

OVERSIGHT BOARD RESOLUTION NO. 2015-04

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE FORMER COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF SANTA ANA
APPROVING THE LONG RANGE PROPERTY
MANAGEMENT PLAN PURSUANT TO CALIFORNIA
HEALTH AND SAFETY CODE SECTION 34191.5**

BE IT RESOLVED BY THE MEMBERS OF THE OVERSIGHT BOARD, AS FOLLOWS:

Section 1. The Oversight Board conclusively finds, determines and declares as follows:

A. Prior to February 1, 2012, the Community Redevelopment Agency of the City of Santa Ana (herein referred to as the "Former Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq.) ("Redevelopment Law"), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council of the City of Santa Ana.

B. Assembly Bill 1x 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including such law as amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the "Dissolution Act").

C. As of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and the Successor Agency to the Community Redevelopment Agency of the City of Santa Ana ("Successor Agency") serves as the successor agency to the Former Agency.

D. The Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board").

E. Pursuant to Health and Safety Code section 34175(b), and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, (53 Cal. 4th 231 (2011)), on February 1, 2012, concurrently with the dissolution of the Agency, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Agency transferred to the control of the Successor Agency by operation of law.

F. Pursuant to Health and Safety Code section 34191.5(b), upon the Successor Agency's receipt of a finding of completion from the California Department of Finance ("DOF") pursuant to Health and Safety Code section 34179.7, the Successor Agency is required to prepare a long range property management plan ("LRPMP") for the former Agency's real property assets and submit the approved LRPMP to the Oversight Board and DOF for approval.

G. The Oversight Board adopted Resolution 2015-02 approving the LRPMP at a special meeting on May 18, 2015. Upon initial review of the resolution and LRPMP, DOF advised that Property #5, which is subject to an enforceable obligation, cannot be retained by the Successor Agency indefinitely to fulfill its enforceable obligation. DOF recommended that the Successor Agency transfer the property to the City for future development and enter into compensation agreements with the affected taxing entities. The revised LRPMP reflects this recommended change in the disposition of Property #5.

H. The Successor Agency has prepared and submitted to the Oversight Board the LRPMP attached hereto as Exhibit A for approval and authorization to transmit the LRPMP to DOF for approval, all in accordance with the Dissolution Act.

Section 2. The Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of Santa Ana hereby finds and declares that each of the foregoing recitals is true and correct.

Section 3. The Oversight Board hereby approves the LRPMP attached hereto as Exhibit A for the properties owned by the Successor Agency pursuant to Health and Safety Code section 34191.5, and authorizes the City Manager, or his designee, to submit the approved LRPMP to the DOF.

Section 4. The Oversight Board hereby directs the City Manager, or his designee, to make or accept any augmentation, modification, additions, or revisions to the LRPMP as the City Manager, or designee, may deem necessary and appropriate in their reasonable discretion, based on review or communications from the Oversight Board or DOF.

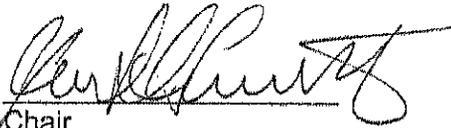
Section 5. The Chair and Secretary of the Oversight Board shall sign the passage and adoption of this Resolution.

Section 6. The Successor Agency is hereby directed to transmit this Resolution and the accompanying staff report and all exhibits thereto, each of which is incorporated herein, to the DOF pursuant to Health and Safety Code Sections 34179(h).

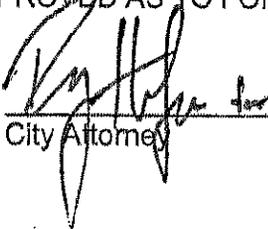
Section 7. This Resolution shall take effect upon approval hereof by the DOF or failure of DOF to request review within five days following receipt of this Resolution.

[Signatures on subsequent page]

ADOPTED this 29th day of September, 2015.


Chair

APPROVED AS TO FORM:

By: 
City Attorney

AYES:	Members:	<u>Acosta, Hardash, Morley, Sarmiento (4)</u>
NOES:	Members:	<u>None (0)</u>
ABSTAIN:	Members:	<u>None (0)</u>
NOT PRESENT:	Members:	<u>Tinajero (1)</u>

CERTIFICATION OF ATTESTATION AND ORIGINALITY

I, Sarah Bernal, Secretary for the Oversight Board, do hereby attest to and certify the attached Resolution No. 2015-04 to be the original resolution adopted by the Oversight Board on September 29, 2015.

