

**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
PARADISE REDEVELOPMENT AGENCY RESOLUTION NO. 14-01**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PARADISE
REDEVLEOPMENT AGENCY APPROVING THE AMENDED LONG-RANGE PROPERTY
MANAGEMENT PLAN OF THE SUCCESSOR AGENCY OF THE PARADISE REDEVELOPMENT
AGENCY**

WHEREAS, on April 26, 2013, the California Department of Finance addressed a Finding of Completion letter to Gina Will, the Town of Paradise Finance Director concerning the Due Diligence Review of the Successor Agency of the Paradise Redevelopment Agency (Successor Agency; and

WHEREAS, Health and Safety Code section 34191.5(b) states as follows:

“The successor agency shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the successor agency of the finding of completion.”; and

WHEREAS, on June 20, 2013, the Oversight Board of the Successor Agency adopted Resolution 13-03 which approved the Successor Agency Long-Range Property Management Plan (LRPMP); and

WHEREAS, on October 16, 2013, the Department of Finance informed the Town Finance Director that the LRPMP needs to provide for a compensation agreement with the other taxing entities relating to payments to them in proportion to their share of the base property tax for the value of 5456 Black Olive Drive, Paradise; and

WHEREAS, on December 5, 2013, the Oversight Board of the Successor Agency adopted resolution 13-06 which approved the revised LRPMP; and

WHEREAS, the Department of Finance again notified the Town Finance Director that the language on page ten, paragraph two, of the LRPMP was not sufficient related to the transfer of 5456 Black Olive Drive, Paradise; and

WHEREAS, based on additional conversations with the Department of Finance personnel, the language on page ten, paragraph two, relating to 5456 Black Olive Drive, Paradise has been amended as follows:

Deleted Language:

“Upon the sale of the property to a developer, the net proceeds, after satisfaction of all encumbrances on the property, will be provided to the Butte County Auditor-Controller for distribution to the other taxing entities in proportion to their share of the base property tax pursuant to Health and Safety Code Section 34180(f).”

New Language:

“Before the transfer of the property to the Town of Paradise, the Town shall enter into a compensation agreement with the other taxing entities pursuant to Health and Safety Code section 34181(f).”

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PARADISE REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Pursuant to Health and Safety Code section 34191.5(b), the Oversight Board approves the Amended Long-Range Property Management Plan of the Successor Agency to the Paradise Redevelopment Agency. A copy of the amended LRPMP is attached as Exhibit 1.

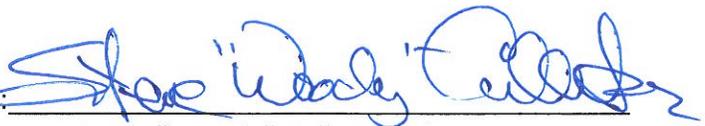
PASSED AND ADOPTED by the Oversight Board of the Successor Agency to the Paradise Redevelopment Agency on this 27th day of February, 2014, by the following vote:

AYES: Kevin Bultema, Lauren Gill, Al McGreehan, Trevor Stewart, Doug Teeter and Steve “Woody” Culleton, Chair

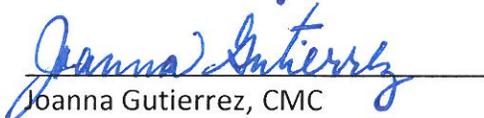
NOES: None

ABSENT: George Siler

NOT VOTING: None

By: 
Steve “Woody” Culleton, Chairperson

ATTEST: *February 27, 2014*


Joanna Gutierrez, CMC

LONG RANGE PROPERTY MANAGEMENT PLAN SUCCESSOR AGENCY TO THE FORMER PARADISE REDEVELOPMENT AGENCY

INTRODUCTION

In June of 2012, Governor Brown signed AB 1484, a budget trailer bill into law that made substantial changes to the redevelopment agency dissolution process implemented by AB 1X 26. One major component of this bill required all successor agencies to develop a long-range property management plan that governs the disposition and use of the former redevelopment agency property. This summary is the Long-Range Property Management Plan for the Successor Agency of the Paradise Redevelopment Agency (Successor Agency).

California Government Code Section 34181 (a) which states that all successor agency actions to transfer ownership of those assets that were constructed used for governmental purposes such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreement relating to construction or use of such asset shall go to the Oversight Board for approval.

