OSB RESOLUTION 15-05

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF TULARE APPROVING THE SECOND REVISED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the City of Tulare elected to serve as the Successor Agency to the former Tulare Redevelopment Agency ("Successor Agency") pursuant to the Dissolution Act (enacted by Assembly Bills x1 26 and 1484, as codified in the California Health and Safety Code); and

WHEREAS, among the duties of successor agencies under the Dissolution Act is the preparation of a long range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and,

WHEREAS, the Long Range Property Management Plan ("LRPMP") shall be submitted to the Oversight Board of the Successor Agency ("Oversight Board") and to DOF within six months after receiving a Finding of Completion from DOF; and,

WHEREAS, the LRPMP shall include an inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust"), which was established to serve as the repository of the former redevelopment agency's real properties; and,

WHEREAS, the original LRPMP was submitted to DOF on December 12, 2013; and,

WHEREAS, DOF requested additional information and modifications to the original LRPMP; and,

WHEREAS, the first revised LRPMP was submitted to DOF on September 26, 2014 with the requested additional information and modifications; and,

WHEREAS, DOF denied the first revised LRPMP and instructed the Successor Agency to include the 24 properties identified by the State Controller's Office ("SCO") Asset Transfer Review ("24 Properties") for return to the Successor Agency in a second revised LRPMP; and,

WHEREAS, the Successor Agency continues to maintain that the 24 Properties are owned by the City of Tulare, not the Successor Agency, and the City does not consider these properties to be subject to the LRPMP, but due to DOF's insistence that they are included in the LRPMP if the plan is to be approved in total, the Successor Agency has added them in with the City's consent, subject to a final judicial determination of ownership; and,

WHEREAS, the issue of ownership of these properties is being litigated in Court between the City and SCO and the matter is awaiting an appeal of the trial court ruling; and

WHEREAS, the City, by including these properties in the LRPMP, does not concede that they are subject to the LRPMP and reserves its rights to retain the ownership of these properties, subject to a final judicial determination of ownership; and,

WHEREAS, the second revised LRPMP, attached hereto as Exhibit "A", has been prepared by staff and consultants consistent with the provisions of the Dissolution Act, Health and Safety Code Section 34191.5, and the guidelines made available by DOF; and

WHEREAS, the Oversight Board of the Successor Agency wishes to approve the second revised LRPMP and submital it to the DOF; and,

BE IT HEREBY RESOLVED by the Oversight Board of the Successor Agency as follows:

1. All the recitals in this Resolution are true and correct and incorporated herein.

2. The Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Tulare hereby approves and adopts the revised Long Range Property Management Plan required by HSC Section 34191.5.

3. The Secretary shall attest to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED at a special meeting of the Oversight Board of the Successor Agency to the dissolved Redevelopment Agency of the City of Tulare, on the **23rd** day of **September 2015**.

Kathy Melendez
Chair of the Oversight Board of Successor Agency
to City of Tulare Redevelopment Agency

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF TULARE)

I, Roxanne Yoder, Chief Deputy City Clerk of the City of Tulare, Oversight Board Secretary, certify the foregoing is the full and true Resolution 15-05 passed and adopted by the Oversight Board of Successor Agency to City of Tulare Redevelopment Agency at a special meeting held on September 23, 2015, by the following vote:

Aye(s) John Hess, Ken Nunes, John Beck, Bill Postlewaite, Kathy Melendez

Noe(s) N/A Absent/Abstention(s) Pete VanderPoel.

Dated: 9/23/2015

OVERSIGHT BOARD SECRETARY

Roxanne Yoder

Exhibit A

Second Revised Long Range Property Management Plan (LRPMP)
Including the following:

1. DOF determination letter for the original LRPMP, dated March 6, 2014
2. DOF determination letter for the first revised LRPMP, dated December 30, 2014
3. Long Range Property Management Plan Checklist
4. Property Inventory Spreadsheet
5. Property documentation with supplemental site descriptions

Prepared by: Successor Agency to the Tulare Redevelopment Agency

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. ▪ GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

March 6, 2014

Ms. Darlene Thompson, Finance Director/Treasurer
City of Tulare
411 East Kern Ave
Tulare, CA 93274

Dear Ms. Thompson:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Tulare Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on December 12, 2013. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

HSC section 34191.5 defines the requirements of the LRPMP. Based on our review and application of the law, the Agency's LRPMP is not approved as follows:

- Property Nos. 1, 2, and 3 – The LRPMP directs the Agency to sell these properties; however, the specific use of the proceeds is not contemplated in the LRPMP or corresponding oversight board (OB) action.

