

BEFORE THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY FOR THE
REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of an Oversight Board Resolution)	
Approving the Amended Long Range)	RESOLUTION NO. 15-042 OSB
<u>Property Management Plan</u>)	

The Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pittsburg DOES RESOLVE as follows:

WHEREAS, on June 29, 2011, the Governor signed into law ABx1 26 (AB 26), also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and on December 29, 2011, the California State Supreme Court upheld the provisions of AB 26, thereby dissolving all redevelopment agencies on February 1, 2012; and

WHEREAS, on June 28, 2012, the Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pittsburg (Oversight Board) adopted Oversight Board Resolution 12-009 OSB, approving the transfer of public purpose assets which included two properties consisting of Civic Avenue (APN 086-100-035) and Frontage Road (APN 087-277-001) (collectively, the "Properties"); and

WHEREAS, on October 15, 2012, the Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) adopted Resolution 12-007, approving the Successor Agency's original long range property management plan (Original LRPMP) and on November 8, 2012, the Oversight Board adopted Resolution 12-013OSB, approving the Original LRPMP. Resolution 12-013OSB was submitted to the California State Department of Finance (DOF) on November 15, 2012; and

WHEREAS, the DOF rejected the Original LRPMP in a letter dated May 14, 2014 (DOF Letter). The Original LRPMP was revised (Revised LRPMP) in order to address the concerns expressed in the DOF Letter.

WHEREAS, the Revised LRPMP was approved by the Oversight Board on September 25, 2014 by Resolution 14-028OSB and was submitted to the DOF on October 2, 2014. Approval of the Revised LRPMP was received on December 12, 2014; and

WHEREAS, the State Controller's Office (Controller) provided its Asset Transfer Review Report (Controller's Report) to the Successor Agency in July 2015, ordering the return to the Successor Agency of \$1,500,000 in unallowable transfers from the Successor Agency to the City; and

WHEREAS, pursuant to Section 34167.5 of AB 26, the Controller shall review activities of redevelopment agencies to determine whether an asset transfer has occurred after January 1, 2011 between the city or county or city and county that created a redevelopment agency. If such an asset transfer did occur during that period and the governmental agency that received the asset is not contractually committed to a third party for the expenditure or encumbrance of those assets, to the extent not prohibit by state and federal law, the Controller shall order available assets to be returned to the redevelopment agency or to the successor agency if a successor agency is established; and

WHEREAS, on November 19, 2015, Oversight Board Resolution 15-041OSB accepted the transfer of the Properties from the City;

WHEREAS, the Successor Agency is amending the long range property management plan (Amended LRPMP) in order to include the Properties that were transferred by the City to the Successor Agency.

NOW, THEREFORE, the Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pittsburg finds and determines as follows:

Section 1.

All the recitals above are true and correct and incorporated herein.

Section 2.

Oversight Board hereby adopts this Resolution approving the Amended LRPMP to include the Properties that were transferred by the City to the Successor Agency.

Section 3.

The Civic Avenue property is valued at \$960,695.67 and the Frontage Road property is valued at \$595,147.23. The current estimated value of the Properties of \$1,555,842 meets the Controller's order to return the unallowable transfers in the amount of \$1,500,000.

Section 4.

The Successor Agency will use the sales proceeds derived from the Properties to pay the Successor Agency's enforceable obligations.

Section 5.

The Executive Director is hereby authorized to execute such documents and take such further actions as may be necessary or appropriate to carry out the Oversight Board's obligations pursuant to this Resolution.

Section 6.

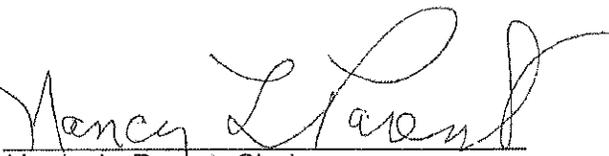
The Clerk of the Board shall certify to the adoption of this Resolution.

