

RESOLUTION 04-12

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE COUNTY OF MENDOCINO CONDITIONALLY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN AS REQUIRED UNDER HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, pursuant to Health and Safety Code Section 34173, the Board of Supervisors of the County of Mendocino (the "Board of Supervisors") declared that the County of Mendocino, a political subdivision of the State of California (the "County"), would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the County of Mendocino (the "Former Redevelopment Agency") effective February 1, 2012; and

WHEREAS, on February 1, 2012, the Former Redevelopment Agency was dissolved pursuant to Health and Safety Code Section 34172; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012 to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the County; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared a long-range property management plan that provides for the disposition and use of the real property assets of the Former Redevelopment Agency, a copy of which is attached to this Resolution as Exhibit A, incorporated herein by this reference (the "Long-Range Property Management Plan"); and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must submit the Long-Range Property Management Plan to the Oversight Board and the Department of Finance (the "DOF") no later than six months following the issuance by the DOF to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, pursuant to Health and Safety Code Section 34191.3, once approved by the Oversight Board and the DOF, the Long-Range Property Management Plan will govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the Former Redevelopment Agency; and

WHEREAS, as of the date of the adoption of this Resolution, the Successor Agency: (1) has submitted to the DOF for its review the reports required pursuant to Health and Safety Code Section 34179.5; (2) has made a payment for amounts due under Health and Safety Code Section 34183.5; and (3) has made or stands ready to make, the payment for amounts determined to be due under Health and Safety Code Section 34179.6 (d) and (e); but has not yet received a finding of completion from the DOF pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Successor Agency's implementation of the Long-Range Property Management Plan, in a manner consistent with the Dissolution Act and AB 1484, will effectuate the dissolution of the Former Redevelopment Agency by liquidating its former property in a manner aimed at maximizing value for the benefit of taxing entities; and

WHEREAS, the accompanying staff report provides supporting information upon which the action set forth in this Resolution is based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that pursuant Health and Safety Code Section 34191.5(b), the Oversight Board hereby conditionally approves the Successor Agency's Long-Range Property Management Plan, subject only to the DOF's issuance of a finding of completion to the Successor Agency, pursuant to Health and Safety Code Section 34179.7.

BE IT FURTHER RESOLVED, that the Oversight Board directs the Successor Agency to, upon the Successor Agency's receipt of all approvals of the Long-Range Management Plan required under the Dissolution Act and AB 1484, dispose and use the real property assets of the Former Redevelopment Agency in accordance with the Long-Range Management Plan and to take any action and execute any documents, in consultation with the County Counsel, acting in the capacity of counsel to the Successor Agency, as may be necessary to implement the disposition and use of the real property assets of the Former Redevelopment Agency in accordance with the terms approved in the Long-Range Management Plan and this Resolution.

BE IT FURTHER RESOLVED that Oversight Board hereby authorizes and directs the Successor Agency staff to take all actions necessary under the Dissolution Act to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the Long-Range Management Plan and to take any other actions necessary to ensure the validity of the Long-Range Management Plan and the validity of any of the activities contemplated therein.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

The above and foregoing resolution was duly and regularly passed and adopted at a meeting by the Oversight Board for the Successor Agency of the Redevelopment Agency of the County of Mendocino at a regular meeting thereof held on the 5th day of December, 2012, by the following vote:

AYES: Board Members Dunnicliff, Knopp, Mirata, Perryman and Sackowicz (*by proxy*)

NOES: Board Members: None

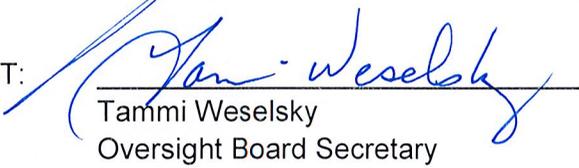
ABSTAIN: Board Members: None

ABSENT: Board Member: Harrington and Todd



Kyle Knopp, Chairperson

ATTEST:



Tammi Weselsky
Oversight Board Secretary

Exhibit A

LONG-RANGE PROPERTY MANAGEMENT PLAN OF THE MENDOCINO COUNTY SUCCESSOR AGENCY

Prepared Pursuant To Health and Safety Code Section 34191.5

Background and Purpose of Plan

This Long-Range Property Management Plan (the "Plan") has been prepared and will be processed by the Successor Agency (the "Successor Agency") for the Redevelopment Agency of the County of Mendocino (the "Former Redevelopment Agency") in accordance with Health and Safety Code Section 34191.5.

The Former Redevelopment Agency was dissolved on February 1, 2012, and the only real property of the Former Redevelopment Agency (the "Property", as further described in this Plan) was transferred on that date to the Successor Agency. The Successor Agency is now responsible for disposition of the Property in accordance with the procedures and requirements of ABx1 26 and AB 1484 (the "Redevelopment Dissolution Statutes"), the statutes that govern the dissolution of the Former Redevelopment Agency and the liquidation of its former property.

