RESOLUTION NO. 2015 - 08 (OVERSIGHT BOARD)

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA, APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Law"), the Santa Clara Redevelopment Agency (the "Dissolved RDA") was dissolved as of February 1, 2012, and the City of Santa Clara, acting in a separate limited capacity and known as the Successor Agency of the Santa Clara Redevelopment Agency, has elected to serve as the successor agency (the "Successor Agency") of the Dissolved RDA;

WHEREAS, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Law, the Successor Agency is a separate legal entity from the City of Santa Clara (the "City");

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been established and is functioning in accordance with Health and Safety Code Section 34179;

WHEREAS, the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Dissolved RDA;

WHEREAS, the Dissolved RDA acquired certain properties (the "Properties") for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plan;

WHEREAS, the Successor Agency received a "Finding of Completion" from the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179.7, confirming that the Successor Agency has made specified required payments under the Dissolution Law;

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare and submit a Long-Range Property Management Plan (the "LRPMP") to the Oversight Board and the Department of Finance for approval no later than December 31, 2015;

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared an LRPMP, a copy of which is on file with the Successor Agency Secretary;

WHEREAS, the LRPMP provides for the disposition and use of the Properties in a manner consistent with and to implement projects identified in the Redevelopment Plan;

WHEREAS, because of such proposed disposition and use, the LRPMP further calls for the transfer of the properties identified as the Convention Center properties in the LRPMP to the City pursuant to a compensation agreement in accordance with the LRPMP, upon approval of the LRPMP by the Oversight Board and the DOF, all as authorized by Health and Safety Code Section 34191.5(c)(2)(A);

WHEREAS, in accordance with Health and Safety Code Section 34181(a) and the LRPMP, certain Properties acquired by the Dissolved RDA were acquired for governmental purposes, in particular the Martinson Day care Center property ("Governmental Use Properties");

WHEREAS, in accordance with Health and Safety Code Section 34181(a) the LRPMP calls for the transfer of the Governmental Use Properties to the Santa Clara Unified School District for continued use for governmental purposes;

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the LRPMP calls for the disposition of certain properties that were acquired by the Dissolved RDA for redevelopment purposes with the net proceeds of the sale, after payment of the costs of sale, to be used first to pay enforceable obligations of the Successor Agency and only after such enforceable obligations are fully repaid, for the distribution of the remaining sales proceeds to the taxing entities in accordance with Health and Safety Code Section 34183;

WHEREAS, the Successor Agency has determined that the approval of the LRPMP is exempt from the California Environmental Quality Act pursuant to Section 15061(B)(3) which exempts projects

under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and the Successor Agency has determined with certainty that there is no possibility that the adoption of the LRPMP will have a significant effect on the environment; and,

WHEREAS, the staff report (the "Staff Report") accompanying this Resolution contains additional information and analysis upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE CITY OF SANTA CLARA REDVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct, and together with the Staff Report and other information provided by the Successor Agency staff and the public, form the basis for the findings and actions set forth in this Resolution.

SECTION 2. The Oversight Board Designated Contact Official or his or her designee, is hereby authorized and directed to file appropriate notice with respect to this Resolution and the actions set forth in this Resolution in accordance with the applicable provisions of CEQA.

SECTION 3. The Oversight Board hereby approves the LRPMP in the form attached hereto.

SECTION 4. The Oversight Board hereby directs the Successor Agency to transfer the Governmental Use Properties to the Santa Clara Unified School District in accordance with the LRPMP upon approval of the LRPMP by the DOF.

SECTION 5. The Oversight Board hereby directs the Successor Agency to transfer the Convention Center properties to the City upon execution of a compensation agreement with the taxing entities in accordance with Health and Safety Code Section 34180(f).

SECTION 6. The Oversight Board hereby directs the Successor Agency to begin the process of disposition of the properties designated for disposition in the LRPMP as soon as practicable after approval of the LRPMP by the Department of Finance.