Date: 9-29-15


Oversight Board Secretary

OVERSIGHT BOARD RESOLUTION NO. 2015-02

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SANTA ANA APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

BE IT RESOLVED BY THE MEMBERS OF THE OVERSIGHT BOARD, AS FOLLOWS:

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C. As of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and the Successor Agency to the Community Redevelopment Agency of the City of Santa Ana ("Successor Agency") serves as the successor agency to the Former Agency.

D. The Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board").

E. Pursuant to Health and Safety Code section 34175(b), and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, (53 Cal. 4th 231 (2011)), on February 1, 2012, concurrently with the dissolution of the Agency, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Agency transferred to the control of the Successor Agency by operation of law.

F. Pursuant to Health and Safety Code section 34191.5(b), upon the Successor Agency's receipt of a finding of completion from the California Department of Finance ("DOF") pursuant to Health and Safety Code section 34179.7, the Successor

Agency is required to prepare a long range property management plan ("LRPMP") for the former Agency's real property assets and submit the approved LRPMP to the Oversight Board and DOF for approval.

G. The Successor Agency has prepared and submitted to the Oversight Board the LRPMP attached hereto as Exhibit A for approval and authorization to transmit the LRPMP to DOF for approval, all in accordance with the Dissolution Act.

Section 2. The Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of Santa Ana hereby finds and declares that each of the foregoing recitals is true and correct.

Section 3. The Oversight Board hereby approves the LRPMP attached hereto as Exhibit A for the properties owned by the Successor Agency pursuant to Health and Safety Code section 34191.5, and authorizes the City Manager, or his designee, to submit the approved LRPMP to the DOF.

Section 4. The Oversight Board hereby directs the City Manager, or his designee, to make or accept any augmentation, modification, additions, or revisions to the LRPMP as the City Manager, or designee, may deem necessary and appropriate in their reasonable discretion, based on review or communications from the Oversight Board or DOF.

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Section 6. The Successor Agency is hereby directed to transmit this Resolution and the accompanying staff report and all exhibits thereto, each of which is incorporated herein, to the DOF pursuant to Health and Safety Code Sections 34179(h).

Section 7. This Resolution shall take effect upon approval hereof by the DOF or failure of DOF to request review within five days following receipt of this Resolution.

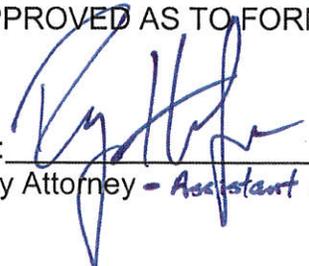
[Signatures on subsequent page]

ADOPTED this 18th day of May 2015.



Vincent Sarmiento
Chairperson

APPROVED AS TO FORM:


By: _____
City Attorney - *Assistant C.A.*

AYES: Members: Acosta, Dixon, Morley, Sarmiento, Stroud (5)

NOES: Members: _____

ABSTAIN: Members: _____

NOT PRESENT: Members: Hardash, Tinajero (2)

CERTIFICATION OF ATTESTATION AND ORIGINALITY

I, Sarah Bernal, Secretary for the Oversight Board, do hereby attest to and certify the attached Resolution No. 2015-02 to be the original resolution adopted by the Oversight Board on May 18th, 2015.

Date: 5/18/2015



Oversight Board Secretary

Long Range Property Management Plan



Successor Agency to the former Community
Redevelopment Agency of the City of Santa Ana

Revised - September 2015

INTRODUCTION

Pursuant to Assembly Bill 1X 26, the former Community Redevelopment Agency of the City of Santa Ana ("RDA") was dissolved on February 1, 2012 and the City of Santa Ana ("City") elected to serve as the Successor Agency ("Successor Agency") to the former RDA. All non-housing related assets of the former RDA transferred by operation of law to the Successor Agency.

On June 26, 2012, the Oversight Board of the Successor Agency adopted Resolution 2012-09 to direct the Successor Agency to take certain actions related to the inventory of property. Those properties identified as having a governmental purpose use were approved to be transferred to the City. Four properties were identified as marketable properties to be disposed, and one property is subject to an enforceable obligation.