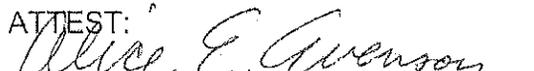
Section 7.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pittsburg at a regular meeting on the 17th day of December, 2015, by the following vote:

AYES:	Diokno, Erbez, Evans, Parent
NOES:	None
ABSTAINED:	None
ABSENT:	Calone, Glover, Palacios


Nancy L. Parent, Chair

ATTEST:

Alice E. Evenson, Clerk of the Board

BEFORE THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
FOR THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG

In the Matter of:

Resolution of the Oversight Board to the Successor) Agency for the Redevelopment Agency of the City) Of Pittsburg for the Adoption of Successor Agency) <u>Property Management Plan</u>)	RESOLUTION NO. 12-013OSB
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The Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pittsburg DOES RESOLVE as follows:

WHEREAS, the California Legislature adopted, the Governor signed, and the California Supreme Court, in *California Redevelopment Association, et al. v. Matosantos*, (2012) 53 Cal.4th 231, upheld ABx1 26 ("AB 26"); and

WHEREAS, pursuant to AB 26, all California redevelopment agencies were dissolved effective February 1, 2012; and

WHEREAS, on May 24, 2012, staff conducted a presentation to the Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pittsburg ("Oversight Board"), whereby Successor Agency for the Redevelopment Agency of the City of Pittsburg ("Successor Agency") properties were reviewed; and

WHEREAS, on June 27, 2012, the Governor signed into law budget trailer bill AB 1484 ("AB 1484"). Section 34191.1 of AB 1484 requires a successor agency to receive a finding of completion ("Finding") by the California State Department of Finance ("DOF") pursuant to 34179.7 before a successor agency submits its long range property management plan for consideration; and

WHEREAS, Section 34179.7 of AB 1484 requires a successor agency to make full payment of the amount owed as reported by the county auditor-controller and when the demanded amount is satisfied, the DOF will issue a Finding; and

WHEREAS, Section 34191.5 of AB 1484 requires a successor agency to prepare a long range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Section 34191.3 states that if the DOF has not approved the long range property management plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to the successor agency. These sections govern the process by which property may be disposed; and

WHEREAS, the Successor Agency has prepared a long range property management plan ("Plan") for the disposition of Successor Agency properties; and

WHEREAS, on October 15, 2012, by Resolution 12-007, the Successor Agency adopted the Plan; and

WHEREAS, pursuant to Section 34181 (f) of AB 1484, actions taken regarding the disposition of Successor Agency properties shall be approved by resolution by the Oversight Board at a public meeting after at least ten days' notice to the public of the proposed action; and

WHEREAS, on October 25, 2012, the Oversight Board opened a public hearing that considers the approval of the Plan. The public hearing was continued and special meeting was scheduled for November 8, 2012, providing the minimum ten days public notice to consider the proposed Plan and take action

NOW, THEREFORE, the Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pittsburg finds and determines as follows:

Section 1.

All the recitals above are true and correct and incorporated herein.

Section 2.

The Oversight Board hereby closes the public hearing approves the resolution and adopts the Plan.

Section 3.

The Executive Director or his designee is hereby authorized to contract with a real estate professional to assist with the disposition of the Successor Agency properties and pay for costs associated with the sale.

Section 4.

The Executive Director is hereby authorized to take such further actions as may be necessary or appropriate to carry out the Oversight Board's obligations pursuant to this Resolution.

Section 5.

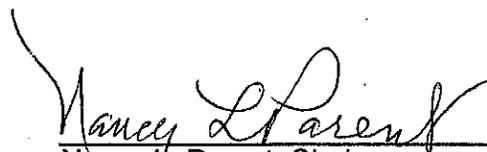
The Oversight Board Secretary shall certify to the adoption of this Resolution.

Section 6.

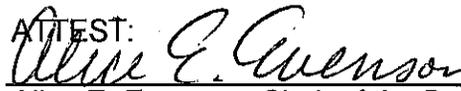
This Resolution shall take effect immediately upon adoption.

APPROVED AND ADOPTED by the Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pittsburg at a regular meeting on the 8th day of November 2012, by the following vote:

AYES:	Calone, Diokno, Erbez, Evans, Palacios, Parent
NOES:	None
ABSTAINED:	None
ABSENT:	Glover



Nancy L. Parent, Chair

ATTEST:


