

RESOLUTION NO. 14-02

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE RIPON REDEVELOPMENT AGENCY APPROVING AND ADOPTING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO AB 1484 SECTION 34191.5 FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER REDEVELOPMENT AGENCY

RECITALS:

WHEREAS, the Community Redevelopment Agency of the City of Ripon was dissolved February 1, 2012; and

WHEREAS, the Oversight Board to the Successor Agency to the former Redevelopment Agency of the City of Ripon (“Oversight Board”) has been established pursuant to Health and Safety Code (“HSC”) section 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, on April 26, 2013, the Successor Agency received its Finding of Completion (the (“FOC”) from the California Department of Finance (the “DOF”) pursuant to HSC section 34179.7; and

WHEREAS, within six (6) months of the date of the FOC, HSC section 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan (“LRPMP”) to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, in accordance with HSC section 34191.5, the Successor Agency has prepared and, by adoption of Resolution No. 13-6 on October 1, 2013, has approved and submitted the LRPMP to the Oversight Board for its review and approval; and

WHEREAS, the Oversight Board received, reviewed and considered the initial LRPMP, along with all written and oral staff reports regarding the LRPMP and any written and oral public comments, during a duly noticed public meeting held on October 14, 2013.

WHEREAS, the Oversight Board approved the LRPMP in accordance with HSC section 34191.5(b) and directed successor agency staff to transmit the approved LRPMP along with the resolution to the Department of Finance for review and approval; and

WHEREAS, the Department of Finance reviewed the Oversight Board approved and submitted LRPMP and requested a few minor changes and/or additions to the LRPMP as submitted; and

WHEREAS, successor agency Staff prepared a revised Long Range Property Management Plan that contains all the information required under Health and Safety Code Section 34191.5, including the Department of Finance's requested amendments; and

WHEREAS, in accordance with HSC section 34191.5 and the Department of Finance's request, the Successor Agency has prepared and, by adoption of Resolution No. 14-02 on May 6, 2014, has approved and submitted the revised LRPMP to the Oversight Board for its review and approval; and

WHEREAS, the Oversight Board has received, reviewed and considered the revised LRPMP, along with all written and oral staff reports regarding the revised LRPMP and any written and oral public comments, during a duly noticed public meeting held on May 22, 2014.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board to the Successor Agency of the Ripon Redevelopment Agency hereby finds, resolves, approves, determines, and directs as follows:

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

Section 2. CEQA Compliance. The approval of the Revised Long-Range Property Management Plan through this Resolution does not commit the Oversight Board to the Successor Agency of the Ripon Redevelopment Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Section 3. Approval of the Revised Property Management Plan. The Oversight Board to the Successor Agency of the Ripon Redevelopment Agency hereby approves and adopts the Revised Long-Range Property Management Plan, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34191.5, and directs staff to transmit the approved Revised LRPMP and this Resolution to the DOF for review and approval in accordance with the requirements of HSC section 34191.5.

Section 4. Approval to Make Modifications if Necessary to the Revised Property Management Plan. The Executive Director, with the consent of the Agency Counsel, is authorized to make non-substantive corrective changes to the Revised Long-Range Property Management Plan with the requests of the Department of Finance so that in the event of requested changes there is not a need to return to the Successor Agency or Oversight Board for additional approval.

Section 5. Transmittal of the Revised Property Management Plan. The Executive Director (or appointed designee) is hereby authorized and directed to take any

action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Revised Long-Range Property Management Plan, including submitting the Revised Long-Range Property Management Plan to the State of California Department of Finance, and posting the approved Revised Long-Range Property Management Plan on the Successor Agency's website.

Section 6. Effective Date. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Ripon Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

PASSED AND ADOPTED this 22nd day of May, 2014, by the following vote:

AYES: Tyhurst, Werner, Zuidervaart, Kahn, Stavianoudakis, Restuccia

NOES: None

ABSENT: Thomas

By 
Chairperson or Vice
Chairperson of the
Oversight Board to the
Successor Agency of the
Ripon Redevelopment
Agency

ATTEST:

By  
Mitzi Johnston Ken Zuidervaart

Exhibit "A"

CITY OF RIPON SUCCESSOR AGENCY

Revised Long Range Property Management Plan
(AB 1484 Section 34191.5)

H&S Section 34191.5 (c.) (A-H)	Description	Stockton Avenue/Second Street Property
	Property Description	211 & 239 S. Stockton Avenue
A	Date of Acquisition	April 15, 2009
	Value of Property at Acquisition	\$1,157,266.01
B	Purpose Acquired	This property was acquired to develop a mixed use project including retail space for economic development and affordable housing in the downtown district.
C	Assessor Parcel #'s and Lot Size (acres)	259-278-04 and 259-278-05, .21 and .375 acres
	Zone	C3 (Central Business District)
D	Estimate of Current Value of Parcels	The properties will be appraised prior to disposition. Although the land has not been appraised, the assumed value has been established using comparable properties in the C3 (Central Business) zoning district. For associated like properties, the value for this property is assumed to be \$551,080. Due to the prolonged real estate recession, the property value has declined by approx. 53%
	Appraisal Information Available	No
E	Estimate of Revenues generated by property	\$0
	Contractual Requirements for disposition of funds	None
F	Environmental History	Upon purchase of the property the City discovered some contamination issues resulting from underground fuel storage tanks. Since that time the City has completed the remediation process on the parcels and the property has now been cleared.
G	Potential for Transit Oriented Development	The site is located in the downtown business district and could serve as a convenient stop for the City's current transit system depending on the type of development that would occur on the property.
H	History of Previous Development Proposals	There are no documented development proposals for this site. The property was purchased with a mixed use project in mind for the site, to include retail or professional office suites at ground level and affordable housing located on the second and third stories, however the project application never came to fruition.

Exhibit "A"

**CITY OF RIPON
SUCCESSOR AGENCY**

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(2)	Planned Disposition	The properties will be listed with a licensed real estate broker, in which an appraisal will be obtained prior to the sale of the property.
	Intended Use of the Sales Proceeds	The sales proceeds will be remitted to the County Auditor Controller for distribution to the taxing entities.