- The plan did not address several items required per HSC sections 34191(c) (1) (E) through 34191(c) (1) (H). Specifically, Agency's plan stated "N/A" for those items. The plan must provide a response and a description, if necessary, for information regarding the following items:
    - Estimate of income/ revenue
    - Contractual requirements for use of income/ revenue
    - History of environmental contamination, studies, and/or remediation and designation as a brownfield site
    - Description of property's potential for transit oriented development
    - Advancement of planning objectives of the Agency
    - History of previous development proposals and activity

- Pursuant to HSC section 34167.5 the State Controller's Office (SCO) ordered the return of 24 parcels listed on Schedule 2 of the Asset Transfer Review issued December 2012. HSC section 34191.5 (b) states the Agency shall prepare a LRPMP that addresses the disposition and use of the real properties of the former redevelopment agency; therefore, the parcels ordered to be returned to the Agency should be included in the LRPMP.

As authorized by HSC section 34191.5 (b), Finance is not approving the LRPMP. The Dissolution Act does not allow a meet and confer for Finance's review of the LRPMP.

Therefore, the Agency should revise the LRPMP to address the issues noted above and resubmit an OB approved revised LRPMP to Finance for approval.

Please direct inquiries to Beliz Chappuie, Supervisor, or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely,

JUSTYN HOWARD
Assistant Program Budget Manager

cc: Ms. Roxanne Yoder, Chief Deputy City Clerk, City of Tulare
Ms. Rita A. Woodard, Tulare County Auditor-Controller
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State Controller's Office
California State Controller's Office

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

December 30, 2014

Ms. Darlene Thompson, Finance Director/Treasurer
City of Tulare
411 East Kern Ave
Tulare, CA 93274

Dear Ms. Thompson:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Tulare (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on December 12, 2013. The Agency subsequently submitted a revised LRPMP to Finance on September 26, 2014. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

HSC section 34191.5 defines the requirements of the LRPMP. Based on our review and application of the law, the Agency's LRPMP is not approved as follows:

- The State Controller's Office (SCO) completed its Asset Transfer Review pursuant to HSC section 34167.5 and ordered the return of 24 parcels listed on Schedule 2 of the SCO report issued in December 2012. The Agency should include these properties in its LRPMP and address the disposition and use of these properties pursuant to HSC section 34191.5 (b).

As authorized by HSC section 34191.5 (b), Finance is not approving the LRPMP. The Dissolution Act does not allow a meet and confer for Finance's review of the LRPMP. Therefore, the Agency should revise the LRPMP to address the issues noted above and resubmit an OB approved revised LRPMP to Finance for approval.

Please direct inquiries to Beliz Chappuie, Supervisor, or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely,

for

JUSTYN HOWARD
Acting Program Budget Manager

cc: on the following page

cc: Ms. Roxanne Yoder, Chief Deputy City Clerk, City of Tulare
Ms. Rita A. Woodard, Tulare County Auditor-Controller
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State Controller's Office
California State Controller's Office

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: **City of Tulare Successor Agency**

Date Finding of Completion Received: June 12, 2013

Date Oversight Board Approved LRPMP: September 23, 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.

X Yes ☐ No

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

X 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.

X Yes ☐ No

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

X 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.

X 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.

X 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.

X 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.

X 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.

X Yes ☐ No

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

X 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.

The Department of Finance determination letters on the Long Range Property Management Plan dated March 6, 2014 and December 30, 2014 request that 24 properties ordered for return by the State Controller's Office and listed on Schedule 2 of the Asset Transfer Review be included in the LRPMP.

