

RESOLUTION NO. 2013-3

**A RESOLUTION OF THE NEWMAN REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD 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 Newman (“RDA Successor Agency”) is the successor agency to the dissolved Redevelopment Agency of the City of Newman (“Agency”); and

WHEREAS, the Oversight Board is the RDA Successor Agency’s oversight board pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, pursuant to Health and Safety Code Section 34179.6 the Successor has completed both audits of the LMIHF and the other than LMIHF funds, which were approved by the Oversight Board, and received it’s determinations from the California Department of Finance; and

WHEREAS, on April 2nd the Successor Agency filed for a “Finding of Completion” and on April 3rd received from the California Department of Finance a “Finding of Completion”; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5 the Successor Agency is required to complete a Long Range Property Management Plan within 6 months of receiving a Finding of Completion”;

**NOW, THEREFORE, THE NEWMAN REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD DOES HEREBY RESOLVE AS FOLLOWS:**

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

CEQA Compliance. The actions taken by enactment of this Resolution do not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Approval of the Long Range Property Management Plan. The Oversight Board hereby approves and adopts the Long Range Property Management Plan, in substantially the form attached to this Resolution, pursuant to Health and Safety Code Section 34191.5.

Implementation. The Oversight Board hereby directs the Successor Agency to submit copies of the Long Range Property Management Plan approved by the Oversight Board to all required agencies after the effective date of this Resolution, and to post the Long Range Property Management Plan on the RDA Successor Agency’s website.

Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

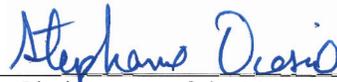
Certification. The City Clerk of the City of Newman, acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

Effective Date. Pursuant to Health and Safety Code Section 34177(m), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance within 45 days during which time the Department of Finance will provide a determination.

The foregoing resolution was introduced at a regular meeting of the Newman Redevelopment Successor Agency Oversight Board held on the 20th of September, 2013 by Board Member Anne DeMartini, who moved its adoption, which motion was duly seconded and it was upon roll call carried and the resolution adopted by the following roll call vote:

AYES: Hunewill, A. DeMartini , J. DeMartini and Vice-Chairperson Ocasio.
NOES: None.
ABSENT: Felt and Hutchins.

APPROVED:



Vice-Chairperson of the Newman Redevelopment
Successor Agency Oversight Board

ATTEST:



Secretary of the Newman Redevelopment
Successor Agency Oversight Board

LONG RANGE PROPERTY MANAGEMENT PLAN - PROPERTY INVENTORY DATA

| No. | Property Type | HSC 34191.6 (G)(2) | | | HSC 34191.6 (G)(3A) | | | HSC 34191.6 (G)(3C) | | | HSC 34191.6 (G)(3D) | | | HSC 34191.6 (G)(3E) | | | HSC 34191.6 (G)(3F) | | | HSC 34191.6 (G)(3G) | | | HSC 34191.6 (G)(3H) | | |
|-----|-----------------|--------------------|---|------------------|---------------------------|-------------------------|-----------------------|--|---|---|---------------------|-----------------------|-----------------------------------|---------------------|----------------------------------|---|--|---|---|---|--|--|---------------------|--|--|
| | | Permissible Use | Permissible Use Detail | Acquisition Date | Value at Time of Purchase | Estimated Current Value | Date of Current Value | Proposed Sale Value | Proposed Sale Date | Purpose for which property was acquired | Address | APN # | Lot Size | Current Zoning | Estimate of Current Parcel Value | Estimate of Annual Income/Revenue | Contractual Obligations or Instruments of Incompleteness | History of environmental contamination, studies, and/or remediation, and brownfield site | Description of potential for transit development | Advancement of planning objectives of the successor agency | History of previous proposals and activity | | | | |
| 1 | Vacant Lot/Land | Site of Property | Property to be appraised and sold. Revenues from sale to be used to pay for amortizable obligations | 3/29/2006 | 290,000 | 5/30/2012 | 290,000 | ASAP. Buyer and S.A. waiting for DOF leasing | Always slated as future park expansion | 2161 L St | 054-220-001-000 | 3.36 Acres | M-1 - Controlled Manufacturing | 290,000 | | None | None | None | Stalled for sale | Stalled for sale. Buyer and Successor Agency waiting for leasing from DOF | | | | | |
| 2 | Public Building | Governmental Use | Local Agency Administrative Building | 8/22/2007 | 327,848 | 4/2/2013 | | None | Located on our City Plaza slated to be used for a new services facility to bring in County or health services that are not available locally. | 919 Fresno St | 128-010-014-000 | 0.11 Acres | C-2 - General Services Commercial | | None | None | None | Building being cleared up | Building needs some funding for refurbishing. Waiting for funding. Cleanup and prep work. | | | | | | |
| 3 | Park | Governmental Use | Park | 09/17/2002 | 161,763 | 4/2/2013 | | None | To become the lawn area for Downtown Plaza | 1361 N. Street | 128-010-013-000 | 0.22 Acres | C-2 - General Services Commercial | | None | Buried drum of oil that was cleaned and Stanislaus County Environmental Resources reported no further contamination | None | Lawn | Currently the lawn area of our City Plaza | | | | | | |
| 4 | Park | Governmental Use | Park | 09/21/2007 | 799,335 | 4/2/2013 | | None | Planned building of former Aquatic Center | 1571 Merced St | 128-002-020-000 | 4.57 Acres | OS - Open Space | | None | None | None | Design for Aquatic Center have been drawn up. Currently looking for funding for construction and on going maintenance | Design for Aquatic Center have been drawn up. Currently looking for funding for construction and on going maintenance | | | | | | |
| 5 | Park | Governmental Use | Park | 09/21/2007 | 87,455 | 4/2/2013 | | None | Parking Lot and Park next to Aquatic Center | Merced St | 128-002-032-000 | 0.50 Acres | OS - Open Space | | None | None | None | Parking Lot and Park next to Aquatic Park facility | Parking of and Park next to Aquatic Park facility | | | | | | |
| 6 | Vacant Lot/Land | Site of Property | Property to be appraised and sold. Revenues from sale to be used to pay for amortizable obligations | 5/27/1999 | 46,500 | 9/5/2013 | 50,000 | None | Was to be location for possible community building | 2030 Prince St | 128-050-021-000 | 10.67 Acres Estimated | R-2 - Duplex Residential | 50,000 | | None | None | Stalled for sale | Was to be a community center but plans fell through. How to be sold. | | | | | | |



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Newman Redevelopment Successor Agency**

Date Finding of Completion Received: 04/03/2013

Date Oversight Board Approved LRPMP: 09/12/2013

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes 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.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

| | | | |
|--------|-----------------------------|--------|---------------------------|
| Name: | Lewis Humphries | Name: | Michael Holland |
| Title: | Finance Director | Title: | City Manager |
| Phone: | 209-243-2321 | Phone: | 209-862-3725 |
| Email: | lhumphries@cityofnewman.com | Email: | mholland@cityofnewman.com |
| Date: | 04/05/2013 | Date: | 04/05/2013 |

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____