

**SALINAS OVERSIGHT BOARD
RESOLUTION NO. 2015-000B**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY FOR THE SALINAS REDEVELOPMENT AGENCY APPROVING
THE SECOND AMENDED AND RESTATED LONG-RANGE PROPERTY
MANAGEMENT PLAN AS REQUIRED UNDER HEALTH AND SAFETY
CODE SECTION 34191.5**

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, on January 10, 2012, the City Council (the "City Council") of the City of Salinas (the "City") adopted Resolution No. 20141 declaring that the City would act as successor agency (the "Successor Agency") for the dissolved Salinas Redevelopment Agency (the "Former Redevelopment Agency") effective February 1, 2012; and

WHEREAS, on February 1, 2012, the Former Redevelopment Agency was dissolved pursuant to Health and Safety Code Section 34172; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012 to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the City; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared a long-range property management plan that provides for the disposition and use of the real property assets of the Former Redevelopment Agency, a copy of which is attached to this Resolution as Exhibit A, incorporated herein by this reference (the "Long-Range Property Management Plan"); and

WHEREAS, on May 1, 2013, the Department of Finance ("DOF") issued a "finding of completion" to the Salinas Successor Agency and pursuant to Health and Safety Code Section 34191.5(b);

WHEREAS, the Successor Agency was required to submit the LRPMP to the Oversight Board and the DOF no later than six months following the issuance by the DOF to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7, (by November 1, 2013); and

WHEREAS, on October 22, 2013, the Salinas Successor Agency received public testimony and adopted Resolution 16 approving the LRPMP; and

WHEREAS, on October 23, 2013, the Salinas Oversight Board adopted Resolution 2014-25 approving the LRPMP;

WHEREAS, at the same time the LRPMP was approved by both the Successor Agency and Oversight Boards, both approved the transfer the title of five Successor Agency properties (Lacy Lane; the Bread Box, Granary Parking Lot, Women's Club and Church of the Nazarene) to the City to be retained as a continued governmental use (SA Resolution 17-21 and concurrent OB Resolutions 2013-26 through 2013-30); and

WHEREAS, on February 7, 2014, the DOF recognized the timely receipt of the Successor Agency and Oversight Board resolutions, but in this letter responding to the Salinas Successor Agency, took exception to the disposition plan for three of the properties: OB Resolution 2013-26 (the Granary Parking Lots at 60-64 West Market Street), OB Resolution 2013-28 (the Women's Club at 215 Lincoln Avenue), and OB Resolution 2013-30 (331 North Sanborn Road- Church of the Nazarene), concluding that the LRPMP could not be approved until such a time as the disposition of these three properties is approved by the DOF; and

WHEREAS, in response to the DOF, the Successor Agency has added the Granary Parking Lots, Women's Club and Church of the Nazarene into an Amended and Restated LRPMP with input received directly from the DOF; and

WHEREAS, Resolution 27 was adopted October 21, 2014 by the Successor Agency approving the Amended and Restated LRPMP and approved by the Oversight Board on October 22, 2014 by Resolution No. 2014-39 (OB); and

WHEREAS, the Amended and Restated LRPMP was timely resubmitted to the DOF for review and approval; and

WHEREAS, upon review of the Amended and Restated LRPMP the DOF has provided preliminary comments and recommendations for edits to the Amended and Restated LRPMP as follows:

1. 331 North Sanborn property: Option 2 of the Amended and Restated LRPMP on page 7 should include language that in the event this property is sold, then the Successor Agency will prepare a resolution stating that the Successor Agency will either (a) retain the proceeds to pay enforceable obligations, or (b) remit the proceeds to the County Auditor Controller for distribution to the taxing entities and that Successor Agency will notify the DOF at the time the proceeds are received;
2. Granary properties: Revise and delete the last paragraph on Page 4 and instead write "property to be sold."

3. Division Street properties: Correct the APNs in the summary and property profile and state that the housing proceeds referenced in the Plan have already been transferred to the City of Salinas acting as the Successor Housing Agency; and

4. 331 North Sanborn: Revise the Amended and Restated LRPMP to omit that the Agency will buy back the property or enter into a long term lease agreement with the City or a third party. The right of first refusal is used instead to prevent the re-sale of the property to a third party with different use intentions; and

WHEREAS, staff has prepared a Second Amended and Restated Long-Range Property Management Plan to address the DOF's comments; and

WHEREAS, the immaterial nature of these edits are not substantial, do not in any way alter the initial intent of the original Amended Long Range Property Management Plan and therefore, do not require further review or consideration by the Salinas Successor Agency; and

WHEREAS, pursuant to Health and Safety Code Section 34191.3, once approved by the Oversight Board and the DOF, the Second Amended and Restated Long-Range Property Management Plan will govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the Former Redevelopment Agency; and

WHEREAS, the Successor Agency's implementation of the Second Amended and Restated Long-Range Property Management Plan, in a manner consistent with the Dissolution Act and AB 1484, will effectuate the dissolution of the Former Redevelopment Agency by directing the disposition of the Former Redevelopment Agency owned properties that are not designated as housing assets under Health and Safety Code Section 34176; and

WHEREAS, by staff report accompanying this Resolution and incorporated into this Resolution by this reference ("Staff Report"), the Oversight Board has been provided with additional information upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency for the Former RDA hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff in the Staff Report and the information provided by the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED, that pursuant Health and Safety Code Section 34191.5(b), the Oversight Board hereby approves the Successor Agency's Second Amended and Restated Long-Range Property Management Plan.

BE IT FURTHER RESOLVED, that the Oversight Board directs the City Manager, acting in the capacity as the Executive Director of the Successor Agency, or a designee, upon the Successor Agency's receipt of all approvals of the Second Amended and Restated Long-Range Management Plan required under the Dissolution Act and AB 1484, to dispose and use the non-housing real property assets of the Former Redevelopment Agency in accordance with the

Second Amended and Restated Long-Range Management Plan and to take any action and execute any documents, in consultation with the City Attorney, acting in the capacity of counsel to the Successor Agency, as may be necessary to implement the disposition and use of the real property assets of the Former Redevelopment Agency in accordance with the terms approved in the Second Amended and Restated Long-Range Management Plan and this Resolution.

BE IT FURTHER RESOLVED that Oversight Board hereby authorizes and directs the City Manager, acting in the capacity as the Executive Director of the Successor Agency, or a designee, to take all actions necessary under the Dissolution Act to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the Second Amended and Restated Long-Range Management Plan and to take any other actions necessary to ensure the validity of the Second Amended and Restated Long-Range Management Plan and the validity of any of the activities contemplated therein.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

PASSED AND ADOPTED at a meeting of the Oversight Board of the Successor Agency for the Salinas Redevelopment Agency held on the 18th day of February 2015 by the following vote:

AYES: Lou Soltow, Victor Schicketanz, Diego Sandoval, Jessica Martinez
NOES: —
ABSENT: Matt Coombs, Matt Dresssey, Maria Orozco
ABSTAIN: —

APPROVED:


Matt Coombs, Chair
Lou Soltow, Vice Chair

ATTEST:


Denise Ledezma, Secretary

**SALINAS OVERSIGHT BOARD
RESOLUTION NO. 2014-31OB**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY FOR THE SALINAS REDEVELOPMENT AGENCY APPROVING
THE AMENDED AND RESTATED LONG-RANGE PROPERTY
MANAGEMENT PLAN AS REQUIRED UNDER HEALTH AND SAFETY
CODE SECTION 34191.5**

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, on January 10, 2012, the City Council (the "City Council") of the City of Salinas (the "City") adopted Resolution No. 20141 declaring that the City would act as successor agency (the "Successor Agency") for the dissolved Salinas Redevelopment Agency (the "Former Redevelopment Agency") effective February 1, 2012; and

WHEREAS, on February 1, 2012, the Former Redevelopment Agency was dissolved pursuant to Health and Safety Code Section 34172; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012 to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the City; and

WHEREAS, on May 1, 2013, the Department of Finance ("DOF") issued a "finding of completion" to the Salinas Successor Agency and pursuant to Health and Safety Code Section 34191.5(b); and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared a long-range property management plan that provides for the disposition and use of the real property assets of the Former Redevelopment Agency (the "Long-Range Property Management Plan"); and

WHEREAS, the Successor Agency was required to submit the LRPMP to the Oversight Board and the DOF no later than six months following the issuance by the DOF to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7, (by November 1, 2013); and

WHEREAS, on October 22, 2013, the Salinas Successor Agency received public testimony and adopted Resolution 16 approving the LRPMP; and

WHEREAS, on October 23, 2013, the Salinas Oversight Board adopted Resolution 2014-25 approving the LRPMP;

WHEREAS, at the same time the LRPMP was approved by both the Successor Agency and Oversight Boards, both approved the transfer the title of five Successor Agency properties (Lacy Lane, the Bread Box, Granary Parking Lot, Women's Club and Church of the Nazarene) to the City to be retained as a continued governmental use (SA Resolution 17-21 and concurrent OB Resolutions 2013-26 through 2013-30); and

WHEREAS, on February 7, 2014, the DOF recognized the timely receipt of the Successor Agency and Oversight Board resolutions, but in this letter responding to the Salinas Successor Agency, took exception to the disposition plan for three of the properties: OB Resolution 2013-26 (the Granary Parking Lots at 60-64 West Market Street), OB Resolution 2013-28 (the Women's Club at 215 Lincoln Avenue), and OB Resolution 2013-30 (331 North Sanborn Road- Church of the Nazarene), concluding that the LRPMP could not be approved until such a time as the disposition of these three properties is approved by the DOF; and

WHEREAS, in response to the DOF, the Successor Agency has added the Granary Parking Lots, Women's Club and Church of the Nazarene into an Amended and Restated LRPMP with input received directly from the DOF; and

WHEREAS, Resolution 27 was adopted October 21, 2014 by the Successor Agency approving the Amended and Restated LRPMP, a copy of which is attached to this Resolution as Exhibit A, incorporated herein by this reference ; and

WHEREAS, pursuant to Health and Safety Code Section 34191.3, once approved by the Oversight Board and the DOF, the Long-Range Property Management Plan will govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the Former Redevelopment Agency; and

WHEREAS, the Successor Agency's implementation of the Long-Range Property Management Plan, in a manner consistent with the Dissolution Act and AB 1484, will effectuate the dissolution of the Former Redevelopment Agency by directing the disposition of the Former Redevelopment Agency owned properties that are not designated as housing assets under Health and Safety Code Section 34176; and

WHEREAS, by staff report accompanying this Resolution and incorporated into this Resolution by this reference ("Staff Report"), the Oversight Board has been provided with additional information upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board of the Successor Agency for the Former RDA hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff in

the Staff Report and the information provided by the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED, that pursuant Health and Safety Code Section 34191.5(b), the Oversight Board hereby approves the Successor Agency's Amended Restated Long-Range Property Management Plan.

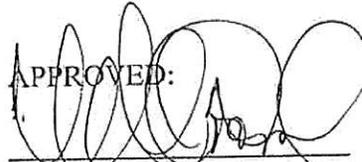
BE IT FURTHER RESOLVED, that the Oversight Board directs the City Manager, acting in the capacity as the Executive Director of the Successor Agency, or a designee, upon the Successor Agency's receipt of all approvals of the Amended Restated Long-Range Management Plan required under the Dissolution Act and AB 1484, to dispose and use the non-housing real property assets of the Former Redevelopment Agency in accordance with the Amended Long-Range Management Plan and to take any action and execute any documents, in consultation with the City Attorney, acting in the capacity of counsel to the Successor Agency, as may be necessary to implement the disposition and use of the real property assets of the Former Redevelopment Agency in accordance with the terms approved in the Amended and Restated Long-Range Management Plan and this Resolution.