The Successor Agency continues to maintain that those 24 properties are owned by the City of Tulare, not the Successor Agency, and the City does not consider these properties to be subject to the LRPMP. However, the Successor Agency has added them in with the City's consent, subject to a final judicial determination of ownership, to satisfy DOF's request that they be included in the LRPMP for the plan to be approved.

The issue of ownership of these properties is being litigated in Court as SCO has ordered them returned to the Successor Agency. The matter is awaiting an appeal of the trial court ruling. The City, by including these properties in the LRPMP, does not concede that they are subject to the LRPMP and reserves its rights to retain the ownership of these properties if the Court of Appeals rules in favor of the City.

Agency Contact Information

Name:	Darlene Thompson	Name:	Tara Matthews
Title:	Finance Director/Treasurer	Title:	Consultant
Phone:	559.684.4255	Phone:	714.316.2111
Email:	dthompson@ci.tulare.ca.us	Email:	tmatthews@webrsg.com
Date:	September 23, 2015	Date:	September 23, 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: _____

Form DF-LRPMP (11/15/12)

Successor Agency: Tulare City
County: Tulare

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		Property Value/Sale Info	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 Property Info
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	568 East Walnut	181-040-011	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	6/30/2011	$ 21,517	$ 22,000	12/06/2013	Market	$ 22,000	Once approved by DOF		Eliminate Blight	42,611	Square Feet	Single-Family Residential - R-1-6	$ 22,000	0	No	No	No	Yes	No	
2	225-227 South K Street	176-051-003	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	10/06/2010	$ 65,044	$ 42,000	12/06/2013	Market	$ 42,000	Once approved by DOF		Eliminate Blight	7,275	Square Feet	Retail Commercial - C-3	$ 42,000	0	No	No	No	Yes	No	
3	820 Wright Way	175-220-010	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	12/21/2007	$ 252,119	$ 30,000	12/06/2013	Market	$ 30,000	Once approved by DOF		Eliminate Blight	42,661	Square Feet	Single-Family Residential - R-1-6	$ 30,000	0	No	No	No	Yes	No	
4	SW Corner J & Cross (A)	169-140-013	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	2/7/2007	$ 205,516	$ 482,766	12/21/2012	Book	$ 482,000	Once approved by DOF*		Eliminate Blight	46,587	Square Feet	Service Commercial District - C-4	$ 482,766	$24,000	Yes	Yes	No	Yes	Yes	
5	SW Corner J & Cross (B)	169-140-014	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	2/7/2007	$ 331,582	$ 584,389	12/21/2012	Book	$ 584,000	Once approved by DOF*		Eliminate Blight	74,801	Square Feet	Service Commercial District - C-4	$ 584,389	Included in Property #4.	Yes	Yes	No	Yes	Yes	
6	424 North N Street	170-232-008	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	8/4/2008	$ 385,000	$ 407,297	12/21/2012	Book	$ 407,000	Once approved by DOF*		Eliminate Blight	7,500	Square Feet	Retail Commercial - C-3	$ 407,297	$12	Yes	No	No	Yes	Yes	
7	450 1/2 North N Street	170-232-010	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	11/3/2008	$ 86,000	$ 116,462	12/21/2012	Book	$ 116,000	Once approved by DOF*		Mixed use development with medical office	5,625	Square Feet	Retail Commercial - C-3	$ 116,462	0	No	No	No	Yes	No	
8	446 North N Street	170-232-011	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	11/3/2008	$ 90,000	$ 95,947	12/21/2012	Book	$ 95,000	Once approved by DOF*		Mixed use development with medical office	5,625	Square Feet	Retail Commercial - C-3	$ 95,947	0	No	No	No	Yes	No	
9	400 Block North N Street	170-232-016	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	11/18/2006	$ 91,322	$ 112,105	12/21/2012	Book	$ 112,000	Once approved by DOF*		Mixed use development with medical office	12,645	Square Feet	Professional Office - C-2	$ 112,105	0	No	No	No	Yes	No	
10	400 Block North O Street	170-232-017	Vacant Lot/Land	Governmental Use	N/A	Transfer to the City for use as a dog park along the Santa Fe Trail	11/18/2006	$ 233,678	$ 218,532	12/21/2012	Book	$ 218,000	Once approved by DOF*		Mixed use development with medical office	32,355	Square Feet	Professional Office - C-2	$ 218,532	0	No	No	No	Yes	No	
11	400 Block North O Street	170-233-012	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	11/18/2006	$ 360,000	$ 365,772	12/21/2012	Book	$ 365,000	Once approved by DOF*		Mixed use development with medical office	51,540	Square Feet	Retail Commercial - C-3	$ 365,772	0	No	No	No	Yes	No	
