SUCCESSOR AGENCY OVERSIGHT BOARD RESOLUTION NO. 2015-003

A RESOLUTION OF THE CITY OF RIO VISTA SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5(c)

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

WHEREAS, Health and Safety Code Section 34191.5(c) requires the Successor Agency to prepare a Long Range Property Management Plan (Plan) to address the disposition and use of the real property of the former Redevelopment Agency of the City of Rio Vista; and

WHEREAS, Health and Safety Code section 34191.5(c)(1) requires the Successor Agency to include an inventory of such real property detailing each property that was owned by the Redevelopment Agency of the City of Rio Vista when it was dissolved; and

WHEREAS, the former Redevelopment Agency of the City of Rio Vista owned one property when it was dissolved, and such property is now controlled by the Successor Agency, which has prepared the proposed Plan; and

WHEREAS, the property at 275 N. Front St. is a vacant lot acquired for the purpose of redevelopment; and

WHEREAS, the Plan must be reviewed and approved by the Successor Agency, the Successor Agency Oversight Board, and the State Department of Finance before any potential real estate transaction can occur; and

WHEREAS, the Successor Agency has received, reviewed, and considered the Plan, and considered all written and oral staff reports and all written and oral public comments relating to the Plan; and

WHEREAS, the Successor Agency finds the plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5(c)

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF RIO VISTA SUCCESSOR AGENCY OVERSIGHT BOARD as follows:

SECTION 1. The Long Range Property Management Plan attached hereto and incorporated herein as part of this resolution is hereby approved.

SECTION 2. Upon receiving approval of the Long Range Property Management Plan by the California Department of Finance, the City intends to enter into compensation

agreements with the appropriate taxing agencies.

SECTION 3. Staff is authorized and directed to transmit the approved Plan and this Resolution to the California Department of Finance for review and approval in accordance with the requirements of Health and Safety Code Section 34191.5.

PASSED, ADOPTED AND APPROVED on this **25th** day of **February 2015**, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Judi Craner, Deputy City Clerk

SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. 2015-001

A RESOLUTION OF THE CITY OF RIO VISTA SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5(c)

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

WHEREAS, Health and Safety Code Section 34191.5(c) requires the Successor Agency to prepare a Long Range Property Management Plan (Plan) to address the disposition and use of the real property of the former Redevelopment Agency of the City of Rio Vista; and

WHEREAS, Health and Safety Code section 34191.5(c)(1) requires the Successor Agency to include an inventory of such real property detailing each property that was owned by the Redevelopment Agency of the City of Rio Vista when it was dissolved; and

WHEREAS, the former Redevelopment Agency of the City of Rio Vista owned one property when it was dissolved, and such property is now controlled by the Successor Agency, which has prepared the proposed Plan; and

WHEREAS, the property at 275 N. Front St. is a vacant lot acquired for the purpose of redevelopment; and

WHEREAS, the Plan must be reviewed and approved by the Successor Agency, the Successor Agency Oversight Board, and the State Department of Finance before any potential real estate transaction can occur; and

WHEREAS, the Successor Agency has received, reviewed, and considered the Plan, and considered all written and oral staff reports and all written and oral public comments relating to the Plan; and

WHEREAS, the Successor Agency finds the plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5(c)

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF RIO VISTA SUCCESSOR AGENCY OVERSIGHT BOARD as follows:

SECTION 1. The Long Range Property Management Plan attached hereto and incorporated herein as part of this resolution is hereby approved.

SECTION 2. Staff is authorized and directed to transmit the approved Plan and this Resolution to the California Department of Finance for review and approval in accordance with the requirements of Health and Safety Code Section 34191.5.