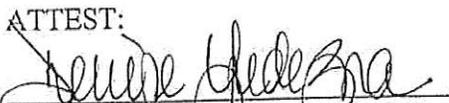
BE IT FURTHER RESOLVED that Oversight Board hereby authorizes and directs the City Manager, acting in the capacity as the Executive Director of the Successor Agency, or a designee, to take all actions necessary under the Dissolution Act to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the Amended and Restated Long-Range Management Plan and to take any other actions necessary to ensure the validity of the Amended and Restated Long-Range Management Plan and the validity of any of the activities contemplated therein.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

PASSED AND ADOPTED at a meeting of the Oversight Board of the Successor Agency for the Salinas Redevelopment Agency held on the 22nd day of October, 2014 by the following vote:

AYES: Victor Sanchez, Matt Pressey, Matt Coombs, Lou Solton, Maria Orozco, Jessica Martinez
NOES:
ABSENT: Deep Sandoral
ABSTAIN:

APPROVED:

Matt Coombs, Chair

ATTEST:

Denise Ledezma, Secretary

RESOLUTION NO. 27 (SA)

**A RESOLUTION OF THE SALINAS SUCCESSOR AGENCY
APPROVING AN AMENDED AND RESTATED LONG-RANGE
PROPERTY MANAGEMENT PLAN AS REQUIRED UNDER HEALTH
AND SAFETY CODE SECTION 34191.5**

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*); and

WHEREAS, on January 10, 2012, the City Council (the "City Council") of the City of Salinas (the "City") adopted Resolution No. 20141 declaring that the City would act as successor agency (the "Successor Agency") for the dissolved Salinas Redevelopment Agency (the "Former Redevelopment Agency") effective February 1, 2012; and

WHEREAS, on February 1, 2012, the Former Redevelopment Agency was dissolved pursuant to Health and Safety Code Section 34172; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012, to amend various provisions of the Dissolution Act, the Successor Agency is a separate legal entity from the City; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency prepared a long-range property management plan that provides for the disposition and use of the real property assets of the Former Redevelopment Agency, ~~a copy of which is included in the staff report accompanying this resolution~~ (the "LRPMP"); and

WHEREAS, on May 1, 2013, the Department of Finance ("DOF") issued a "finding of completion" to the Salinas Successor Agency and pursuant to Health and Safety Code Section 34191.5(b);

WHEREAS, the Successor Agency was required to submit the LRPMP to the Oversight Board and the DOF no later than six months following the issuance by the DOF to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7, (by November 1, 2013); and

WHEREAS, on October 22, 2013, the Salinas Successor Agency received public testimony and adopted Resolution 16 approving the LRPMP; and

WHEREAS, on October 23, 2013, the Salinas Oversight Board adopted Resolution 2014-25 approving the LRPMP;

WHEREAS, at the same time the LRPMP was approved by both the Successor Agency and Oversight Boards, both approved the transfer the title of five Successor Agency properties (Lacy Lane, the Bread Box, Granary Parking Lot, Women's Club and Church of the Nazarene) to the City to be retained as a continued governmental use (SA Resolution 17-21 and concurrent OB Resolutions 2013-26 through 2013-30); and

WHEREAS, on February 7, 2014, the DOF recognized the receipt of the Successor Agency and Oversight Board resolutions, but in this letter responding to the Salinas Successor Agency, took exception to the disposition plan for three of the properties: OB Resolution 2013-26 (the Granary Parking Lots at 60-64 West Market Street), OB Resolution 2013-28 (the Women's Club at 215 Lincoln Avenue), and OB Resolution 2013-30 (331 North Sanborn Road-Church of the Nazarene), concluding that the LRPMP could not be approved until such a time as the disposition of these three properties is approved by the DOF; and

WHEREAS, in response to the DOF, the Successor Agency has added the Granary Parking Lots, Women's Club and Church of the Nazarene into an amended and restated LRPMP ("Amendment") with input directly from the DOF, a copy of which is attached to this Resolution as Exhibit A, incorporated herein by this reference ; and

WHEREAS, pursuant to Health and Safety Code Section 34191.3, once approved by the Oversight Board and the DOF, the Amended and Restated LRPMP will govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the Former Redevelopment Agency; and

WHEREAS, the Successor Agency's implementation of the Amended and Restated LRPMP, in a manner consistent with the Dissolution Act and AB 1484, will effectuate the dissolution of the Former Redevelopment Agency by directing the disposition of the Former Redevelopment Agency owned properties that are not designated as housing assets under Health and Safety Code Section 34176; and

WHEREAS, by staff report accompanying this Resolution and incorporated into this Resolution by this reference ("Staff Report"), the Successor Agency's governing board has been provided with additional information upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED, the Salinas Successor Agency, hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff in the Staff Report and the information

provided by the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED, that pursuant to Health and Safety Code Section 34191.5(b), the Salinas Successor Agency, hereby approves the Amendment.

BE IT FURTHER RESOLVED, that the Salinas Successor Agency directs the City Manager, acting in the capacity as the Executive Director of the Successor Agency, or a designee, upon the Successor Agency's receipt of all approvals of the Amendment required under the Dissolution Act and AB 1484, to dispose and use the non-housing real property assets of the Former Redevelopment Agency in accordance with the approved LRPMP, as amended, and to take any action and execute any documents, in consultation with the City Attorney, acting in the capacity of counsel to the Successor Agency, as may be necessary to implement the disposition and use of the real property assets of the Former Redevelopment Agency in accordance with the terms approved in the Amended and Restated LRPMP and this Resolution.

BE IT FURTHER RESOLVED, that the Salinas Successor Agency hereby authorizes and directs the City Manager, acting in the capacity as the Executive Director of the Successor Agency, or a designee, to take all actions necessary under the Dissolution Act to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the Amended and Restated LRPMP, and to take any other actions necessary to ensure the validity of the Amendment and the validity of any of the activities contemplated therein.

BE IT FURTHER RESOLVED, that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

PASSED AND ADOPTED at a meeting of the Salinas Successor Agency held on the 21st day of October, 2014 by the following vote:

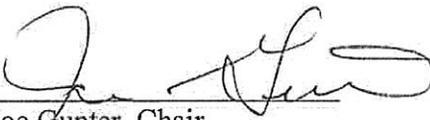
AYES: Councilmembers: Barrera, Craig, De La Rosa, Lutes, McShane and Mayor Gunter

NOES: Councilmember Castañeda

ABSENT: None

ABSTAIN: None

APPROVED:



Joe Gunter, Chair

ATTEST:



Patricia Barajas, Secretary

**SALINAS OVERSIGHT BOARD
RESOLUTION NO. 2013-26 OB**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY FOR THE SALINAS REDEVELOPMENT AGENCY APPROVING
THE LONG-RANGE PROPERTY MANAGEMENT PLAN AS REQUIRED
UNDER HEALTH AND SAFETY CODE SECTION 34191.5**

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, ~~on January 10, 2012, the City Council (the "City Council") of the City of~~ Salinas (the "City") adopted Resolution No. 20141 declaring that the City would act as successor agency (the "Successor Agency") for the dissolved Salinas Redevelopment Agency (the "Former Redevelopment Agency") effective February 1, 2012; and

WHEREAS, on February 1, 2012, the Former Redevelopment Agency was dissolved pursuant to Health and Safety Code Section 34172; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012 to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the City; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared a long-range property management plan that provides for the disposition and use of the real property assets of the Former Redevelopment Agency, a copy of which is attached to this Resolution as Exhibit A, incorporated herein by this reference (the "Long-Range Property Management Plan"); and

WHEREAS, the Department of Finance ("DOF") sent the "finding of completion" to the Salinas Successor Agency May 1, 2013, and pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must submit the Long-Range Property Management Plan to the Oversight Board and the Department of Finance (the "DOF") no later than six months following the issuance by the DOF to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7 (or by November 1, 2013); and

WHEREAS, pursuant to Health and Safety Code Section 34191.3, once approved by the Oversight Board and the DOF, the Long-Range Property Management Plan will govern, and

supersede all other provisions relating to, the disposition and use of the real property assets of the Former Redevelopment Agency; and

WHEREAS, the Successor Agency's implementation of the Long-Range Property Management Plan, in a manner consistent with the Dissolution Act and AB 1484, will effectuate the dissolution of the Former Redevelopment Agency by directing the disposition of the Former Redevelopment Agency owned properties that are not designated as housing assets under Health and Safety Code Section 34176; and

WHEREAS, by staff report accompanying this Resolution and incorporated into this Resolution by this reference ("Staff Report"), the Oversight Board has been provided with additional information upon which the findings and actions set forth in this Resolution are based.

~~**NOW, THEREFORE, BE IT RESOLVED**~~ that the Oversight Board of the Successor Agency for the Former RDA hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff in the Staff Report and the information provided by the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED, that pursuant Health and Safety Code Section 34191.5(b), the Oversight Board hereby approves the Successor Agency's Long-Range Property Management Plan.

BE IT FURTHER RESOLVED, that the Oversight Board directs the City Manager, acting in the capacity as the Executive Director of the Successor Agency, or a designee, upon the Successor Agency's receipt of all approvals of the Long-Range Management Plan required under the Dissolution Act and AB 1484, to dispose and use the non-housing real property assets of the Former Redevelopment Agency in accordance with the Long-Range Management Plan and to take any action and execute any documents, in consultation with the City Attorney, acting in the capacity of counsel to the Successor Agency, as may be necessary to implement the disposition and use of the real property assets of the Former Redevelopment Agency in accordance with the terms approved in the Long-Range Management Plan and this Resolution.

BE IT FURTHER RESOLVED that Oversight Board hereby authorizes and directs the City Manager, acting in the capacity as the Executive Director of the Successor Agency, or a designee, to take all actions necessary under the Dissolution Act to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the Long-Range Management Plan and to take any other actions necessary to ensure the validity of the Long-Range Management Plan and the validity of any of the activities contemplated therein.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

PASSED AND ADOPTED at a meeting of the Oversight Board of the Successor Agency for the Salinas Redevelopment Agency held on the 23rd day of October, 2013 by the following vote:

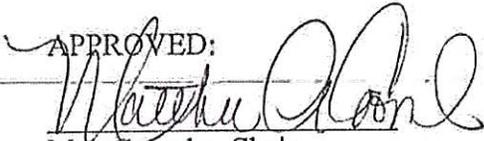
AYES: Matt Coombs, Lou S. dton, Jessica Martinez, Diego Sandoval, Maria Orozco, Victor Schicketanz, Matt Pressey

NOES:

ABSENT:

ABSTAIN:

APPROVED:


Matt Coombs, Chair

ATTEST:


Denise Ledezma, Secretary

RESOLUTION NO. 16 (SA)

**A RESOLUTION OF THE SALINAS SUCCESSOR AGENCY
APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN
AS REQUIRED UNDER HEALTH AND SAFETY CODE SECTION
34191.5**

WHEREAS, the California state legislature enacted Assembly Bill x1 26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, on January 10, 2012, the City Council (the "City Council") of the City of Salinas (the "City") adopted Resolution No. 20141 declaring that the City would act as successor agency (the "Successor Agency") for the dissolved Salinas Redevelopment Agency (the "Former Redevelopment Agency") effective February 1, 2012; and

WHEREAS, on February 1, 2012, the Former Redevelopment Agency was dissolved pursuant to Health and Safety Code Section 34172; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

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WHEREAS, on May 1, 2013, the Department of Finance ("DOF") issued a "finding of completion" to the Salinas Successor Agency and pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must submit the Long-Range Property Management Plan to the Oversight Board and the Department of Finance (the "DOF") no later than six months following the issuance by the DOF to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7, (by November 1, 2013); and

WHEREAS, pursuant to Health and Safety Code Section 34191.3, once approved by the Oversight Board and the DOF, the Long-Range Property Management Plan will govern, and

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WHEREAS, the Successor Agency's implementation of the Long-Range Property Management Plan, in a manner consistent with the Dissolution Act and AB 1484, will effectuate the dissolution of the Former Redevelopment Agency by directing the disposition of the Former Redevelopment Agency owned properties that are not designated as housing assets under Health and Safety Code Section 34176; and

WHEREAS, by staff report accompanying this Resolution and incorporated into this Resolution by this reference ("Staff Report"), the Successor Agency's governing board has been provided with additional information upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED, the Salinas Successor Agency, hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff in the Staff Report and the information provided by the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED, that pursuant to Health and Safety Code Section 34191.5(b), the Salinas Successor Agency, hereby approves the Successor Agency's Long-Range Property Management Plan.

BE IT FURTHER RESOLVED, that the Salinas Successor Agency directs the City Manager, acting in the capacity as the Executive Director of the Successor Agency, or a designee, upon the Successor Agency's receipt of all approvals of the Long-Range Management Plan required under the Dissolution Act and AB 1484, to dispose and use the non-housing real property assets of the Former Redevelopment Agency in accordance with the Long-Range Management Plan and to take any action and execute any documents, in consultation with the City Attorney, acting in the capacity of counsel to the Successor Agency, as may be necessary to implement the disposition and use of the real property assets of the Former Redevelopment Agency in accordance with the terms approved in the Long-Range Management Plan and this Resolution.

BE IT FURTHER RESOLVED, that the Salinas Successor Agency hereby authorizes and directs the City Manager, acting in the capacity as the Executive Director of the Successor Agency, or a designee, to take all actions necessary under the Dissolution Act to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the Long-Range Management Plan and to take any other actions necessary to ensure the validity of the Long-Range Management Plan and the validity of any of the activities contemplated therein.

