

RESOLUTION NO. 2015-003-OB

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

WHEREAS, pursuant to Health and Safety Code Section 34173 (d), the City of McFarland elected to become the Successor Agency to the former Redevelopment Agency of the City of McFarland ("Successor Agency") by Resolution No. 2012-001-SA on February 9, 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 Redevelopment Agency; and

WHEREAS, Health & Safety Code Section 34191.5 (b) also requires the Successor Agency to submit the Property Management Plan to Oversight Board and the Department of Finance ("DOF") for approval no later than six month 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 has prepared a Property Management Plan that contains all the information required under Health and Safety code Section 34191.5; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, by the Oversight Board to the Successor Agency of the Dissolved City of McFarland Redevelopment Agency as follows:

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

SECTION 2. Approval of Property Management Plan. The Oversight Board to the Successor Agency hereby approves the Property Management Plan, in substantially the form currently on file with the Secretary of the Oversight Board and attached hereto collectively as Exhibit A and B and incorporated by reference herein.

SECTION 3. Transmittal of Property Management Plan. The Chairperson is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including without limitation cooperating with the Successor agency to submit the Property Management Plan to the State of California Department of Finance for approval, and posting of the approved Property Management Plan on the Successor Agency's website.

PASSED AND ADOPTED by the Oversight Board to the Successor Agency of the Dissolved City of McFarland Redevelopment Agency at the regular meeting held on December 9, 2015.

ATTEST:

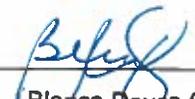
STATE OF CALIFORNIA
COUNTY OF KERN }
CITY OF MCFARLAND }

I, Blanca Reyes-Garza, Acting Secretary of the Oversight Board to the McFarland Successor, hereby certify that the foregoing resolution was duly adopted at the Oversight Board Meeting of the Successor Agency on December 9, 2015.

AYE: Board Members: Bacerra, Burke, Cantu, Nickell, Wooner
NOES: Board Members: None
ABSENT: Board Members: Bray, Wiebe
ABSTAIN: Board Members: None

APPROVED 
John Wooner,
CHAIR, Oversight Board to
the Successor Agency

Attested:


Blanca Reyes-Garza
Acting Secretary



Attachments: Exhibit A –Long Range Property Management Plan
Exhibit B – Long Range Property Management Plan Matrix

**CITY OF MCFARLAND OVERSIGHT BOARD OF THE SUCCESSOR AGENCY APPROVED
LONG-RANGE PROPERTY MANAGEMENT PLAN**

The Successor Agency to the former Redevelopment Agency of the City of McFarland ("Successor Agency") is required by Assembly Bill 1x26 ("AB 1x26") and Assembly Bill 1484 Plan ("1484") collectively "Dissolution Bills" to prepare a Long-Range Property Management Plan ("Property Management Plan") that addresses the disposition and use of the properties of the former Redevelopment Agency of the City of McFarland (the "former Agency"). The Property

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
APPROVED LONG-RANGE PROPERTY MANAGEMENT
PLAN**

The Successor Agency to the former Redevelopment Agency of the City of McFarland ("Successor Agency") is required by Assembly Bill 1x 26 ("AB 1x 26") and Assembly Bill 1484 ("AB 1484") collectively "Dissolution Bills" to prepare a Long-Range Property Management Plan ("Property Management Plan") that addresses the disposition and use of the properties of the former Redevelopment Agency of the City of McFarland (the "former Agency"). The Property Management Plan must be submitted to the Oversight Board and the Department of Finance ("DOF") for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion (FOC). The Successor Agency's FOC was issued by DOF on April 26, 2015.

The Dissolution Bills established a Community Redevelopment Property Trust Fund, ("Property Trust Fund") administered by the Successor Agency, to serve as the repository of the former Agency's real properties upon approval of the Property Management Plan by the DOF. Properties will be transferred from the Property Trust Fund to the City of McFarland.