SECTION 7. The Oversight Board hereby directs its Designated Contact Official, or the Designated Contact Official's designee, to provide written notice and information about this Resolution to the California Department of Finance in accordance with Health and Safety Code Section 34179(h). The actions set forth in this Resolution shall be subject to effectiveness in accordance with Health and Safety Code 34179(h).

SECTION 8. Effective date. This resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

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I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A SPECIAL MEETING THEREOF HELD ON THE 18th DAY OF DECEMBER, 2015, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	Ameling, Cauble, Guthrie, Matthews and Chairperson Gage
NOES:	BOARD MEMBERS:	None
ABSENT:	BOARD MEMBERS:	Maduli and Zaderey
ABSTAINED:	BOARD MEMBERS:	None

APPROVE:

Donald Gage
Chairperson

ATTEST:

Jennifer Yamaguma
Clerk to the Oversight Board

Attachments incorporated by reference:
Exhibit A – Long Range Property Management Plan

LONG-RANGE PROPERTY MANAGEMENT PLAN
(Pursuant to Health and Safety Code Section 34191.5)

Santa Clara Successor Agency

December 18, 2015

Introduction

Procedural Background

The Redevelopment Agency of the City of Santa Clara (the "Former RDA") was dissolved on February 1, 2012, pursuant to ABx1 26 (as amended by AB 1484 and SB 107, the "Redevelopment Dissolution Statutes"). The Redevelopment Dissolution Statutes govern the dissolution of the Former RDA, which includes the disposition of its former real property including housing assets, governmental use properties and other real property assets of the Former RDA.

Under Health and Safety Code Section 34191.5(b), upon receipt of the finding of completion, the Successor Agency to the Redevelopment Agency of the City of Santa Clara (the "Successor Agency"), successor in interest of the Former RDA under Health and Safety Code Section 34173, shall prepare a Long-Range Property Management Plan (the "LRPMP") in connection with the disposition of the real property assets of the Former RDA (excluding "housing assets" as defined in Health and Safety Code Section 34176 and separately transferred). The Successor Agency must submit the LRPMP to its Oversight Board and the State Department of Finance (the "DOF"), no later than six months following the issuance by the DOF of the Finding of Completion.

In order to obtain a "finding of completion" the Successor Agency has made a series of required payments in accordance with the Redevelopment Dissolution Statutes. This document constitutes the Long-Range Property Management Plan prepared in accordance with Health and Safety Code Section 34191.5.

This LRPMP was approved by the Successor Agency's Oversight Board and approved by DOF in accordance with Health and Safety Code Section 34191.5(b).

Organization of LRPMP

Part I of this LRPMP sets forth the parameters that will govern the disposition and use of the Properties (defined in Part II below) prescribed under this LRPMP.

In accordance with Health and Safety Code Section 34191.5(c), Part II of this LRPMP contains summary sheets for each of the Properties setting forth the inventory information required under Health and Safety Code Section 34191.5(c)(1) and summarizing the directed designated use and disposition for each of the Properties.

Accompanying this LRPMP is the information checklist required by the DOF (Appendix A) and the DOF Tracking Worksheet (Appendix B).

Part I: Parameters for Transfers Pursuant to LRPMP

This Part I sets forth the parameters that will govern the disposition and use of the Properties prescribed in Part II of this LRPMP.

The Successor Agency is now responsible for disposition of the Properties in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Sections 34191.1, 34191.3, 34191.4(a), and 34191.5.

Property Uses/Disposition. Health and Safety Code Section 34191.5 authorizes four categories for disposition of a successor agency's property, as summarized in Table 1, below:

Table 1: Permitted Uses/Disposition of Successor Agency Real Property Under a LRPMP (Health and Safety Code Section 34191.5)

Plan Category	Use/Disposition Purpose of Property	Property Transferee
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan, pursuant to a compensation agreement with the taxing entities.	Host Community (City of Santa Clara)
Other Liquidation	Distribution of Sale Proceeds as Property Taxes to Affected Taxing Entities	Approved Purchaser

Part II of this LRPMP contains the proposed designated use and disposition for each of the Properties.