This Plan will be presented on December 5, 2012 for consideration of approval by the Oversight Board for the Successor Agency (the "Oversight Board") that was established pursuant to the Redevelopment Dissolution Statutes. If approved by the Oversight Board, the Plan will then be transmitted to the California Department of Finance (the "DOF") for its approval.

This Plan will become effective upon the occurrence of all of the following: (1) approval of the Plan by the Oversight Board; (2) approval of the Plan by the DOF; and (3) issuance of a Finding of Completion by the DOF to the Successor Agency in accordance with Health and Safety Code Section 34179.7.

In accordance with Health and Safety Code Section 34191.5(c), the following sections of this Plan consist of an inventory of specified information related to the Property, and the proposed plan for disposition of the Property.

Inventory of Property

Following is the required information inventory of the Property, which constitutes the only real property transferred from the Former Redevelopment Agency and owned by the Successor Agency. This inventory is organized to address the specific inventory subsections listed in Health and Safety Code Section 34191.5(c)(1).

(A) Acquisition Information. The Property was acquired by the Former Redevelopment Agency on June 26, 2007. The purchase price paid for the Property, which represented its value at the time of purchase, was \$9,798. The estimated current value of the Property is \$4,000, as further explained in Item (D) below.

(B) Purpose of Acquisition. The Property was purchased for the following purpose: development of parcel located in Redevelopment Project area.

(C) Parcel Data. The Property consists of a 3,049 square foot land-locked parcel located at the end of Pallini Lane in the unincorporated territory of Mendocino County in

the vicinity of Ukiah. The Property is designated as Mendocino County Assessor's Parcel No. 169-113-27-00, and does not have a street address. The attached Exhibit A, which is incorporated in this Plan by this reference, is a map showing the location of the Property. The Mendocino County General Plan and Redevelopment Plan designation for the Property is Commercial. The Mendocino County zoning designation for the Property is C2 (Commercial).

(D) Current Value. The estimated current value of the Property is \$4,000. This valuation is based on an appraisal commissioned by the Successor Agency as of November 1, 2012 prepared by Thomas M. Gootherts of Mendocino Appraisers. A copy of the current appraisal is attached as Exhibit B, which is incorporated in this Plan by this reference.

(E) Revenues Generated By the Property; Contractual Requirements. The Property does not generate any lease, rental, or other revenue. There is no contractual requirement related to disposition of the Property.

(F) Environmental Contamination and Remediation. To the Successor Agency's knowledge, the Property does not have any history of environmental contamination or remediation efforts, and the Successor Agency does not have any related environmental studies with respect to the Property.

(G) Potential For Transit-Oriented Development and Advancement of Planning Objectives. Because of its tiny size, land-locked nature, and remote location distant from other redevelopment related uses and transit facilities, the Property has no known potential for transit-oriented development or advancement of planning objectives of the Successor Agency.

(H) History of Development Proposals and Activity. None

Proposed Disposition of Property

The Property is not used or needed for a governmental purpose or to satisfy any enforceable obligation of the Former Redevelopment Agency. Further, for the reasons described above, the Property is not needed to implement a project identified in an approved redevelopment plan.

Because of the land-locked nature and tiny size of the Property, Successor Agency staff has determined that the owner of the land that surrounds the Property is the only potential buyer prepared to pay the appraised value of the Property.

As a result, this Plan directs that the Property be liquidated and sold for its appraised value, and that the proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Identification of Governmental Purpose and Enforceable Obligation Properties

There are no properties owned by the Successor Agency that are proposed for governmental use purposes or that are needed to fulfill an enforceable obligation.

EXHIBIT B
PROPERTY APPRAISAL

Main File No. Pallini Lane.Uk Page #1

APPRAISAL OF REAL PROPERTY

Pallini Lane
Ukiah CA 95482



LOCATED AT

Pallini Lane
Ukiah, CA 95482

Please see complete legal description on preliminary title report

FOR

Successor Redevelopment Agency of Mendocino
501 Low Gap Road # 1010
Ukiah, CA 95482

OPINION OF VALUE

\$4,000

AS OF

11/01/2012

BY

Thomas M. Gootherts
Mendocino Appraisers
4507 Lake Ridge Road
Ukiah, CA 95482
(707) 621-1056
tgooth@gmail.com

Supplemental Addendum

File No. Pallini Lane.Uk

Borrower/Client	N/A				
Property Address	Pallini Lane				
City	Ukiah	County	Mendocino	State	CA Zip Code 95482
Lender	Successor Redevelopment Agency of Mendocino				

To whom it may concern:

The appraiser has been asked to determine an opinion of market value for the land located on Pallini Lane, Ukiah CA 95482 (Per Mendocino County Assessor's Office identified as Parcel # 169-113-27-00).

Parcel, per Mendocino Tax Records, is 3,049 Square Feet, zoned C2, and is at the end of Pallini Lane a dead end road. Subject is bordered on the west by Highway 101, on the north, south, and east by parcels in private ownership. Subject per inspection and public records, appears to be landlocked with no recorded easements to the subject being found.

