

RESOLUTION NO. 15-16

RESOLUTION OF THE OVERSIGHT BOARD  
FOR THE CITY OF PLEASANT HILL REDEVELOPMENT SUCCESSOR AGENCY  
APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN  
FOR THE REAL PROPERTY ASSETS OF THE  
FORMER PLEASANT HILL REDEVELOPMENT AGENCY

WHEREAS, the Redevelopment Dissolution Law (ABXI 26, enacted June 28, 2011, as amended by AB 1484, enacted June 26, 2012) provided for the creation of the Successor Agency ("Successor Agency") to the former Redevelopment Agency of the City of Pleasant Hill ("former Agency") and required the Successor Agency to expeditiously wind down the affairs of the former Agency as directed by an oversight board created pursuant to Section 34179 of the California Health and Safety Code ("Oversight Board"); and

WHEREAS, following the completion of certain statutory prerequisites, including the surrender of all cash assets of the former Agency for distribution to the other local governmental entities that share the proceeds of ad valorem property taxes collected within the Redevelopment Project Areas of the former Agency, the Successor Agency received a Finding of Completion from the California Department of Finance, which then obligated the Successor Agency to prepare a Long-Range Property Management Plan ("Plan") for the real property assets of the former Agency, which Plan is to provide for the disposal of those real property assets; and

WHEREAS, Successor Agency staff has prepared a Long-Range Property Management Plan that provides for the disposition and use of the real properties of the former Agency consistent with the requirements of the Redevelopment Dissolution Law.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE CITY OF PLEASANT HILL REDEVELOPMENT SUCCESSOR AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

1. Based on the foregoing recitals, and the information contained in the Long-Range Property Management Plan and other testimony presented to the Oversight Board in a public meeting, the Oversight Board hereby approves the Long-Range Property Management Plan substantially in the form presented to the Oversight Board and attached to this Resolution as Exhibit A, which is incorporated herein by reference.

2. The staff of the Successor Agency is hereby authorized to make such minor, technical and clarifying revisions to the Long-Range Property Management Plan as are deemed necessary to carry out the purposes and intent of this Resolution.

3. The staff of the Successor Agency is hereby directed to submit the Long-Range Property Management Plan to the California Department of Finance for review and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and to carry out the purposes and intent of this Resolution.

ADOPTED by the Oversight Board for the City of Pleasant Hill Redevelopment Successor Agency at a meeting of the Board held on the 1st day of October, 2015 by the following vote:

AYES: Carlson, Farley, Mitchoff, Regan, Ovick  
NOES: None  
ABSENT: Catalano, Leimpeter  
ABSTAIN: None

  
CHAIR

ATTEST:

  
Clerk of the Board

EXHIBIT A

CITY OF PLEASANT HILL REDEVELOPMENT SUCCESSOR AGENCY  
LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Successor Agency: City of Pleasant Hill Redevelopment Successor Agency  
 County: Contra Costa

**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 Property will be listed for sale within six months of Finance's approval of the LRPMP	HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY (if applicable)		
							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
1	250 Cleveland Road	149-130-016	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Property will be listed for sale within six months of Finance's approval of the LRPMP	11/5/1985	80,000	195,788	9/18/2015	Agency Estimate	195,788	12/31/2016
2	West Hookston Road @ Contra Costa Boulevard	149-110-087	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Property will be listed for sale within six months of Finance's approval of the LRPMP. If, after listing the property for sale for 6 months, the Successor Agency has not received any purchase offers, the property will be deemed to have no value and will be transferred to the City of Pleasant Hill for no consideration.	11/10/2000	100	100	9/18/2015	Agency Estimate	100	12/31/2016

Property Value/Sale Info

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 Property Info
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?	Does the property have a history of previous development proposals and activity?
Stormwater Detention Basin	10876 Square Feet Planned Unit Development	185,788	0/No	No	No	Yes	
Open Space Amenity	61026 Square Feet Planned Unit Development	100	0/No	No	No	Yes	

**RESOLUTION NO. 14-012**

**A RESOLUTION OF THE OVERSIGHT BOARD  
FOR THE CITY OF PLEASANT HILL REDEVELOPMENT SUCCESSOR AGENCY  
APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN FOR THE  
REAL PROPERTY ASSETS OF THE  
FORMER PLEASANT HILL REDEVELOPMENT AGENCY**

WHEREAS, the Redevelopment Dissolution Law (AB 1X 26, enacted June 28, 2011, as amended by AB 1484, enacted June 26, 2012) provided for creation of the Successor Agency ("Successor Agency") to the former Redevelopment Agency of the City of Pleasant Hill ("former Agency") and required the Successor Agency to expeditiously wind-down the affairs of the former Agency as directed by an oversight board created pursuant to Section 34179 of the California Health and Safety Code ("Oversight Board"); and

WHEREAS, following the completion of certain statutory prerequisites, including the surrender of all cash assets of the former Agency for distribution to the other local governmental entities that share the proceeds of ad valorem property taxes collected within the Redevelopment Project Areas of the former Agency, the Successor Agency received a Finding of Completion from the California Department of Finance, which then obligated the Successor Agency to prepare a Long Range Property Management Plan ("Plan") for the real property assets of the former Agency, which Plan is to provide for the disposal of those real property assets; and

WHEREAS, Successor Agency staff has prepared and the Successor Agency Board on April 21, 2014 recommended approval of a Long Range Property Management Plan that provides for the disposition and use of the real properties of the former Agency consistent with the requirements of the Redevelopment Dissolution Law.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE CITY OF PLEASANT HILL REDEVELOPMENT SUCCESSOR AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

1. Based on the foregoing recitals, and the information contained in the Long Range Property Management Plan and other testimony presented to the Oversight Board in a public meeting, the Oversight Board hereby approves the Long Range Property Management Plan substantially in the form presented to the Oversight Board and attached to this Resolution, which is incorporated herein by reference.

2. The staff of the Successor Agency is hereby authorized to make such minor, technical and clarifying revisions to the Long Range Property Management Plan as are deemed necessary to carry out the purposes and intent of this Resolution.

3. The staff of the Successor Agency is hereby directed to submit the Long Range Property Management Plan to the State Department of Finance for review, and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and to carry out the purposes and intent of this Resolution.

ADOPTED by the Oversight Board for the City of Pleasant Hill Redevelopment Successor Agency at a meeting of the Board held on the 24<sup>th</sup> day of April, 2014 by the following vote:

AYES: Flaherty, Catalano, Rimm, Ovick

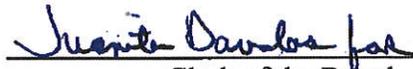
NOES:

ABSENT: Regan, Leimpeter, Mitchoff

ABSTAIN:

  
Chair

ATTEST:

  
Clerk of the Board