Certain governmental use properties were approved for transfer pursuant to Oversight Board Resolution 2012-09 as transmitted to the Department of Finance ("DOF"). Housing assets were reaffirmed for transfer to the Housing Authority of the City of Santa Ana, acting as the Successor Housing Agency by Oversight Board Resolution 2012-04 as transmitted to DOF.

Assembly Bill 1484 further clarified the RDA dissolution process and requires the Successor Agency to submit for approval to the Oversight Board and to DOF, a Long Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former RDA. This LRPMP is due within six months after receiving a Finding of Completion ("FOC") from DOF. The Successor Agency received its FOC from DOF on November 26, 2014.

The Oversight Board adopted Resolution 2015-02 approving the LRPMP at a special meeting on May 18, 2015. Upon initial review of the resolution and LRPMP, DOF advised that Property #5, which is subject to an enforceable obligation, cannot be retained by the Successor Agency indefinitely to fulfill its enforceable obligation. The revised LRPMP a change in the disposition of Property #5.

This document is the LRPMP for the Successor Agency to the former Community Redevelopment Agency of the City of Santa Ana.

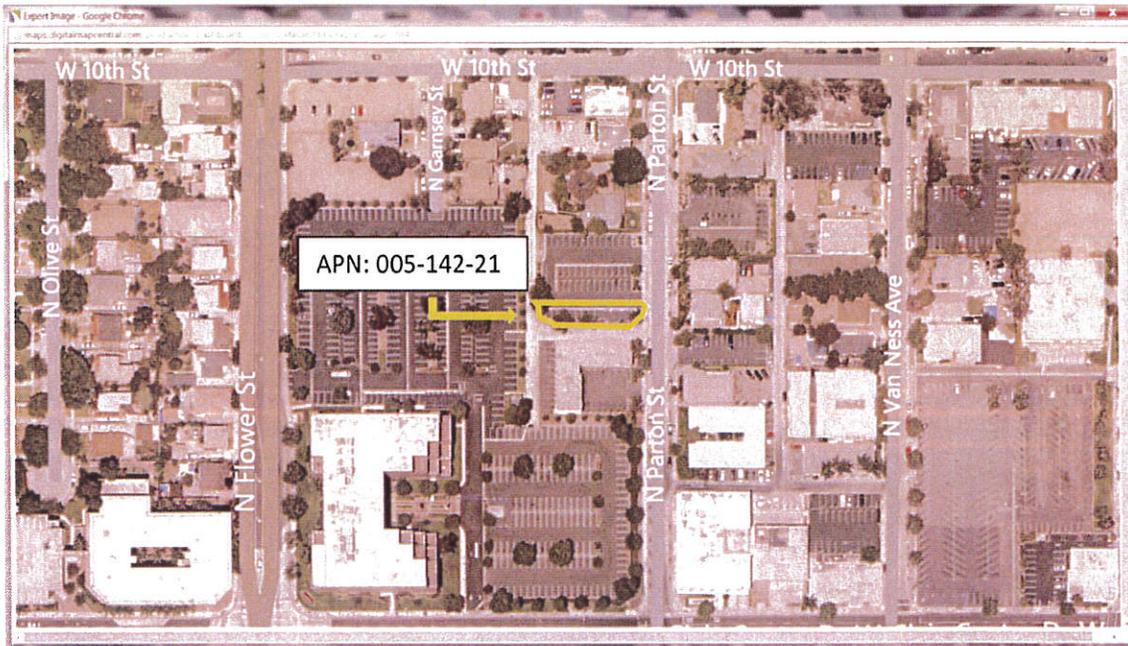
SUMMARY

The Successor Agency currently owns the following properties:

No.	Address or Description	APN	Property Type
1	830 N. Parton Street	005-142-21	Parking Lot
2	921 N. Flower Street	005-142-35	Vacant Lot
3	842 N. Garnsey Street	005-142-47	Vacant Lot
4	915 N. Flower Street	005-142-58	Vacant Lot
5	No Street Address (SW corner of Main Street and 3 rd Street)	398-601-02	Parking Lot

Additional information on each property is provided in the next section.