SUMMARY OF THE PROPERTIES OWNED BY THE SUCCESSOR AGENCY

There are three (3) properties owned and controlled by the Successor Agency. They include the following:

1. 786-794 Birch Street, a 6,098 sq. ft. parcel used as parking for the Community Park. The property is next the Police Department and serves as a public parking lot for the Community Park which is across the street.

2. 176 Pearson Road, a 8,276 sq. ft. parcel used as a public park and ride facility.

3. 5456 Black Olive Drive, a 11,325 sq. ft. parcel slated for demolition and future commercial development. In its current condition, the building would require considerable resources to make it a viable option for a growing business.

These properties are described in greater detail in the "Inventory" section below and are shown in Attachment A.

HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITIES

All of the properties included in the Successor Agency's inventory have been acquired in an effort to redevelop and revitalize a portion of the Town's downtown area.

**Parcel #1
786-794 Birch
Street**



Date of acquisition and its value at that time, and an estimate of current value.

This property was acquired on October 24, 2003 for \$57,000. The property is located in a zoned central business area and is located across the street from the Community Park and the Police and Fire Stations. Based on comparable vacant properties in Town, Successor Agency staff has estimated this property would appraise around \$50,000.

The purpose for which the property was acquired.

This property, along with several other properties, was purchased as part of the Community Park. The strip parking adjacent to the park does not have sufficient parking when events are held at the park. The parcel's additional parking is a necessary feature if the park is to be a successful venue for community and private events.

Parcel data for each property, including address, lot size and current zoning.

The property address is 786 Birch Street. The assessor parcel number is 052-222-015. The lot size is 6,098.40 sq. ft. The property is used as a public, unimproved parking lot for the adjacent Community Park. The current zoning is Central Business.

An estimate of the current value of the parcel, including any appraisal information, if available.

The property was appraised for \$57,000 on September 15, 2003. The property has not been appraised since this date and based on comparisons of vacant property within the Town, it's estimated the property is valued around \$50,000.

An estimate of any lease, rental or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

The parcel has never been leased and there have never been any revenue generated for its use. It is currently used as public, unimproved, un-metered parking lot and will continue to be used that way in the future.

Any history of environmental contamination or remediation efforts.

There is no known history of environmental contamination on this site. A phase one environmental review was performed on September 2, 2003, which did not reveal any issues of concern.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives.

This parcel is located near transit stops, including the Town's park and ride facility on Pearson.

A brief history of previous development proposals and activities, including the rental or lease of property.

This property has never been rented or leased. The Town has never received income from this property.

**Parcel #2
176 Pearson Road**





Date of acquisition and its value at that time, and an estimate of current value.

This property was acquired on November 2, 2004 for \$75,000. The property is located in a community commercial zone with inadequate parking. The parcel is located behind commercial businesses and is situated near the Community Park. Based on comparable vacant properties in Town, Successor Agency staff has estimated this property would appraise around \$50,000.

The purpose for which the property was acquired.

This property was purchased with the intent of using the parcel for a park and ride facility. The completed project added safe and secure parking in the downtown area in order to allow motorists to either carpool or use transit services to access employment and shopping opportunities outside the Town of Paradise. The location is close to transit services, the main downtown area as well as close to the major highway corridor (Pearson Road).

Parcel data for each property, including address, lot size and current zoning.

The property address is 176 Pearson Road. The assessor parcel number is 052-225-019. The lot size is 8,276.40 sq. ft. The property is used as park and ride facility with 10 parking stalls, one which is a handicap stall. The current zoning is Central Business.

An estimate of the current value of the parcel, including any appraisal information, if available.

The property was appraised for \$140,000 on October 13, 2004. There are no comparables to the parcel as it's currently being utilized as a public park and ride facility. The property has not been appraised since this date and based on comparisons of vacant property within the Town, it's estimated the property is valued around \$50,000.

An estimate of any lease, rental or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

The parcel has never been leased and there has never been any revenue generated for its use. It is currently used as a public park and ride facility and will continue to be used that way in the future.

Any history of environmental contamination or remediation efforts.

There is no known history of environmental contamination on this site. The project was determined to be categorically exempt from NEPA and was reviewed by the Town's Planning Director in 2010.

