RESOLUTION NO. 13-2

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SANGER REDEVELOPMENT AGENCY APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN AS AMENDED PREPARED PURSUANT TO AB 1484 SECTION 34191.5 FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER REDEVELOPMENT AGENCY.

WHEREAS, the City of Sanger Successor Agency prepared a Long Range Property Management Plan, which identifies each of the real property assets of the former Sanger Redevelopment Agency, including the Agency's preferred method of disposing of those assets pursuant to AB 1484 Section 34191.5; and

WHEREAS, on April 8, 2013, the Oversight Board of the Successor Agency to the Sanger Redevelopment Agency at a noticed public meeting reviewed and approved the City of Sanger Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Sanger Redevelopment Agency; and

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SANGER REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct, and are a substantive part of this Resolution.

Section 2. The Sanger Successor Agency Long Range Property Management plan as amended prepared pursuant to AB 1484 Section 34191.5 is hereby approved in the form set forth in Exhibit "1" attached hereto and incorporated herein by reference.

Section 3. The proceeds from the sale of each property will be either submitted to the Fresno County Auditor Controller's office for distribution to the taxing entities, or used to fulfill the enforceable obligations of the Successor Agency on a case by case basis

Section 4. All properties will be subject to a fair market appraised prior to completing any sale of the property.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

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I hereby certify that the foregoing was duly passed and adopted by the Oversight Board of the Successor Agency of the Sanger Redevelopment Agency, Fresno County, State of California, at a special meeting thereof held on April 8, 2013, by the following vote:

AYES:	Board Members:	Mitchell, Spears, Yarbrough, Steinhauer
NOES:	Board Members:	None
ABSTAIN:	Board Members:	None
ABSENT:	Board Members:	Martinez, Zavala, Collins

ATTEST: Rebeca Hernandez
Rebeca Hernandez, Clerk to the Board

APPROVED AS TO LEGAL FORM:

Laurie Avedisian, Oversight Board Attorney

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CITY OF SANGER
SUCCESSOR AGENCY

Long Range Property Management Plan
(AB 1484 Section 34191.5)

H&S Section 34191.5 (c) (A-H)	Description	Brehler Square	Parking lot 7th & P St	Kings River Technology Park
	Property Description	1400-1424 7th Street	1570 7th Street	Property is zoned M-H, which is manufacturing/industrial designation. It is located east of Academy Avenue, north of Central Avenue and south of Muscat Avenue in the City of Sanger
A	Date of Acquisition	Prior to 1991	December 23, 2005	Property totaling approximately 85 acres was acquired over a period of years concluding in June 2004. Unsold land now totals 61.89 acres
	Value of Property at Acquisition	No valuation has been made for the property on the books and records of the redevelopment agency, successor agency or the City of Sanger.	$130,000	Purchase of all the land was as a rate of $25,000 per acre.
B	Purpose Acquired	This property was conveyed to the former redevelopment agency through a demolition project prior to 1991	This property was acquired to provide additional parking for downtown shoppers and attendees at special downtown events.	The zoning on this farm land was changed to industrial following purchase. Zoning was changed to accommodate light (M-L) to heaving (M-H) industrial uses.
C	Assessor Parcel # & lot size (acres)	317-103-07T .34 acres	317-102-07 .34 acres	332-040-78T (12.66 acres including a 5-acre ponding basin 332-040-59 4.81 acres 332-040-84T 33.59 acres 332-040-83T 10.85 acres
	Zone	C-3 (central commercial	C-3 (Central commercial)	M-H (manufacturing/industrial)
D	Estimate of Current Value of parcel	Property will be appraised prior to disposition. Our estimate is that the property value is similar to the parking lot 7th & P, APN #317-102-07	Property has not been appraised since it was purchase in 2005. Due to the prolonged real estate recession property values have declined 30% - 60%. Our estimate is that the property has declined 30% to a value of $91,000	The land has not been appraised in recent years. The market value is estimated to range between $30,000 and $40,000 per acre.

H&S Section 34191.5 (c) (A-H)		Brehler Square	Parking lot 7th & P St	Kings River Technology Park
	Appraisal Information Available	No	No	No
E	Estimate of revenues generated by property	$0	$0	$0
	Contractual requirements for disposition of funds	None	None	This property is pledged as a security for a loan from the City of Sanger in the amount of $1,169,373
F	Environmental History	The City has no knowledge of any environmental contamination of these lands	The City has no knowledge of any environmental contamination of these lands	The City has no knowledge of any environmental contamination of these lands
G	Potential for Transit Oriented Development	This site is located in the downtown business district and is convenient to current transit operations within the city which are operated by Fresno County Rural Transit Agency	This site is located in the downtown business district and is convenient to current transit operations within the city which are operated by Fresno County Rural Transit Agency	No potential for transit oriented development, strictly manufacturing/industrial
H	History of Previous Development Proposals	There are no documented development proposals for this site. The property is currently dedicated to a city park and open space for downtown special events but is suitable for alternative commercial development	There are no documented development proposals for this site since acquisition in 2005. The property is currently dedicated to government use (overflow parking for the downtown business district) but is suitable for alternative commercial development	The following developments were constructed on the land : Pet Carousel – 2.2 acres manufacturer of pet treats, sales price was $25,000/acre Cal Custom Tile – 3 acres natural stone products fabrication Sales price -$25,000/acre America West Books – 1.8 ac publishing sales price was $25,000/acre M.C. Truss/California TrussFrame – 9.6 acres truss manufacturing sales price was $25,000/acre Kings River Door – 5.5 acres door manufacturing sales price was $25,000/acre Peters Roofing – 2.2 acres roofing contractor sales price was $35,000/acre
(2)	Planned Disposition	Sale of property for future development	Sale of property for future development	Sale of property to manufacturing companies for job creation and increased property values