

RESOLUTION NO. 2015-07

RESOLUTION OF THE OVERSIGHT BOARD TO THE CITY OF REDDING AS SUCCESSOR AGENCY TO THE REDDING REDEVELOPMENT AGENCY APPROVING THE AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, on February 1, 2012, the Redding Redevelopment Agency (“RRA”) was dissolved pursuant to Health and Safety Code (HSC) Sections 34161 - 34166; and

WHEREAS, pursuant to HSC §34173(d), by Resolution No. 2012-01, the City Council of the City of Redding (City) elected to become the Successor Agency to the RRA (“Successor Agency”); and

WHEREAS, HSC Section 341791.7, provides for the State Department of Finance (“DOF”) to issue a Finding of Completion to successor agencies under certain conditions; and

WHEREAS, on June 20, 2013, the DOF did issue a Finding of Completion to the Successor Agency; and

WHEREAS, HSC Section 34191.4, provides, upon issuance of a Finding of Completion, that all real property and interests in real property held by the former redevelopment agency may be transferred to the Successor Agency upon approval by the Successor Agency’s Oversight Board and DOF of a Long-Range Property Management Plan (“LRPMP”); and

WHEREAS, a LRPMP was prepared pursuant to HSC Section 34191.5(c); and

WHEREAS, on September 3, 2013, the Successor Agency by Resolution No. 2013-01 approved the LRPMP and authorized its transmittal to the Oversight Board and to DOF for consideration; and

WHEREAS, following the DOF’s review of the LRPMP, the Successor Agency authorized: (1) amendment of the LRPMP to incorporate requested changes by the DOF; (2) amendment of the planned disposition of certain properties; and (3) transmittal of the LRPMP to the Oversight Board and DOF for consideration; and

WHEREAS, the Successor Agency is desiring to change the planned disposition of property located at 2515 Henderson Road to read “Sale of Property for future development.”

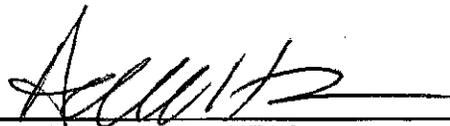
NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency to the Redding Redevelopment Agency, hereby finds and determines:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Approval of Transfer. The Oversight Board hereby approves the amended Long-Range Property Management Plan, attached to this Resolution as Exhibit A, and authorizes its transmittal to the DOF for consideration.

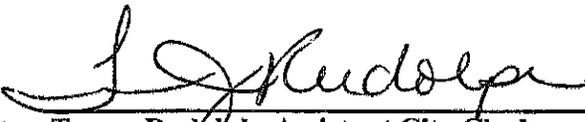
I HEREBY CERTIFY that the foregoing resolution was introduced, read, and adopted at a Special Meeting of the Oversight Board of the Successor Agency to the Redding Redevelopment Agency on the 22nd day of October 2015, and was duly adopted at said meeting by the following vote:

AYES:	BOARD MEMBER:	Avery, Kong, Rodrigue, and Hillman
NOES:	BOARD MEMBER:	None
ABSENT:	BOARD MEMBER:	Mancuso, Schappell, and Thompson
ABSTAIN:	BOARD MEMBER:	None



Adam Hillman, Vice Chair

ATTEST:



Teresa Rudolph, Assistant City Clerk



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **City of Redding as Successor Agency to the Redding Redevelopment Agency**

Date Finding of Completion Received: June 20, 2013

Date Oversight Board Approved LRPMP: September 23, 2013; Resolution No. 2013-05
Revised LRPMP: July 29, 2015; Resolution No. 2015-02
Revised LRPMP: October 22, 2015; Resolution No. 2015-07

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.
Plan previously reviewed by Jonathan Cox.

Agency Contact Information

Name:	Barry Tippin	Name:	Teresa Rudolph
Title:	Assistant City Manager	Title:	Assistant City Clerk
Phone:	530-225-4067	Phone:	225-4044
Email:	btippin@ci.redding.ca.us	Email:	rudolph@ci.redding.ca.us
Date:	10-22-15	Date:	10-22-15

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____

Form DF-LRPMP (11/15/12)