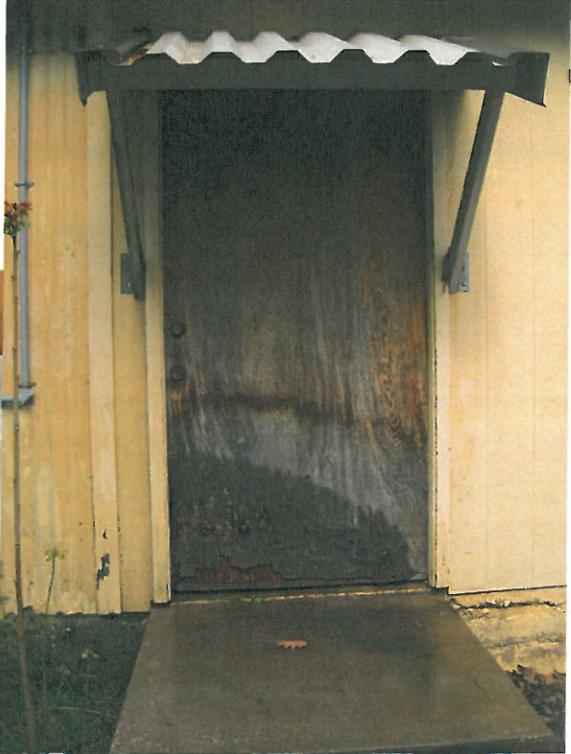
A description of the property's potential for transit-oriented development and the advancement of the planning objectives.

The parcel is located 500 feet to the transit hub at Birch and Almond Streets. The completed project added safe and secure parking in the downtown area in order to allow motorists to either carpool or use transit services to access employment and shopping opportunities outside the Town of Paradise. The location is close to transit services, the main downtown area as well as close to the major highway corridor (Pearson Road). The project goal was to help reduce the number of single-occupant vehicle travel to surrounding communities, to reduce automobile emissions, and also to improve inadequate parking.

A brief history of previous development proposals and activities, including the rental or lease of property.

The parcel remained underdeveloped until the Town improved it as a park and ride facility in 2010 and completed in 2011.

Parcel #3
5456 Black Olive Drive





Date of acquisition and its value at that time, and an estimate of current value.

This property was acquired on June 1, 2004 for \$150,000. Based on comparable properties in Town, Successor Agency staff has estimated this property would appraise for approximately \$100,000.

The purpose for which the property was acquired.

The goal of purchasing this property was to eliminate blighted conditions in the Town and to

encourage the conversion of obsolete or underutilized land uses to more economically efficient uses. More specifically, this lot has a septic easement with an adjacent privately-owned lot, which needs to be repaired so the adjacent lot can be made legal. At current standing, the adjacent lot cannot be sold or developed because it has an inadequate or illegal septic easement. The RDA was planning on deeding the septic easement to the adjacent land owner in order to fix an otherwise irreparable land situation.

In 2009, this property was in the RDA's Implementation Plan set for demolition and future commercial development—not only to fix the adjacent lot issues, but also to demolish the severely dilapidated building that currently exists on the property. As it stands, the current building is unusable for commercial business and is therefore leased at considerate discount to a non-profit organization. The building would require considerable resources to make it a viable option for any commercial business activity. By demolition of the building, and construction of a commercial building, the Town could improve the physical and aesthetic quality and appearance of Downtown area and also correct many health and safety code related issues that currently exist. By allowing a local business to purchase the property and rebuild a commercial building, the Town would be supporting and expanding the economic base of Paradise.

Parcel data for each property, including address, lot size and current zoning.

The property address is 5456 Black Olive Dr. The assessor parcel number is 052-223-027. The lot size is 11,325.60 sq. ft. The property has one 3,350 sq. ft. building split with one side 1,700 sq. ft and the other 1,650 sq. ft. The current zoning is central business.

An estimate of the current value of the parcel, including any appraisal information, if available.

The property was appraised on December 5, 2003 for \$200,000. There is a local non-profit organization that leases one side of the building for its non-profit headquarters. The non-profit has one annual community event which is why the building can be used at all. The rent is \$1.00/year. The property has not been appraised recently because the RDA had plans to demolish the property and build a commercial building. Based on comparable properties in Town, Successor Agency staff has estimated this property would appraise for approximately \$100,000.