Governmental Use. One of the Properties is directed under this LRPMP to be transferred to a public agency for a governmental use. Governmental use properties will be transferred to the appropriate public agency for no consideration.

Liquidation. Most of the Properties are directed under this LRPMP are to be liquidated by the Successor Agency. The intent of this LRPMP is to maximize the value of all Properties directed for liquidation to the affected taxing entities. Notwithstanding any other provision of this LRPMP, the Oversight Board shall retain flexibility to ensure the maximization of value in accordance with Health and Safety Code section 34181(a) and to take appropriate steps, consistent with its fiduciary duty to the affected taxing entities, to maximize such value.

The Successor Agency has obtained appraisals of all of the properties that are designated for liquidation. Most of the Properties designated for liquidation are encumbered with long term ground leases. The improvements on the Properties encumbered with ground leases are owned by the lessee. Prior to marketing some of the Properties, including the Properties located in the Convention Center Complex and the Great America Theme Park, the Successor Agency and the

City will need to work with leaseholders to address long term access, parking and easements rights.

In order to maximize the sales proceeds from the Properties while minimizing costs of sales, the Successor Agency intends to market the properties through an open solicitation process that will include soliciting the holders of the leasehold interests encumbering the Properties as well as other parties. The Successor Agency will post information about the Properties on a website, advertise the properties in commercial listing services as well as direct solicitation of brokers, developers and adjacent property owners. The Successor Agency may, at the direction of the Oversight Board engage real estate brokerage firms to sell individual properties. Solicitation materials will include a deadline for submittals of bids as well as a purchase and sale agreement that must be signed by the bidder in order for any bid to be deemed complete. The solicitation period will be no less than 90 days.

Bids will be evaluated by an Evaluation Team consisting of a representative of the City of Santa Clara and two from other taxing entities, all of which will be chosen and approved by the Oversight Board. It is highly desirable for the members of the Evaluation Team to have experience with commercial real estate transactions. The Evaluation Team may seek advice from real estate professionals such as a real estate economist, appraiser or broker. The Successor Agency and the Evaluation Team will initially review all bids to determine completeness of the bids and the highest bidder. The Successor Agency and the Evaluation Team will present all bids and their recommendation of the successful bidder to the Oversight Board. If none of the bids are accepted by the Oversight Board, the Oversight Board may direct an additional solicitation or alternative disposition strategies to maximize value, after which, if applicable, the Oversight Board will be presented with all bids from either the first or second solicitation along with the recommendation of the Evaluation Team.

All the bids with the recommended bid and Purchase and Sale Agreement shall be forwarded to the Oversight Board for approval. If the Oversight Board approves the bid, the Successor Agency will execute the approved purchase and sale agreement and take all steps necessary to proceed with the close of escrow and transfer of the Property. The Oversight Board approval of a bid does not require further approval of the Department of Finance. (Health and Safety Code Section 34191.5) The proceeds of the sale minus the documented costs to the Successor Agency for transferring the property, including broker fees, and appraisal costs, but not staff time, will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Part II: LRPMP Property Information Inventory and Proposed Uses

The properties that transferred to the ownership of the Successor Agency in connection with the Former RDA's dissolution that were not housing assets disposed of pursuant to Health and Safety Code Section 34176, consists of the Former RDA properties listed in Table below (herein collectively referred to as the "Properties").

Table 2 below summarizes the designated use and disposition for the Properties under Health and Safety Code Section 34191.5(c)(2).