Property #1 – Parking Lot



Address: 830 N. Parton Street

Assessor Parcel No: 005-142-21

Acquisition Date: 10/24/1983

Acquisition Price/Purchase Price: \$2,000

Lot Size:	3,929 sq. ft.
Current Zoning:	Professional
Property Type:	Public Parking Lot
Estimated Current Value:	\$120,946 (Assessed Value as of 01/01/15)
Appraisal Completed:	No
Estimated Revenues:	\$7,200 annual rent
Recommended Action:	Sell Property for Benefit of Taxing Agencies

- **Purpose of Acquisition**

This property was donated to the RDA by the City on October 24, 1983, most likely in furtherance of the Ferrante/Walder development project during the 1980's.

- **Brief History of Previous Development Proposals and Activity**

There is a non-exclusive license agreement with the adjacent property owner to use this remnant parcel as a parking lot. The agreement can be terminated with 30 days notice.

- **Description of Contractual Requirements for Disposition of Revenues Generated by Property**

The rental income is included as part of the "Other" revenues on the Recognized Obligation Payment Schedule (ROPS), Report of Cash Balances form. The Successor Agency requests use of these revenues identified as "Other Funds" on the ROPS, to pay for approved enforceable obligations approved by the Oversight Board and DOF.

- **History of Environmental Contamination or Remediation Efforts**

No.

- **Potential for Transit-Oriented Development**

No.

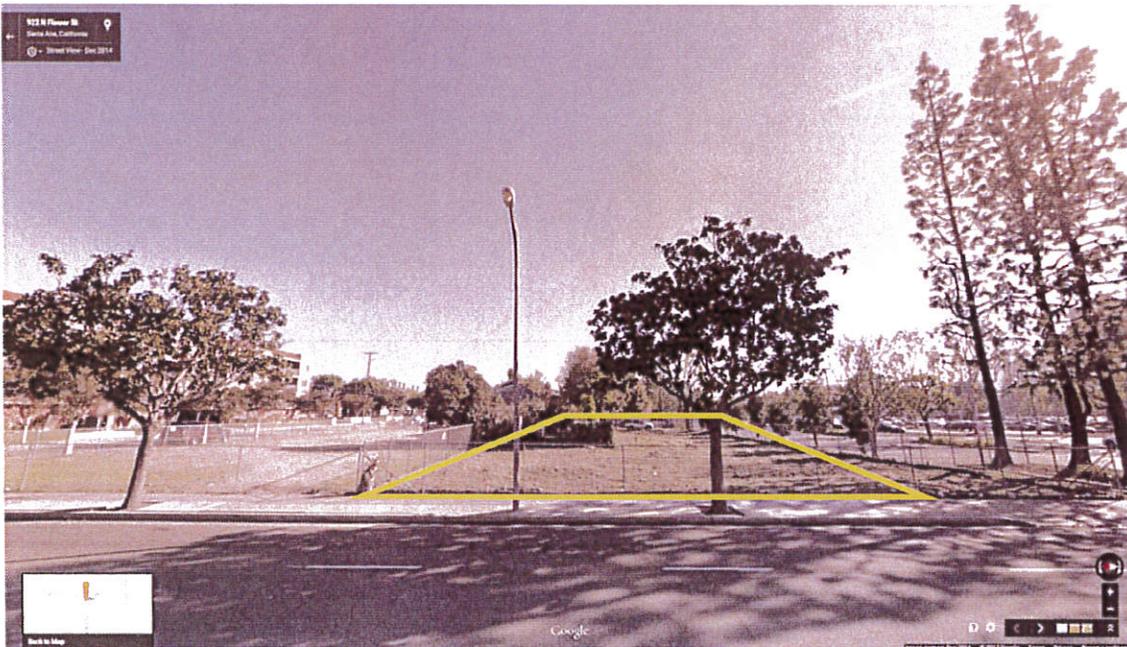
- **Plan for Use/Disposition**

Upon approval of the LRPMP, the Successor Agency intends to obtain an appraisal and engage a realtor to market and sell this property within one year of DOF's approval of the LRPMP. The most likely buyer would be the adjacent property owner to the north to allow for the continued use of the property as a parking lot. Proceeds from the sale will be submitted to the County for distribution to the taxing entities.

- **Advancement to the Successor Agency's Planning Objectives**

No.