Alice E. Evenson, Clerk of the Board

27	6 Alturas Avenue (previously 6 West Boulevard)	087-114-012-5	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	03/01/06	609,322	59,591	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.202	Acres	medium density	59,591	None	No	No	No	No	No	No	
28	500 School Street	073-121-001	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	08/25/05	1,641,257	1,850,000	August 2012	Appraised	Not Applicable	Not Applicable	affordable housing	7	Acres	public institution	1,850,000	None	No	No	No	No	No	Yes	
29	3rd Street	073-010-003-9	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/92	639,929	346,736	August 2012	Agency Estimate	Not Applicable	Not Applicable	public purpose	1.99	Acres	marine commercial	346,736	None	No	No	No	No	No	No	
30	389 E. 3rd Street	073-010-004-7	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/92	508,094	275,300	August 2012	Agency Estimate	Not Applicable	Not Applicable	public purpose	1.58	Acres	marine commercial	275,300	None	No	No	No	No	No	No	
31	385 E. 3rd Street	073-010-005-4	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/92	91,997	49,832	August 2012	Agency Estimate	Not Applicable	Not Applicable	public purpose	0.286	Acres	marine commercial	346,736	None	No	No	No	No	No	No	
32	325 E. 10th Street	085-182-0101	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	12/02/04	23,068	299,949	August 2012	Appraised	Not Applicable	Not Applicable	redevelopment	0.355	Acres	marine commercial	299,949	None	No	No	No	No	No	Yes	
33	6 Bayside Drive	085-041-031-7	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/88	5,000	365,905	August 2012	Agency Estimate	Not Applicable	Not Applicable	redevelopment	1.68	Acres	marine commercial	365,905	38,231	No	No	No	No	No	No	
34	Black Diamond Street (previously 710 Black Diamond Street)	085-380-002	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/93	16	87,162	August 2012	Agency Estimate	Not Applicable	Not Applicable	redevelopment	0.169	Acres	dtwn low density	87,162	0	No	No	No	No	No	Yes	
35	554 W. 10th Street	085-270-016-0	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	04/03/07	1,660,898	389,410	August 2012	Agency Estimate	Not Applicable	Not Applicable	eliminate criminal activity	0.99	Acres	commun commercial	389,410	None	No	No	No	No	No	No	
36	3745 Railroad Avenue	088-061-025-8	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/07	336,364	219,963	August 2012	Appraised	Not Applicable	Not Applicable	purchased through auction on Agency defaulted loan	0.48	Acres	commun commercial	219,963	None	No	No	No	No	No	No	
37	495 E. 3rd Street	073-010-002-1	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/82	68,059	94,088	August 2012	Agency Estimate	Not Applicable	Not Applicable	public purpose	0.54	Acres	marine commercial	94,088	None	No	No	No	No	No	No	
38	1301 Standard Oil Avenue	073-230-007-4	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/08	336,408	737,525	August 2012	Agency Estimate	Not Applicable	Not Applicable	complete an ESA, remediation, and negotiate with a business using the property in an effort to retain the business	7.5	Acres	industrial	737,525	None	No	No	No	No	No	No	
39	E. 10th Street	085-205-011-1	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	10/09/08	174,420	72,200	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.14	Acres	service commercial	72,200	None	No	No	No	No	No	No	
40	352 Railroad Avenue	085-105-011	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	07/06/09	18,707	46,277	August 2012	Agency Estimate	Not Applicable	Not Applicable	land swap	0.101	Acres	dtwn commercial	46,277	None	No	No	No	No	No	No	
41	368 Railroad Avenue	085-105-012	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	07/06/09	18,707	46,277	August 2012	Agency Estimate	Not Applicable	Not Applicable	land swap	0.101	Acres	dtwn commercial	46,277	None	No	No	No	No	No	No	
42	384 Railroad Avenue	085-105-013	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	07/06/09	18,707	46,277	August 2012	Agency Estimate	Not Applicable	Not Applicable	land swap	0.01	Acres	dtwn commercial	46,277	None	No	No	No	No	No	No	
43	1073 Railroad Avenue	085-204-002-1	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86	95,000	46,886	August 2012	Agency Estimate	Not Applicable	Not Applicable	Not acquired-remaining parcels after the Railroad Avenue grade separation project.	0.09	Acres	service commercial	46,886	None	No	No	No	No	No	No	No
44	1065 Railroad Avenue	085-204-003-9	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86	83,693	51,575	August 2012	Agency Estimate	Not Applicable	Not Applicable	Not acquired-remaining parcels after the Railroad Avenue grade separation project.	0.1	Acres	service commercial	51,575	None	No	No	No	No	No	No	No
45	1055 Railroad Avenue	085-204-004-7	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86	83,963	25,788	August 2012	Agency Estimate	Not Applicable	Not Applicable	Not acquired-remaining parcels after the Railroad Avenue grade separation project.	0.1	Acres	service commercial	25,788	None	No	No	Yes	No	No	No	No
46	1025 Railroad Avenue	085-204-005-4	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/91	125,000	31,968	August 2012	Agency Estimate	Not Applicable	Not Applicable	Not acquired-remaining parcels after the Railroad Avenue grade separation project.	0.123	Acres	service commercial	31,968	None	No	No	Yes	No	No	No	No
47	1425 Railroad Avenue	086-180-031	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86	162,000	164,964	August 2012	Agency Estimate	Not Applicable	Not Applicable	Not acquired-remaining parcels after the Railroad Avenue grade separation project.	0.36	Acres	mixed use	164,964	None	No	No	No	No	No	No	No
48	1595 Railroad Avenue	086-180-026	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86	60,000	73,314	August 2012	Agency Estimate	Not Applicable	Not Applicable	Not acquired-remaining parcels after the Railroad Avenue grade separation project.	0.16	Acres	mixed use	73,314	None	No	No	No	No	No	No	No
49	Railroad Avenue	086-180-027	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86	60,000	68,738	August 2012	Agency Estimate	Not Applicable	Not Applicable	Not acquired-remaining parcels after the Railroad Avenue grade separation project.	0.15	Acres	mixed use	68,738	None	No	No	No	No	No	No	No
50	300 Cumberland Street	085-108-010	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	11/09/06	978,968	670,000	August 2012	Agency Estimate	Not Applicable	Not Applicable	redevelopment	0.165	Acres	dtwn commercial	670,000	57,696	No	No	No	No	No	Yes	
51	1044 Cumberland Street	085-204-010	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	09/02/08	428,510	27,848	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.072	Acres	service commercial	27,848	None	No	No	No	No	No	No	No
52	1056 Cumberland Street	085-204-011-2	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/08	131,771	31,968	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.082	Acres	service commercial	31,968	None	No	No	No	No	No	No	No
53	1068 Cumberland Street	085-204-012-0	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	05/24/05	302,306	31,968	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.082	Acres	service commercial	31,968	None	No	No	No	No	No	No	No
54	1095 Railroad Avenue	085-204-015-3	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/92	250,000	100,166	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.388	Acres	service commercial	100,166	None	No	No	Yes	No	No	No	No

