of the RFP or whether additional information is required.

**C) PROPOSAL REVIEW**

1. The Successor Agency will review all proposals received and determined by Successor Agency staff to be complete.
2. Among other things, the Successor Agency's review will consider the value of the asset in question being maximized as well as the proposal furthering the objectives of the Successor Agency's General Plan and not negatively impacting property interest of landowners holding property near the asset in question.
3. Nothing in these Procedures prohibits the Successor Agency or the City from requiring information that is in addition to the foregoing or obligates the Successor Agency in selecting any proposal. Neither the City nor the Successor Agency will bear any responsibility for the costs associated with preparing and submitting a proposal.

**D) NEGOTIATING AGREEMENTS**

The Successor Agency may enter into an Exclusive Right to Negotiate Agreement ("ERNA") with a selected project proponent. The purpose of the ERNA is to establish a time period during which the chosen applicant shall have the right to negotiate with the Successor Agency the terms and conditions of a sales and development contract. Therefore, a Disposition and Development Agreement may follow the ERNA if applicable.

**E) ALTERNATIVE METHODS OF DISPOSITION**

The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.

The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.

If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.