

OB RESOLUTION NO. 2014-002

A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, as authorized by applicable law, the City of Reedley has elected to serve as the Successor Agency to the former Reedley Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare long-range property management plans to address the disposition and use of the real property of the former Reedley Redevelopment Agency; and

WHEREAS, the Successor Agency prepared a long-range property management plan ("Plan") in accordance with Health and Safety Code Section 34191.5, and initially approved the Plan at a duly noticed public meeting held on November 5, 2013 and subsequently submitted the Plan to the California Department of Finance for review ("DOF"); and

WHEREAS, the DOF has reviewed the Plan and identified specific areas that require supporting information and the inclusion of one additional property before DOF staff can complete their review; and

WHEREAS, the Oversight Board has received, reviewed and considered the Revised Plan as attached to this Resolution as Exhibit "A"; and considered all written and oral staff reports regarding the Revised Plan and any written and oral public comments on the Revised Plan, during a duly noticed public meeting held on July 8, 2014; and

WHEREAS, the Oversight Board finds that the Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5.

NOW, THEREFORE, the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency does hereby resolve as follows:

Section 1. Finds and determines that the foregoing recitals are true and correct.

Section 2. The Revised Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

Oversight Board Resolution 2014-002
Approval of a Revised Long-Range Property Management Plan
July 8, 2014

Section 3. Successor Agency staff is hereby authorized and directed to transmit the approved Revised Plan and this Resolution to the Department of Finance for review and approval in accordance with the requirements of Health and Safety Code Section 34191.5.

The foregoing resolution was introduced and adopted by the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency at a regular meeting held on July 8, 2014, by the following vote:

AYES: Pieroni, Martin, Melikian, Mulligan, Wilder.

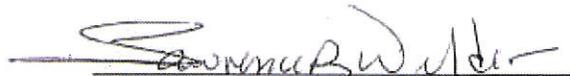
NOES: None.

ABSENT: Fabino, Souza.

ABSTAIN: None.

DATED: July 8, 2014

APPROVED:



Lawrence Wilder
Chairman, Oversight Board

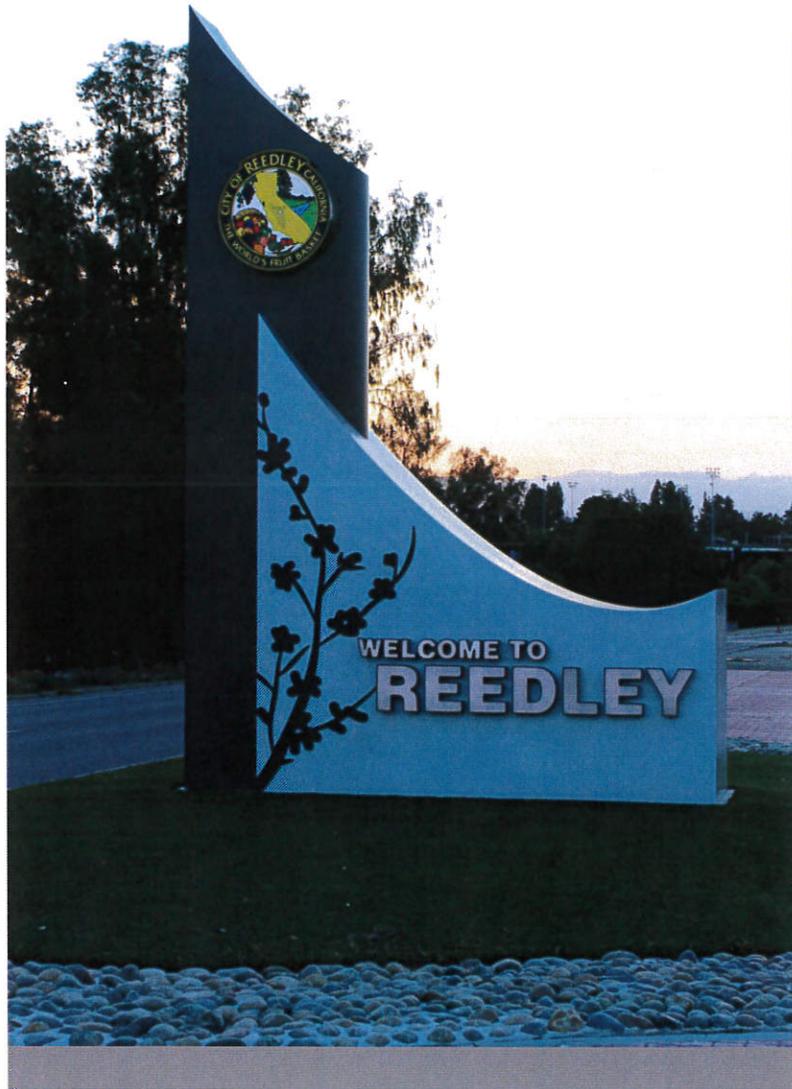
ATTEST:



