

**OB RESOLUTION NO. OB 05-15**

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

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Oakley is the Successor Agency to the Oakley Redevelopment Agency (Successor Agency); 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 and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the State Department of Finance for approval; and

**WHEREAS**, the Department of Finance issued the Successor Agency a Finding of Completion on August 15, 2014; and

**WHEREAS**, the Agency has prepared the attached Property Management Plan containing all the information required under Health and Safety Code Sections 34191.5, and its recommendations for the management and disposition of the former Redevelopment Agency's properties.

**NOW, THEREFORE, BE IT RESOLVED** that the Oversight Board to the Successor Agency of the Oakley Redevelopment Agency

1. Approves the attached Property Management Plan,
2. Directs the Executive Director to schedule and present the Property Management Plan to the State Department of Finance for review and approval.
3. Upon final receipt of an approval from the Department of Finance, authorizes the Executive Director to take the actions necessary to implement the Plan.

The foregoing resolution was adopted at a special meeting of the Oakley Oversight Board, held on the 17<sup>th</sup> day of December, 2015 by the following vote:

AYES: Amie, Kratochvil, McMurray, Swenson

NOES:

ABSTENTION:

ABSENT: Higgins, Michaelson, Volta

APPROVED:

  
William Swenson, Chair

ATTEST:

  
Libby Vreonis, Secretary

12-17-15  
Date

**OB RESOLUTION NO. 06-14**

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

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Oakley is the Successor Agency to the Oakley Redevelopment Agency (Successor Agency); 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 and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the State Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion pursuant to Health and Safety Code Section 34179.7; and

**WHEREAS**, the Department of Finance issued the Successor Agency a Finding of Completion on August 15, 2014; and

**WHEREAS**, the Agency has prepared the attached Property Management Plan containing all the information required under Health and Safety Code Sections 34191.5, and its recommendations for the management and disposition of the former Redevelopment Agency's properties; and

**WHEREAS**, the Successor Agency Board approved the Long Range Property Management Plan at its October 28, 2014 regular meeting.

**NOW, THEREFORE, BE IT RESOLVED** that the Oversight Board to the Successor Agency of the Oakley Redevelopment Agency

1. Approves the attached Property Management Plan,
2. Directs the Executive Director to schedule and present the Property Management Plan to the State Department of Finance for review and approval.
3. Upon final receipt of an approval from the Department of Finance, authorizes the Executive Director to take the actions necessary to implement the Plan.

The foregoing resolution was adopted at a regular meeting of the Oakley Oversight Board, held on the 25<sup>th</sup> day of November, 2014, by the following vote:

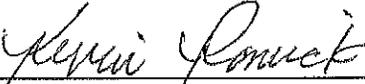
AYES: Abelson, Romick, Swenson, Volta

NOES:

ABSTENTION:

ABSENT: Connelley, Kratochvil, Michaelson

APPROVED:

  
\_\_\_\_\_  
Kevin Romick, Chair

ATTEST:

