

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 Successor Agency for the) RESOLUTION NO. 14-028OSB
Redevelopment Agency of the City of Pittsburg's)
Revised Long Range Property Management Plan)

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 (Properties) were reviewed; and

WHEREAS, on June 27, 2012, the Governor signed into law budget trailer bill 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. This date was later extended to January 1, 2016, pursuant to AB 1963; and

WHEREAS, on October 15, 2012, the Successor Agency adopted Resolution 12-007, approving the Successor Agency's original long range property management plan (Original LRPMP); and

WHEREAS, on November 8, 2012, the Oversight Board adopted Resolution 12-013OSB, approving the Original LRPMP; and

WHEREAS, Resolution 12-013OSB was submitted to the DOF on November 15, 2012; and

WHEREAS, on December 20, 2012, the Successor Agency and the City of Pittsburg received a court judgment in its favor versus the Auditor Controller of Contra Costa County, the DOF, and the State Board of Equalization, satisfying the requirement of payment in Section 34179.7; and

WHEREAS, on August 26, 2013, the Successor Agency received its Finding; thereby satisfying the requirements of Section 34191.1; and

WHEREAS, the DOF rejected the Original LRPMP in a letter dated May 14, 2014 (DOF Letter). The rejection was based on three reasons which are detailed in the accompanying staff report; and

WHEREAS, the Successor Agency responded to the rejection letter on June 23, 2014 and asked the DOF for reconsideration of its decision to reject the Original LRPMP. The Successor Agency's responses are detailed in the accompanying staff report; and

WHEREAS, the DOF reconsidered and responded on July 18, 2014. The DOF is maintaining its stance on the first and third reasons for rejection. After reviewing a copy of a grant deed which shows the property transfer to the State, the DOF agreed with the Successor Agency in that the property no longer belonged to the Successor Agency; and

WHEREAS, in order to comply with DOF's request, the Successor Agency revised the Original LRPMP (Revised LRPMP). In the Revised LRPMP, the matter regarding the properties transferred to the City of Pittsburg was addressed and upon approval by the Successor Agency and the Oversight Board, the Revised LRPMP will be submitted to the DOF.

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

Section 1.

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

Section 2.

The Oversight Board hereby adopts this Resolution and approves the Revised LRPMP.

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

Section 6.

This Resolution shall take effect immediately upon adoption.

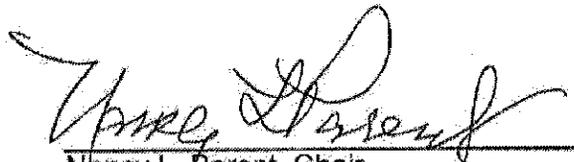
PASSED AND ADOPTED by the Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pittsburg at a regular meeting on the 25th day of September 2014, by the following vote:

AYES: Calone, Erbez, Evans, Parent

NOES: None

ABSTAINED: None

ABSENT: Diokno, Glover, Palacios



Nancy L. Parent, Chair

ATTEST:



Alice E. Evenson, Clerk of the Board

The Successor Agency for the
Redevelopment Agency
of the City of Pittsburgh

Executive Summary:

The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) has revised its Long Range Property Management Plan (Revised LRPMP) for the disposition of various Successor Agency properties (Properties). These Properties consist of sites for the potential development of commercial/industrial and housing projects.

Due to limited funds, a sampling of the Properties was used to obtain appraisals; ranging from a single vacant parcel to a fully occupied and operating commercial property.

The Successor Agency retained the services of Mann & Associates – Appraisers/Consultants, a licensed appraisal company, to complete appraisal reports on seven properties. The Successor Agency also used an appraisal report provided to Tesoro Corporation by Carneghi-Blum & Partners, Inc. for the value assessment of waterfront properties. Table 1 lists the properties appraised.