Paul A. Melikian
Secretary, Oversight Board

City of Reedley as Successor Agency to the Former Redevelopment Agency

REVISED Long Range Property Management Plan



City of Reedley as Successor Agency to the Former Redevelopment Agency REVISED Long Range Property Management Plan

The former Redevelopment Agency owns eight separate parcels in the city, consisting of a condemned industrial building with an adjacent vacant industrial parcel, four parcels making up two separate public parking lots in the city downtown, a storm water ponding basin, and a 0.12 triangular shaped parcel on the periphery of the City that is in close proximity to a regional transportation center breaking ground in early 2015. Each section of this Plan references properties (and corresponding reference numbers) of the attached Exhibit 'A', Reedley Successor Agency Property List, and summarized below:

Reedley Successor Agency Property Inventory

	<i>APN</i>	<i>Address</i>	<i>Approximate Lot Dimensions</i>	<i>Acreage</i>	<i>Existing Land Use</i>	<i>Planned Land Use Designation</i>	<i>Zone District Designation</i>
1	368-010-35T	1801 10th Street	100' X 99.95'	1.01 acres	Granger Building	Public/ Institutional Facility	ML (<i>Light Industrial</i>) Zone District
2	368-010-85T		290' X 99.95'	0.67 acres	Vacant	Public/ Institutional Facility	ML (<i>Light Industrial</i>) Zone District
3	368-162-13T	1761 11th Street	50' X 87'	0.10 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
4	368-171-02T	1021 "F" Street	25' X 150'	.09 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
5	368-171-03T		50' X 150'	0.17 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
6	368-171-23T	1045 "F" Street	50' X 150'	0.17 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
7	370-350-07T		297.11' X 329.11'	2.24 acres	Stormwater Ponding Basin	Public/ Institutional Facility	RCO (<i>Resource Conservation & Open Space</i>) Zone District
8	370-350-16T		138.26' x 103.18' (triangular-shaped)	0.12 acres	Vacant	Light Industrial	MH (<i>Heavy Industrial</i>) Zone District

Source Documents:

City of Reedley General Plan Land Use Map, adopted February 25, 2014 by City Council Resolution 2014-018
City of Reedley Zoning Map, July 8, 2010

Note:

1. Lots 4, 5 & 6 are collectively a public use parking lot.

'Granger' Building & Adjacent Vacant Lot - Properties # 1 & 2

The Plan directs that the Successor Agency retain the subject properties for governmental use, and immediately transfer ownership to the Kings Canyon Unified School District for construction of a District Administration Office and Educational Professional Development Center; including demolishing the building identified on Property #1 and combining the two adjoining parcels. The properties are shown in Exhibit 'D'. Since the submission of the first copy of the Reedley Long Range Property Management Plan (November 2013), officials from the Kings Canyon Unified School District have expressed a strong desire to acquire the property for construction of a District Administration Office and Educational Professional Development Center due to the ideal size and location of the subject properties. Upon DOF approval of this property transfer, the school district anticipates beginning the project immediately with project completion slated for December 2016.

The District has an immediate need to build this facility and has already secured 100% of the funding required to demolish the Granger building and construct their new facility. The attached Exhibit 'E' is a resolution of intent from the School Board, adopted May 2014, to acquire the subject properties from the Successor Agency. While the project will not generate additional property tax revenue to the taxing entities (as opposed to private development), it is anticipated to be a catalyst for future development along the corridor which currently has many available vacant parcels designated for commercial use. In addition, the location of the project will add several hundred school district employees in the Downtown area adding to shopping and dining activity, which will improve sales tax receipts for taxing entities.