BE IT FURTHER RESOLVED, that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

PASSED AND ADOPTED at a meeting of the Salinas Successor Agency held on the 22nd day of October, 2013 by the following vote:

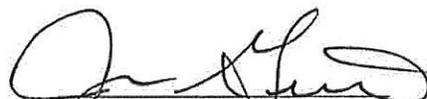
AYES: Agency member: Barrera, Castaneda, Craig, De La Rosa, Lutes, McShane and Mayor Gunter

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED:



Joe Gunter, Chair

ATTEST:



Patricia Barajas, Secretary

CITY OF SALINAS
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY
SECOND AMENDED AND RESTATED
LONG RANGE PROPERTY MANAGEMENT PLAN

Originally Submitted October 23, 2013; amended and re-stated October 21, 2014,
Second Amendment and Restated February 18, 2015

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB1484), a budget trailer bill that makes substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill AB 1X 26. One of the key components of the AB1484 is the requirement that all successor agencies develop a Long Range Property Management Plan (LRPMP), that governs the disposition and use of former non-housing redevelopment agency properties.

On May 1, 2013, the Salinas Successor Agency received the "Finding of Completion" letter from the Department of Finance ("DOF"). That letter states that the LRPMP has to be submitted to the DOF for review and approval within six months, or by November 1, 2013. The OB Resolution 2013-25 and the original LRPMP was received by the DOF October 31, 2013. It addresses the disposition of three properties (137-151 Division Street) to be sold. The DOF also received Resolution 2013-26 through 30 on October 31, 2013 approving the retention of five properties for a continued governmental use by the City.

On February 7, 2014, the DOF responded to the Salinas Successor Agency and Oversight Board, agreeing to uphold Resolution 2013-27- the retention of Lacy Lane by the City, and Resolution 2013-29, the retention of the property at 745 Sanborn Road (APN 004-611-004) for continued governmental uses. Properties addressed in Resolutions 2013-26 (2 parcels making up the Granary Parking Lot), Resolution 2013-28 (the Women's Club at 215 Lincoln Avenue) and Resolution 2013-30 (The Alisal Resource Center at 331 North Sanborn Road) were returned to the Successor Agency for reconsideration. No determination has been received from the DOF concerning Resolution 2013-25 that approved the LRPMP.

The Amended and Restated Long Range Property Management Plan adds the three properties (Granary Parking Lots, Women's Club and Alisal Resource Center) to the existing LRPMP that addresses the disposition of the three Division Street Properties.

In February of 2015, the DOF provided additional comments on the first Amended and Restated Long Range Property Management Plan. This Second Amended and Restatement Long Range Property Management Plan addresses those final comments.

EXECUTIVE SUMMARY

Over a period of thirty years, the dissolved Salinas Redevelopment Agency (“RDA”) acquired many properties with tax increment financing identified as “project funds” for its two Project Areas: Central City and Sunset Avenue. Other properties were purchased during this period but with tax increment funds set-aside for housing. The disposition of the housing properties has been approved by the Department of Finance for retention by the Housing Successor Agency, and these properties have now been transferred to the housing functions of the dissolved Salinas Redevelopment Agency. Therefore, Salinas LRPMP focusses on just those non-housing properties of the dissolved RDA.

Many of the sixteen original properties set forth in the Successor Agency’s “Other Funds and Accounts Due Diligence Review” or “Non-Housing DDR” are also reflected in the State Controller’s (“SCO”) Final Report dated June 2013. Eleven of these properties are located in the Central City Project Area (Downtown), and five are located in the Sunset Avenue Project Area. Appendix 2 of the Non-Housing DDR, set-forth a separate accounting for buildings and improvements that are actually located on a few of these parcels. Therefore, Appendix 2 of the DDR references 22 lines, and 16 of these are actually real property, and six of these entries represent buildings or improvements to these same 16 properties.

This report will summarize the status of all 16 of these properties in the following way:

- 1) Nine properties that have already been disposed of; and
- 2) Seven properties that comprise the Successor Agency’s proposal for an Amended and Restated Long Range Property Management Plan:
 - a. Three are recommended to be transferred to City for future development;
 - b. Two are to be transferred to City for a Governmental Use;
 - c. Two will be sold.

TABLE 1: SIXTEEN PROPERTIES SET FORTH IN THE NON-HOUSING DDR

Central City				
1	20	East Market St	002-185-036	Monterey St Garage
2	20	East Market St	002-185-037	Lacy Lane
3	26	Station Place	002-171-035	Intermodal Trans Center
4	11	Station Place	002-171-033	Intermodal Trans Center
5	12	West Market St	002-172-012	Intermodal Trans Center
6	1	Main St.	002-185-039; 042	National Steinbeck Center
7	111-138	Main St	002-185-008; 40; 41	100 Block of Main
8	150	Main St	002-185-027	100 Block of Main
9	215	Lincoln Ave	002-244-002	Community Center
10	60	Market Street	002-171-012	W. Granary Parking Lot
11	64	Market Street	002-171-013	E. Granary Parking Lot
	Sunset Ave.	Sanborn	004-611-004	Bread Box Rec. Center

12	745			
13	331	Sanborn	004-601-015	Community Center
14	137	Division St	004-091-028	vacant land
15	145	Division St	004-091-029	vacant land
16	151	Division St	004-091-030	vacant land

Many of these properties held by the former RDA have already been approved for transfer to the City of Salinas. Table 2 below lists those nine properties set forth in the Non-Housing DDR as required by H&S Code Section 34179.5(c)(5)(C) that have already been approved (refer to the attached letters from the DOF dated April 27 and March 22, 2013 and February 7, 2014 that approve the DDR for Other Funds) as "continued governmental use" properties of the City or properties which were previously sold to a third party:

TABLE 2: NINE PROPERTIES NOT ADDRESSED IN THE LONG RANGE PROPERTY MANAGEMENT PLAN

	Address #	Street	APN	Description
1.	20	East Market St	002-185-036	Monterey St Garage
2.	20	East Market St	002-185-037	Lacy Lane Alley
3.	26	Station Place	002-171-035	Intermodal Transit Center
4.	11	Station Place	002-171-033	Intermodal Transit Center
5.	12	West Market St	002-172-012	Intermodal Transit Center
6.	1	Main St.	002-185-039; 042	National Steinbeck Center
7.	111-138	Main St	002-185-008; 40; 41	100 Block of Main
8.	150	Main St	002-185-027	100 Block of Main
9.	745	N. Sanborn Rd	004-611-004	Bread Box Rec Center

- 20 East Market Street (APN 002-185-036) was listed in error. At its meeting September 11, 2013, the Oversight Board accepted the factual findings that an erroneous title error had occurred related to 20 East Market Street (the Monterey Street Garage) and agreed that this parcel has belonged to the City since 2004.
- 20 E Market Street (APN 002-185-037) Lacy Lane Alley approved by OB Resolution 2013-27 October 22, 2013 (DOF Approval 02.07.2014 letter attached).
- 26 Station Place, 11 Station Place, 12 West Market Street are three other parcels that comprise the Salinas Train Station, valued at \$926,312. They were approved as government use property by the Oversight Board in the fall of 2012, acknowledged by the State Controller, and subsequently approved by the DOF as properly belonging to the City for a continued governmental use as the City's transit hub (Letter approving the DDR April 27, 2013 attached).
- One Main Street was approved by the DOF on September 27, 2013, to be retained as a governmental use property (DOF approval letter attached).

- 111- 138 Main Street and 150 Main Street, two of the sixteen parcels from the Central City Project Area, were transferred to a private third party in November 2011, and neither the City nor the Successor Agency has the ability to govern their disposition.
- 745 N. Sanborn Road approved by Resolution 2013-29 approved by the OB Resolution 2013-29 October 22, 2013 (DOF Approval letter 02.07.2014 attached)

SEVEN PROPERTIES SUBJECT TO DISPOSITION

Table 3 below lists the seven remaining properties set forth in the non-housing DDR as required by H&S Code Section 34179.5(c)(5)(C) that are the subject of the amended and restated LRPMP.

TABLE 3- PROPERTIES THAT ARE PART OF THE LONG RANGE PROPERTY MANAGEMENT PLAN

Project Area	Address #	Street	APN	Description
Central City	1	60 Market Street	002-171-012	W. Granary Parking Lot
	2	64 Market Street	002-171-013	E. Granary Parking Lot
	3	215 Lincoln Ave	002-244-002	Community Center
Sunset Ave	4	137 Division St	004-091-028	vacant land
	5	145 Division St	004-091-029	vacant land
	6	151 Division St	004-091-030	vacant land
	7	331 Sanborn	004-601-015	Community Center

TWO PROPERTIES TO BE SOLD

Granary Parking Lot: 60 and 64 West Market Street

The Salinas Successor Agency elects to determine the value of the Granary Parking Lot and confirm its opinion that it has little value except to the two parties identified in the Grant of Easement (one being the former Redevelopment Agency and now the Salinas Successor Agency) dated and recorded on the property on February 13, 2002, the “Easement”). This easement was executed between the former Redevelopment Agency and a third private party ten-years prior to the dissolution of the redevelopment for a legally permitted purpose under the redevelopment law. The Easement provides a permanent and exclusive access to the property for the benefit of the private owner (Granary Associates) of the “Benefited Property”. Any other use of this property will constitute an unlawful impairment of a contract with a private party. Thus, the Easement is a legally binding and enforceable obligation with a private entity that is not otherwise void as violating the debt limit or public policy. These lots will be sold, subject to the Easement, with any net proceeds of sale to either to be retained by the Successor Agency to pay enforceable obligations, or b) remitted to the County Auditor Controller for distribution to the taxing entities. A resolution will be adopted by the Successor Agency approving this same the distribution of the proceeds, and approved by the Oversight Board which will inform the Department of Finance of this transaction.

TWO PROPERTIES FOR GOVERNMENTAL USE , OR OTHERWISE SOLD

1. 215 Lincoln Avenue: the Women's Club

The Salinas Women's Club, located at 215 Lincoln Avenue, is a historical building built in 1923, was previously used a community arts center, and has been vacant for seven years. It is in need of \$200,000 of improvements to bring it up to current building codes and to remove toxic paint and asbestos.

The Salinas Women's Club has been considered a historical asset worthy of preservation. Its significance is summarized in this 2007 study:

National Context

The Women's Club Movement began in the 1860s and 1870s when women's clubs were established throughout the United States, by women who had been active in social causes such as better education for women, emancipation, human rights, and women's rights. The founding of clubs during that period reflected the efforts of women to participate in public life, to end their social isolation, to influence American society on a wide range of issues, to gain equal rights, and to improve themselves — intellectually, physical, and artistically. While participation in club life extended these efforts beyond the end of the Women's Club Movement, the role of women's clubs gradually changed. Women's beginning to vote in 1920 emboldened women and the club movement, but it also undermined one of the motivations for the movement. The gradually increasing access to higher education for women diminished the significance of clubs as centers of literary discussion, political debate, and educational lectures. The gradually increasing presence of women in professional jobs removed some of the motivations of the club movement. The huge increase of the federal government in social programs during the Depression, beginning in 1934, took over some of the charitable and social roles previously performed by women. The cumulative effect of these gradual changes was probably not significant until World War II when many women served in the armed forces and many others worked in war industries or in other jobs vacated by men. After the war, social and demographic changes substantially altered the role of women and women's clubs in American society.²

The Property

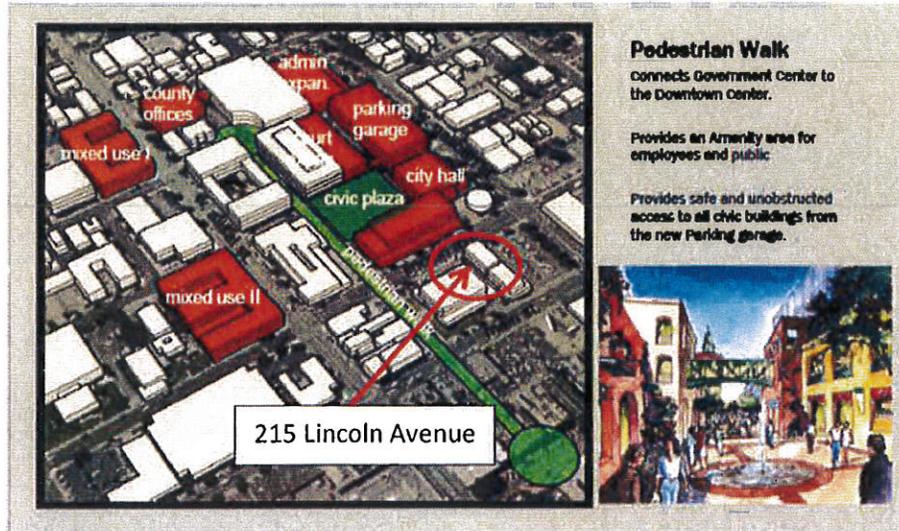
The Salinas Women's Club purchased the property from the City of Salinas in 1919 for \$200. Fundraising for construction was slow and the building was not officially dedicated until 1923. The building itself is designed in the Mission Revival style that was very popular for civic architecture in the region during the 1920s. The Women's Club occupied the building well in to the 1990s but, no longer operates out of this building.