12	300 Block North M Street	170-241-011	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	11/18/2006	$ 160,000	$ 163,018	12/21/2012	Book	$ 163,000	Once approved by DOF*		Mixed use development with medical office	22,500	Square Feet	Professional Office - C-2	$ 163,018	0	No	No	No	Yes	No	
13	300 Block North N Street	170-241-012	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	11/18/2006	$ 160,000	$ 162,726	12/21/2012	Book	$ 162,000	Once approved by DOF*		Mixed use development with medical office	22,500	Square Feet	Professional Office - C-2	$ 162,726	0	No	No	No	Yes	No	
14	300 Block North N Street	170-242-016	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	11/18/2006	$ 133,866	$ 136,772	12/21/2012	Book	$ 136,000	Once approved by DOF*		Mixed use development with medical office	18,718	Square Feet	Professional Office - C-2	$ 136,772	0	No	No	No	Yes	No	
15	300 Block North O Street	170-242-017	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	11/18/2006	$ 161,134	$ 161,659	12/21/2012	Book	$ 161,000	Once approved by DOF*		Mixed use development with medical office	22,532	Square Feet	Professional Office - C-2	$ 161,659	0	No	No	No	Yes	No	
16	NW Corner M & San Joaquin	170-253-017	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	6/1/1998	$ 117,000	$ 1,450	12/21/2012	Book	$ 1,000	Once approved by DOF*		Partnership development with Salvation Army	11,250	Square Feet	Multi-family Residential - R-M-3	$ 1,450	0	No	No	No	Yes	Yes	
17	420 North J Street	170-261-015	Parking Lot/Structure	Governmental Use	N/A	Transfer to the City for continued availability as a parking lot.	2/3/2007	$ 98,239	$ 162,037	12/21/2012	Book	$ 162,000	Once approved by DOF*		Eliminate Blight	18,450	Square Feet	Retail Commercial - C-3	$ 162,037	0	No	No	No	Yes	Yes	
18	400 Block North K Street	170-261-016	Parking Lot/Structure	Governmental Use	N/A	Transfer to the City for continued availability as a parking lot.	2/3/2007	$ 118,695	$ 118,724	12/21/2012	Book	$ 118,000	Once approved by DOF*		Eliminate Blight	22,330	Square Feet	Retail Commercial - C-3	$ 118,724	0	No	No	No	Yes	Yes	
19	424 North K Street	170-263-002	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	1/8/2008	$ 240,000	$ 251,624	12/21/2012	Book	$ 251,000	Once approved by DOF*		Eliminate Blight	7,500	Square Feet	Retail Commercial - C-3	$ 251,624	0	No	No	No	Yes	No	
20	400 Block North K Street	170-263-016	Vacant Lot/Land	Governmental Use	N/A	Transfer to Tulare Transit for use as part of the Tulare Transit Center.	11/18/2006	$ 91,120	$ 91,120	12/21/2012	Book	$ 91,000	Once approved by DOF*		Eliminate Blight	3,750	Square Feet	Retail Commercial - C-3	$ 91,120	0	No	No	No	Yes	No	
21	335 South J Street	176-031-001	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	6/1/2007	$ 295,000	$ 473,031	12/21/2012	Book	$ 473,000	Once approved by DOF*		Eliminate Blight	11,742	Square Feet	Service Commercial District - C-4	$ 473,031	0	No	No	No	Yes	No	
22	113-117 South M Street	176-076-004	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	5/11/2010	$ 330,000	$ 333,929	12/21/2012	Book	$ 333,000	Once approved by DOF*		Eliminate Blight	5,000	Square Feet	Retail Commercial - C-3	$ 333,929	$48,540	Yes	No	No	Yes	Yes	
23	134 South K Street	176-082-010	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	12/10/2011	$ 350,000	$ 350,000	12/21/2012	Book	$ 350,000	Once approved by DOF*		Eliminate Blight	6,818	Square Feet	Retail Commercial - C-3	$ 350,000	$12,000	Yes	No	No	Yes	Yes	
24	SE Corner K & O'Neal	181-040-014/15	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	5/1/2007	$ 441,685	$ 10,655	12/21/2012	Book	$ 10,000	Once approved by DOF*		Eliminate Blight	108,900	Square Feet	Light Industrial - M-1	$ 10,655	0	No	No	No	Yes	No	
25	510 E. Almond Court	181-050-044	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	8/29/2008	$ 193,681	$ 244,906	12/21/2012	Book	$ 244,000	Once approved by DOF*		Eliminate Blight	15,065	Square Feet	Light Industrial - M-1	$ 244,906	0	No	No	No	Yes	No	
26	1285 East Paige	191-070-015	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Sell property and apply sales proceeds to fulfill approved enforceable obligations.	3/26/2008	$ 1,650,000	$ 1,729,453	12/21/2012	Book	$ 1,729,000	Once approved by DOF*		Eliminate Blight	576,734	Square Feet	Multi-family Residential - R-M-3	$ 1,729,453	0	No	No	No	Yes	No	
27	4266 South K Street	191-350-010/11	Vacant Lot/Land	Governmental Use	N/A	Transfer to City for use in intersection improvements.	1/1/2006	$ 160,535	$ 293,518	12/21/2012	Book	$ 293,000	Once approved by DOF*		Interchange improvement	217,800	Square Feet	Light Industrial - M-1	$ 293,518	$1,200	Yes	Yes	No	Yes	Yes	