Officials have already completed several elements of design and budget work for the proposed project, which are included as Exhibits 'F' & 'G', Site Plans & Elevation Options and Estimated Construction Costs, respectively. The District has assured the Successor Agency that all funding necessary to complete the project is in place. Should the DOF determine that retaining the property for governmental use is an inappropriate election, the Successor Agency also supports selling the subject properties to Kings Canyon Unified for \$1.00, as called for in the School Board's resolution of intent, attached as Exhibit 'E'.

Background

In 1892, the Granger's Bank of California, based in San Francisco, built the brick warehouse on 10th Street for grain storage. The warehouse is 60 feet wide and 348-foot long with solid brick walls that are 12 inches thick. The facility is 20,880 square feet on the inside with a 2,800 sq ft covered porch. It was capable of holding 4,000 tons of grain. When wheat was king in the Reedley area, the Granger building was the largest grain storage building west of the Mississippi River. The California Associated Raisin Company later used the building as a raisin packing plant, which made it the largest raisin packing plant in the world at the time. In the 1930's, the California Prune & Apricot Association used it for a fruit packing facility. In the 1940's the building was used for boxing matches. In the 1950's the building was reportedly used as a grower's supply warehouse for fertilizer, seed, and agricultural chemicals. This use continued until the 1970's, when it was sold again and used for the manufacture of packing materials (boxes, wrapping, etc.) for the agricultural industry.

The building was last used as a weekend auction site. However all use of the facility was discontinued after the City of Reedley condemned the building after the Reedley Redevelopment Agency purchased the property in 2001. The structure had developed significant cracks over the years that building officials determined pose an imminent danger and as such, is uninhabitable. The property has sat vacant for at least 7-8 years.

Around the time of the City RDA's purchase of the building a local contractor had estimated that the cost to demolish the Granger building was approximately \$318,000. However, that estimate was some time ago and the cost has no doubt escalated along with increases in tipping fees and construction costs. This cost to demolish and restore the parcel to unimproved land is important to consider, since it appears that the cost of demolition clearly exceeds the current fair market value of the site. The Grainger building sits on a 1.01 acre parcel.

The adjoining 0.67 acre parcel is also owned by the RDA, and is unimproved. However, the two subject properties must be merged into one single parcel to maximize its utilization and value. This is because neither parcel in and of itself is large enough to accommodate commercial/industrial development, and secondly, the unimproved parcel (APN 368-010-85T) is currently land locked and is of no value since it does not and has not been granted any access to a local street.

Downtown Parking Lots - Properties # 3, 4, 5 & 6

The Plan directs that the parking lots be retained for governmental use, and ownership transferred to the City of Reedley, due to a historical investment of Downtown Parking and Business Improvement District funds for maintenance of these lots, which offer free parking to the public patronizing downtown merchants.

The Successor Agency to the former RDA owns four parcels that are used as free public parking lots originally purchased, developed and maintained for the city downtown. It is unknown when these parcels were purchased as none of the staff associated with the former RDA are still employed with the City and no internal records were found.

Three of the parcels at 1021 'F' Street are contiguous and total 0.43 acres if the size of all three parcels are added together. Please reference Exhibit 'H' for additional information. The carrying value of all three parcels on F Street in the City financial system's fixed assets module is \$30,000 (recorded as one). The fourth parcel, shown in Exhibit 'I', is located at 1761 11th Street and totals 0.10 of an acre. All four parcels provide free parking to customers shopping in the Downtown. The parking lots have historically been maintained with funds available from assessments collected in the Downtown Parking and Business Improvement Area, a parking and business improvement area (or district) proposed by downtown business owners and approval of the City Council on February 4, 1986, in accordance with the Parking and Business Improvement Area Law of 1979 (Streets and Highways Code Section 36500 et seq.). The assessments levied and collected from business owners within the Area pay a monthly service fee for enhanced services from the City, including weekly landscape maintenance and litter control of the four parcels owned by the former RDA that make up two separate parking lots.

Title 7, Chapter 9 of the Reedley Municipal Code is attached to this plan as Exhibit 'J', and is the section of the City code that deals with the establishment, boundaries, assessments, uses of revenue, and establishment of the committee to oversee the collection and use of assessments.