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	HSC Section 5.02(a)				Proposed Sale Value (see 5.02(a) second column in response to question 10)	Proposed Sale Date	Purpose for which property will be sold	HSC Section 5.02(b)(1)		HSC Section 5.02(b)(2)		HSC Section 5.02(b)(3)		HSC Section 5.02(b)(4)		HSC Section 5.02(b)(5)		HSC Section 5.02(b)(6)		HSC Section 5.02(b)(7)			
							Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value				Estimated Current Value Based	Estimated Current Value	Lot Size	Current Zoning	Estimated of Current Parcel Value	Annual Estimate of Income/Expense	Are there any contracts for replacement for use of the property?	Has there been any environmental contamination, etc., and/or remediation, and designation as a hazardous site by the property?	Does the property have the potential as a listed structure?	Were there submissions to the assessor agency's planning department?	Does the property have a history of previous development proposals and activity?					
1	200 Buchanan Blvd East	08-08-047	Industrial	Use of Property			11/1/81	\$117,000	\$170,000	08/20/14	Agency	User income	Right of sale to implement a development.	1.00 Acres	Single Commercial	\$100,000	\$0	No	No	No	No	No	No	No	No	No	No	No	No
2	10000000 Canyon Road NE	08-20-013	Industrial	Use of Property			11/29/11	\$20,000	\$450,000	08/20/14	Agency	User income	Right of sale to implement the development of a grain elevator at South Shasta area of Shasta County.	24.00 Acres	Single Commercial	\$400,000	\$0	No	No	No	No	No	No	No	No	No	No	No	No
3	10000000 Canyon Road NE	08-20-013	Industrial	Use of Property			11/29/11	\$20,000	\$450,000	08/20/14	Agency	User income	Right of sale to implement the development of a grain elevator at South Shasta area of Shasta County.	24.00 Acres	Single Commercial	\$400,000	\$0	No	No	No	No	No	No	No	No	No	No	No	No
4	10000000 Canyon Road NE	08-20-013	Industrial	Use of Property			11/29/11	\$20,000	\$450,000	08/20/14	Agency	User income	Right of sale to implement the development of a grain elevator at South Shasta area of Shasta County.	24.00 Acres	Single Commercial	\$400,000	\$0	No	No	No	No	No	No	No	No	No	No	No	No
5	10000000 Canyon Road NE	08-20-013	Industrial	Use of Property			11/29/11	\$20,000	\$450,000	08/20/14	Agency	User income	Right of sale to implement the development of a grain elevator at South Shasta area of Shasta County.	24.00 Acres	Single Commercial	\$400,000	\$0	No	No	No	No	No	No	No	No	No	No	No	No
6	10000000 Canyon Road NE	08-20-013	Industrial	Use of Property			11/29/11	\$20,000	\$450,000	08/20/14	Agency	User income	Right of sale to implement the development of a grain elevator at South Shasta area of Shasta County.	24.00 Acres	Single Commercial	\$400,000	\$0	No	No	No	No	No	No	No	No	No	No	No	No
7	10000000 Canyon Road NE	08-20-013	Industrial	Use of Property			11/29/11	\$20,000	\$450,000	08/20/14	Agency	User income	Right of sale to implement the development of a grain elevator at South Shasta area of Shasta County.	24.00 Acres	Single Commercial	\$400,000	\$0	No	No	No	No	No	No	No	No	No	No	No	No
8	10000000 Canyon Road NE	08-20-013	Industrial	Use of Property			11/29/11	\$20,000	\$450,000	08/20/14	Agency	User income	Right of sale to implement the development of a grain elevator at South Shasta area of Shasta County.	24.00 Acres	Single Commercial	\$400,000	\$0	No	No	No	No	No	No	No	No	No	No	No	No
9	10000000 Canyon Road NE	08-20-013	Industrial	Use of Property			11/29/11	\$20,000	\$450,000	08/20/14	Agency	User income	Right of sale to implement the development of a grain elevator at South Shasta area of Shasta County.	24.00 Acres	Single Commercial	\$400,000	\$0	No	No	No	No	No	No	No	No	No	No	No	No
10	10000000 Canyon Road NE	08-20-013	Industrial	Use of Property			11/29/11	\$20,000	\$450,000	08/20/14	Agency	User income	Right of sale to implement the development of a grain elevator at South Shasta area of Shasta County.	24.00 Acres	Single Commercial	\$400,000	\$0	No	No	No	No	No	No	No	No	No	No	No	No
11	10000000 Canyon Road NE	08-20-013	Industrial	Use of Property			11/29/11	\$20,000	\$450,000	08/20/14	Agency	User income	Right of sale to implement the development of a grain elevator at South Shasta area of Shasta County.	24.00 Acres	Single Commercial	\$400,000	\$0	No	No	No	No	No	No	No	No	No	No	No	No

This report is prepared by the assessor's office and should not be used as a substitute for a professional appraisal. The assessor's office is not responsible for the accuracy of the information provided in this report.