* Subject to final judicial determination of ownership.

NOTE: The Successor Agency continues to maintain that properties #4-27, which are the same 24 properties listed on Schedule 2 of the State Controller's Office Asset Transfer Review, are owned by the City of Tulare, not the Successor Agency, and the City does not consider these properties to be subject to the LRPMP. However, the Successor Agency has included these 24 properties in the LRPMP with the City's consent, subject to a final judicial determination of ownership, to obtain DOF approval.
The issue of ownership of these properties is being litigated in Court as SCO has ordered them returned to the Successor Agency. The matter is awaiting an appeal of the trial court ruling, and the City, by including these properties in the LRPMP, does not concede that they are subject to the LRPMP and reserves its rights to retain ownership of these properties if the Court of Appeals rules in favor of the City.

SUBJECT SITES DESCRIPTION

Properties for sale

Property 1 – 568 Walnut Avenue

Parcel Description: Property 1 consists of a vacant parcel of approximately 42,661 square feet.

Site Improvements: Property 1 was formerly the location of a single-family residence served by City water, sanitary sewer, storm water drainage, solid waste, and street cleaning services. Being within the City Limits of the City of Tulare, Property 1 is also serviced by City Police and Fire and other City Municipal Departments. The single-family residence is no longer on the site, and the site is currently vacant.

Current Designation: Property 1 is currently designated:

- General Plan – Low Density Residential (LDR)
- Zoning – Single-Family Residential (R-1-6)

Estimate of Current Value: The property was acquired on June 30, 2011 for $21,517. Craig Smith of Craig Smith and Associates, one of the largest independent real estate brokerages in Tulare, estimated the current value as of December 6, 2013 to be approximately $22,000-$25,000.

Property 2 – 225 - 227 South "K" Street

Parcel Description: Property 2 is an approximately 7,275 square-foot parcel located at 227 South K Street in the City of Tulare. The property is vacant and formerly the site of a Downtown Retail Commercial structure and business.