There is no charge to park in these lots or anywhere else in the City. Parking meters and collection of parking revenue are in fact specifically prohibited under Title 6, Chapter 2, Section 3 of the Reedley Municipal Code. Assessments collected within the Downtown Parking and Business Improvement Area have historically been available and used to maintain the lots owned by the former RDA. One of the lots (property #3) is located within the boundaries of the Downtown Parking and Business Improvement Area, with the second lot (properties #4, 5 & 6) lying directly adjacent to the Area. Both lots directly serve customers shopping at businesses within the Downtown Parking and Business

Improvement Area. Exhibit 'C' shows the parking lots in relation to the Downtown Parking and Business Improvement Area.

Additionally, the City of Reedley adopted its 2030 General Plan Update in February 2014, which designates these parking lots as having a Central Downtown Commercial land use designation. Parking facilities are a permitted use consistent with the Reedley Municipal Code and the 2030 General Plan Update, and these parking facilities also help implement Land Use Policy LU 2.7.25, which states that off-street parking for commercial areas shall be designed to adequately support surrounding land use patterns and shall include landscaping.

Due to the physical environment of the downtown area, having public parking lots is a necessity for Downtown Reedley. Many downtown businesses rely heavily on these public parking lots because of the limited amount of street parking. The closure or removal of these parking lots would hinder economic growth because if any existing businesses expand or if additional high traffic businesses come to the downtown area, street parking alone would not be enough to serve downtown patrons.

There have not been any previous development proposals and activity, or any rental or lease of the property. As stated earlier, the lots have no annual revenue stream from parking because they are maintained as free public parking lots. It is because of the historical investment of Downtown Parking and Business Improvement Area assessments collected from business owners used for maintenance of these parking lots since they were purchased that the Plan directs that the properties be retained for governmental use, and ownership transferred to the City of Reedley so that the City can continue to maintain these properties as free public parking lots as authorized by applicable provisions of the Streets and Highways Code, California case law, and the City's Municipal Code and General Plan.

Exhibit 'K', attached, details Assessment Income & Maintenance/Capital Expenditures for Years 2009 to Present for the Downtown Parking and Business Improvement Area. (The City has earlier records going back to the 2000-01 fiscal year and are available upon request.) Specific expenditures for the maintenance and upkeep of the subject parking lots have not historically been tracked separately from other District maintenance expenditures, however all related expenses have been paid from District Assessments.

Finally, the three parcels making up the parking lot at 1021 F Street (properties 4, 5, & 6 on the inventory list) are periodically used afterhours by the City Police & Fire Departments for public safety-related training. This parking lot is also partially used as an overflow lot for parking City vehicles.

Stormwater Ponding Basin - Property #7

The Plan directs that the 2.24 acre stormwater ponding basin be retained for governmental use and ownership transferred to the City of Reedley.

The Successor Agency to the former RDA owns a 2.24 acre storm water ponding (drainage) basin near the outskirts of the city, shown in Exhibit 'G'. The basin was originally part of a larger land purchase that included several adjacent parcels that were developed into an industrial park area. The industrial park sites are currently being served by the basin. The property should have been transferred to the City of Reedley when the industrial sites were sold to private parties, but the required paper transfer of title was overlooked by City/RDA officials at the time. No RDA funds were expended for the maintenance of this basin since the industrial park was completed. Rather, the City has always taken the responsibility for maintenance of the basin as intended. It was simply an oversight by RDA and City staff at the time that resulted in the paper transfer of title to the basin not

happening. Given the specific use of this property and its obligation to remain a ponding basin, the property is of use only to the City of Reedley, and must be retained by the City for governmental use.

Triangular Parcel at Buttonwillow & Huntsman Avenues – Property #8

The Plan directs that the 0.12 acre triangular shaped parcel at the intersection of Buttonwillow & Huntsman Avenues be retained for governmental use and ownership transferred to the City of Reedley.

The subject 0.12 acre property, shown as Exhibit 'M', was not included in the Successor Agency's first submission of its LRPMP. City Staff was unaware that the former RDA owned the property instead of the City of Reedley. According to staff, the property was purchased with the original intent of straightening Huntsman Avenue as it intersects with Buttonwillow Avenue on the southern periphery of the City to facilitate additional traffic load from development in that area. Once the Department of Finance brought the RDA ownership to the Successor Agency, staff immediately began evaluating if the need for this property still existed.