EXHIBIT A
ITEM NO. 1
(2350 BUENAVENTURA BOULEVARD)

ENVIRONMENTAL HISTORY:

Historical uses on and in the vicinity of the site included a saw mill, a box factory, and holding pond for treated logs. Limited Phase II Environmental Site Assessments were done in 1996 and 1997. Likely soil conditions on site may require some remediation due to potential contamination and/or the presence of foreign materials.

PREVIOUS DEVELOPMENT PROPOSALS:

The property was acquired by the Redding Redevelopment Agency in January 1991, specifically for the realignment of both Railroad Avenue and Westside Road at Buenaventura Boulevard and State Route 273. Following completion of the public improvements in approximately late 1995, the remaining land not needed for the street improvements was redivided into several parcels to be sold and developed in support of the goals and objectives within the Market Street Redevelopment Plan. This is the last remaining parcel. While a number of development proposals were received over the years involving this site (fast food businesses and a retail/office complex in 2002 and a proposed medical clinic in 2006), none came to fruition. Most recently, the owner of the adjoining car lot has expressed an interest in acquiring the parcel to facilitate a business expansion.

EXHIBIT B
ITEM NO. 2
(5950/5960 CEDARS ROAD; 6010 WESTSIDE ROAD)

ENVIRONMENTAL HISTORY:

Seventy percent (70%) of the property lies within the floodplain of adjacent Olney Creek.

PREVIOUS DEVELOPMENT PROPOSALS:

The site has been held for right-of-way purposes since acquisition in 1991. There are no documented development proposals for this site. Recently, however, telephone inquiries have been received from realtors regarding availability of the site for a possible retail development.

**EXHIBIT C
ITEM NO. 3
(2515 HENDERSON ROAD)**

ENVIRONMENTAL HISTORY:

The City has no knowledge of any environmental issues related to this property.

PREVIOUS DEVELOPMENT PROPOSALS:

The site has been held for right-of-way purposes since acquisition in 1991. There are no documented development proposals for this site.

EXHIBIT D
ITEM NO. 4
(2520 LELAND AVENUE)

ACQUISITION DATE/VALUE AT TIME OF ACQUISITION:

The property was acquired by the Redding Redevelopment Agency in March 1999 for \$47,000 utilizing resources from its Low- and Moderate-Income Housing Fund (LMIHF). At the time of acquisition, the property was developed with four (4) rental units in extremely poor condition. The units were subsequently demolished.

Existing redevelopment regulations stipulated that property acquired with LMIHF resources must be developed within ten (10) years of acquisition or sold. In order to comply with the March 2009 deadline for development or sale of the original parcel, the Redding Redevelopment Agency used its capital resources to “purchase” the parcel in January 2009, at its October 2008 appraised value of \$79,000.

ENVIRONMENTAL HISTORY:

The City has no knowledge of any environmental issues related to this property.

PREVIOUS DEVELOPMENT PROPOSALS:

The Redding Redevelopment Agency attempted to market this parcel, as well as the two adjoining parcels, as one property suitable for a mixed-use development in support of the goals and priorities expressed within its 2001 Parkview Neighborhood Strategic Revitalization Plan document. Solicitation of development proposals occurred in 2003 and in 2007, with no positive result. In 2008, the three parcels were marketed for sale, again with no positive result. While efforts continued to secure a developer up to its dissolution in 2012, no solid development proposal materialized.

EXHIBIT E
ITEM NO. 5
(2321 S. BONNYVIEW ROAD)

ENVIRONMENTAL HISTORY:

The City has no knowledge of any environmental issues related to this property.

PREVIOUS DEVELOPMENT PROPOSALS:

There are no documented development proposals for this site.

EXHIBIT F
ITEM NO. 6
(2360/2380 HENDERSON ROAD)

ENVIRONMENTAL HISTORY:

A Phase I Environmental Site Assessment was completed in November 2004, prior to acquisition. No signs of petro hydrocarbon contamination, or other contamination were observed. No further evaluation of the site was recommended at that time.

PREVIOUS DEVELOPMENT PROPOSALS:

In 2006, negotiations for the sale of the property were initiated with an adjoining property owner for the development of an office/restaurant/retail complex. For a variety of reasons, most significantly the state of the general economy, the negotiations were ended in 2008.

EXHIBIT G
ITEM NOS. 7, 8, AND 9

ENVIRONMENTAL HISTORY:

The City has no knowledge of any environmental issues related to these properties.