An estimate of any lease, rental or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

The building only generates \$1.00/year and the contract is month-to-month. Before the current contract lease, the building was occupied by a wood-working business and that contract was \$.40 per square foot per month.

There is a note pending on the ROPS with a payoff amount of about \$82,638. This indebtedness would be assumed by the Town of Paradise upon transfer of the property.

Any history of environmental contamination or remediation efforts.

There is no known history of environmental contamination on this site.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives.

This parcel is located near transit stops, including the park and ride facility. The parcel is also located in the Town's downtown commercial area where other retail establishments are located. The plan to keep this parcel for demolition and future development will be critical for assisting businesses in the Downtown.

A brief history of previous development proposals and activities, including the rental or lease of property.

The property was purchased and one portion was used as a wood-working shop for a low-income business owner. The Town leased the space to the business owner and during that time, the tenant was renting one portion of the building for \$.40 a square foot/month. This lease ended and the City then rented out the other space to a non-profit organization who leases the space to organize for their annual event. The lease is \$1.00/year.

USE OR DISPOSITION OF PROPERTIES

Section 34191.5(c)(2) of the Health and Safety Code requires that Successor Agencies address the use or disposition of all properties in the Community Redevelopment Trust Fund. The properties can be retained for governmental use, retained for future development, sold, or used to fulfill an enforceable obligation. The legislation goes on to state the following:

- *The plan should separately identify and list properties dedicated to governmental uses purposes and properties retained for purposes of fulfilling an enforceable obligation.*
- *Property intended to be used for a project identified in an approved redevelopment plan will be transferred to the host city or county.*
- *If the successor agency plans to liquidate the property or use the revenues from the property for any purpose other than fulfilling an enforceable obligation or a contemplated redevelopment project, the proceeds from the sale shall be distributed as property tax to the taxing entities.*

As stated above, the Paradise Successor Agency is requesting transfer of all three properties to the Town of Paradise, as allowed under bullet point #2, above. All three properties were listed in the Town's 2008-2013 Five year implementation plan and as explained below, have, and continue to serve their intended purposes.

- The Birch Street location was and still is used in conjunction with the community park as a public parking lot. This parcel is used for governmental purposes and should be transferred to the Town to remain a parking area. Planned improvements to the parcel include: improving traffic circulation, allowing for a walkable community, supporting transportation hubs and improving circulation in the Downtown area.
- The newly developed Park & Ride facility on the Person Road parcel provides improved infrastructure for both pedestrian and automobile uses. The development of the park and

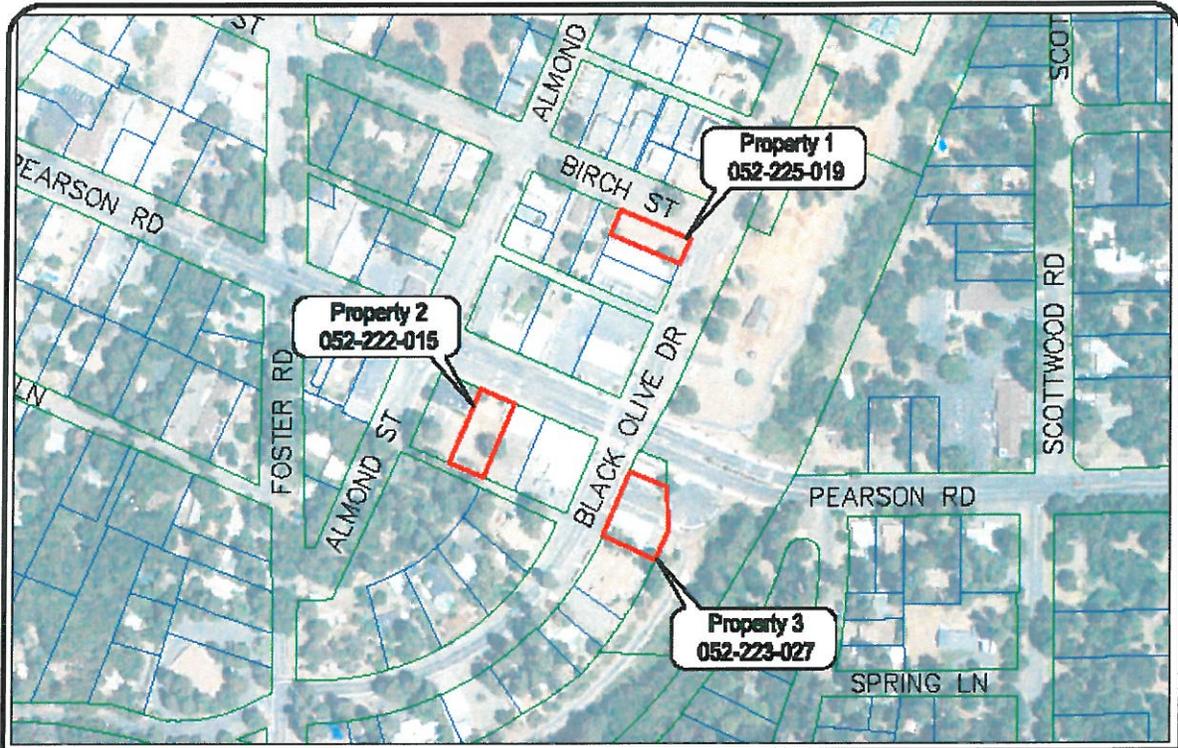
ride facility has helped to provide adequate parking in the downtown area. This parcel should also be transferred to the Town and remain a park and ride facility.