After an exhaustive search of multiple MLS Services and Mendocino Tax Records no comparables of like size or zoning were available.

Opinion of value is based on current active listings with significantly more square footage and adjusted to reach value. Opinion of market value for subject property is \$4,000.

It is noted that this document should not be considered a full appraisal, as no comparables are available, and should only be considered an approximation of value. Value is always determined by what a willing buyer and seller agree upon.

Subject Photo Page

Borrower/Client	N/A				
Property Address	Pallini Lane				
City	Ukiah	County	Mendocino	State	CA Zip Code 95482
Lender	Successor Redevelopment Agency of Mendocino				



Subject Front

Sales Price
 Gross Building Area
 Age



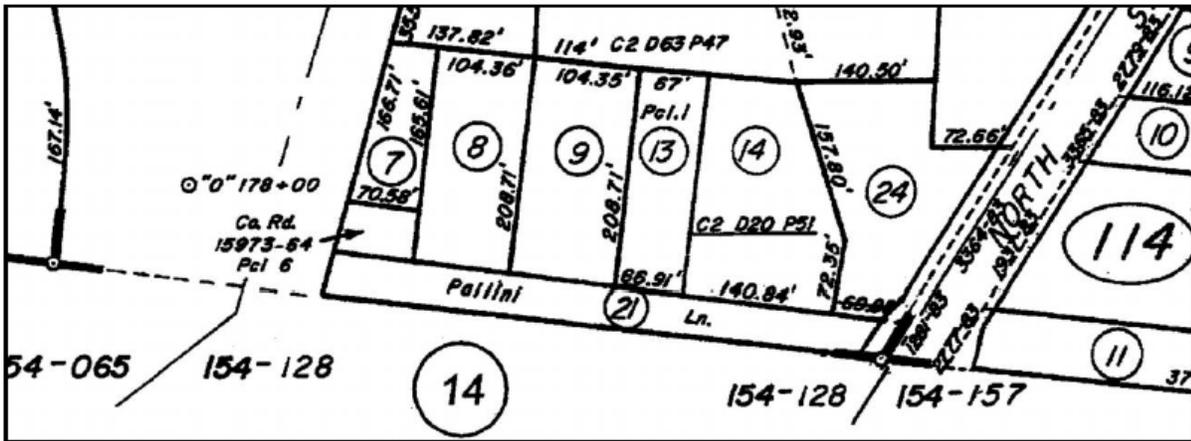
Subject Front



Subject Street

Plat Map

Borrower/Client	N/A			
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City	Ukiah	County	Mendocino	State CA Zip Code 95482
Lender	Successor Redevelopment Agency of Mendocino			

EXHIBIT "A" LEGAL DESCRIPTION

The land referred to herein is situated in the County of Mendocino, State of California, and is described as follows:

Being a portion of Lot 117 of Yokayo Rancho as said parcel of land was conveyed from the State of California, by Relinquishment No. 494, to the County of Mendocino, recorded in Book 654, Official Records, Page 548, March 27, 1964, Mendocino County Records. Said parcel being, parcel 6 of said document, more particularly described as follows:

Beginning at a point from which a white oak stump 36 inches in diameter marking the southwest corner of Lot 117 of Healey's Survey and Map of Yokayo Rancho bears S. 47° 56' 59" W., 2523.37 feet and from which point of beginning Engineer's Station "0" 178+00.00 P.O.T. of the Department of Public Works' Survey from Robinson Creek to Forsythe Creek (State Highway I-Men-1-B, Uki, C) bears N. 81°31' W., 160.00 feet; thence, S. 81°31' E., 70.58 feet to the east line of the parcel of land conveyed to the State of California by deed recorded April 29, 1960 in Book 539 of Official Records, Page 181, Mendocino County Records; thence, S. 7°31'16" W., along said east line, 43.09 feet to the southeast corner of said parcel of land; thence, N. 82°28'44" W., along the south line thereof, 76.18 feet to a point that bears S. 14°44'11" W., from the point of beginning; thence, N. 14°44'11" E., 44.63 feet to the point of beginning.

Containing 3,206.88 Square Feet or 0.074 Acres more or less.

Also, any interest in a non-exclusive right of way over a strip of land 40 feet in width along the southerly boundary of the above described parcel of land, extending westerly from the existing State Highway (now North State Street) to the southerly prolongation of the westerly line of the above described parcel of land. (Per Book 539, Official Records, Page 181, Mendocino County Records)

Excepting and Reserving to the State of California any and all rights of ingress to and egress from the highway hereby relinquished in and to the adjacent and adjoining freeway lying westerly of said relinquished highway, except at such points as now are or may be established by resolution of this Commission. Per Relinquishment No. 494, parcel 6, recorded in Book 654, of Official Records, Page 548, Mendocino County Records, recorded March 27, 1964.

This real property description has been prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.

Arthur W. Colvin

Arthur W. Colvin L.S. 6112
Exp. Date: 3-31-08

8-21-07
Dated



APN: 169-113-27

Supplemental Addendum

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