Property #2 – Vacant Lot



Address: 921 N. Flower Street
Assessor Parcel No: 005-142-35
Acquisition Date: 02/17/1981
Acquisition Price/Purchase Price: \$50,000

Lot Size:	4,495 sq. ft.
Current Zoning:	Professional
Property Type:	Vacant Lot
Estimated Current Value:	\$127,962 (Assessed Value as of 01/01/15)
Appraisal Completed:	No
Estimated Revenues:	None
Recommended Action:	Sell Property for Benefit of Taxing Agencies

- **Purpose of Acquisition**

This property was purchased by the RDA from the City on February 17, 1981 at fair market value, most likely to provide opportunities for new office and commercial development in the Central City Redevelopment Project Area.

- **Brief History of Previous Development Proposals and Activity**

This property has remained a vacant lot for many years; no previous development plans.

- **Description of Contractual Requirements for Disposition of Revenues Generated by Property**

N/A

- **History of Environmental Contamination or Remediation Efforts**

No.

- **Potential for Transit-Oriented Development**

No.

- **Plan for Use/Disposition**

Upon approval of the LRPMP, the Successor Agency intends to obtain an appraisal and engage a realtor to market and sell this property within one year of DOF's approval of the LRPMP. This property may be combined and marketed with the two 842 N. Garnsey Street and 915 N. Flower Street parcels. Proceeds from the sale will be submitted to the County for distribution to the taxing entities.

- **Advancement to the Successor Agency's Planning Objectives**

No.

Property #3 – Vacant Lot



Address: 842 N. Garnsey Street
Assessor Parcel No: 005-142-47
Acquisition Date: 11/22/1982
Acquisition Price/Purchase Price: \$117,720

Lot Size:	5,946 sq. ft.
Current Zoning:	Professional
Property Type:	Vacant Lot
Estimated Current Value:	\$137,900 (Assessed Value as of 01/01/15)
Appraisal Completed:	No
Estimated Revenues:	None
Recommended Action:	Sell Property for Benefit of Taxing Agencies

- **Purpose of Acquisition**

This property was acquired to provide opportunities for new office and commercial development in the Central City Redevelopment Project Area.

- **Brief History of Previous Development Proposals and Activity**

This property has remained a vacant lot for many years; no previous development plans.

- **Description of Contractual Requirements for Disposition of Revenues Generated by Property**

N/A

- **History of Environmental Contamination or Remediation Efforts**

No.

- **Potential for Transit-Oriented Development**

No.