The only major alteration to the building since its construction was the relocation of the main entrance from the center of the façade to the southern corner.

The People

"Established on August 16, 1906 as the Salinas Civic Club, the newly formed organization within its first year of operation had purchased property and received a commitment from Andrew Carnegie for \$10,000 to build the city's first permanent library at the corner of San Luis and Main Streets." The group later changed its name to the Salinas Women's Club. With that civic accomplishment under their belts, the group turned toward fundraising for their own clubhouse by 1915. The new building, mid-block between West Callban Street and Howard Street, along Lincoln Avenue, was dedicated in 1923. Its location near the City Hall made it an important civic building and it was a central location for many civic activities over the course of the 70+ years that the organization occupied the structure. Today, the Women's Club is still active, although to a lesser degree than they were in the middle decades of the 20th century. They are currently meet at the National Steinbeck Center in downtown Salinas.

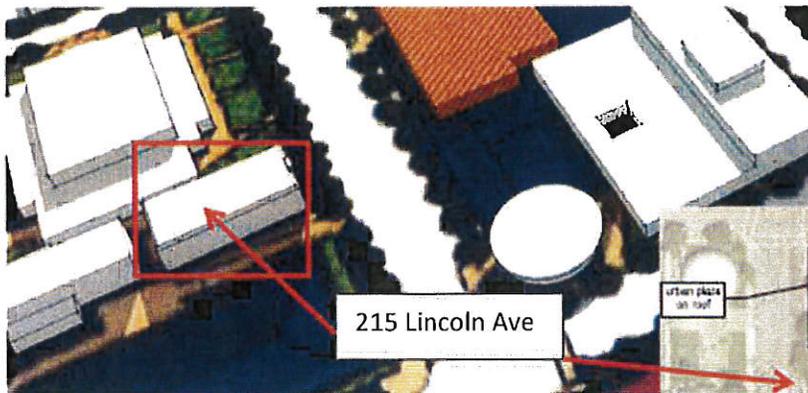
The location of the Women’s Club— across the street from City Hall, behind the City’s first Fire Station, and next door to the Armory, causes it to be an integral component of the Government campus comprised of civic, City, County, State and Federal buildings.



KMD ARCHITECTS

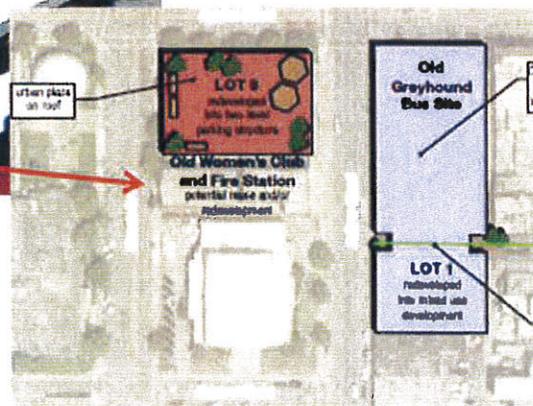
SPARC

The Government Campus district was first defined by Salinas Planning And Research Corporation (SPARC) in this image from a 2007 study. Then again in 2009 by the Salinas Renaissance Partners in this diagram. In 2012 the City and County executed a Memorandum of Understanding to further develop a government campus together. This led to the shared cost of preparing a Downtown Vibrancy Plan. The Vibrancy Plan is in its final draft. The diagram below is taken from the draft Vibrancy Plan describing the catalyst site and how new incentives for private investment will be encouraged to wrap around and



preserve the Women’s Club and first Fire Station.

The City will conduct a search for a tenant (or tenants). The



ultimate use of the property would be to preserve it and restore it, and re-establish it as a community and/or arts center.

The City will require the service providers who lease the building for a term of more than ten-years to have the capacity to refurbish the building and place it into use for the benefit of the community. A complete capital improvement plan and a separate operational plan and budget will be required to demonstrate the effectiveness of the organization’s capacity. The City will require performance measures and performance time frames in any lease with regard to the property. If a suitable tenant cannot be found,

the Salinas Successor Agency will solicit interest for a buyer of the building. With a priority to preserve the building and re-establish its civic value, the Agency may select offers to buy the property based on a certain criteria that is consistent with the Vibrancy Plan objectives, and the objectives of the City and County MOU to develop a government campus. Title will transfer to the buyer, and after deducting the cost of holding, maintaining the building and the costs required to sell the property, the net proceeds will be provided to the County Auditor-Controller for the payment of enforceable obligations and/or distribution to affected taxing entities.

2. 331 North Sanborn Road; Alisal Resource Center

The Alisal Resource Center at 331 N. Sanborn Road was bought to become a community center, and provide either public or privately sponsored programs that benefit the community. However, since the lease to the Boys and Girls Club of Monterey County was terminated in 2010, the building has been vacant. The Successor Agency has a three step strategy for its disposition as follows.

1. Transfer to City for Governmental Use

The County of Monterey ("County") has expressed an interest in this property as a public health clinic. The, City and County are currently discussing a lease for this property. If a lease can be executed with the County, the City will continue governmental use property and a lease will be executed between the City and County .

2. Sale

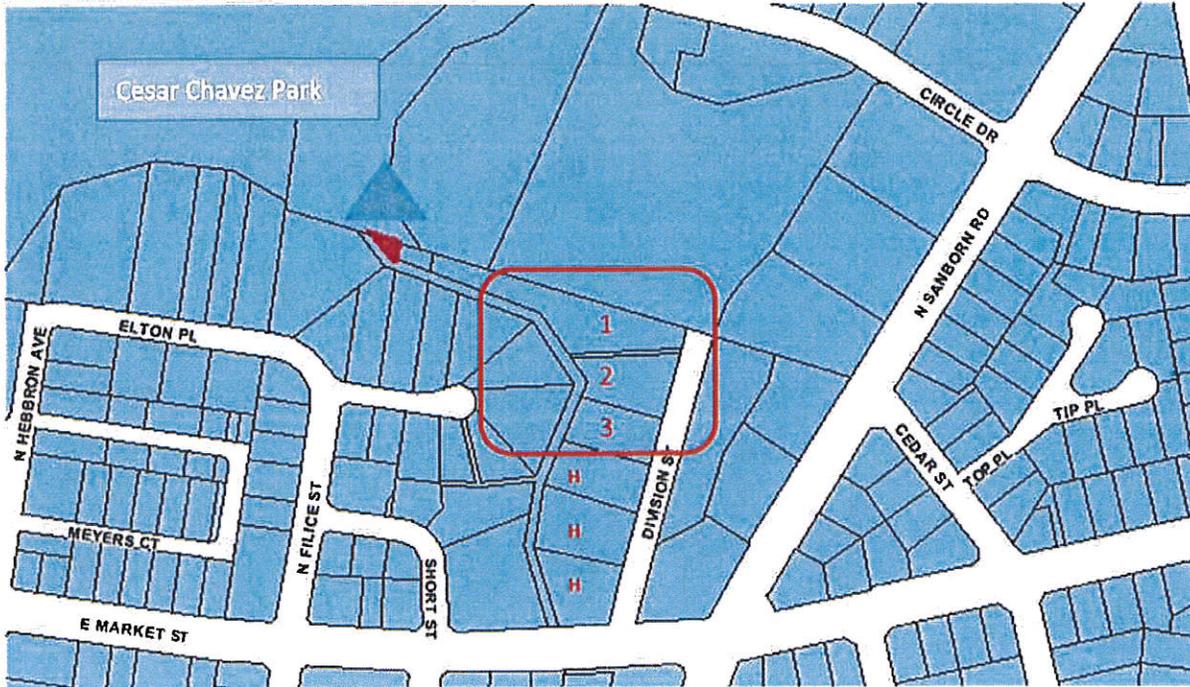
If a lease cannot be negotiated with the County, the property will be listed for sale. The Successor Agency in its sole discretion and determination of whether a sale, exchange or other conveyance of one or more of the Properties is in the best interest of the Successor Agency, accept reject any or all proposals received in response to solicitation the Notice of Intent to Sell or Exchange. This determination can take into consideration any number of options that include but are not limited to the price and end-use of the properties. It may place, for example, require covenants on the property to assure that its ultimate use either matches the Successor Agency's original intent when the properties were purchased. Performance and time restrictions would also apply to any future rehabilitation of the property. The Successor Agency will prepare a resolution stating that the Successor Agency will either (a) retain the proceeds to pay enforceable obligations, or (b) remit the proceeds to the County Auditor Controller for distribution to the taxing entities and that Successor Agency will notify the DOF at the time the proceeds are received. Title will transfer to the buyer, and after deducting the cost of holding, maintaining the building and the costs required to sell the property, the net proceeds used for the payment of enforceable obligations and/or provided to the County Auditor Controller for distribution to affected taxing entities.

THREE PROPERTIES TO BE SOLD

Three of the nine parcels shown in Table 3 are shown in the map below and consist of vacant land and dilapidated structures. They are recommended to be sold for the purpose of redeveloping a vacant infill site within the City as a mixed use development. These properties are commonly known as "Division

Street.” A complete property profile is attached to this LRPMP that describes specific details as they relate to the requirements set forth in Health and Safety Code Section 34191.5.

DISPOSITION PLAN FOR DIVISION STREET



151, 145 and 137 Division Street (parcels 1, 2 and 3) were bought together from the same owner December 18, 2007, (copy of the Deeds are attached) by the former Salinas RDA for \$850,000, and consist of 1.4 acres, (or 61,273 square feet) of vacant land. The land has lost approximately 10% of its value since that time and is estimated to be worth approximately \$765,000. There are no current appraisals of the properties. The property was acquired for the purpose of development and sale to a private party. The data reports for each parcel are also attached

Parcel No.	APN	Address	Lot Size	Current Zoning
#1	004-091-030	151 Division Street	30,201 sq. feet	Mixed Use
#2	004-091-029	145 Division Street	16,999 sq. feet	Mixed Use
#3	004-091-028	137 Division Street	14,703 sq. feet	Mixed Use

These parcels are identified in the 2009 Five-Year Redevelopment Implementation Plan as part of the Sunset Avenue Project Area strategy as set forth in the following excerpt from the Implementation Plan:

Division Street

The Agency acquired 2.5 acres on Division Street between 2007 and 2008. These properties are located near a key intersection at the corner of East Market Street and Sanborn Road, and will help to link the community to Cesar Chavez Park. The Agency will seek a private partnership to fully develop this corner that incorporates the Agency's properties.

The 2009 Implementation Plan's description references 2.5 acres, because after buying these three parcels, the former RDA used housing-set-aside funds and bought the three parcels adjacent to and south of these parcels (shown on the map with an "H"). These three housing assets were valued at \$1,185,000 when purchased. 953 East Market Street had a used car dealer renting from it that has now moved leaving all three lots vacant. In 2009, the intent was to develop a project on this site consisting of a mixed use of housing and parking or office space. The three housing parcels are included in the DOF-approved Housing Asset Transfer form, and thus are confirmed by the DOF to be the property of the Housing Successor Agency. The current value of the six parcels combined into 2.5 acres is about \$1.8 million.

151,145 and 137 Division Street have not been leased and there are no revenues generated by them. A Phase One environmental study was conducted in 2005, and it is clear that this is not a brownfield, no manmade hazards exist on properties, but a 100 flood plain does encroach onto the western border. Transit oriented development is a future consideration for this property due to its proximity to one of the busiest intersections in Salinas (North Sanborn Rd. and East Market Street).

In 2005, the RDA entered into a pre-development agreement with CHISPA Inc., a non-profit housing developer. CHISPA, Inc. decided not to pursue a mixed use housing development with the City on these properties. Since then, ongoing conversations have occurred with the adjacent private property owners who own properties and business east of these parcels along Sanborn Road. Specifically, the City has held numerous meetings with the Clinic De Salud De La Valle De Salinas, who own 217 North Sanborn

Road shown in red below (.5 acres), the Teamsters Union who own the parcel behind Clinic De Salud and the building and parcel on the corner of East Market Street and North Sanborn Road (1.4 acres at 931-933 East Market Street, 207 N. Sanborn Road and 130 Division Street). The Teamster properties border the Successor



Agency properties on the east as shown in blue.

Different property owners have different visions for this development and desire unique outcomes. No formal agreements have been reached. But if all parties can be satisfied, the Successor Agency's 1.4 acres and the three housing parcels may be able to be leveraged three-fold into a five-acre development of all nine parcels, including the Clinic De Salud's and Teamsters' parcels.