Table 1

	APN	Address	Condition of Property	Appraised Value "As Is"	sq.ft	\$/sq. ft.
1	085-108-010	300 Cumberland Street	operating a brewery and tasting room	\$ 670,000	7,184	\$ 93.26
2	085-390-077	600-690 Railroad Avenue	10,000 sq ft of commercial space At Vidrio	\$ 1,100,000	12,327	\$ 89.24
3	085-260-044	559 W. 10th Street	vacant lot	\$ 350,000	38,768	\$ 9.03
4	085-205-004	1037 Cumberland Street	vacant lot	\$ 45,000	3,800	\$ 11.84
5	088-061-025	3745 Railroad Avenue	vacant lot	\$ 220,000	20,909	\$ 10.52
6	073-121-001	500 School Street	vacant lot	\$ 1,850,000	304,920	\$ 6.07
7	085-182-010	325 E. 10th Street	vacant building	\$ 300,000	10,304	\$ 29.11
8	073-010-011	no address	vacant waterfront lot	\$ 2,219,818	554,954	\$ 4.00-6.00

The above appraised values were extrapolated to like properties; thereby providing the Successor Agency an indication of the potential value of the Properties if disposed. However, in order to not over-inflate the values on some of the parcels evaluated, certain assumptions were made. Parcels with access issues were reduced by 25%. Contaminated sites were reduced by 25%. Challenged properties such as those with significant blighting issues were reduced by 25%. It is possible that an appraised value is reduced by as much as 75%.

Background:

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.

On May 24, 2012, staff conducted a presentation to the Oversight Board to the Successor Agency (Oversight Board) whereby the Properties were reviewed.

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 Section 34179.7 before a successor agency submits its long range property management plan for consideration. Section 34179.7 requires a successor agency to make full payment of the amounts owed as reported by the county auditor-controller.

Section 34191.5 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. The long range property management plan shall be submitted to the Oversight Board and DOF for approval no later than six months after the Finding has been issued to the successor agency by the DOF.

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.

On August 23, 2012, staff conducted a presentation to the Oversight Board, reviewing the Properties that may be disposed and their appraised values.

Strategy for Disposition:

The first phase of the Revised LRPMP is to place on the market the properties that have the highest potential for immediate disposition for the following reasons:

- Not encumbered by a lease or loan.
- No known contamination.
- Location.
- Size.

During the period the Properties are on the market, staff will work with its real estate professionals to monitor the activities of the Properties. If Properties in certain areas are not selling as quickly or sale prices to be realized are far below the anticipated values, then those Properties will be removed from the inventory and held for disposition at a later time, when the real estate market improves in the area.

To minimize a "fire sale" phenomenon, which decreases property values of the surrounding neighborhood, disposition of properties may be completed in phases and take advantage of private investments, thereby increasing property values.

The Successor Agency received its Finding in letter dated August 26, 2013.

The Successor Agency will interview and negotiate with real estate professionals for the marketing and sale of the Properties upon receiving approval of the Revised LRPMP. This process will commence with a request for proposal in order to determine which real estate professional is most qualified and will provide the most benefits for least cost.

The revenue derived from the sale of properties will assist in paying the Successor Agency's enforceable obligations. Therefore, identifying the best market conditions for disposition is imperative.

Public Purpose Properties:

The Oversight Board approved Resolution 12-009 OSB on June 28, 2012 and submitted the resolution to the DOF on July 5, 2012. Pursuant to Resolution 12-009 OSB, the Successor Agency transferred various governmental use properties to the City of Pittsburg as permitted under California Health and Safety Code Section 34181(a) of AB x1 26. The DOF did not request a review of the Oversight Board action and therefore, Resolution 12-009 OSB and the transfer of the governmental use properties fully complied with AB x1 26 and AB 1484 and are deemed approved under Health and Safety Code Section 34179(h). Attached as Appendix A is Resolution 12-009 OSB.



OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

DATE: 9/10/2014
TO: Chair and Agency Members
FROM: Joe Sbranti, Executive Director
SUBJECT: Adoption of an Oversight Board Resolution Approving the Successor Agency for the Redevelopment Agency of the City of Pittsburg's Revised Long Range Property Management Plan
MEETING DATE: 9/25/2014

EXECUTIVE SUMMARY

The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) has prepared a revision of its long range property management plan (Revised LRPMP), as requested by the California State Department of Finance (DOF), for the disposition of Successor Agency properties (Properties).

FISCAL IMPACT

There is no fiscal impact from the adoption of the Revised LRPMP. Staff anticipates costs such as closing costs, real estate professional's commission, and any other costs associated with the eventual disposition of the Properties.