Table 2: Summary of LRPMP List of Properties and Designated Use/Disposition

	Site Description	**APN(s)**	**Interests Affected**	**Recommended Disposition**
1.	Gateway Property Parcel #2	104-01-100	Fee Simple, Subject to Ground Lease	Liquidation
2.	Santa Clara Convention Center, 5001 Great America Parkway	104-55-016, 104-55-017; 104-43-025	Fee Simple title of land.	Transfer to the City pursuant to Compensation Agreement/ Settlement Agreement
3.	Techmart Meeting Center & Office Complex, 5201 Great America Parkway	104-55-013	Fee Simple, Subject to Ground Lease	Liquidation
4.	Hyatt Regency Santa Clara, 5105 Great America Parkway	104-55-005, 104-55-012	Fee Simple, Subject to Ground Lease	Liquidation
5.	Hilton Santa Clara, 4949 Great America Parkway	104-43-054 (old APN 104-43-042)	Fee Simple, Subject to Ground Lease	Liquidation

	Site Description	APN(s)	Interests Affected	Recommended Disposition
6.	Great America Theme Park, 4701 Great America Parkway	104-42-014, 104-42-019	Fee Simple, Subject to Ground Lease With Limited Right of First Refusal	Liquidation
7.	North/South Lot (adjacent to the Hilton Hotel)	104-43-051	Fee Simple, Subject to Ground Lease	Liquidation
8.	Martinson Child Development Center, 1350 Hope Street	097-08-053	Fee Simple, Subject to Ground Lease	Governmental Use

The Property Inventory Sheets, below, provide the required information for the Properties transferred from the Former RDA to the Successor Agency. The Inventory Sheets also address the specific LRPMP requirements listed in Health and Safety Code Section 34191.5(c)(1).

Table 3: Property Inventory Sheet for Gateway Parcel 2

Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	5451 Great American Parkway
APN	104-01-100
Lot Size	20.58 acres, 896,765 square feet, net
Acquisition Date	2001
Purchase Price/Value	$0
Current Zoning	PD Planned Development
Current Use	Office Building
Purpose of acquisition	This property was originally part of the City landfill.
Estimate of Current Property Value (§34191.5(c)(1)(A)	
Estimated Current Value	$90,000,000
Date of Estimated Current Value	May 31, 2015
Value Basis	Appraisal
Proposed Sale Value	$90,000,000.
Proposed Sale Date	First quarter 2016.
Revenue Generated by Property	
Lease or rental income for the private use of property	$4,031,481 per year
Contractual Requirements	See Ground Lease and easements
History of Environmental Contamination/Remediation	
The property was originally acquired by the City as part of a solid waste landfill site but was not actually used as landfill. However, because the property was adjacent to an active landfill, the City and the Agency undertook certain remediation activities prior to the development of the site, including the installation of monitoring wells and the installation of a bentonite wall sealing off the property from the former active landfill. Maintenance of the bentonite wall is the responsibility of the City pursuant to an Access Easement Agreement recorded against the Property.	
Disposition Plan	
History of previous development proposals	Property was developed in accordance with the terms of a Disposition and Development Agreement.
Potential for transit oriented development	Property is fully developed
Reuse potential/advancement of planning objectives	Property is fully developed.
Recommended Action	
The Successor Agency will liquidate the fee interest for Gateway Parcel 2 for maximum value and the proceeds of	

the sale minus the documented costs to the Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B). Buildings and other improvements on the parcel are privately owned.