Development Potential of the Division Street Properties

Division Street is located in the heart of East Salinas known as the Alisal. The Alisal is a very densely populated part of Salinas with very-high rates of violent often gang-related crime. This is what makes Salinas the most densely populated city west of the Mississippi. The Alisal has several in-fill sites that comprise slum and blighted conditions. Division Street is only one such site.

The word "street" is used loosely in the context of Division "Street." As one can see in the photos below, the site has no infrastructure. There is very little pavement, no curb and gutter, sewer, water, or other amenities. The site has a storm drain emptying from East Market Street into a ravine that drains to Cesar Chavez Park, and eventually to the slough. It is overgrown with shrubs. The 100-year flood-plain map includes this ravine, and the steep embankments that border the six parcels on their western edge.

DIVISION STREET PROPERTY PHOTOS:



Looking North

Looking South

Storm Drain

The biggest impediment to development is that the current adjacent property owners lack a shared vision and the community has not been invited to the conversation.

But for some of these same reasons, Division Street offers a unique development opportunity. As a vacant 2.5 acre site (six parcels including the 3-housing properties) it is a rare opportunity to develop vacant land in this densely populated part of East Salinas. There are no relocation expenses to be incurred, and no need to abate man-made hazards. The Successor Agency's northern parcel at 151 Division Street connects to the City's 28.5 acre Cesar Chavez Park. The next closest access to this park is found 3/5 of a mile west on Madera Road, so Division Street offers a short-cut and a new potential access point from the east. This access point could be built as a pedestrian path along a refurbished wetland that is now an overgrown outfall from a storm drain. The restoration of this over-grown ravine could be done in a manner that connects pedestrian traffic from east of Sanborn Road to Cesar Chavez Park. This would help to better connect the residents east of Sanborn Road to the park. If the six parcels can be consolidated with any or all of the privately held properties on Sanborn Road, this corner of East Market Street and Sanborn Road could be completely re-developed.

Developing the three Successor Agency properties with the three housing properties as one 2.5 acre development greatly increases the value of this investment, and can be of benefit to the existing property owners as well as the City's residents. First, it will make use of these underutilized vacant parcels.



If the ravine were re-constructed to provide pedestrian access to Cesar Chavez Park, Division Street can be developed to better serve the community. Gaining consensus amongst the community and building a shared vision for Division Street is the first step to take.

Disposition of Division Street

The Successor Agency recommends that the properties be sold for development, and that a development plan be designed for Division Street for all six parcels, with direct community input, to include consideration for the residential and commercial uses in the immediate vicinity. It is proposed that the three housing parcels be combined with the three Successor Agency parcels, in an effort to attract the highest value for the 2.5 acres and possibly leverage the owners on North Sanborn Road. This will include a study of the existing infrastructure and cost estimates to fully connect the vacant parcels to various City and utility systems. The plan will include a pedestrian and bicycle plan that connects residents to Cesar Chavez Park. It will also address the potential for mixed use, flood plain resistant development proposals, and restoration of the ravine into a natural seasonal creek bed. Lastly, it will set forth development parameters and confirm the CEQA status of the proposed build-out. When completed, this plan will be used to attract proposals from private developers.

The planning process will if possible, be led by a partnership between the City and Building Healthy Communities, a local non-profit organization currently funded by the California Endowment. (Alleviating the crime and improving the lifestyle of the Alisal is what prompted the California Endowment to make a \$10-million dollar investment over ten-years starting in 2010.) Using the existing community support base from BHC, a week long schedule will include stakeholder meetings engaging business owners, service providers, residents, schools and government agencies. A weekend planning charette will be scheduled for a Saturday and all stakeholders will come together to discuss and share various ideas. A Division Street Plan will evolve that give parameters for development that are supported by the community. Based upon these parameters, preliminary costs can be estimated, the steps required to gain entitlement permits can be clearly defined to assure correct zoning, and adherence to the California Environmental Quality Act can be determined. The final result will become the Division Street Request for Development Proposals ("RFP").

The RFP will be a public process. The community team will review replies to the solicitation, and select a developer for the City to work-with to achieve the Plan's goals and objectives. The properties will then be appraised based on the new highest and best use described by the Plan, and sold to this developer with an agreement that the conditions of the Plan be met. The Successor Agency will prepare a resolution stating that the Successor Agency will either (a) retain the proceeds to pay enforceable obligations, or (b) remit the proceeds to the County Auditor Controller for distribution to the taxing entities and that Successor Agency will notify the DOF at the time the proceeds are received. Title will transfer to the buyer, and after deducting the cost of holding, maintaining the building and the costs required to sell the property, the net proceeds used for the payment of enforceable obligations and/or provided to the County Auditor Controller for distribution to affected taxing entities.

The proceeds of the sale of the six parcels will be split equitably on a square footage basis, with the net sales proceeds attributable to the three northern parcels to be sent to the County for the payment of enforceable obligations and/or distribution to other taxing agencies, and the net sales proceeds

attributable to the three housing parcels to be sent to Housing Successor Agency for use in developing other affordable housing purposes.

It is the belief of the Successor Agency that by using this community planning and RFP process for the properties, and streamlining the entitlement permit system, the vacant parcels on Division Street can attract the best investment from a new private partner, and the community.

OTHER CONSIDERATIONS

Approval of the Amended and Restated Salinas LRPMP by the Successor Agency, Salinas Oversight Board, and State Department of Finance is considered final. All conveyances consistent with the approved Salinas LRPMP, as amended by this Amendment, are authorized without further action or approval required by the Oversight Board or the DOF.

Attached: Letters of approval from the DOF to Retain Properties (2012-2014)
 Property Profiles for 60 & 64 West Market Street, 215 Lincoln Avenue, 331 North
 Sanborn Road, 151 Division Street – 137 Division Street

**SALINAS SUCCESSOR AGENCY
PROPERTY PROFILE**

60 and 64 West Market Street – the Granary Parking Lot

For Sale



1. HSC34191.5(c)2

Permissible Use- Recommendation for Disposition

It is recommended that these properties be sold.

SC 34191.5(c)(1)(A)

Acquisition Price: \$27,507 Acquisition Date: 2.14.95

2. HSC 34191.5(c)(1)(B)

Purpose for which property was acquired:

The property was acquired in 1995 by the Redevelopment Agency by the use of condemnation relocating a restaurant and bar to the Alisal as part of the property acquisition plan for the development of the Intermodal Transport Center (ITC). This plan involved the purchase of Train

2-17-15 1

Station property from Southern Pacific Rail in order to provide an area for the consolidation various transportation facilities. The City of Salinas and the Redevelopment Agency worked with the Transportation Agency of Monterey County (TAMC) in its planning process to bring a Capital Corridor commuter rail extension to Salinas, at the expanded Intermodal Transportation Center. This center also includes transit and regional bus service centered at the Train Station. Its immediate use is as a free public parking lot. It has an easement attached to it insuring parking of the adjacent building which ties back to the 1995 acquisition from Southern Pacific Rail.

3. HSC 34191.5(c)(1)(C)

Address: 60 and 64 West Market Street APN#: 002-171-012-000 and 002-171-013-000
Lot Size: 13,020 square feet each or 26,040 square feet total
Current Zoning: CR-Commercial Retail

4. HSC 34191.5(c)(1)(D)

Unknown. It is burdened in perpetuity by a grant deed for use by the Granary Associates, a private third party.

5. HSC 34191.5(c)(1)(E)

Estimate of Income/Revenue: None, however Granary Associates does maintain the landscaping.

Specified Use of Revenue: Not applicable

6. HSC 34191.5(c)(1)(F)

History of Environmental Contamination: None

7. HSC 34191.5(c)(1)(G)

Potential for Transit Oriented Development:

This property has a high potential for transit oriented development due to the location on one of the main gateway roads (West Marker Street) into the City of Salinas and because of the close proximity to the Intermodal Transit Center. Also, the location is very close to both the future extension of Lincoln Avenue into the Intermodal Transit Center and is adjacent to the primary development site at the ITC.

Advancement of planning objectives of the Successor Agency:

These properties are significant to Successor Agency planning objectives in that they are included as part of the Intermodal Transit Center site plan as described below.

2.17.15 2

HSC 34191.5(c)(1)(H)

History of previous development proposals and activity:

This property was acquired by the Redevelopment Agency in 1995 for the Intermodal Transit Center expansion. In 1997, the Redevelopment Agency and the Granary Associates entered into an Owner Participation agreement that essentially subdivided the properties formerly held by Southern Pacific Railroad into two portions: 1) to become the Intermodal Transportation Center, and: 2) to become the Granary Office Building. This is the historical reference to the ITC's development contained within the 2009-2014 Five Year Redevelopment Implementation Plan:

Salinas Intermodal Transportation Center

As part of an overall planning effort to bring commuter rail service to Monterey County, City and Agency staff are assisting the Transportation Agency for Monterey County (TAMC) with specific plans for an expanded Intermodal Transportation Center (ITC) at the Salinas Train Station. In addition to commuter

rail facilities and parking, proposals include a variety of bus services (Greyhound, MST, AMTRAK, Airporter, etc.), including plans by MST to expand its downtown transit hub operations. TAMC completed its project's planning and environmental review processes, and is now assembling funding to acquire its properties for the project. Commuter rail service is projected to commence in 2012. These properties extend to the west beyond the project area boundary, and do not include those sites that may be developable under separate arrangement. The Agency is assisting to facilitate TAMC's efforts, and working to develop its Train Station buildings, and those sites that are "developable."

Below is an excerpt from the Goals of the 2009-2014 Five-Year Redevelopment Implementation Plan:

Goal 2. New Construction on Vacant or Underutilized Land, or in Place of Buildings not Suitable for Renewal

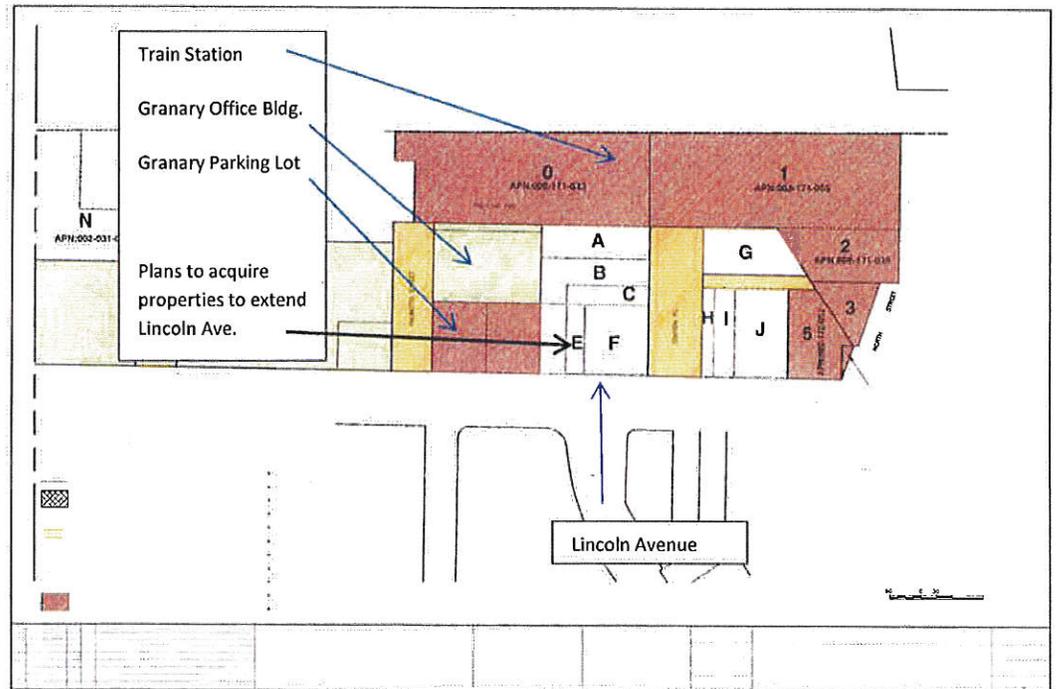
Filling vacant spaces and buildings with vital development and activities is key to attracting investment and activities in neighboring properties

Objectives

- 2A. Continue support for activities of the National Steinbeck Center and the completion of its master development plan.
- 2B. In concert with the Transportation Agency of Monterey County's (TAMC) implementation of plans for commuter rail service, maximize the use of the Train Station property and promote revitalization of surrounding area by assisting with development of a regional transportation hub at an Intermodal Transportation Center, or "ITC."

These acquisitions are consistent with past and current redevelopment for this project.