RECOMMENDATION

Oversight Board to the Successor Agency (Oversight Board) adopt the Resolution and approve the Revised LRPMP. Upon receiving Oversight Board approval, staff will then submit the Revised LRPMP to the DOF.

BACKGROUND

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.

On May 24, 2012, staff conducted a presentation to the Oversight Board whereby the Properties were reviewed.

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

Section 34191.5 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. The long range property management plan shall be submitted to the Oversight Board and DOF for approval no later than six months after the Finding has been issued to the successor agency by the DOF.

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. This date was later extended to January 1, 2016, pursuant to AB 1963.

On October 15, 2012, the Successor Agency adopted Resolution 12-007, approving the Successor Agency's original long range property management plan (Original LRPMP) and November 8, 2012, the Oversight Board adopted Resolution 12-013OSB, approving the Original LRPMP. Resolution 12-013OSB was submitted to the DOF on November 15, 2012.

On December 20, 2012, the Successor Agency and the City of Pittsburg received a court judgment in its favor versus the Auditor Controller of Contra Costa County, the DOF, and the State Board of Equalization, satisfying the requirement of payment in Section 34179.7.

On August 26, 2013, the Successor Agency received its Finding, thereby satisfying the requirements of Section 34191.1.

The DOF rejected the Original LRPMP in a letter dated May 14, 2014 (DOF Letter). The rejection was based on three statements:

- "Finance denied property transfers made in July 2012 to the City of Pittsburg, as identified in the Other Funds and Accounts Due Diligence Review totaling \$11,477,746, in a letter dated August 2, 2013. These properties should be included in the LRPMP pursuant to HSC Section 34191.5."
- "According to the Contra Costa Assessor's Office, property located at 2020 Railroad Avenue, identified by Assessor Parcel Number (APN) 086-100-032, is owned by the Successor Agency. However, this property was omitted from the Original LRPMP. This property should be included in the Original LRPMP pursuant to HSC section 34191.5."
- "The Agency did not address the advancement to the Agency's planning objectives, nor did the plan address previous development proposals and activity of the properties identified on the plan."

SUBCOMMITTEE FINDINGS

Not Applicable

STAFF ANALYSIS

The Successor Agency responded to the rejection letter on June 23, 2014 and asked the DOF for reconsideration of its decision to reject the Original LRPMP. In the letter, the Successor Agency's responses were:

- The Oversight Board approved Resolution 12-009 OSB on June 28, 2012 and submitted the resolution to the DOF on July 5, 2012. Pursuant to Resolution 12-009 OSB, the Successor Agency transferred various governmental use properties to the City of Pittsburg as permitted under California Health and Safety Code Section 34181(a) of AB 26. The DOF did not request a review of the Oversight Board action, and therefore, Resolution 12-009 OSB is deemed approved under Health and Safety Code Section 34179(h). DOF claims in the DOF Letter that it denied these transfers in its letter of August 2, 2013. However, in the same August 2, 2013 letter, DOF admits that it did not review this Oversight Board Resolution. Therefore, since the Successor Agency fully complied with AB 26 and AB 1484 (Dissolution Law), the transfer of the governmental use properties have already been deemed approved under the Dissolution Law. Therefore, there is no reason for the Successor Agency to have included governmental use properties in its Original LRPMP. Furthermore, DOF has not cited any legal basis for its request for a second review of these governmental use properties.

- The property located at 2020 Railroad Avenue was deeded to the State of California pursuant to grant deed (a copy of which was submitted to the DOF in the June 23, 2014 response letter), which was recorded in the Official Records of Contra Costa County as Document No. 2008-0267654-00 on December 12, 2008. The State constructed the Richard E. Arneson Justice Center on the property, which has now been occupied by Contra Costa Superior Court, a satellite courthouse of Contra Costa County, since November 15, 2010, long before the passage of the Dissolution Law.

- The Original LRPMP includes a spreadsheet that provides the information required by statute to be included in the long range property management plan. After several e-mail exchanges between DOF and staff, an excel version of the spreadsheet was sent to the DOF on August 1, 2013. The DOF had a considerable amount of time to request further information from the Successor Agency if the DOF believed that the information provided was insufficient. However, since all of the properties identified in the Original LRPMP are listed for sale, it is unclear why additional information would be relevant. The Successor Agency did not request that any of these properties be transferred to the City for further development. Since these properties are listed for sale, the future use of the properties will be determined by the future purchasers, not by the Successor Agency.