The Property Management Plan addresses the disposition and use of the real properties of the former Agency and must do all of the following:

Include an inventory of all properties in the Property Trust Fund. The inventory shall consist of all of the following information:

- The date of the acquisition of the property and the value of the property at the time, and an estimate of the current value of the property.
- The purpose for which the property was acquired.
- Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
- An estimate of current value of the parcel including, if available, any appraisal information.
- An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
- The history of environmental contamination, including designation as a brown field site, any related environmental studies, and history of any remediation efforts.
- A brief history of previous development proposals and activity, including the rental or lease of property.

- Address the use or disposition of all of the properties in the Property Trust Fund. Permissible uses include the retention of the property for governmental use, the retention of the property for future development, the sale of property, or the use of the property to fulfill an enforceable obligation. The Property Management Plan shall separately identify and list properties in the Property Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:
 - If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the City.
 - If the plan directs the liquidation of the property or the use of the revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified immediately above, the proceeds from the sale shall be used to fulfill enforceable obligations.

Property cannot be transferred to the Successor Agency or City unless the Property Management Plan has been approved by the Oversight Board and the DOF.

With the approval of the Oversight Board and DOF, real property assets will transfer to the City for either: 1) governmental use; 2) future development; or 3) use of the property for a project identified in an approved redevelopment plan.

Site#1

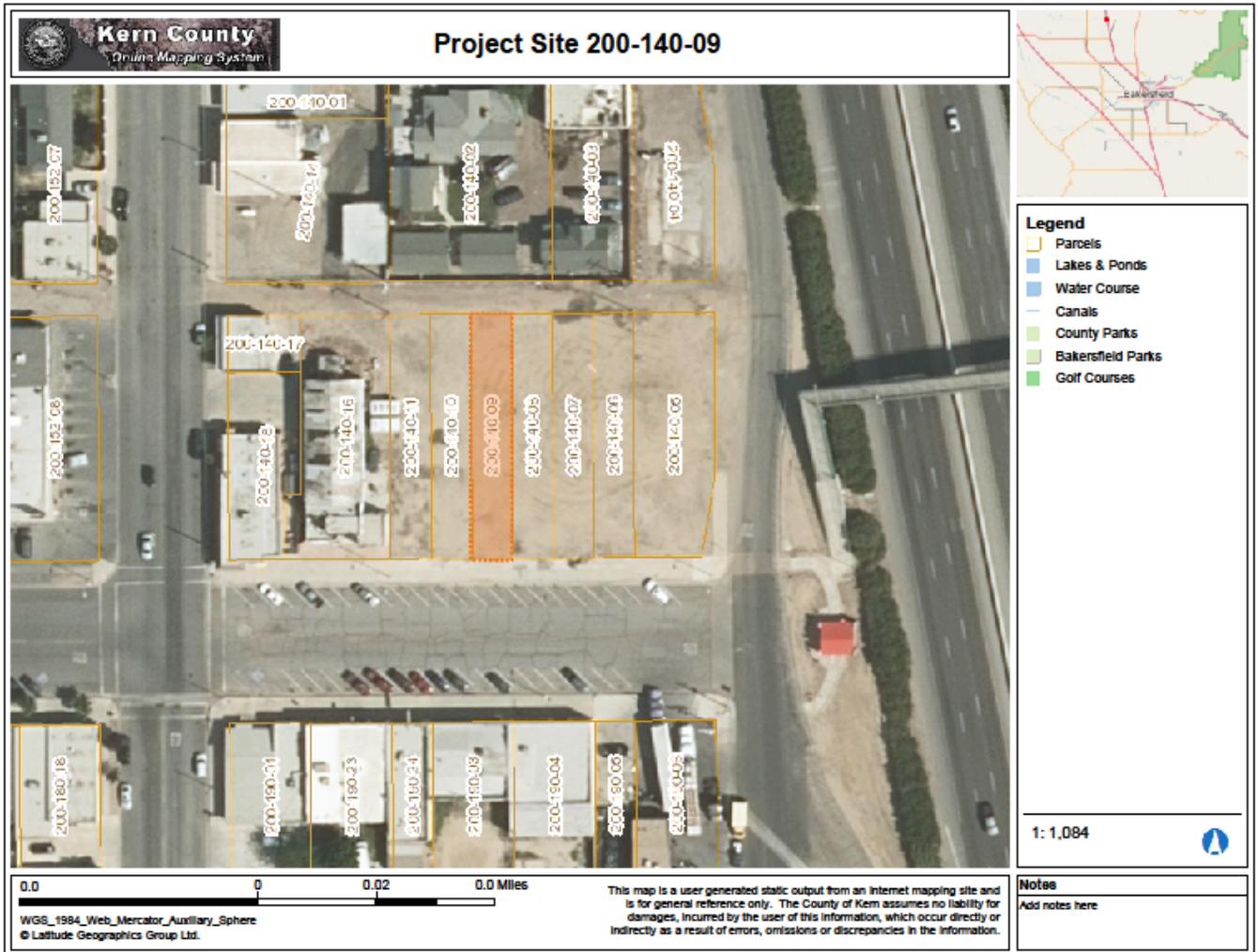
Site # 1 the disposition of this property is for sale. This McFarland Successor Agency (Agency) owned parcel is a component of a larger property made up of approximately six other surrounding parcels owned by the City of McFarland (City). The City intends to sell the entire property, including the Agency owned parcel to Rite Aid. Therefore, the sale of this Agency owned parcel will be effectuated through the transfer to the City, and the City's subsequent sale to Rite Aid. The City will then compensate the Agency for the Agency's portion of the sold property. As a contingency, should the City's intended sale to Rite Aid not materialize, The City will transfer the Agency parcel back to the Agency. At which point, the property will be sold at fair market value.