This site map describes the ITC and is relative proximity to the Granary and its parking lot. The red parcels are those assumed to be controlled by the City, they include the Train Station

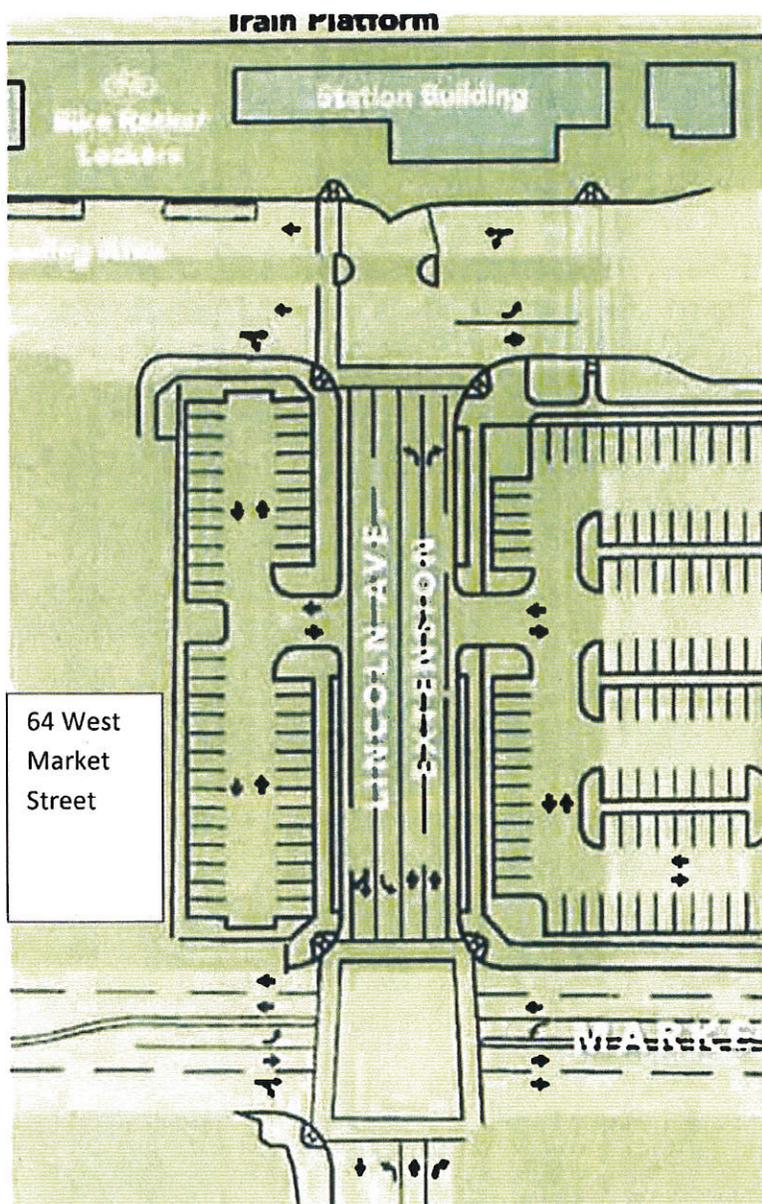


(already approved by the DOF for retention). Parcels A, B, C, E & F are adjacent to the Granary (in green and its parking lot in red). They must be acquired to extend Lincoln Avenue into the Train Station.

The OPA provides parking for the Granary Associates north of its newly (then) acquired property while the Agency acquired the two parcels to the south of the property for public parking, to include use by the Granary building. The Agency acquisition in 1998 of the AMTRAK

2.17.15 4

Train Station and surrounding property has had a tremendous positive impact in that area, leading to: improved access, landscaping, lighting and parking facilities; the relocation and continuing renovation of the First Mayor's House; the renovation of the historic REA building; and the adjoining display of a historic steam locomotive and caboose, all on property owned by the Agency, but with significant funding from outside grants and also private, non-profit investments in capital improvements.



This is the current plan for the ITC, showing the extension of Lincoln Avenue into the Station properties. The Granary and its parking lot are located at the left of this page (west).

Property Report
60 W Market St & 7 others
Salinas, CA

Assessor Parcel Number	002171012000	Zoning District(s):	CR - Commercial Retail
Previous Assessor Number:	none	Zoning Overlay(s):	CC-DN - Downtown Neighborhood Area
Microfilm Reel:	none	Case File(s):	MSP05-01 - Andy Myrick
Microfilm Page:	none	Land Use(s):	Parking
Record Date:	031611	Building Permit(s):	00-48706
Owner Name 1:	City Of Salinas		02-57305
Owner Name 2:	none		05-66923
Owner Address:	65 W Alisal St		98-41992
Owner City:	Salinas		98-42284
Owner State:	CA		98-43038
Owner Zip:	93901		98-43788
Owner In March:	none		98-43929
High School District:	Salinas Union High School District		98-44052
Middle School District:	Salinas Union High School District		98-44277
Elementary School District:	Salinas Elementary School District		99-44361
Avigation Required:	No		99-44413
Avigation Document:	Not Applicable		99-44547
Avigation Date:	Not Applicable		99-44829
FEMA Flood Zone:	X		99-46754
FEMA Description:	.2% Annual Chance FI		99-47215
Square Feet (Estimated):	13020		ENC09-0102
Acres (Estimated):	0.3	Business License(s):	15684

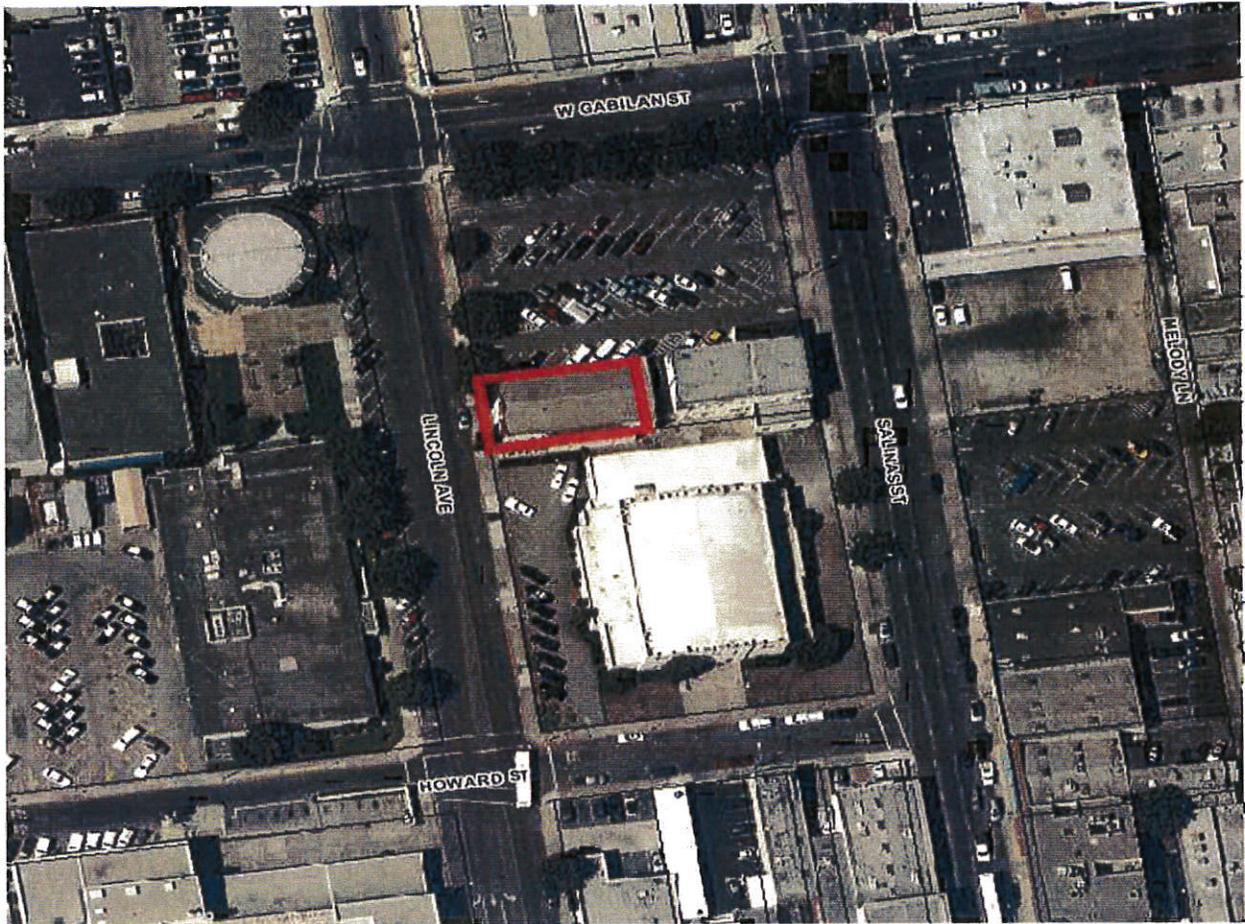
Property Report
64 W Market St & 2 others
Salinas, CA

Assessor Parcel Number	002171013000	Zoning District(s):	CR - Commercial Retail
Previous Assessor Number:	none	Zoning Overlay(s):	CC-DN - Downtown Neighborhood Area
Microfilm Reel:	none	Case File(s):	MSP05-01 - Andy Myrick
Microfilm Page:	none	Land Use(s):	Parking
Record Date:	031611	Building Permit(s):	75-602
Owner Name 1:	City Of Salinas		99-45006
Owner Name 2:	none	Business License(s):	none
Owner Address:	65 W Alisal St	Redevelopment District:	Central City
Owner City:	Salinas	Encroachment(s):	A7278
Owner State:	CA	Assessment District(s):	none
Owner Zip:	93901	Tree Summary:	none
Owner In March:	none	Fire Station (1st Response):	1
High School District:	Salinas Union High School District	Police District:	131
Middle School District:	Salinas Union High School District	Police Beat:	8
Elementary School District:	Salinas Elementary School District	Seismic Risk Zone:	4
Avigation Required:	No	City Council District:	3
Avigation Document:	Not Applicable	City Council Representative:	Steve McShane
Avigation Date:	Not Applicable	Mayor:	Joe Gunter
FEMA Flood Zone:	X	Census Tract:	13
FEMA Description:	.2% Annual Chance FI	Acres (Estimated):	0.3
Square Feet (Estimated):	12898		

**SALINAS SUCCESSOR AGENCY
PROPERTY PROFILE**

215 Lincoln Avenue – Women’s Club

Government Use; Otherwise to be Sold



1. HSC34191.5(c)2

Permissible Use- Recommendation for Disposition

It is recommended that this property be transferred to the City as a continued governmental use consistent with Sections 34177(e) 34181(a) and 34191.3 of the Health and Safety Code. This justified by the fact that the building was bought to continue its use as a community center, but it is currently vacant.

If a lease is not possible it will be appraised sold at market value. A resolution will be adopted by the Successor Agency and the Oversight Board, describing to the DOF how the proceeds of sale are to be distributed. Title will transfer to the buyer, and after deducting the cost of holding, maintaining the building and the costs required to sell the property, the net proceeds will be provided to the County Auditor-Controller for the payment of enforceable obligations and/or distribution to affected taxing entities.

It was used as a community center between 1997 and 2005 and is in need now of significant investment to be compliant with the building code. It is surrounded by other City properties and situated across from City Hall at 200 Lincoln Avenue on the government campus.

If a viable tenant cannot be identified, it will be sold.

HSC 34191.5(c)(1)(A)

Acquisition Price: \$225,000* Acquisition Date: 1991

Estimated Current Value: \$265,000 Date of Estimated Value: 8/15/13

Value Basis: Estimate by Monterey County Assessor's Office 8/15/13

**DDR "All Other Funds" Appendix 2: #6 = Land: \$9,405 and Buildings #16 \$71,821, and 19 \$305,000. SCO Final Report June 2013- Schedule 2: Numbers 2 and 12 and 15 (Appendix 2 and Schedule 2 are attached)

2. HSC 34191.5(c)(1)(B)

Purpose for which property was acquired:
Continued use as a community center.

3. HSC 34191.5(c)(1)(C)

Address: 215 Lincoln Avenue APN#: 002-244-002-000

Lot Size: 4,600 square feet Current Zoning: Public-Semi Public

4. HSC 34191.5(c)(1)(D)

Estimate of Current Parcel Value: \$265,000

5. HSC 34191.5(c)(1)(E)

Estimate of Income/Revenue: \$ none

Specified Use of Revenue: none

6. HSC 34191.5(c)(1)(F)

History of Environmental Contamination: none. Soil borings and testing were performed in 1991 in the adjacent parking lot to ensure no contaminants migrated on site from other sources.

7. HSC 34191.5(c)(1)(G)

Potential for Transit Oriented Development:

Within one-quarter mile of Intermodal Transportation Center and Monterey Transit regional hub.

Advancement of planning objectives of the Successor Agency:

This building is part of 4-parcel city block across from City Hall and one block west of historic Main Street. The City owns all other parcels on this block, so this parcel is an integral part of the downtown core, its historic preservation, and the development of a civic and community center. It cannot be privately developed due to parking and other restrictions.