Table 4: Property Inventory Sheet for Santa Clara Convention Center

Property Background and Description (§34191.5(c)(1)(B)-(C)	
Address	5001 Great America Parkway, Santa Clara, CA 95054
APN	104-55-016, 104-55-017; 104-43-025 (pedestrian bridge parcel)
Lot Size	25.27 acres
Acquisition Date	1965
Purchase Price/Value	$1,650,000 for 179 acres of which the property is a portion
Current Zoning	PD Planned Development
Current Use	Convention Center, Parking Structure and common areas for Hotel and Office complex, and pedestrian bridge over San Tomas Channel.
Purpose of acquisition	This property was acquired originally for the development of electrical generation facilities by the City of Santa Clara Electrical Utility Department.
Estimate of Current Property Value (§34191.5(c)(1)(A)	
Estimated Current Value	Negative $1,990,000 if owned by a tax exempt entity, negative $8,251,000 if owned by a non-tax exempt entity, based on continuing the current use. The property has a substantially higher value if considered for redevelopment.
Date of Estimated Current Value	April 13, 2015
Value Basis	Fair market value appraisal
Proposed Sale Value	$15,000,000
Proposed Sale Date	First quarter of 2016
Revenue Generated by Property	
Lease or rental income for the private use of property	$0
Contractual Requirements	The property is subject to certain restrictions pursuant to Ground Leases for Hyatt Hotel and Techmart properties requiring that property continue to be maintained and operated for convention center purposes, parking and common area.
History of Environmental Contamination/Remediation	

History of contamination/remediation- None	
Disposition Plan	
History of previous development proposals	Property was undeveloped prior to its development with the Convention Center Complex.
Potential for transit oriented development	Property is fully developed
Reuse potential/advancement of planning objectives	Property is fully developed and subject to restrictions that would limit redevelopment for an alternative use.
Recommended Action	
The City is proposing to acquire the fee interest under: the Convention Center (i.e., the land under the building); all common areas and the land and parking structure improvements in accordance with a Compensation Agreement for $15,000,000. The terms of the proposed Compensation Agreement are outlined in the December 2015 Settlement Agreement between the City, County, County Office of Education, Santa Clara Unified School District, State Controller, and State Department of Finance, including appropraite covenants, conditions and restrictions with respect to the Techmart and Hyatt properties.	

Table 5: Property Inventory Sheet for Techmart Office Building

Property Background and Description (§34191.5(c)(1)(B)-(C)	
Address	5201 Great America Parkway
APN	104-55-013
Lot Size	1.58 acres
Acquisition Date	1965
Purchase Price/Value	$1,650,000 for 179 acres of which the property is a portion
Current Zoning	PD Planned Development
Current Use	Office Building
Purpose of acquisition	This property was acquired by the City of Santa Clara Electrical Utility Department for the construction of electric generating facilities.
Estimate of Current Property Value (§34191.5(c)(1)(A)	
Estimated Current Value	$23,750,000
Date of Estimated Current Value	April 13, 2015
Value Basis	Fair Market Value Appraisal
Proposed Sale Value	$23,750,000
Proposed Sale Date	First quarter of 2016
Revenue Generated by Property	
Lease or rental income for the private use of property	$1,210,000 per year
Contractual Requirements	Property is currently subject to Ground Lease that provides parking rights on adjacent properties. Property is also subject to a maintenance assessment district that requires annual payments for costs of maintaining common areas
History of Environmental Contamination/Remediation	
History of contamination/remediation	None
Disposition Plan	
History of previous development proposals	Property was vacant land prior to development with existing office building.
Potential for transit oriented development	Property is fully developed

Reuse potential/advancement of planning objectives	Property is fully developed
Recommended Action	
The Successor Agency will liquidate the fee interest in the land under the Techmart building for maximum value and the proceeds of the sale minus the documented costs to the Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B). The Techmart building on the parcel is privately owned.	

Table 6: Property Inventory Sheet for Hyatt Regency Santa Clara

Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	5105 Great America Parkway
APN	104-55-005, 104-55-012
Lot Size	1.76 acres
Acquisition Date	1965
Purchase Price/Value	$1,650,000 for 179 acres of which the property is a portion
Current Zoning	PD Planned Development
Current Use	502 room hotel including function rooms and ballroom.
Purpose of acquisition	This property was acquired to by the City of Santa Clara Electrical Utility Department for the construction of electric generating facilities.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	$34,000,000
Date of Estimated Current Value	April 13, 2015
Value Basis	Fair market Value Appraisal
Proposed Sale Value	$34,000,000.
Proposed Sale Date	First quarter of 2016.
Revenue Generated by Property	
Lease or rental income for the private use of property	Minimum of $400,000 per year with percentage rent. Rent annually ranges from $1 million to $1.2 million
Contractual Requirements	Property is currently subject to Ground Lease that provides parking rights on adjacent properties as well as parking requirements off-site. Property is also subject to a maintenance assessment district that requires annual payments for costs of maintaining common areas
History of Environmental Contamination/Remediation	
History of contamination/remediation	none
Disposition Plan	
History of previous development proposals	The property was vacant land prior to its development as a hotel.