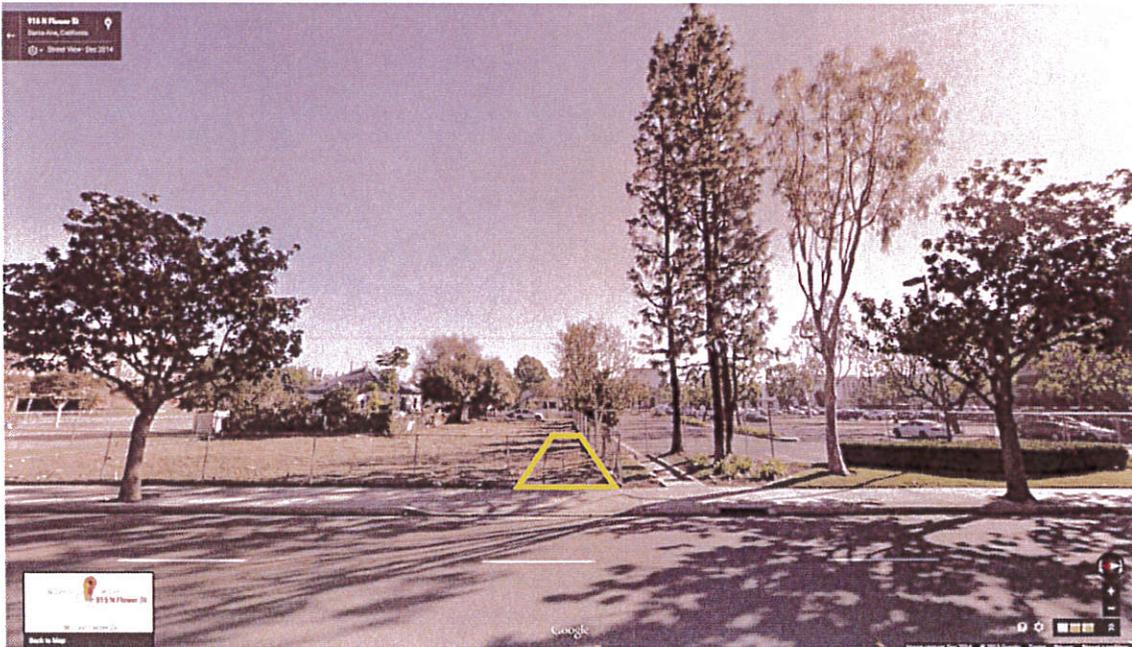
- **Plan for Use/Disposition**

Upon approval of the LRPMP, the Successor Agency intends to obtain an appraisal and engage a realtor to market and sell this property within one year of DOF's approval of the LRPMP. This property may be combined and marketed with the two 915 & 921 N. Flower Street parcels. Proceeds from the sale will be submitted to the County for distribution to the taxing entities.

- **Advancement to the Successor Agency's Planning Objectives**

No.

Property #4 – Vacant Lot



Address: 915 N. Flower Street
Assessor Parcel No: 005-142-58
Acquisition Date: Records are not available. It is believed property was acquired in the 1980s.

Acquisition Price/Purchase Price:	Original records are not available to determine the acquisition or purchase price, therefore, this information is unknown.
Lot Size:	1,424 sq. ft.
Current Zoning:	Professional
Property Type:	Vacant Lot
Estimated Current Value:	\$39,874 (Assessed Value as of 01/01/15)
Appraisal Completed:	No
Estimated Revenues:	None
Recommended Action:	Sell Property for Benefit of Taxing Agencies

- **Purpose of Acquisition**

This property was acquired to provide opportunities for new office and commercial development in the Central City Redevelopment Project Area.

- **Brief History of Previous Development Proposals and Activity**

This property has remained a vacant lot for many years; no previous development plans.

- **Description of Contractual Requirements for Disposition of Revenues Generated by Property**

N/A

- **History of Environmental Contamination or Remediation Efforts**

No.

- **Potential for Transit-Oriented Development**

No.

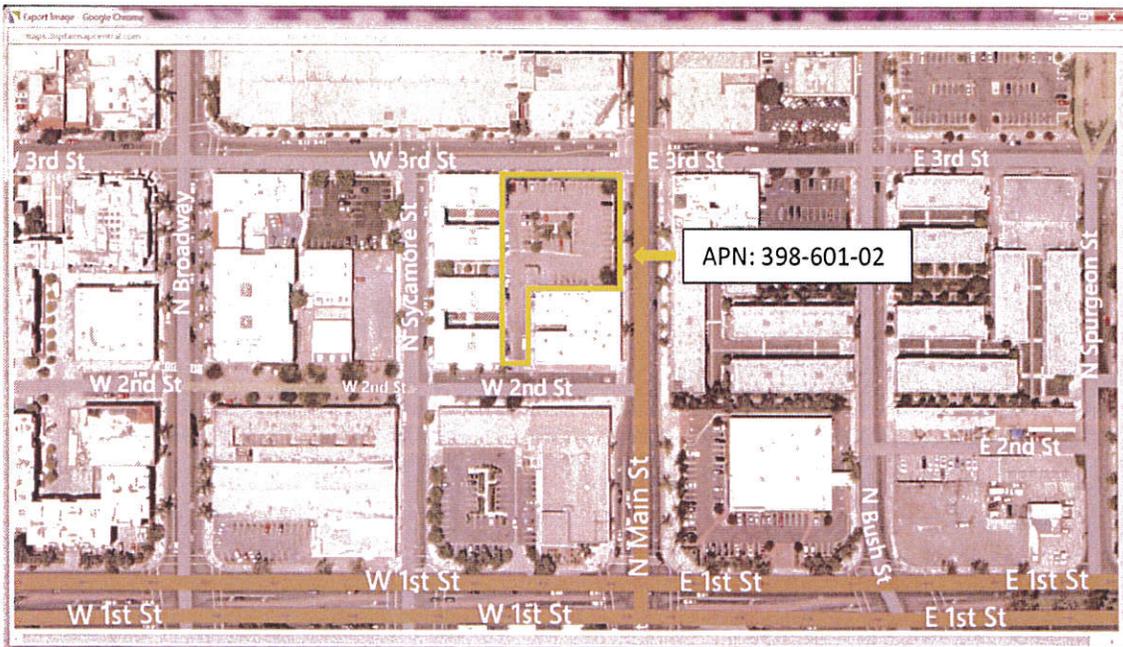
- **Plan for Use/Disposition**

Upon approval of the LRPMP, the Successor Agency intends to obtain an appraisal and engage a realtor to market and sell this property within one year of DOF's approval of the LRPMP. This property may be combined and marketed with the two 842 N. Garnsey Street and 921 N. Flower Street parcels. Proceeds from the sale will be submitted to the County for distribution to the taxing entities.