Site Improvements: Property 2 is a vacant lot served by City water, sanitary sewer, storm water drainage, solid waste, and street cleaning services. Being within the City Limits of the City of Tulare, the Site is also serviced by City Police and Fire and other City Municipal Departments.

Current Designation: Property 2 is currently designated:

- General Plan – Central Business District (CBD)
- Zoning – Commercial (C-3)

Estimate of Current Value: The property was acquired on October 6, 2010 for $65,044. Craig Smith of Craig Smith and Associates, one of the largest independent real estate brokerages in Tulare, estimated the current value as of December 6, 2013 to be approximately $42,000-$45,000.

Property 3 – 820 Wright Way

Parcel Description: Property 3 consists of a vacant parcel of approximately 42,661 square feet.

Site Improvements: Property 3 was formerly the location of a single-family residence served by City water, sanitary sewer, storm water drainage, solid waste, and street cleaning services. Being within the City Limits of the City of Tulare, the Site is also serviced by City Police and Fire and other City Municipal Departments. The single-family residence is no longer on the site, and the site is currently vacant.

Current Designation: Property 3 is currently designated:

- General Plan – Low Density Residential (LDR)
- Zoning – Single-Family Residential (R-1-6)

Estimate of Current Value: The property was acquired on December 27, 2007 for $252,119. Craig Smith of Craig Smith and Associates, one of the largest independent real estate brokerages in Tulare, estimated the current value as of December 6, 2013 to be approximately $30,000-$35,000.

Property 4 – SW Corner J & Cross (A)

Parcel Description and History: Property 4 consists of a vacant parcel of approximately 46,587 square feet with a history of remediated environmental contamination. This property, together with property 5, was part of a planned grocery store to be developed by The Orosco Group. The development did not occur due to the 2008 economic downturn, but The Orosco Group has still expressed intent to develop the grocery store. Revenue from properties 4 and 5 is entirely spent on maintenance by contractual agreement.

Site Improvements: Property 4 is currently vacant.

Current Designation: Property 4 is currently designated:

- General Plan – Central Business District
- Zoning – Service Commercial District (C-4)

Estimate of Current Value: The property was acquired on 2/7/2007 for $206,516. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $482,766.

Property 5 – SW Corner J & Cross (B)

Parcel Description and History: Property 5 consists of a vacant parcel of approximately 74,801 square feet with a history of remediated environmental contamination. This property, together with property 4, was part of a planned grocery store to be developed by The Orosco Group. The development did not occur due to the 2008 economic downtown, but The Orosco Group has still expressed intent to develop the grocery store. Revenue from properties 4 and 5 is entirely spent on maintenance by contractual agreement.

Site Improvements: Property 5 is currently vacant.

Current Designation: Property 5 is currently designated:

- General Plan – Central Business District
- Zoning – Service Commercial District (C-4)

Estimate of Current Value: The property was acquired on 2/7/2007 for $331,582. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $584,389.

Property 6 – 424 North N Street

Parcel Description: Property 6 consists of a parcel of approximately 7,500 square feet.

Site Improvements: Property 6 contains a building approximately 3,750 square feet in size, currently leased to and used by the Tulare Emergency Aid Council ("TEAC"). TEAC provides emergency services to the working poor, homeless, elderly, transients, migrant workers, and unemployed. Services provided include food, shelter, transportation, clothing, medical prescriptions, gasoline, and referrals to other service organizations. Revenue from property 6 is entirely spent on maintenance by contractual agreement.

Current Designation: Property 6 is currently designated:

- General Plan – Central Business District
- Zoning – Retail Commercial (C-3)

Estimate of Current Value: The property was acquired on 8/4/2008 for $385,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $407,297.

Property 7 – 450 1/2 North N Street

Parcel Description and History: Property 7 consists of a vacant parcel of approximately 5,625 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 7 is currently vacant.

Current Designation: Property 7 is currently designated:

- General Plan – Central Business District
- Zoning – Retail Commercial (C-3)

Estimate of Current Value: The property was acquired on 11/3/2008 for $86,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $116,462.

Property 8 – 446 North N Street

Parcel Description and History: Property 8 consists of a vacant parcel of approximately 5,625 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 8 is currently vacant.