Potential for transit oriented development	Property is fully developed.
Reuse potential/advancement of planning objectives	Property is fully developed.
Recommended Action	
The Successor Agency will liquidate the fee interest in the land under the Hyatt Hotel building for maximum value and the proceeds of the sale minus the documented costs to the Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B). The Hyatt Hotel building on the parcel is privately owned.	

Table 7: Property Inventory Sheet for Hilton Santa Clara

Property Background and Description (§34191.5(c)(1)(B)-(C)	
Address	4949 Great America Parkway
APN	104-43-054
Lot Size	3.927 acres
Acquisition Date	1965
Purchase Price/Value	$1,650,000 for 179 acres of which the property is a portion
Current Zoning	CP Commercial Park
Current Use	280 room Hotel
Purpose of acquisition	This property was acquired by the City of Santa Clara Electrical Utility Department for the construction of electric generating facilities.
Estimate of Current Property Value (§34191.5(c)(1)(A)	
Estimated Current Value	$20,750,000
Date of Estimated Current Value	June 4, 2015
Value Basis	Fair market Value Appraisal
Proposed Sale Value	$20,750,000.
Proposed Sale Date	First quarter of 2016
Revenue Generated by Property	
Lease or rental income for the private use of property	$400,000 fixed rent plus percentage rent.
Contractual Requirements	none
History of Environmental Contamination/Remediation	
History of contamination/remediation	none
Disposition Plan	
History of previous development proposals	The property was vacant land prior to its development as a hotel. The hotel operator has expressed interest in additional development on the site.
Potential for transit oriented development	Property is fully developed
Reuse potential/advancement of planning objectives	Property is fully developed, but the hotel operator has expressed interest in additional development on the site.
Recommended Action	

The Successor Agency will liquidate the fee interest in the land under the Hilton Hotel Property for maximum value and the proceeds of the sale minus the documented costs to the Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B). The Hilton Hotel building and other improvements on the parcel are privately owned.

Table 8: Property Inventory Sheet for Great America Theme Park

Property Background and Description (§34191.5(c)(1)(B)-(C)	
Address	4701 Great America Parkway
APN	104-42-014, 104-42-019
Lot Size	116 acres
Acquisition Date	1985
Purchase Price/Value	$15,809,278
Current Zoning	CT Thoroughfare Commercial
Current Use	Theme Park
Purpose of acquisition	This property was acquired to retain the current use as a theme park.
Estimate of Current Property Value (§34191.5(c)(1)(A)	
Estimated Current Value	$155,000,000 but valuation assumes that parking lots are included with property. The Main Lot is owned by the City of Santa Clara and will not be conveyed with the Theme Park.
Date of Estimated Current Value	April 1, 2015
Value Basis	Appraisal
Proposed Sale Value	Sale value will be determined by the highest offer.
Proposed Sale Date	First quarter of 2016
Revenue Generated by Property	
Lease or rental income for the private use of property	$5,300,000 annually plus percentage rent if certain thresholds are met.
Contractual Requirements	Property is subject to a ground lease that grants the Ground Lessee a right of first refusal if the property is sold for theme park use.
History of Environmental Contamination/Remediation	
History of contamination/remediation None	
Disposition Plan	
History of previous development proposals	Property was developed as theme park in 1976
Potential for transit oriented development	Property is fully developed and subject to a long term lease for current use.