The acquisition of this property pre-dates the 1994 Statutory Requirement to adopt 5-Year Redevelopment Implementation Plans, however, the acquisition was deemed by resolution to be consistent with the 1974 Central City Redevelopment Plan as amended.

8. HSC 34191.5(c)(1)(H)

History of previous development proposals and activity:

This building has been a community asset since it was built in the 1920's during World War I, and served as a Women's Civic Club, later known as the Women's Club and Auxiliary during the first and second World Wars. It sits across the street from City Hall and is an integral part of the government campus that includes the County offices and Superior Court. After the City bought it, it was leased to the Superior Courts to stage prospective jurors. Thereafter for four years, it was leased at \$1 per year to Western Stage, a theater group operating as part of the Hartnell Community College. In the past decade, various development plans have been considered for the entire block as the Armory and Firehouse remained vacant. But recently, the Armory was leased to the Police Activities League and refurbished, which indicates that this building and the Firehouse will also follow the same publicly funded development pattern, (rather than part of a group of buildings to be privately developed together).

Development Summary:

Building improvements are now of a historic nature, cover the whole parcel that is surrounded by City owned properties including the Armory to the south, Firehouse 1 to the east, and Parking Lot 8 to the north. No parking is available except for City Parking Lot No. 8. Zoning is Public and Semi-Public which justifies public use as the only development. Building is currently in fair to poor condition, and has not been occupied for five years, primarily due to non-access for ADA. Need to make ADA improvements and numerous cosmetic interior/exterior improvements. Need to bring up to current Building Code in order to meet safety requirements. Roof repair work was performed three years ago.

Future Development Plans: Preserve in historical condition for use as a meeting, performing arts and/or other public venue space for community events. Restore to original historical integrity working within budgetary constraints.

Budget estimates completed by Mill Construction in February 2013 to complete this work and make the building habitable and accessible while free from hazardous materials (asbestos and lead based paint) are roughly \$300,000 plus design costs. To restore the building's historical appearance will cost an additional \$400,000 (total of \$700,000).

Property Report

215 Lincoln Ave

Salinas, CA

Assessor Parcel Number	002244002000	Zoning District(s):	PS - Public and Semipublic
Previous Assessor Number:	None	Zoning Overlay(s):	CC-DC - Downtown Core
Microfilm Reel:	None		CC-DN - Downtown Neighborhood Area
Microfilm Page:	None	Case File(s):	UP74-37 - Unknown
Record Date:	031611	Land Use(s):	Vacant (Developed)
Owner Name 1:	City Of Salinas	Building Permit(s):	02-59036
Owner Name 2:	None		89-R489
Owner Address:	65 W Alisal St		92-23455
Owner City:	Salinas		93-26091
Owner State:	CA		R10-0362
Owner Zip:	93901		R3-30
Owner In March:	None	Business License(s):	17958
High School District:	Salinas Union High School District	Redevelopment District:	Central City
Middle School District:	Salinas Union High School District	Encroachment(s):	none
Elementary School District:	Salinas Elementary School District	Assessment District(s):	none
Avigation Required:	No	Tree Summary:	1 OAK, HOLLY
Avigation Document:	Not Applicable	Fire Station (1st Response):	1
Avigation Date:	Not Applicable	Police District:	132
FEMA Flood Zone:	X	Police Beat:	8

FEMA Description: .2% Annual Chance FI
Square Feet (Estimated): 4600
Acres (Estimated): 0.11
Census Tract: 13

Seismic Risk Zone: 6
City Council District: 3
City Council Representative: Steve McShane
Mayor: Joe Gunter

The City of Salinas has made every reasonable effort to provide accurate and timely information. The City of Salinas does not, however, assume any responsibility, implied or otherwise, and makes no representation, warrant, guarantee, or claim regarding accuracy, omissions, or the reliance on second party data. Users are advised to seek independent verification before relying on this information.

Report Printed: August 14, 2013

**SALINAS SUCCESSOR AGENCY
PROPERTY PROFILE**

331 North Sanborn Road – the Alisal Resource Center

Government Use; Otherwise Sold



1. HSC 34191.5(c)(2)

Permissible Use- Recommendation for Disposition

It is recommended that this vacant property be retained as a continued governmental use consistent with Sections 34177(e), 34181(a) and 34191.3 of the Health and Safety Code and leased to the County of Monterey to build a 18,000 square foot family health clinic.

If for unknown reasons the Lease with the County is not executed, the property will be listed for sale. The intent is to sell the facility for use as a privately funded recreation center. A resolution will be adopted by the Successor Agency and by the Oversight Board describing the disposition of the proceeds of sale for the DOF. Title will transfer to the buyer, and after deducting the cost of holding, maintaining the building and the costs required to sell the property, the net proceeds will be provided to the County Auditor-Controller for the payment of enforceable obligations and/or distribution to affected taxing entities.

Historical Use and Current Status

The former RDA agreed to enter into a purchase agreement for the acquisition of 331 N. Sanborn Road on April 22, 2008, and escrow closed six months later. The Agency's intent and now the City's intent is to build the Alisal Resource Center to serve 9,000 children and their families first with health care, then with other social services. The initial Request for Proposals for this development was issued during escrow May 5, 2008, in search of a service provider that could rehabilitate the building and use this asset to serve the families and children in the neighborhood. On June 25, 2008, three proposals were received and on June 27th the Alisal Resource Center Selection Committee met to evaluate them. The Committee consisted of a representative of United Way, and community and City Council members. On March 24, 2009, the former RDA adopted Resolution No. 876 agreeing to lease the Alisal Resource Center to the Boys and Girls Club of Monterey County. That same day, the City Council through Resolution No. 19610, adopted at a duly noticed public hearing, made the findings required by Health and Safety (H&S) Code Section 33433, that leasing the facility to the Boys and Girls Club for \$1 per year, is not less than the fair reuse value of the property considering the specific use, covenants, considerations, development costs and conditions incorporated into the Lease Agreement. A Memorandum of Lease was recorded on the title by the Boys and Club of Monterey County and the former RDA. The Lease Agreement set forth a 25-year term with five five-year extensions up to 50-years total term, during which the Club would build, re-build and operate a full-fledge Club House in a community with great need. The commitment by the Boys and Girls Club to invest in the Alisal is substantiated by the facts they shared in a May 27, 2009 grant application to the Kresge Foundation:

Project Description:

In continuing our work within Monterey County, BGCMC has decided, with the overwhelming support of the community and local government, to open a new Club facility within a suburb of the City of Salinas, called Alisal. The Alisal community is contained in the 93905 zip code area of Salinas (Census Tract 7). Most of Monterey County's farm-worker families reside here. The community is overcrowded, with 1,500 people per acre and 30% of one and two bedroom housing units containing 7 or more residents. Additionally:

- 89% of residents are Latino
- 84% speak a language other than English at home (primarily Spanish, plus some indigenous dialects)

- 77% of mothers in Alisal have less than a 12th grade education
- 60% all adults have less than an 8th grade education
- 21% of individuals live below the poverty line (\$36,176 is the median household income with an average household size of 5 people)
- 19.9% of Alisal residents are unemployed

Unfortunately gang involvement and gang violence are prolific. The city of Salinas has over 16 active gangs (60 active gangs in Monterey County). Brian Contreras, Executive Director of Second Chance Youth Program, estimates that nearly 2,000 Salinas youth are gang involved. Salinas Deputy Police Chief Cassie McSorley estimates that number closer to 3,000, with the highest percentage of these gang involved youth residing in Alisal.

The need could not be clearer. To date we have identified a site for the future build and have signed a long term lease agreement. The site is the current location of the Church of the Nazarene at 331 North Sanborn Road and was selected because there are 9,000 youth between 6-18 years old within walking distance of this location. As with our other Clubhouses, we anticipate average daily attendance of 250-350 kids (with approximately 1,500 total registered Members). Our goal is to complete the construction of the new Club and open our doors by late 2011. The new Alisal Clubhouse will replicate the quality of our other Clubhouses in that it will include BGCMC's requisite state-of-the-art resources and amenities, however it will stand out from our other facilities in that its construction will adhere to environmentally conscious building and renovation standards with the goal of securing a LEED Platinum certification upon completion, thereby bringing the first "green" building to Alisal, the first LEED certified educational facility to Salinas and be one of only a small handful of over 4,000 Boys & Girls Clubs to receive a LEED certification. To this date, we have begun working with an architectural firm and registered our project with the U.S. Green Building Council.

The Boys and Girls Club later determined that the buildings were not worthy of being rehabilitated, nor did they suit their business model. They opted to build a new facility that would be LEED Certified Platinum, and be a "classroom" and teaching tool showing how to build a sustainable development for the children who used the facility. Agency Resolution 885 adopted January 26, 2010, amends the lease extending the goal of occupancy from October 2011 to June 1, 2012. Building plans were drawn and reviewed by the City's Design Review Board March 22, 2010. Site Plan Review 2010-001 was issued May 5, 2010 and plans were submitted for building permits. After a meeting March 8, 2011, the Boys and Girls Club acknowledged that they were struggling to meet the \$1 million proposed annual operating budget for the Alisal Club House. Several options were considered but all proved to be unsuccessful. On July 8, 2011, the City received a letter of termination from the Club, and the lease was terminated.

On October 27, 2011, a new RFP was issued looking for a tenant to operate the Alisal Resource Center with a deadline of December 19, 2011. The Alisal Resource Center Selection Committee was scheduled to meet to discuss the three RFP's received, and the matter was heading to the City Council January 24, 2012. On December 29, 2012 all consideration for the Alisal Resource Center ceased as direct result of the Supreme Court's decision to uphold ABx1 26 and end redevelopment February 1, 2012.

In community meetings this month, including a recent meeting with the California Endowment sponsored "Building Healthy Communities", the needs and desires of the community are still centered on the final build-out of 331 N. Sanborn Road as the Alisal Resource Center. Building Healthy Communities submitted one of the three proposals received in December 19, 2011.

This property further qualifies for retention and transfer to the City under Health and Safety Code Sections 34177(e), 34181(a), 34193.3 and 34191.5(c)(2), because its use as a recreation center (gymnasium, meeting rooms, class-rooms and concert hall) fulfills the permissible use for government purposes as a community center.

HSC 34191.5(c)(1)(A)

Acquisition Price: \$2,600,000* Acquisition Date: October 2008

Estimated Current Value: \$2,100,000 Appraisal from October 2013

*DDR "All Other Funds" Appendix 2: #14 = Land: \$597,191 and Buildings #22 \$2,006,081

SCO Final Report June 2013- Schedule 2: Numbers 10 and 18

(Appendix 2 and Schedule 2 are attached)

Value Basis: Appraisal done in October 2013.

2. HSC 34191.5(c)(1)(B)

Purpose for which property was acquired:

The Alisal Resource Center was bought to serve the 9,000 children that live within walking distance of the facility and provide community resource center with basketball gym, theater seating 350 persons, and classrooms.

3. HSC 34191.5(c)(1)(C)

Address: 331 North Sanborn Road APN#: 004-601-015-000

Lot Size: 49,094 square feet Current Zoning: Commercial/Retail

Building Size: 17,000 square feet

4. HSC 34191.5(c)(1)(D)

Estimate of Current Parcel Value \$1,950,000

5. HSC 34191.5(c)(1)(E)

Estimate of Income/Revenue: \$30,000 per year; \$24,000 from a cell tower lease and \$6,000 per month for shared parking

Contractual Use of Revenue: Not specified

6. HSC 34191.5(c)(1)(F)

A 2008 Phase 1 environmental study revealed no toxic substances to be on-site.

7. HSC 34191.5(c)(1)(G)

Potential for Transit Oriented Development:

This property does have some potential for transit oriented development due to its location close to the intersection of two of the most important arterial streets in The Alisal: North Sanborn Road and East Market Street.

Advancement of planning objectives of the Successor Agency:

The dire need for a new community center in the Alisal is summarized in the former RDA's 2009 Five-Year Implementation Plan as follows:

Alisal Boys and Girls Club

In 2008, the Agency acquired the Church of the Nazarene at the corner of Circle Drive and North Sanborn Road. The site was leased to the Boys and Girls Club of Monterey County in 2009, after conducting a thorough outreach process. The Boys and Girls Club is finalizing development plans and will begin construction of a new community service facility in 2010.

On March 24, 2009, City Council Resolution No. 19610 and Agency Resolution No. 876 both determine that the lease agreement with the Boys and Girls Club of Monterey County will contribute to the elimination of slum and blighted conditions consistent with HSC Section 33433, and that the proposed use is consistent with the RDA's Implementation Plan consistent with HSC Section 33490.