55	1605 Railroad Avenue	086-175-014	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/08	114,624	3,661	August 2012	Agency Estimate	Not Applicable	Not Applicable	eliminate criminal activity	0.008	Acres	mixed use	3,661	None	No	No	No	No	No	No
56	1611 Railroad Avenue	086-175-013	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/03	295,000	38,493	August 2012	Agency Estimate	Not Applicable	Not Applicable	eliminate criminal activity	0.084	Acres	mixed use	38,493	None	No	No	No	No	No	No
57	1073 Cumberland Street	085-205-002-0	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/08	352,166	38,495	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient strucures	0.099	Acres	service commercial	38,495	None	No	No	No	No	No	No
58	1049 Cumberland Street	085-205-003-8	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	09/02/05	253,851	33,744	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient strucures	0.087	Acres	service commercial	33,744	None	No	No	No	No	No	No
59	1037 Cumberland Street	085-205-004-6	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	10/09/08	126,472	33,744	August 2012	Appraised	Not Applicable	Not Applicable	blighted/code deficient strucures	0.087	Acres	service commercial	33,744	None	No	No	No	No	No	No
60	1085 Cumberland Street	085-205-013-7	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	06/08/06	803,270	429,366	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient strucures	1.11	Acres	service commercial	429,366	None	No	No	No	No	No	No
61	Marina Boulevard	085-071-046	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	09/21/09	126,928	243,936	August 2012	Agency Estimate	Not Applicable	Not Applicable	redevelopment	1.4	Acres	marine commercial	243,936	11,556	No	No	No	No	No	Yes
62	101 Schoot Street	086-175-012	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	10/04/04	749,263	84,770	August 2012	Agency Estimate	Not Applicable	Not Applicable	eliminate criminal activity	0.185	Acres	mixed use	84,770	None	No	No	No	No	No	No
63	600 Railroad Avenue	085-390-077	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	11/08/05	1,576,718	1,100,000	August 2012	Agency Estimate	Not Applicable	Not Applicable	Not acquired-Agency sponsored project.	0.283	Acres	commun commercial	1,100,000	12	No	No	No	No	No	Yes
64	Civic Avenue	086-100-035	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	05/16/11	674,172	960,696	April 2015	Appraised	Not Applicable	Not Applicable	affordable housing	2.276	Acres	planned developme nt	960,696	0	No	No	No	Yes	No	Yes
65	Frontage Road	087-277-001	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	05/06/11	827,608	595,147	July 2015	Appraised	Not Applicable	Not Applicable	affordable housing	2.794	Acres	planned developme nt	595,147	0	No	No	No	Yes	No	No