The DOF reconsidered and responded on July 18, 2014. The DOF is maintaining its stance on the first and third reasons for rejection. After reviewing a copy of a grant deed which shows the courthouse property transfer to the State, the DOF agreed with the Successor Agency in that the property no longer belonged to the Successor Agency.

While the Successor Agency waited for its Finding from the DOF, staff prepared the Original LRPMP, presented it to the Successor Agency and Oversight Board for consideration and approval and submitted to the DOF in an effort to expedite the submittal and review process. Due to the Successor Agency's large debt service obligation and reduced redevelopment property tax trust fund (RPTTF) caused by declining property values, the Successor Agency was and still continues to be unable to pay the pass through entities and

any other obligation that remained. The Successor Agency plans to use the sales proceeds from the disposition of the Properties to pay its financial obligation.

As a result of the DOF's decision to reject the Original LRPMP, the pass-through entities will still not be able to receive any funds due to them. Interest continues to accrue on these pass-through payments until all past due payments have been paid.

In addition, there are several Successor Agency owned properties that are currently subject to advanced blighting issues and are delinquent on property taxes. The County has indicated that these tax defaulted properties are now subject to foreclosure due to non-payment of property taxes for the past two years. If the County were to foreclose on these properties, the taxing entities, the Successor Agency, and the State would lose potential revenues.

In order to comply with DOF's request, the Successor Agency revised the Original LRPMP. The first phase of the Revised LRPMP is to place on the market the properties that have the highest potential for immediate disposition for the following reasons:

- Not encumbered by a lease or loan.
- No known contamination.
- Location
- Size

To minimize a "fire sale" phenomenon, which decreases property values of the surrounding neighborhood, disposition of properties may be completed in phases. By disposing of properties in phases, the Successor Agency may take advantage of private investments occurring in the surrounding neighborhood, thereby increasing property values.

The Revised LRPMP, upon approval by the Successor Agency and the Oversight Board will be submitted to the DOF.

ATTACHMENTS: Resolution
Revised Long Range Property Management Plan
Checklist

Report Prepared By: Maria M. Aliotti, Development Manager

Successor Agency: Successor Agency for the Redevelopment Agency of the City of Pittsburg
 County: Contra Costa County

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(2)			HSC		
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date
1	901 Los Medanos Street	085-182-001-9	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/08
2	415 E. 9th Street	085-186-015-5	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	05/28/10
3	295 W. 10th Street	085-196-001-3	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	09/29/04
4	172 W. 10th Street	085-226-014-0	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	04/30/10
5	1062 Beacon Street	085-233-014-1	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	06/30/09
6	345 W. 10th Street	085-211-004	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	07/08/11
7	463 W. 10th Street	085-241-003-4	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	09/23/09
8	511 W. 10th Street	085-243-001-6	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	06/30/07
9	505 W. 10th Street	085-243-002-4	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	06/30/07
10	555 W. 10th Street	085-260-009-7	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/08
11	559 W. 10th Street	085-260-044	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	04/04/07
12	557 W. 10th Street	085-260-012-1	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	06/30/07
13	118 Alturas Avenue (previously 118 West Boulevard)	087-101-003-9	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	05/22/09
14	2106 Marsch Avenue	087-193-038-4	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	02/28/06
15	2111 Marsh Avenue	087-195-019-2	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	09/01/11
16	Harbor Drive	073-111-034-2	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/93
17	Harbor Drive	073-111-035-9	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/89
18	Harbor Drive	073-111-036-7	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/93
19	242 Diane Avenue	073-181-005-7	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/92
20	252 Diane Avenue	073-181-012-3	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/92

Successor Agency: Successor Agency for the Redevelopment Agency of the City of Pittsburg
 County: Contra Costa County