The City of Reedley and the Kings Canyon Unified School District (KCUSD) have been working collaboratively for the past 10 years to develop an innovative, state-of-the-art, high-performance, LEED certified, Solar-Powered Central Valley Transportation Center (CVTC) approximately ¼ mile east of the subject intersection at Buttonwillow & Huntsman Avenues. The project has already received \$1.48 million in State grant funding, with both the City and KCUSD investing a significant amount of match funding to complete Phase I of the project in 2015.

Background

The CVTC is an innovative, state-of-the-art facility to house, repair, and maintain a green fleet of vehicles from various regional partners. This facility will also include a green learning and education center to train current and future vehicle technicians on the latest technologies. The CVTC will develop green technology jobs, provide a training facility, and serve as a model for better stewardship of the environment. The project will be completed in phases. Phase I will be an installation of a CNG fueling station; Phase II will fund the maintenance/support facility and an alternative fuels infrastructure for clean energy fleet for Kings Canyon Unified School and the City of Reedley. Phase III will create a solar electric charging system.

Specific Goals

- Promote partnerships with surrounding school districts, cities, counties, regional agencies, private schools, colleges, agricultural industries, and private businesses to create substantial jobs through clean energy and sustainable green technology.
- Reduce the carbon footprint through the reduction of greenhouse gases.
- Provide access to alternative fuels and emerging green technologies for school districts, cities, and other private entities.
- Provide green career pathways and training to the next generation.

Expected Benefits

- Improve the air and quality of life for residents of the Central Valley.
- Create jobs.
- Expand the use of alternative fuels and sustainable green technology.
- Reduce petroleum fuel usage.

The fueling stations will be open to the public 24 hours per day; 7 days a week, using a fuel card lock system. The facility will provide alternative and renewable fuels including compressed natural gas and

ultra-low sulfur diesel. The CVTC will provide the region with information on the importance of clean energy while providing career pathways and good jobs in an emerging green economy. It is estimated this project will directly and indirectly create 7,600 jobs, and the carbon footprint reduction generated will amount to over 8,300,000 lbs. of CO2 per year.

With one of the highest unemployment rates in the state (Reedley 31.6%, Orange Cove 34.5%, California Employment Development Department, May 2010), high fuel costs, aging fleets, and the second worst region in the nation for air quality, the Central Valley is faced with the limited resources that are necessary to keep pace with the environmental regulations and green technology implantation. The CVTC will provide the Valley with the resources necessary to expand the use of alternative fuels and reduce dependency on petroleum fuel.

Traffic Impacts

A schematic design and Executive Summary of the project has been attached as Exhibit 'N'. The traffic impact of this project is anticipated to be significant due to the relocation of school district and city facilities. The City Engineer has advised that the current angle of the intersection of 62 degrees is far below the Caltrans minimum of 75 degrees for traffic safety/visibility purposes. His opinion is attached as Exhibit 'O'.

As stated, the Central Valley Transportation Center project is being jointly developed with the Kings Canyon Unified School District. Exhibit 'P', attached is a letter of support from the school district for the straightening of Huntsman Avenue at the intersection with Buttonwillow Avenue. The project is located on Huntsman Avenue, approximately ¼ mile east of Buttonwillow Avenue. When this project is completed in 2015, approximately 71 school buses, 14 garbage trucks, and 150 white fleet cars and trucks will be stationed at the Central Valley Transportation Center, all utilizing the subject intersection as the primary method of getting to and from the facility. This will have a significant impact on the intersection, with special safety considerations for the school buses.

LRPMP Attachments:

- Exhibit A Successor Agency Property Inventory
- Exhibit B Successor Agency Properties City Map View
- Exhibit C Successor Agency Properties Downtown View with Downtown Parking & Business Improvement Area Boundary

- Exhibit D Granger Building & Adjacent Vacant Lot Aerial View and Parcel Map
- Exhibit E KCUSD Board Resolution of Intent to Acquire Property
- Exhibit F KCUSD District Office – Site Plans & Elevation Options
- Exhibit G KCUSD District Office – Estimated Construction Costs

- Exhibit H 11th Street Parking Lot Aerial View and Parcel Map
- Exhibit I F Street Parking Lot Aerial View and Parcel Map
- Exhibit J Title 7, Chapter 9 of the City of Reedley Municipal Code for the Downtown Parking & Business Improvement Area
- Exhibit K Downtown Parking and Business Improvement Area – Assessment Income & Expenditures for Years 2009 to Present