Reuse potential/advancement of planning objectives	Property is fully developed and subject to a long term lease for current use.
Recommended Action	
The Successor Agency will liquidate the fee interest in the land under the Great America Theme Park Property for maximum value and the proceeds of the sale minus the documented costs to the Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B). Prior to sale of the property, agreements between the lessee and the City will need to be negotiated to address the lessee's continued use of the parking lot. The current ground lease for the property grants the lessee a right of first refusal to purchase the property if the lessor sells the property under certain conditions. The right of first refusal extends for three years after the expiration or termination of the Lease. All buildings, rides and other improvements on the parcel are privately owned.	

Table 9: Property Inventory Sheet for North-South Lot

Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	Great America Parkway, south of Santa Clara Hilton
APN	104-43-051
Lot Size	9.57 acres
Acquisition Date	1965
Purchase Price/Value	$1,650,000 for 179 acres of which the property is a portion
Current Zoning	B Public/Quasi-Public
Current Use	Parking for Theme park and stadium.
Purpose of acquisition	This property was acquired to by the City of Santa Clara Electrical Utility Department for the construction of electric generating facilities.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	To be determined
Date of Estimated Current Value	N/A
Value Basis	Appraisal
Proposed Sale Value	Fair Market Value
Proposed Sale Date	To be determined to maximize sale value.
Revenue Generated by Property	
Lease or rental income for the private use of property	$26,000
Contractual Requirements	Property is subject to ground lease in favor of owner of Great America theme park allowing use of the property for parking. Additionally, the property is subject to a 2012 parking agreement and easement with the Santa Clara Stadium Authority and the San Francisco 49ers Stadium Company granting both rights to park on the property for Stadium related events.
History of Environmental Contamination/Remediation	
History of contamination/remediation - None	
Disposition Plan	
History of previous development proposals	Property was the subject of a Disposition and Development agreement in the late 1980s proposing development of the property with a hotel.
Potential for transit oriented development	Property use is restricted for 60 years to parking uses.

Reuse potential/advancement of planning objectives	Property use is restricted for 60 years for parking uses.
Recommended Action	
The Successor Agency will liquidate fee interest for the land under the North/South lot property for maximum value and the proceeds of the sale minus the documented costs to the Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).	

Table 10: Property Inventory Sheet for Martinson Child Development Center

Property Background and Description (§34191.5(c)(1)(B)-(C)	
Address	1350 Hope Street
APN	097-08-053
Lot Size	52,272
Acquisition Date	November 2003
Purchase Price/Value	$2,438,375
Current Zoning	PDMC Planned Development Master Community
Current Use	Day care center
Purpose of acquisition	This property was acquired for future redevelopment.
Estimate of Current Property Value (§34191.5(c)(1)(A)	
Estimated Current Value	N/A
Date of Estimated Current Value	N/A
Value Basis	N/A
Proposed Sale Value	Not Applicable
Proposed Sale Date	Not Applicable
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	None
Potential for transit oriented development	Property is currently developed with a child care center which use is proposed to continue
Reuse potential/advancement of planning objectives	
Recommended Action	
The Successor Agency will transfer the property (land and building) to the Santa Clara Unified School District as a governmental use property for the continued use and operation of a child development center. So long as the property is retained in the ownership of the School District, the net proceeds will consist of lease rental income, use fee income or other income, if any, that may be received by the School District with respect to the Property minus the documented costs to the School District of improvement, operation and maintenance of the property.	