PASSED, ADOPTED AND APPROVED on this **14th** day of **January 2015**, by the following roll call vote:

AYES: Chair Blegen, Vice Chair Rubier, Board Members Thomson & Melilli
NOES: None
ABSENT: Board Member Puentes-Griffith
ABSTAIN: None

ATTEST:

Marni Rittburg

Marni Rittburg
Deputy City Clerk

Successor Agency: CITY OF RIO VISTA
County: SOLANO COUNTY

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		Property Va
No.	**Address or Description**	**APN**	**Property Type**	**Permissible Use**	**If Sale of Property, specify intended use of sale proceeds**	**Permissible Use Detail**	**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	275 N. FRONT STREET	0178-122-020	Vacant Lot/Land	Future Development	Distribute to Taxing Entities	Park and Ride Lot	11/20/1991	0	25,000-30,000	05/12/2014	Agency Estimate	N/A	N/A	

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)
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?
Redevelopment	0.59	Acres	Commercial	25,000-30,000	0	No	No	Yes	No	Yes

City of Rio Vista
Successor Agency Oversight Board
For the Dissolved Redevelopment Agency
SPECIAL MEETING AGENDA
Tuesday, August 20, 2013
4:30 p.m.
City Council Chambers
One Main Street
Rio Vista, California 94571

1. Call to Order & Roll Call of Board Members

Board Member	Appointing Body/Agency
Jean Rubier, Vice Chair	Montezuma Cemetery District (largest special district taxing entity)
Skip Thomson	Solano County Board of Supervisors
Jon Blegen	Solano County Board of Supervisors, Public Member
Don Beno	Sacramento County Board of Education
Raquel Puentes-Griffith	Delta College by Chancellor of California Community Colleges
David Melilli	City of Rio Vista Mayoral appointment

2. Public Comments – (3 minute time limit for each speaker)
The Brown Act provides, "Every notice for a special meeting shall provide an opportunity for members of the public to directly address the legislative body concerning any item that has been described in the notice for the meeting before or during consideration of that item."

3. Oath of allegiance of David Melilli and Don Beno as Successor Agency Oversight Board Members.

4. Election of a new Chairperson due to the resignation of Sam Richards.

5. Successor Agency Oversight Board Approval of Long Range Property Management Plan – The Rio Vista Successor Agency Oversight Board will consider approving the Long Range Property Management Plan, with ***SA Resolution 2013-002*** for adoption.

ADJOURNMENT

CERTIFICATION OF POSTING

I, Marni Rittburg, Deputy City Clerk for the City of Rio Vista, declare that the foregoing agenda for the August 20, 2013 Special Meeting of the Rio Vista Successor Agency Oversight Board was posted and available for review on August 14, 2013 before 4:30 pm at City Hall, One Main Street, Rio Vista, California, in accordance with Government Code 54956.

Marni Rittburg
Marni Rittburg
Deputy City Clerk

Agenda Item #5

Successor Agency Oversight Board Agenda Report

SUBJECT: APPROVAL OF LONG RANGE PROPERTY MANAGEMENT PLAN

MEETING DATE: AUGUST 20, 2013

RECOMMENDATION

Staff recommends that the City of Rio Vista's ("City") Oversight Board adopt ***Successor Agency Oversight Board Resolution No. 2013-002,*** "Approving the Long Range Property Management Plan."

BACKGROUND

As the Successor Agency Oversight Board may recall, ABx1 26 dissolved all redevelopment agencies in the State of California effective February 1, 2012. On June 27, 2012, the California Legislature passed and the Governor signed AB 1484, the Fiscal Year 2012-13 Budget Trailer Bill that made technical and substantive amendments to ABx1 26. AB 1484 took effect immediately upon signing by the Governor.

Pursuant to ABx1 26 and AB 1484, the Successor Agency was required to complete two separate Due Diligence Reviews (DDR), one on the Low to Moderate Income Housing Fund and another on the RDA funds. Both DDRs were completed, presented to the Successor Agency, approved by the Oversight Board and submitted to the Department of Finance in the timeframe prescribed. The Department of Finance reviewed the DDRs and determined the amount for the Successor Agency to remit to the County Auditor Controller for distribution to the affected taxing agencies. After transmitting the funds as directed, the Department of Finance issued a "Finding of Completion" to Rio Vista which allows for additional options under AB 1484. The next step in the RDA Dissolution process is that the Department of Finance requires a Long Range Property Management Plan (LRPMP) to be submitted for review.

REVIEW AND ANALYSIS

The Successor Agency Oversight Board is responsible for the operation of the former Redevelopment Agency's programs (within the limits of the statute) and the disposal of its assets.