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(2)			HSC		
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date
21	430 E. 9th Street	085-185-023-0	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	03/02/09
22	110 Alturas Avenue (previously 110 West Boulevard)	087-101-002-1	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	02/03/11
23	158 Alturas Avenue (previously 158 West Boulevard)	087-101-008-8	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	07/10/09
24	45 Alturas Avenue (previously 45 West Boulevard)	087-113-014-2	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	11/24/08
25	78 Alturas Avenue (previously 78 West Boulevard)	087-114-003-4	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	11/24/08
26	70 Alturas Avenue (previously 70 West Boulevard)	087-114-004-2	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	06/26/09
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
28	500 School Street	073-121-001	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	08/25/05
29	3rd Street	073-010-003-9	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/92
30	389 E. 3rd Street	073-010-004-7	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/92
31	385 E. 3rd Street	073-010-005-4	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/92
32	325 E. 10th Street	085-182-0101	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	12/02/04
33	6 Bayside Drive	085-041-031-7	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/88
34	Black Diamond Street (previously 710 Black Diamond Street)	085-380-002	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/93
35	554 W. 10th Street	085-270-016-0	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	04/03/07
36	3745 Railroad Avenue	088-061-025-8	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/07
37	495 E. 3rd Street	073-010-002-1	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/82
38	1301 Standard Oil Avenue	073-230-007-4	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/08
39	E. 10th Street	085-205-011-1	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	10/09/08

Successor Agency: Successor Agency for the Redevelopment Agency of the City of Pittsburg
 County: Contra Costa County

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(2)			HSC		
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date
40	352 Railroad Avenue	085-105-011	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	07/06/09
41	368 Railroad Avenue	085-105-012	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	07/06/09
42	384 Railroad Avenue	085-105-013	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	07/06/09
43	1073 Railroad Avenue	085-204-002-1	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86
44	1065 Railroad Avenue	085-204-003-9	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86
45	1055 Railroad Avenue	085-204-004-7	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86
46	1025 Railroad Avenue	085-204-005-4	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/91
47	1425 Railroad Avenue	086-180-031	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86
48	1595 Railroad Avenue	086-180-026	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86
49	Railroad Avenue	086-180-027	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/86
50	300 Cumberland Street	085-108-010	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	11/09/06
51	1044 Cumberland Street	085-204-010	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	09/02/08
52	1056 Cumberland Street	085-204-011-2	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/08
53	1068 Cumberland Street	085-204-012-0	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	05/24/05
54	1095 Railroad Avenue	085-204-015-3	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/92
55	1605 Railroad Avenue	086-175-014	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/08
56	1611 Railroad Avenue	086-175-013	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/03

Successor Agency: Successor Agency for the Redevelopment Agency of the City of Pittsburg
 County: Contra Costa County

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(2)			HSC		
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date
57	1073 Cumberland Street	085-205-002-0	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	01/01/08
58	1049 Cumberland Street	085-205-003-8	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	09/02/05
59	1037 Cumberland Street	085-205-004-6	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	10/09/08
60	1085 Cumberland Street	085-205-013-7	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	06/08/06
61	Marina Boulevard	085-071-046	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	09/21/09
62	101 Schoot Street	086-175-012	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	none	10/04/04
63	600 Railroad Avenue	085-390-077	Commercial	Sale of Property	Fulfill an Enforceable Obligation	none	11/08/05

Property Val

2 34191.5 (c)(1)(A)		SALE OF PROPERTY <i>(if applicable)</i>			HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		
No.	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
1	1,302,858	250,132	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.485 Acres	dtwn high density
2	68,732	50,533	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.098 Acres	dtwn high density
3	58,173	112,496	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.286 Acres	dtwn high density
4	78,035	56,248	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.143 Acres	mixed used
5	170,000	44,834	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.114 Acres	mixed used
6	113,226	56,248	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.143 Acres	mixed used
7	77,600	56,248	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.143 Acres	mixed used
8	426,664	46,802	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.119 Acres	mixed used
9	459,237	44,834	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.114 Acres	mixed used
10	539,493	204,539	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.52 Acres	mixed used
11	1,472,872	350,075	August 2012	Appraised	Not Applicable	Not Applicable	eliminate criminal activity occurring at the motel site	0.89 Acres	mixed used
12	600,873	188,799	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.48 Acres	mixed used
13	152,978	66,079	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.224 Acres	medium density
14	159,998	33,625	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.114 Acres	low density
15	52,187	37,757	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.128 Acres	low density
16	10,451	30,971	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.105 Acres	low density
17	67,000	28,614	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.097 Acres	low density
18	380,000	32,745	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.111 Acres	low density
19	123,006	38,599	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.148 Acres	mixed used or low density
20	31,994	38,599	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.146 Acres	mixed used or low density