Current Designation: Property 8 is currently designated:

- General Plan – Central Business District
- Zoning – Retail Commercial (C-3)

Estimate of Current Value: The property was acquired on 11/3/2008 for $90,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $95,947.

Property 9 – 400 Block North N Street

Parcel Description and History: Property 9 consists of a vacant parcel of approximately 12,645 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 9 is currently vacant.

Current Designation: Property 9 is currently designated:

- General Plan – Central Business District
- Zoning – Professional Office (C-2)

Estimate of Current Value: The property was acquired on 11/18/2006 for $91,322. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $112,105.

Property 11 – 400 Block North O Street

Parcel Description and History: Property 11 consists of a vacant parcel of approximately 51,540 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 11 is currently vacant.

Current Designation: Property 11 is currently designated:

- General Plan – Central Business District
- Zoning – Retail Commercial (C-3)

Estimate of Current Value: The property was acquired on 11/18/2006 for $360,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $365,772.

Property 12 – 300 Block North M Street

Parcel Description and History: Property 12 consists of a vacant parcel of approximately 22,500 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 12 is currently vacant.

Current Designation: Property 12 is currently designated:

- General Plan – Central Business District
- Zoning – Professional Office (C-2)

Estimate of Current Value: The property was acquired on 11/18/2006 for $160,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $163,018.

Property 13 – 300 Block North N Street

Parcel Description and History: Property 13 consists of a vacant parcel of approximately 22,500 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 13 is currently vacant.

Current Designation: Property 13 is currently designated:

- General Plan – Central Business District
- Zoning – Professional Office (C-2)

Estimate of Current Value: The property was acquired on 11/18/2006 for $160,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $162,726.

Property 14 – 300 Block North N Street

Parcel Description and History: Property 14 consists of a vacant parcel of approximately 18,718 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 14 is currently vacant.

Current Designation: Property 14 is currently designated:

- General Plan – Central Business District
- Zoning – Professional Office (C-2)

Estimate of Current Value: The property was acquired on 11/18/2006 for $133,866. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $136,772.

Property 15 – 300 Block North O Street

Parcel Description and History: Property 15 consists of a vacant parcel of approximately 22,532 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 15 is currently vacant.

Current Designation: Property 15 is currently designated:

- General Plan – Central Business District
- Zoning – Professional Office (C-2)

Estimate of Current Value: The property was acquired on 11/18/2006 for $161,134. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $161,659.

Property 16 – NW Corner M & San Joaquin

Parcel Description and History: Property 16 consists of a vacant parcel of approximately 11,250 square feet. The former Redevelopment Agency purchased property 16 to help the Salvation Army, located adjacent to the property, develop a fitness gym. This property was purchased in part with CDBG funds.

Site Improvements: Property 16 is currently vacant.

Current Designation: Property 16 is currently designated:

- General Plan – Central Business District
- Zoning – Multi-family residential (R-M-3)

Estimate of Current Value: The property was acquired on 6/1/1998 for 117,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $1,450.

Property 19 – 424 North K Street

Parcel Description: Property 19 consists of a vacant parcel of approximately 7,500 square feet.

Site Improvements: Property 19 is currently vacant.

Current Designation: Property 19 is currently designated:

- General Plan – Central Business District
- Zoning – Retail Commercial (C-3)

Estimate of Current Value: The property was acquired on 1/8/2008 for $240,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $251,624.

Property 21 – 335 South J Street

Parcel Description: Property 21 consists of a vacant parcel of approximately 11,742 square feet.

Site Improvements: Property 21 is currently vacant.

Current Designation: Property 21 is currently designated:

- General Plan – Service Commercial
- Zoning – Service Commercial District (C-4)

Estimate of Current Value: The property was acquired on 6/1/2007 for $295,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $473,031.

Property 22 – 113-117 South M Street

Parcel Description and History: Property 22 consists of a parcel of approximately 5,000 square feet. A developer described plans to develop this site, but did not proceed with any proposals. Revenue from property 22 is entirely spent on maintenance by contractual agreement.