Under ABx1 26 and AB 1484, the Successor Agency Oversight Board was issued a Finding of Completion which allows for additional options regarding a parcel of land located at 275 N Front Street in Rio Vista which was owned by the former Redevelopment Agency. The land was deeded to the former Redevelopment Agency on November 20, 1991 as a result of the Chapter 11 filed by the Blackwelder Manufacturing Co in November 1991. The Successor Agency can choose to either retain the property for future use by the city or sell the property.

In December 2007, a Waterfront Specific Plan was adopted under Resolution 2007-127 which includes the parcel located at 275 N Front Street. In order to support the City's mission to continue to develop the Waterfront, Staff recommends that the Successor Agency Oversight Board retain the land under the provisions granted by obtaining a Finding of Completion from the Department of Finance.

FINANCIAL CONSIDERATIONS

Any fiscal impacts if the Successor Agency Oversight Board chooses to retain the land are addressed during through the budget review process and goal strategy session.

ALTERNATIVES

Choose not to approve the resolution. In which case, the Successor Agency Oversight Board will no longer have property in support of the waterfront development plan. Further, the Successor Agency Oversight Board will be required to sell the parcel and may need to remit the proceeds of the sale to the County Auditor Controller for distribution to affected taxing agencies in Rio Vista.

Mary Lee Sharer, Finance Manager

Attachment: Resolution
Long Range Property Management Plan
Finding of Completion issued by Department of Finance
2007 Waterfront Specific Plan

SUCCESSOR AGENCY OVERSIGHT BOARD
RESOLUTION NO. 2013-002

A RESOLUTION OF THE CITY OF RIO VISTA OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, in compliance with ABx1 26, enacted by the California State Legislature and signed by the Governor as part of the 2011-12 State Budget Bill, the Successor Agency to the dissolved Redevelopment Agency ("Agency") of the City of Rio Vista ("City") performed all the required tasks to dissolve the Agency; and

WHEREAS, on June 27, 2012, the California Legislature passed and the Governor signed AB 1484, a FY 2012-13 Budget Trailer Bill that made technical and substantive amendments to ABx1 26, including the establishment of new deadlines; and

WHEREAS, AB 1484 took effect immediately upon signing by the Governor; and

WHEREAS, in December 2007 the City Council of the City of Rio Vista adopted Resolution 2007-127 which includes the parcel of land owned by the former Redevelopment Agency; and

WHEREAS, NOW, a Long Range Property Management Plan must be approved by the Agency, reviewed by the Oversight Board and submitted to the State Department of Finance.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency of the City of Rio Vista hereby resolves, declares, determines and orders as follows:

The Agency hereby approves the Long Range Property Management Plan **attached hereto** and incorporated herein as part of this resolution.

PASSED AND ADOPTED on this **20th** day of **August, 2013**, by the following roll call vote:

AYES:	**Board Members Beno, Biegen, Melilli, Puentes-Griffith, Rubier, Thomson**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

ATTEST:

Marni Rittburg

Marni Rittburg
Deputy City Clerk

Successor Agency: Rio Vista
County: Solano

v.2.22.13

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(1)(A)					HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(F	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Purpose for which property was acquired	Address	APN #	Current Zoning	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Land	11/20/1991					Waterfront development	275 N Front St	49-082-020	Commercial	n/a	n/a	Yes - per waterfront development plan	Yes - per waterfront development plan

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

April 12, 2013

Ms. Mary Lee Sharer, Finance Manager
One Main Street
Rio Vista, CA 94571

Dear Ms. Sharer:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) received the Rio Vista's request for a Finding of Completion.

Finance has completed its review of your request, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance concurs that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).

- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Mr. Joe Tanner, Interim City Manager, City of Rio Vista
Ms. Clarissa Domen, Accountant, City of Rio Vista
Ms. Simona Padilla –Scholtens, CPA, Auditor-Controller, Solano County
Ms. Jun Adeva, Deputy Auditor Controller, Solano County

Successor Agency: Rio Vista
County: Solano

v.2.22.13

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(1)(A)					HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(F	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Purpose for which property was acquired	Address	APN #	Current Zoning	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Land	11/20/1991					Waterfront development	275 N Front St	49-082-020	Commercial	n/a	n/a	Yes - per waterfront development plan	Yes - per waterfront development plan