  
\_\_\_\_\_  
Libby Vreonis, Secretary

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	SALE OF PROPERTY (if applicable)		Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	HSC 34191.5 (c)(1)(F) Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	HSC 34191.5 (c)(1)(G) Does the property have the potential as a transit oriented development?	HSC 34191.5 (c)(1)(H) Were there advancements to the successor agency's planning objectives?	HSC 34191.5 (c)(1)(I) Does the property have a history of previous development proposals and activity?	Other Prop
												Proposed Sale Value	Proposed Sale Date											
1	3080-3090 Main Street	037-200-012 and -015	Other	Governmental Use		Maintain public parking lot and plaza as required by existing contracts with adjacent property/business owners.	April 2011	Part of \$6 million paid for larger property	\$0	October 2014	Agency Estimate	n/a	n/a	Redevelopment in the Downtown Area.	2.4 Acres	commercial	0	0	Yes	No	No	Yes	No	
2	3960 Main Street	035-181-004 and -005	Vacant Lot/Land	Governmental Use		A portion of the property will ultimately be used for the widening of Main Street. The necessary dedication leaves a remainder too small to support a viable development project.	January 2010	\$ 378,431	\$0	October 2014	Agency Estimate	n/a	n/a	Future Main Street Improvement and Widening	0.5 Acres	commercial	0	0	No	No	Yes	Yes	No	
3	3540 Main Street	037-160-024	Vacant Lot/Land	Governmental Use		A portion of the property will ultimately be used for the widening of Main Street. The necessary dedication leaves a remainder too small to support a viable development project.	2001	No record, obtained from the County as part of a Jurisdictional Transfer for no cost.	\$0	October 2014	Agency Estimate	n/a	n/a	Redevelopment	0.12 Acres	commercial	0	0	No	No	Yes	Yes	No	
4	3510 Main Street	037-160-022	Commercial	Governmental Use		A portion of the property will ultimately be used for the widening of Main Street. The necessary dedication leaves a remainder too small to support a viable development project, but might be used to incent development on an adjacent parcel.	January 2009	\$ 455,807	\$0	October 2014	Agency Estimate	n/a	n/a	Future Main Street Improvement and Widening	0.2 Acres	commercial	0	10,201	No	No	Yes	Yes	No	
5	3350 Main Street	037-160-008	Parking Lot/Structure	Governmental Use		The property is encumbered by an easement which prevents development.	June 2009	\$ 156,220	\$0	October 2014	Agency Estimate	n/a	n/a	ROW for future downtown street to connect Main Street and what was to be a future Main Street By-Pass.	0.12 Acres	commercial	0	0	No	No	Yes	No	No	
6	3354 Main Street	037-160-009	Parking Lot/Structure	Governmental Use		The property is encumbered by an easement which prevents development.	April 2010	\$ 126,637	\$0	October 2014	Agency Estimate	n/a	n/a	ROW for future downtown street to connect Main Street and what was to be a future Main Street By-Pass.	0.11 Acres	commercial	0	0	No	No	No	Yes	No	
7	3330 Main Street	037-160-027	Commercial	Future Development	Fulfill an Enforceable Obligation	Subject to Plan (see NOTES); however, if ever sold, the proceeds will be restricted to comply with bond covenants, as the property was originally purchased with tax-exempt bond proceeds. The proceeds would first be applied to meet bond-funded enforceable obligations, and any remainder would be used to defuse the bonded indebtedness.	May 2011	\$ 629,195	\$300,000-350,000	October 2014	Agency Estimate	n/a	n/a	To facilitate the Main Street Improvement project, including parking and demolition of old structures. A portion needed for Main St. widening/frontage improvements	0.24 Acres	commercial	\$80,000-100,000	30,000	No	No	No	Yes	No	
8	3980 Empire Avenue	034-010-033	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Assemble this sliver to adjacent parcel as a landscape strip. Property will be sold expeditiously and in a manner aimed at maximizing value	2008	No record - property was deeded to City by County as a roadway remnant. Subsequently, property was deeded to the Agency for no cost by the City for the purpose of assembling to adjacent parcel to encourage its development.	\$ 1	October 2014	Agency Estimate	\$ 1	2016	Remnant from road widening. So narrow that assemblage to adjacent parcel is only use.	0.4 Acres	commercial	\$ 1	\$ -	No	No	No	Yes	No	
9	3201 Main Street	035-090-078	Commercial	Sale of Property	Distribute to Taxing Entities	This property will be sold with a possible conveyance to the City for compensation pursuant to Health and Safety Code Section 34180(f). Property will be sold expeditiously and in a manner aimed at maximizing value. Property value is hampered by the lack of parking. Currently, parking is leased from the City.	Land: In 2001 when the Redevelopment Agency was formed. Building constructed in 2007.	No record, obtained from the County as part of a Jurisdictional Transfer for no cost.	\$1,000,000	December 2016	Agency Estimate	1,000,000	2017-2018	Economic development. It was a part of a larger parcel conveyed by the County Redevelopment Agency to the new Oakley Redevelopment Agency in 2001 when the new Agency was formed.	0.25 Acres	commercial	unknown	150,000	No	No	No	Yes	No	
10	1731 Main Street	037-100-013, -019, and -023	Vacant Lot/Land	Future Development		Widening of Main Street and with remnant City and Taxing Entities will enter into a compensation agreement. (See NOTES)	In 2001 when the Redevelopment Agency was formed.	No record, obtained from the County as part of a Jurisdictional Transfer for no cost.	\$ 50,000	October 2014	Agency Estimate	n/a	n/a	To remediate hazardous contamination, and if possible, put the property back into productive use. A portion is needed for Main St. widening, sidewalk, frontage improvements that are part of an approved Enforceable Obligation)	1 Acres	commercial	\$ 30,000	\$ -	No	Yes	No	Yes	Yes	
11	1033 Main Street	037-050-013	Vacant Lot/Land	Future Development	Fulfill an Enforceable Obligation	Subject to Plan documents (see NOTES). City will enter into a compensation agreement with Taxing Entities - any proceeds will be restricted to comply with bond covenants, as the property was originally purchased with tax-exempt bond proceeds. The proceeds would first be applied to meet bond-funded enforceable obligations, and any remainder would be used to defuse the bonded indebtedness.	December 2009	\$ 415,000	0.00	October 2014	Agency Estimate	n/a	n/a	Future Main Street widening/frontage improvements and economic development, if remnant is assembled with adjacent properties.	0.5 Acres	commercial	\$ 100,000	0	No	No	No	Yes	No	
12	5400 Neroly Road	037-050-014	Vacant Lot/Land	Future Development	Fulfill an Enforceable Obligation	Subject to Plan documents (see NOTES). City will enter into a compensation agreement with Taxing Entities - any proceeds will be restricted to comply with bond covenants, as the property was originally purchased with tax-exempt bond proceeds. The proceeds would first be applied to meet bond-funded enforceable obligations, and any remainder would be used to defuse the bonded indebtedness.	January 2010	\$ 1,410,000	0	October 2014	Agency Estimate	n/a	n/a	Right-of-way for future Main Street/Neroly Road improvements and economic development.	2.2 Acres	commercial	\$ 700,000	0	No	No	No	Yes	No	