PREVIOUS DEVELOPMENT PROPOSALS:

These easements have no value to anyone other than the City of Redding or the property owner from which they were acquired. Fee interest was not acquired with the easements.

PERMISSIBLE USE DETAIL:

These easements were acquired to accommodate the signalization of Lake Boulevard and Keswick Dam Road. The transfer of these easements to the City of Redding will allow for the necessary infrastructure improvements to be made at some future date in accordance with the Buckeye Redevelopment Plan.

EXHIBIT H

ITEM NO. 10 (CALIFORNIA ST. PARKING STRUCTURE)

ACQUISITION DATE/VALUE AT TIME OF ACQUISITION:

On May 1, 1977, the Redding Redevelopment Agency entered into a Site Lease, as Lessee, and a Project Lease, as Lessor, with the City of Redding relative to the financing, construction, and operation of a parking facility on property owned by the City of Redding in the 1600 block of California Street in Redding's Midtown Redevelopment Project Area. The stated term of the Site Lease was May 1, 1977, through May 10, 2013. Under the terms of the Project Lease and Site Lease, the permanent improvements and structures at the time of termination or expiration would remain and title would vest to the City of Redding.

ENVIRONMENTAL HISTORY:

Structural issues related to the parking garage have surfaced over the years. In staff's opinion, due to the structure approaching its end of life cycle, the estimated value of the structure is zero.

PREVIOUS DEVELOPMENT PROPOSALS:

There are no documented development proposals for this site.

PERMISSIBLE USE DETAIL:

The California Street parking structure provides necessary parking in support of the City of Redding's Central Business District. Free parking is provided to surrounding businesses which includes a satellite campus for the area's local community college, Shasta College, as well as a satellite location for Chico State University (a copy of the agreement is attached for your review). Additionally, it provides parking for a local theatre, Cascade Theatre. There is no revenue being generated from this facility.

The City of Redding has maintained and operated this parking structure at no cost to its users for in excess of 15 years. This has allowed for reduced/eliminated parking requirements placed on businesses in the Central Business District. This has been vital to the revitalization of the Market Street Redevelopment Project Area.

EXHIBIT H

ITEM NO. 10 (CALIFORNIA ST. PARKING STRUCTURE) - Continued

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into by and between the Redding Redevelopment Agency, an agency of the State of California ("Agency"), the City of Redding, a municipal corporation ("City"), and the Shasta-Tehama-Trinity Joint Community College District, an agency of the State of California ("Shasta College").

WHEREAS, City and Agency own the public parking structure ("Parking Structure") adjacent to real property located at 1400 Market Street in Redding, California ("Site"), depicted in Exhibit A, Location Map, attached and incorporated herein; and

WHEREAS, Shasta College intends to construct its Health Sciences & University Center ("Project") on the Site, depicted in Exhibit A, Location Map, attached and incorporated herein; and

WHEREAS, Shasta College desires parking for faculty and staff in the Parking Structure.

NOW THEREFORE, City, Agency, and Shasta College agree that Shasta College is authorized to utilize the Parking Structure for student and faculty parking for the Health Sciences and University Center Project, in accordance with the following terms and conditions:

1. There will be no dedicated parking on the Parking Structure for use of Shasta College and no signage will be permitted.
2. Shasta College will make use of the Parking Structure in the same manner as the general public.
3. Currently, there is no charge for public parking on the Parking Structure. If the City or Agency determines to establish a fee for public parking in the future, City and/or Agency will meet and confer with Shasta College prior to the implementation of the fee program.

TERM AND TERMINATION: This MOU shall remain in full force and effect until terminated by Shasta College by written notice to the City. However, the Parties understand and agree that the City and/or Agency may at a future time determine to cease operation of the parking structure or materially decrease the number of parking spaces made available to the general public. In such instance, the City and/or Agency may, in its sole discretion and without cause, terminate the MOU by written notice to Shasta College.

NOTICES: Formal notices, demands, and other communications between the City and/or Agency and Shasta College shall be sufficiently given if dispatched by registered or certified mail, postage prepaid, return receipt required, to the principal offices of the City and/or Agency and Shasta College, as follows:

CITY:
City of Redding
Attention: City Manager
777 Cypress Avenue
Redding, CA 96001

SHASTA COLLEGE:
Shasta-Tehama-Trinity Joint Community
College District
Vice President of Administrative Services
11555 Old Oregon Trail
P.O. Box 496006
Redding, CA 96049-6006

Approved 2-21-06

C-4048

EXHIBIT H

ITEM NO. 10 (CALIFORNIA ST. PARKING STRUCTURE) - Continued

Memorandum of Understanding

Page 2

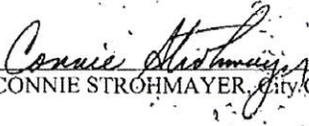
AGENCY:
Redding Redevelopment Agency
Attention: Executive Director
777 Cypress Avenue
Redding, CA 96001

EFFECTIVE DATE OF MOU: The date of the MOU shall be the date it is signed by the City.