- **Advancement to the Successor Agency's Planning Objectives**

No.

Property #5 – Parking Lot



Address:	No Street Address (SW corner of Main Street & 3 rd Street)
Assessor Parcel No:	398-601-02
Acquisition Date:	07/08/1981
Acquisition Price/Purchase Price:	\$273,135

Lot Size:	27,830 sq. ft.
Current Zoning:	Specific Development 84
Property Type:	Parking Lot
Estimated Current Value:	\$610,238 (Assessed Value as of 01/01/15)
Appraisal Completed:	No
Estimated Revenues:	None
Recommended Action:	Future Development

- **Purpose of Acquisition**

This property was acquired for future development in the Central City Redevelopment Project Area.

- **Brief History of Previous Development Proposals and Activity**

A Parking Space Agreement dated May 18, 1993 was entered into between the former RDA and Builders Exchange Associates (“BEA”) that assured the future availability of 60 parking spaces on the RDA owned parcel exclusively for the use of BEA and its agents, employees, and invitees. An easement also exists for ingress and egress to provide entry to the parking lot. The former RDA and its successive owners of the property are bound by this agreement to provide the 60 spaces for the benefit of the BEA property and its successive owners.

- **Description of Contractual Requirements for Disposition of Revenues Generated by Property**

N/A

- **History of Environmental Contamination or Remediation Efforts**

No.

- **Potential for Transit-Oriented Development**

No.

- **Plan for Use/Disposition**

The Successor Agency is bound by the original agreement to provide the 60 parking spaces indefinitely for use by the BEA property owner. This obligation is binding on all successive owners of the property per the agreement. The Successor Agency proposes to transfer this property to the City for future development. Per the dissolution laws, compensation agreements with the affected taxing entities will be required as a condition of the transfer of the property to the City. An appraisal will be conducted to determine the appropriate value for inclusion in the compensation agreements.

- **Advancement to the Successor Agency's Planning Objectives**

No.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (If applicable)		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	Other Prop				
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value		Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue		Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?
1	830 N. Patton Street	005-142-21	Parking Lot/Structure	Sale of Property	Distribute to Taxing Entities	Surface Parking Lot	10/24/1983	2,000	120,946	1/1/2015	Agency Estimate	To be Determined	No later than one year after DOF approval of LRPMP	Future development	3929 Square Feet	Professional	120,946	7,200	No	No	No	No	No	Yes
2	921 N. Flower Street	005-142-35	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Building / Parking / Other Professional	2/17/1981	50,000	127,962	1/1/2015	Agency Estimate	To be Determined	No later than one year after DOF approval of LRPMP	Future development	4495 Square Feet	Professional	127,962	0	No	No	No	No	No	No
3	842 N. Garmsey Street	005-142-47	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Building / Parking / Other Professional	11/22/1982	117,720	137,900	1/1/2015	Agency Estimate	To be Determined	No later than one year after DOF approval of LRPMP	Future development	5946 Square Feet	Professional	137,900	0	No	No	No	No	No	No
4	915 N. Flower Street	005-142-58	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Building / Parking / Other Professional	Unknown: Original records are not available to determine the exact acquisition date.		39,874	1/1/2015	Agency Estimate	To be Determined	No later than one year after DOF approval of LRPMP	Future development	1424 Square Feet	Professional	39,874	0	No	No	No	No	No	No
5	No Street Address (SW Corner of Main Street & 3rd Street)	399-601-02	Parking Lot/Structure	Future Development	N/A	Surface Parking Lot	7/8/1981	273,135	610,238	1/1/2015	Agency Estimate	N/A	N/A	Future development	27830 Square Feet	Specific Development 84	610,238	0	No	No	No	No	Yes	