Property Val

C 34191.5 (c)(1)(A)			SALE OF PROPERTY (if applicable)			HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)	
No.	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
21	154,226	52,084	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.101 Acres	dtwn medium density
22	102,725	66,079	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.224 Acres	medium density
23	89,368	66,079	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.224 Acres	medium density
24	149,181	63,364	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.215 Acres	medium density
25	225,810	65,192	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.221 Acres	medium density
26	161,812	65,192	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.221 Acres	medium density
27	609,322	59,591	August 2012	Agency Estimate	Not Applicable	Not Applicable	affordable housing	0.202 Acres	medium density
28	1,641,257	1,850,000	August 2012	Appraised	Not Applicable	Not Applicable	affordable housing	7 Acres	public institution
29	639,929	346,736	August 2012	Agency Estimate	Not Applicable	Not Applicable	public purpose	1.99 Acres	marine commercial
30	508,094	275,300	August 2012	Agency Estimate	Not Applicable	Not Applicable	public purpose	1.58 Acres	marine commercial
31	91,997	49,832	August 2012	Agency Estimate	Not Applicable	Not Applicable	public purpose	0.286 Acres	marine commercial
32	23,068	299,949	August 2012	Appraised	Not Applicable	Not Applicable	redevelopment	0.355 Acres	marine commercial
33	5,000	365,905	August 2012	Agency Estimate	Not Applicable	Not Applicable	redevelopment	1.68 Acres	marine commercial
34	16	87,162	August 2012	Agency Estimate	Not Applicable	Not Applicable	redevelopment	0.169 Acres	dtwn low density
35	1,660,898	389,410	August 2012	Agency Estimate	Not Applicable	Not Applicable	eliminate criminal activity	0.99 Acres	commun commercial
36	336,364	219,963	August 2012	Appraised	Not Applicable	Not Applicable	purchased through auction on Agency defaulted loan	0.48 Acres	commun commercial
37	68,059	94,088	August 2012	Agency Estimate	Not Applicable	Not Applicable	public purpose	0.54 Acres	marine commercial
38	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
39	174,420	72,200	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.14 Acres	service commercial

Property Val

34191.5 (c)(1)(A)			SALE OF PROPERTY <i>(if applicable)</i>			HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)	
No.	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
40	18,707	46,277	August 2012	Agency Estimate	Not Applicable	Not Applicable	land swap	0.101 Acres	dtwn commercial
41	18,707	46,277	August 2012	Agency Estimate	Not Applicable	Not Applicable	land swap	0.101 Acres	dtwn commercial
42	18,707	46,277	August 2012	Agency Estimate	Not Applicable	Not Applicable	land swap	0.0101 Acres	dtwn commercial
43	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
44	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
45	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
46	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
47	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
48	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
49	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
50	978,968	670,000	August 2012	Agency Estimate	Not Applicable	Not Applicable	redevelopment	0.166 Acres	dtwn commercial
51	428,510	27,848	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.072 Acres	service commercial
52	131,771	31,968	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.082 Acres	service commercial
53	302,306	31,968	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.082 Acres	service commercial
54	250,000	100,166	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.388 Acres	service commercial
55	114,624	3,661	August 2012	Agency Estimate	Not Applicable	Not Applicable	eliminate criminal activity	0.008 Acres	mixed use
56	295,000	38,493	August 2012	Agency Estimate	Not Applicable	Not Applicable	eliminate criminal activity	0.064 Acres	mixed use

Property Val

34191.5 (c)(1)(A)		SALE OF PROPERTY <i>(if applicable)</i>			34191.5 (c)(1)(B)		34191.5 (c)(1)(C)		
No.	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
57	352,166	38,495	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.099 Acres	service commercial
58	253,851	33,744	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	0.087 Acres	service commercial
59	126,472	33,744	August 2012	Appraised	Not Applicable	Not Applicable	blighted/code deficient structures	0.087 Acres	service commercial
60	803,270	429,366	August 2012	Agency Estimate	Not Applicable	Not Applicable	blighted/code deficient structures	1.11 Acres	service commercial
61	126,928	243,936	August 2012	Agency Estimate	Not Applicable	Not Applicable	redevelopment	1.4 Acres	marine commercial
62	749,263	84,770	August 2012	Agency Estimate	Not Applicable	Not Applicable	eliminate criminal activity	0.185 Acres	mixed use
63	1,576,718	1,100,000	August 2012	Agency Estimate	Not Applicable	Not Applicable	Not acquired-Agency sponsored project.	0.283 Acres	commun commercial