8. HSC 34191.5(c)(1)(H)

History of previous development proposals and activity:

This property had been owned by the Church of the Nazarene since the mid-1950's. In 1977, it was expanded converting the original sanctuary into a wood-floored gymnasium and basketball court, and building a new 350-person sanctuary. The Fire Place meeting room was added in 1983. It was leased for ten-years in 1998 to another church, and then placed on the open market for sale. In 2008, the former RDA bought the property. In 2009, the former RDA leased it to the Boys and Girls Club of Monterey County for development of a community center, an entitlement permit was issued to the Boys and Girls Club of Monterey County, and the process for building permit review began in 2010. But no building permit was issued and the lease had to be terminated due to lack of ability to raise funds for operation of the community center during the fiscal crisis. The former RDA closed its solicitation for a new community partner that would offer services at the Resource Center December 19, 2012, and was in the process of selecting a new tenant when redevelopment was dissolved.

Attachments: Property Report
DDR All Other Funds Appendix 2 June 30, 2013
SCO Final Report June 2013, Schedule 2

PROPERTY REPORT

Property Report

331 N Sanborn Rd

Salinas, CA

Assessor Parcel Number	004601015000	Zoning District(s):	CR - Commercial Retail
Previous Assessor Number:	None	Zoning Overlay(s):	None
Microfilm Reel:	None	Case File(s):	CUP05-31 - Abby Long
Microfilm Page:	None	TULP04-27 - Tom Wiles	UP70-33 - Unknown
Record Date:	031611	UP72-18 - Unknown	UP75-9 - Unknown
Owner Name 1:	City Of Salinas	UP75-9A - Unknown	
Owner Name 2:	none	Land Use(s):	Vacant (Developed)
Owner Address:	65 W Alisal St	Building Permit(s):	02-58940
Owner City:	Salinas		06-70981
Owner State:	CA		76-414
Owner Zip:	93901		77-1003
Owner In March:	none		80-132
High School District:	Salinas Union High School District		89-R068
Middle School District:	Salinas Union High School District		93-25254
Elementary School District:	Alisal Union School District		96-37247
Avigation Required:	No		B10-0080
Avigation Document:	Not Applicable		ENC10-0734
Avigation Date:	Not Applicable		R0-58
FEMA Flood Zone:	X	Business License(s):	none
FEMA Description:	.2% Annual Chance FI	Redevelopment District:	Sunset
Square Feet (Estimated):	49094	Encroachment(s):	none
Acres (Estimated):	1.13	Assessment District(s):	none
Census Tract:	5.02	Tree Summary:	none
Mayor:	Joe Gunter	Fire Station (1st Response):	4
City Council Representative:	Gloria De La Rosa	Police District:	053
City Council District:	4	Police Beat:	10
Seismic Risk Zone:	3		

**SALINAS SUCCESSOR AGENCY
PROPERTY PROFILE
151, 145, and 137 Division Street**

For Sale

Sec 34191.5(c)(2)(A)



1. HSC 34191.5 (c)(2)(A)

These 3 vacant properties were bought with the three housing parcels south and adjacent to them and together the six parcels equal 2.5 acres. It has always been the objective of the former RDA to acquire and consolidate these lots, retain these parcels for future development, and when an amicable site development plan can be developed to the economic benefit of the community, sell them to a private party at their highest and best use. This highest and best use is currently believed to be the development of a mixed use nature consistent with the zoning for the parcels, adopted in 2006. In this way, the highest and best use will be achieved. These three parcels are therefore, part of the Long Range Property Management Plan submitted under this title, dated October 22, 2013.

A resolution will be adopted by the Successor Agency and by the Oversight Board describing the sale, and the disposition of the proceeds for the DOF. Title will transfer to the buyer, and after deducting the cost of holding, maintaining the building and the costs required to sell the property, the net proceeds will be provided to the County Auditor-Controller for the payment of enforceable obligations and/or distribution to affected taxing entities.

2. SC 34191.5(c)(1)(A)

Acquisition Price: \$850,000* Acquisition Date: December 18, 2007

Estimated Current Value: \$765,000 Date of Estimated Value: Current

Value Basis: Between 2008 and 2010, property values decreased 16% per the County Tax Collector, but the market for commercial property has since rebounded. The price was estimated to be 90% of the 2008 purchase price.

*DDR "All Other Funds" Appendix 2: #4 = Land: SCO Final Report June 2013- Schedule 2: Numbers 22, 23 and 24 (Appendix 2 and Schedule 2 are attached)

3. HSC 34191.5(c)(1)(B)

Purpose for which property was acquired:

To eliminate slum and blighted conditions created by vacant lots with little infrastructure, and consolidate the lots to attract private investment for a mixed use development.

4. HSC 34191.5(c)(1)(C)

Parcel No.	APN	Address	Lot Size	Current Zoning
#1	004-091-030	151 Division Street	30,201 sq. feet	Mixed Use
#2	004-091-029	145 Division Street	16,999 sq. feet	Mixed Use
#3	004-091-028	137 Division Street	14,703 sq. feet	Mixed Use

5. HSC 34191.5(c)(1)(D)

Estimate of Current Parcel Value \$765,000

6. HSC 34191.5(c)(1)(E)

Estimate of Income/Revenue: none

Contractual Use of Revenue: none

7. HSC 34191.5(c)(1)(F)

A 2007 Phase 1 and Phase 2 environmental study revealed no toxic substances to be on-site. It is partially covered by the 100-year flood plain to the west.

8. HSC 34191.5(c)(1)(G)

Potential for Transit Oriented Development:

This property does have some potential for transit oriented development due to location close to the intersection of two of the most important arterial streets in The Alisal: North Sanborn Road and East Market Street. No specific plans have been identified at this time, but will be considered as part of the community planning process for the site.

Advancement of planning objectives of the Successor Agency:

The Former RDA's 2009 Five-Year Implementation Plan states:

Division Street

The Agency acquired 2.5 acres on Division Street between 2007 and 2008. These properties are located near a key intersection at the corner of East Market Street and Sanborn Road, and will help to link the community to Cesar Chavez Park. The Agency will seek a private partnership to fully develop this corner that incorporates the Agency's properties.

As described above and in the LPRMP, 2.5 acres includes all six parcels, three of which are housing assets, and 1.4 acres which are the three subject properties.

8. HSC 34191.5(c)(1)(H)

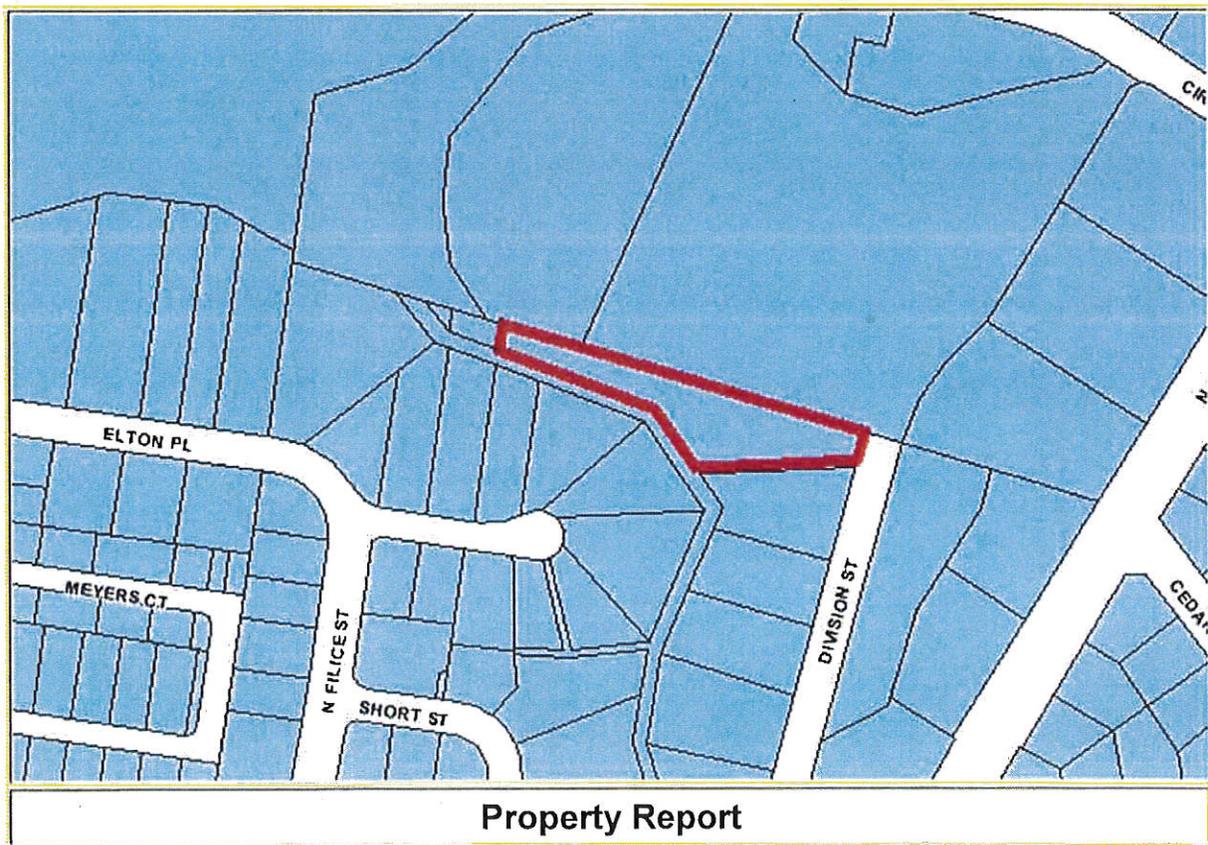
History of previous development proposals and activity:

These parcels were studied in 2005 to be developed by an affordable housing provider, but this plan did not evolve into any formal plan or development. The proposal depicted on the following page is from the 2002 General Plan, when design charettes occurred in attempt to implement the focused growth areas in the City, including the Division Street properties. As mentioned before, the properties remain undeveloped despite these efforts.



Because it has never been developed, Division Street is essentially a dirt road as described in the LRPMP. It lacks basic infrastructure and is adjacent to a poorly maintained storm drain outlet.

PROPERTY REPORTS



2.18.15

151 Division St
Salinas, CA

**Assessor Parcel
Number**

004091030000

Zoning District(s): MX - Mixed Use

Previous Assessor Number:	none	Zoning Overlay(s):	FG5 -
Microfilm Reel:	none	Case File(s):	-
Microfilm Page:	none	Land Use(s):	Vacant (Undeveloped)
Record Date:	031611	Building Permit(s):	none
Owner Name 1:	City Of Salinas	Business License(s):	none
Owner Name 2:	none	Redevelopment District:	Sunset
Owner Address:	65 W Alisal St	Encroachment(s):	none
Owner City:	Salinas	Assessment District(s):	none
Owner State:	CA	Tree Summary:	none
Owner Zip:	93901	Fire Station (1st Response):	4
Owner In March:	none	Police District:	054
High School District:	Salinas Union High School District	Police Beat:	10
Middle School District:	Salinas Union High School District	Seismic Risk Zone:	3
Elementary School District:	Salinas Elementary School District	City Council District:	4
Avigation Required:	No	City Council Representative:	Gloria De La Rosa
Avigation Document:	Not Applicable	Mayor:	Joe Gunter
Avigation Date:	Not Applicable	Census Tract:	5.02
FEMA Flood Zone:	X	Acres (Estimated):	0.69
FEMA Description:	.2% Annual Chance FI	Square Feet (Estimated):	30201



Property Report

145 Division St
Salinas, CA

Assessor Parcel Number 004091029000

Zoning District(s): MX - Mixed Use

Previous Assessor Number: none
Microfilm Reel: none
Microfilm Page: none

Zoning Overlay(s): FG5 -
Case File(s): -
Land Use(s): Vacant (Undeveloped)

Record Date: 031611
Owner Name 1: City Of Salinas
Owner Name 2: none
Owner Address: 65 W Alisal St
Owner City: Salinas
Owner State: CA
Owner Zip: 93901

Building Permit(s): none
Business License(s): none
Redevelopment District: Sunset
Encroachment(s): none
Assessment District(s): none
Tree Summary: none
Fire Station (1st Response): 4
Police District: 054
Police Beat: 10
Seismic Risk Zone: 3
City Council District: 4
City Council Representative: Gloria De La Rosa
Mayor: Joe Gunter
Census Tract: 5.02

Owner In March: none
High School District: Salinas Union High School District
Middle School District: Salinas Union High School District
Elementary School District: Salinas Elementary School District
Avigation Required: No

Avigation Document: Not Applicable
Avigation Date: Not Applicable

APN

2-17-15

004-091-028

The City of Salinas has made every reasonable effort to provide accurate and timely information. The City of Salinas does not, however, assume any responsibility, implied or otherwise, and makes no representation, warrant, guarantee, or claim regarding accuracy, omissions, or the reliance on second party data. Users are advised to seek independent verification before relying on this information.



2-17-15