NextSteps

Now that the Successor Agency has received the FOC from the DOF, Staff will:

- Recommend Oversight Board approval of the Property Management Plan on December 9, 2015.
- Submit the Property Management Plan to the DOF for approval.
- Transfer the property to the Property Trust Fund administered by the Successor Agency.
- Request the Successor Agency transfer the property from the Property Trust Fund to the City and request City receive the property from the Property Trust Fund.
- City to retain and maintain the property until such time as it is sold.

EXHIBIT A



Site #1 Owner/Title:

- Successor Agency of the Redevelopment Agency of the City of McFarland.
- Redevelopment Agency of the City of McFarland.

Address/Parcel Number:

- 156 West Kern Avenue
- 200-140-09-3

Current Use/Description:

- Vacant, undeveloped land
- This Site is located on 100 block of West Kern Avenue in the McFarland Downtown Business District.

Acquisition Date/Acquisition Property Value/Acquisition Purpose:

- April 15, 2011
- \$55,876
- Implementation of Redevelopment Plan

Parcel Size:

- 3,756 square feet, 0.08 Acres

Current Zoning:

- C-2 Zone

Estimate of Current Value/Property Revenue:

- \$20,952.00 per the Kern County Assessor's Office.
- There is no property revenue.

History of Environmental Contamination:

- No record of environmental contamination.

Previous Development Proposals and Activity

- The property was previously developed with a commercial structure.

CITY OF MCFARLAND
LONG RANGE PROPERTY MANAGEMENT PLAN MATRIX

| Map Ref No. | Address of location | Parcel Number | Property Reference Name | LRPMP Action | Zoning* | General Plan | Description/ Current use | Sq. Ft. | Acres | Estimate of Current Value | Acquisition Price | Date Purchased | Acquisition Purpose | Property Revenue | Environmental History | TOD/Planning Advancement | Development Proposal History |
|-------------|---------------------|---------------|-------------------------|---|---------|--------------|--------------------------|---------|-------|---------------------------|-------------------|----------------|--------------------------------------|------------------|-----------------------|--------------------------|---|
| 1 | 156 W. Kern Avenue | 200-140-09-3 | PW Storage Area | Transfer to City To be sold to Rite Aid | C-2 | NA | Vacant undeveloped site | 3756 | 0.08 | \$20,952 | \$ 55,876 | 04/15/2011 | Implementation of Redevelopment Plan | 0 | No reports on file | N/A | No records of development proposals or activity |

••Zoning C-2 - Commercial

EXHIBIT B