- The Black Olive property was acquired to eliminate existing blight in the project area and provide a space for a commercial business. The property was listed to be demolished in the 2008-2013 redevelopment five-year plan and used for future commercial development. The Redevelopment Agency lacked resources to demolish the building in the past, but with the Town taking over ownership, CDBG funds could be used to demolish and assist with future development. Before the transfer of the property to the Town of Paradise, the Town shall enter into a compensation agreement with the other taxing entities pursuant to Health and Safety Code section 34181(f).

Attachments

- A. Ariel Photo of Agency Properties
- B. Paradise Redevelopment Agency Five Year Implementation Plan (Excepts showing use of properties)

ATTACHMENT "A"



TOWN OF PARADISE
SUCCESSOR AGENCY
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Paradise, California 95989
Phone: (530) 872-8291 Fax: (530) 877-6058

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SCALE 1" = 200'

Attachment A
Long Range Property Management Plan

Additional Downtown Public Parking Improvements serving Town Civic Center and Community Park

Proposed Projects—Plan Year 2008-2013

This plan envisions multiple new small (10-20 spaces) parking facilities in the Downtown area. Additional parking is needed on the Pearson Road Corridor, near Almond, Birch Street, near the Paradise Community Park, in the core of the Downtown (near Almond/Fir Street) and along Skyway, near Foster and Fir Streets.

Pearson Road entrance to new proposed Park and Ride facility, to be constructed in 2009/2010. This project is funded through a Congestion Mitigation Air Quality (CMAQ) grant.

Goals/Objects met: Improve walkable communities and transportation hubs, and improve traffic circulation and provide adequate parking facilities in the Project Area.



Frontage Improvements—790 Birch Street Property/Private Commercial Development

Proposed Projects—Plan Year 2008-2013



Looking west on Birch Street from Black Olive. Parcel is currently used as a “de-facto” parking lot, even though it is not



Black Olive Drive, looking south along property frontage. Notice the lack of pedestrian amenities, curb ramps, sidewalks,

This is a RDA owned property, was purchased to allow the removal of hazardous, dilapidated buildings, and to insure that future business's at that location would be appropriate for it's location (across the street from the proposed new Town Civic Center).

Frontage improvements have been designed, and will be constructed once the necessary level of RDA funding is in place.

Goals/Objects met: Improve traffic circulation and walkable communities; Improve the physical and aesthetic quality and appearance; Eliminate existing blighting conditions and influences, including incompatible or un-economic land uses, and deteriorated public facilities; Provide opportunities for participation by owners in the RDA Project Area; Improve the infrastructure that supports the Project Area.

Demolition/Sale for private commercial development

Jeffords Building

Proposed Projects—Plan Year 2008-2013

Town will demolish current building.

Goals/Objects met: Eliminate blighted conditions; Encourage conversion of obsolete or underutilized land uses to more economically efficient uses; Improve the physical and aesthetic quality and appearance of the entire Project Area; Strengthen and expand the economic base in the Project Area.