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (# 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)	Other Prop		
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis		Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?		Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?
13	101 Carol Lane	037-132-038	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Assemblage of this encumbered remnant with adjacent parcel	1999	No record, obtained from the County as part of a Jurisdictional Transfer for no cost.	25,000.00	October 2014	Agency Estimate	\$ 25,000	2016	Economic development	0.37 Acres	commercial	\$ 25,000	0	No	No	No	Yes	Yes	
14	3667 Main Street	A portion is 035-161-007, a portion is without an APN on the County Assessor's site.	Parking Lot/Structure	Governmental Use		Purchase and Sale Agreement was conditioned on the property being developed into a public parking lot.	A portion in Sept 2008, a portion in February 2009	\$ 247,591	0.00	October 2014	Agency Estimate	n/a	n/a	Public Parking	approximately 30 Acres	commercial	0	0	No	Yes	No	Yes	No	
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17																								
18																								
19	NOTES:																							
20	Property #7: General Plan 5.1; Redevelopment Plan sections 402,403, 410, 418, 419, 421,510, 700; RDA State Transactions Report 2010, p. 4; 2008 Strategic Plan item 4.i.																							
21																								
22																								
23	Property #10: General Plan 5.1; Redevelopment Plan sections 402,403, 418, 419, 425; 2009 Annual RDA Annual Report p. 6; RDA State Transactions Report 2010, p.4; Capital Improvement Plan CIP# 105																							
24																								
25																								
26	Property #11: General Plan 5.1; Redevelopment Plan sections 402,403, 418, 419, 510; 2006 Strategic Plan item 1.n.; 2008 Strategic Plan item 4.i; Capital Improvements Plan CIP #69																							
27																								
28																								
29	Property #12: General Plan 5.1; Redevelopment Plan sections 402,403, 418, 419, 425; 2006 Strategic Plan item 1.n.f.; 2008 Strategic Plan item 4.i; Capital Improvements Plan CIP #69 and Capital Improvements Plan CIP# 122																							
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