APPENDIX A

LRPMP CHECKLIST

LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Successor Agency to the City of Santa Clara Redevelopment Agency**

Date Finding of Completion Received: 12/10/2015 (anticipated)

Date Oversight Board Approved LRPMP: 12/18/2015

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

☒ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☒ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☒ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☒ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☒ Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☒ Yes ☐ No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Long Range Property Management Plan is consistent with the proposed Settlement Agreement in Vinod K. Sharma, et al. v. Successor Agency to the Redevelopment Agency of the City of Santa Clara et al., Sacramento County Superior Court (Case No. 34-2013-80001396),

Agency Contact Information

Name:	Julio J. Fuentes	Name:	Ruth Shikada
Title:	City Manager/Executive Officer	Title:	Assistant City Manager
Phone:	408-615-2210	Phone:	408-615-2210
Email:	manager@santaclaraca.gov	Email:	rshikada@santaclaraca.gov
Date:	12/10/2015	Date:	12/10/2015

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____

APPENDIX B

DOF TRACKING WORKSHEET

Successor Agency: Santa Clara
County: Santa Clara

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY (if applicable)		Property Va	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)
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date		Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?
1	Gateway Property Parcel 2, 5451 Great America Parkway	104-01-100	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Property will be sold in accordance with LRPMP	2001	0	90,000,000	April 2015	Appraised	90,000,000	First Quarter 2016		City landfill	20.58 acres	Acres	Pd Planned Development	90,000,000	4,031,481	No	Yes	No	Yes	No
2	Santa Clara Convention Center, 5001 Great America Parkway	104-55-016;104-55-017; 104-43-025	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Property will be sold to the City pursuant to a compensation agreement with the City of Santa Clara	1965	$1,650,000 for 179 acres	(1,990,000)	April 2015	Appraised	(1,990,000)	First Quarter 2016		Electrical generation facilities	25.27	Acres	Pd Planned Development	(1,990,000)	0	No	No	No	Yes	No
3	Techmart Office Building, 5201 Great America Parkway	104-55-013	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Property will be sold in accordance with LRPMP	1965	$1,650,000 for 179 acres	23,750,000	April 2015	Appraised	23,750,000	First Quarter 2016		Electrical generation facilities	1.58	Acres	Pd Planned Development	23,750,000	1,210,000	No	No	No	Yes	No
4	Hyatt Regency Santa Clara, 5105 Great America Parkway	104-55-005;104-55-012	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Property will be sold in accordance with LRPMP	1965	$1,650,000 for 179 acres	34,000,000	April 2015	Appraised	34,000,000	First Quarter 2016		Electrical generation facilities	1.76	Acres	PD Planned Development	34,000,000	$400,000 plus percentage rent ranging from $1,000,000 to $1,200,000	No	No	No	Yes	No
5	Hilton Santa Clara, 4949 Great America Parkway	104-43-054	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Property will be sold in accordance with LRPMP	1965	$1,650,000 for 179 acres	20,750,000	April 2015	Appraised	20,750,000	First Quarter 2016		Electrical generation facilities	3.927	Acres	CP Commercial Park	20,750,000	$400,000 plus percentage rent	No	No	No	Yes	Yes
6	Great America Theme Park, 4701 Great America Parkway	104-42-014, 104-42-019	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Property will be sold in accordance with LRPMP	1985	15,809,279	$155,000,000 but valuation assumes that parking lots are inlcuded in property	April 2015	Appraised	$155,000,000 but valuation assumes that parking lots are included in property	First Quarter 2016		Retention as a theme park	116	Acres	CT Thoroughfare Commercial	$155,000,000 but valuation assumes the parking lots are included with the property.	$5,300,000 plus percentage rent	No	No	No	Yes	No
7	North/South Lots	104-43-051	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Property will be sold in accordance with LRPMP	1965	$1,650,000 for 179 acres	Value is included in Property 6	April 2015	Not Provided	value is included in valuation of Property no. 6	First Quarter 2016		Electrical generation facilities	9.57	Acres	B Public/Quasi Public	Valuation is included in valuation of property No. 6	26,000	No	No	No	Yes	Yes
8	Martinson Child Development Center, 1350 Hope Street	097-08-053	Public Building	Governmental Use	N/A	Property contains a daycare center operated by the Santa Clara Unified School District	2003	2,438,373	N/A	N/A	Not Provided	N/A	N/A		For future redevelopment	52,272	Sqaure Feet	PDMC Planned Development Master Community	N/A	0	No	No	No	No	No