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed by their duly authorized representatives on the days and year set forth below:

Dated: 3-17, 2006

ATTEST:

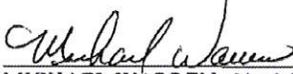

CONNIE STROHMAYER, City Clerk

Dated: 3/18, 2006

Dated: 3/8, 2006

N:\Larry\health sciences center\parking moa.wpd

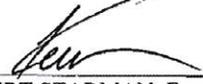
CITY OF REDDING
A Municipal Corporation


MICHAEL WARREN, City Manager

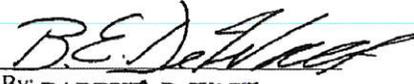
APPROVED AS TO FORM:
RICHARD A. DUVERNAY, City Attorney


By: **BARRY E. DeWALT**

REDDING REDEVELOPMENT AGENCY
An Agency of the State of California


KURT STARMAN, Executive Director

APPROVED AS TO FORM:
RICHARD A. DUVERNAY, General Counsel


By: **BARRY E. DeWALT**

**SHASTA-TEHAMA-TRINITY-JOINT
COMMUNITY COLLEGE**
An Agency of the State of California

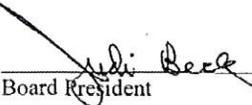

Board President

EXHIBIT I

ITEM NO. 11 (UNDERGROUND PARKING LOT-DICKER'S BUILDING)

ACQUISITION DATE/VALUE AT TIME OF ACQUISITION:

On August 25, 1972, the Redding Redevelopment Agency and the City of Redding entered into a Loan Agreement for the acquisition and construction of public underground parking facilities. Under the Agreement, the City would lend funds to the Agency for acquisition and construction of a 147 space parking facility to be located underneath a privately-owned building in the Midtown Redevelopment Project Area. Upon completion of construction, the Agency was to repay the \$550,000 City Loan in installments over "a period of years" beginning in tax year 1973-74. The Agency simultaneously entered into an agreement with the private owner of the property, C.M. Dicker, Inc., to secure the necessary air rights and easements to allow construction of the facility. The Agency did construct the facility, however, over the subsequent years, insufficient tax increment was generated within the Midtown Project to cover the Agency's debt to the City. The Loan Agreement has been listed on the Recognized Obligation Payment Schedule (ROPS) document submitted by the City as Successor Agency since dissolution of the redevelopment agency and has been accepted as an Enforceable Obligation by the Department of Finance.

In addition, Section 5 of the Loan Agreement states "...upon the pending dissolution or termination of the Agency by operation of law or otherwise, or upon completion of the payment of said loan by the Agency to the City, or upon demand by the City Council of the City of Redding, whichever first occurs, the Agency shall convey all of its right, title and interest in and to the aforesaid public underground parking facility and all easements thereto appertaining, to the City; it being the intent of the parties hereto that City succeed the Agency as the owner of the said underground parking facility at any time that the Agency shall cease to exist."

ENVIRONMENTAL HISTORY:

Structural issues related to the parking garage have surfaced over the years. In staff's opinion, due to the structure approaching its end of life cycle, the estimated value of the structure is zero.

PREVIOUS DEVELOPMENT PROPOSALS:

In 2005, the Redding Redevelopment Agency entered into an Exclusive Negotiating Agreement with a non-profit housing developer to conduct pre-development activities to determine the viability of purchasing the underground parking structure, as well as the building above it, for affordability housing. Following the completion of the pre-development activities, this project was not pursued.

PERMISSIBLE USE DETAIL:

The underground parking structure provides necessary parking in support of the City of Redding's Central Business District. Free parking is provided to surrounding businesses, including the County of Shasta which has several satellite offices located in the immediate area. There is no revenue being generated from this facility.

The City of Redding has maintained and operated this parking structure at no cost to its users for in excess of 15 years. This has allowed for reduced/eliminated parking requirements placed on businesses in the Central Business District. This has been vital to the revitalization of the Market Street Redevelopment Project Area.