- Exhibit L Stormwater Ponding Basin Aerial View and Parcel Map

- Exhibit M Triangular Parcel Aerial View and Parcel Map
- Exhibit N Schematic Design & Executive Summary – Central Valley Transportation Center
- Exhibit O City Engineer Opinion re: Intersection Alignment of Buttonwillow & Huntsman Avenues
- Exhibit P Letter of Support from Kings Canyon Unified School District

OB RESOLUTION NO. 2014-003

A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING AN ADDENDUM TO THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, as authorized by applicable law, the City of Reedley has elected to serve as the Successor Agency to the former Reedley Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare long-range property management plans to address the disposition and use of the real property of the former Reedley Redevelopment Agency; and

WHEREAS, the Successor Agency prepared a long-range property management plan ("Plan") in accordance with Health and Safety Code Section 34191.5, and initially approved the Plan at a duly noticed public meeting held on November 5, 2013 and subsequently submitted the Plan to the California Department of Finance for review ("DOF"); and

WHEREAS, the DOF has reviewed the Plan and identified specific areas that require supporting information and the inclusion of one additional property before DOF staff can complete their review; and

WHEREAS, the Oversight Board has received, reviewed and adopted the Revised Plan and considered all written and oral staff reports regarding the Revised Plan and any written and oral public comments on the Revised Plan, during a duly noticed public meeting held on July 8, 2014; and

WHEREAS, the DOF has subsequently reviewed the Revised Plan and responded that the document is missing information about the subject properties, and advised the Successor Agency that their review cannot be completed without this information; and

WHEREAS, the missing property information has been compiled as attached to this Resolution as Exhibit "A"; and

WHEREAS, the Oversight Board finds that the Addendum to the Revised Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5.

NOW, THEREFORE, the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency does hereby resolve as follows:

Section 1. Finds and determines that the foregoing recitals are true and correct.

Oversight Board Resolution 2014-003
Approval of an Addendum to the Revised Long-Range Property Management Plan
August 19, 2014

Section 2. The Addendum to the Revised Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved to be included as part of the Revised Plan as adopted on July 8, 2014.

Section 3. Successor Agency staff is hereby authorized and directed to transmit the approved Addendum to the Revised Plan and this Resolution to the Department of Finance for review and approval in accordance with the requirements of Health and Safety Code Section 34191.5.

The foregoing resolution was introduced and adopted by the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency at a special meeting held on August 19, 2014, by the following vote:

AYES: Souza, Pieroni, Fabino, Melikian, Mulligan, Wilder.

NOES: None.

ABSENT: Martin.

ABSTAIN: None.

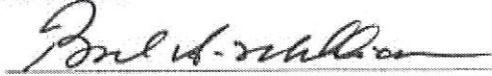
DATED: August 19, 2014

APPROVED:



Lawrence Wilder
Chairman, Oversight Board

ATTEST:



Paul A. Melikian
Secretary, Oversight Board

EXHIBIT 'A' - LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

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 Prop
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 a history of development proposals and activity?
Removal of Blight	1.01 Acres	ML (Light Industrial) Zone District	25,000	n/a	No	No	No
Removal of Blight	0.67 Acres	ML (Light Industrial) Zone District	15,000	n/a	No	No	No
Provide additional parking to Downtown Business District	0.1 Acres	CC (Central & Community Commercial) Zone District	15,200	n/a	No	No	No
Removal of Blight & Provide additional parking to Downtown Business District	0.09 Acres	CC (Central & Community Commercial) Zone District	13,700	n/a	No	No	No
Removal of Blight & Provide additional parking to Downtown Business District	0.17 Acres	CC (Central & Community Commercial) Zone District	26,000	n/a	No	No	No
Removal of Blight & Provide additional parking to Downtown Business District	0.17 Acres	CC (Central & Community Commercial) Zone District	26,000	n/a	No	No	No
Stormwater basin for adjacent industrial park parcels.	2.24 Acres	RCO (Resource Conservation & Open Space) Zone District	250,000	n/a	No	No	No
Development of Industrial Park	0.12 Acres	MH (Heavy Industrial) Zone District	5,000	n/a	No	No	No