No.	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 Prope
	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?	Does the property have a history of previous development proposals and activity?		
1	250,132	None	No	No	No	No	No	Yes	
2	50,533	None	No	No	No	No	No	No	
3	112,496	None	No	No	No	No	No	No	
4	56,248	None	No	No	No	No	No	No	
5	44,834	None	No	No	No	No	No	No	
6	56,248	None	No	No	No	No	No	No	
7	56,248	None	No	No	No	No	No	No	
8	46,802	None	No	No	No	No	No	No	
9	44,834	None	No	No	No	No	No	No	
10	204,539	None	No	No	No	No	No	Yes	
11	350,075	None	No	No	No	No	No	Yes	
12	188,799	None	No	No	No	No	No	Yes	
13	66,079	None	No	No	No	No	No	No	
14	33,625	None	No	No	No	No	No	No	
15	37,757	None	No	No	No	No	No	Yes	
16	30,971	None	No	No	No	No	No	Yes	
17	28,614	None	No	No	No	No	No	Yes	
18	32,745	None	No	No	No	No	No	Yes	
19	38,599	None	No	No	No	No	No	No	
20	38,599	None	No	No	No	No	No	No	

No.	HSC 34191.5 (c)(1)(D) Estimate of Current Parcel Value	HSC 34191.5 (c)(1)(E) Annual Estimate of Income/Revenue	HSC 34191.5 (c)(1)(E) 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)		HSC 34191.5 (c)(1)(H)	Other Prope
					Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
21	52,084	None	No	No	No	No	No	
22	66,079	None	No	No	No	No	No	
23	66,079	None	No	No	No	No	No	
24	63,364	None	No	No	No	No	No	
25	65,192	None	No	No	No	No	No	
26	65,192	None	No	No	No	No	No	
27	59,591	None	No	No	No	No	No	
28	1,850,000	None	No	No	No	No	Yes	
29	346,736	None	No	No	No	No	No	
30	275,300	None	No	No	No	No	No	
31	346,736	None	No	No	No	No	No	
32	299,949	None	No	No	No	No	Yes	
33	365,905	38,231	No	No	No	No	No	
34	87,162	0	No	No	No	No	Yes	
35	389,410	None	No	No	No	No	No	
36	219,963	None	No	No	No	No	No	
37	94,088	None	No	No	No	No	No	
38	737,525	None	No	No	No	No	No	
39	72,200	None	No	No	No	No	No	

No.	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 Prope
	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?	Does the property have a history of previous development proposals and activity?		
40	46,277	None	No	No	No	No	No	No	
41	46,277	None	No	No	No	No	No	No	
42	46,277	None	No	No	No	No	No	No	
43	46,886	None	No	No	No	No	No	No	
44	51,575	None	No	No	No	No	No	No	
45	25,788	None	No	Yes	No	No	No	No	
46	31,968	None	No	Yes	No	No	No	No	
47	164,964	None	No	No	No	No	No	No	
48	73,314	None	No	No	No	No	No	No	
49	68,738	None	No	No	No	No	No	No	
50	670,000	57,696	No	No	No	No	No	Yes	
51	27,848	None	No	No	No	No	No	No	
52	31,968	None	No	No	No	No	No	No	
53	31,968	None	No	No	No	No	No	No	
54	100,166	None	No	Yes	No	No	No	No	
55	3,661	None	No	No	No	No	No	No	
56	38,493	None	No	No	No	No	No	No	

No.	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 Prope
	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?	Does the property have a history of previous development proposals and activity?		
57	38,495	None	No	No	No	No	No	No	
58	33,744	None	No	No	No	No	No	No	
59	33,744	None	No	No	No	No	No	No	
60	429,366	None	No	No	No	No	No	No	
61	243,936	11,556	No	No	No	No	No	Yes	
62	84,770	None	No	No	No	No	No	No	
63	1,100,000	12	No	No	No	No	No	Yes	