Site Improvements: Property 22 includes a 5,000 square-foot office building with multiple units. Tenants include the Tulare County Court Referral Program, Tulare Volunteer Bureau, Tulare County Mental Health One-Stop Center, and Success Auto Insurance.

Current Designation: Property 22 is currently designated:

- General Plan – Central Business District
- Zoning – Retail Commercial (C-3)

Estimate of Current Value: The property was acquired on 5/11/2010 for $330,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $333,929.

Property 23 – 134 South K Street

Parcel Description: Property 23 consists of a parcel of approximately 6,818 square feet. Revenue from property 22 is entirely spent on maintenance by contractual agreement.

Site Improvements: Property 23 contains a 5,400 square-foot retail building currently occupied by Sid's Upholstery, a local business.

Current Designation: Property 23 is currently designated:

- General Plan – Central Business District
- Zoning – Retail Commercial (C-3)

Estimate of Current Value: The property was acquired on 12/10/2011 for $350,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $350,000.

Property 24 – SE Corner K & O'Neal

Parcel Description and History: Property 24 consists of two adjacent, vacant parcels totaling approximately 108,900 square feet.

Site Improvements: Property 24 is currently vacant.

Current Designation: Property 24 is currently designated:

- General Plan – Light Industrial
- Zoning – Light Industrial (M-1)

Estimate of Current Value: The property was acquired on 5/1/2007 for $441,685. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $10,655.

Property 25 – 510 East Almond Court

Parcel Description: Property 25 consists of a vacant parcel of approximately 15,065 square feet.

Site Improvements: Property 25 is currently vacant.

Current Designation: Property 25 is currently designated:

- General Plan – Light Industrial
- Zoning – Light Industrial (M-1)

Estimate of Current Value: The property was acquired on 8/29/2008 for $193,681. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $244,906.

Property 26 – 1285 East Paige

Parcel Description: Property 26 consists of a vacant parcel of approximately 576,734 square feet.

Site Improvements: Property 26 is currently vacant. It features a storm drain used by the City for Golden State Highway, State Route 99.

Current Designation: Property 26 is currently designated:

- General Plan – Community Commercial
- Zoning – Multi-family residential (R-M-3)

Estimate of Current Value: The property was acquired on 3/26/2008 for $1,650,000. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $1,729,453.

Properties dedicated to governmental use purposes

Property 10 – 400 Block North O Street

Parcel Description and History: Property 10 consists of a vacant parcel of approximately 32,355 square feet. The former Redevelopment Agency purchased properties 7-15 with the goal of developing a mixed-use project focusing on medical office space to help the Tulare Regional Medical Center (TRMC) expand. TRMC later decided to focus its expansion on its current campus, and the development was not pursued further.

Site Improvements: Property 10 is currently vacant.

Current Designation: Property 10 is currently designated:

- General Plan – Central Business District
- Zoning – Professional Office (C-2)

Estimate of Current Value: The property was acquired on 11/18/2006 for $233,678. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $218,532.

Property 17 – 420 North J Street

Parcel Description: Property 17 consists of a parcel of approximately 18,450 square feet.

Site Improvements: Property 17 currently contains a parking lot serving local businesses. The parking lot produces no income.

Current Designation: Property 17 is currently designated:

- General Plan – Central Business District
- Zoning – Retail Commercial (C-3)

Estimate of Current Value: The property was acquired on 2/3/2007 for $98,239. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $162,037.

Property 18 – 400 Block North K Street

Parcel Description: Property 18 consists of a parcel of approximately 22,330 square feet.

Site Improvements: Property 18 currently contains a parking lot serving local businesses. The parking lot produces no income.

Current Designation: Property 18 is currently designated:

- General Plan – Central Business District
- Zoning – Retail Commercial (C-3)

Estimate of Current Value: The property was acquired on 2/3/2007 for 118,695. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $118,724.

Property 20 – 400 Block North K Street

Parcel Description: Property 20 consists of a vacant parcel of approximately 3,750 square feet.

Site Improvements: Property 20 is currently vacant.

Current Designation: Property 20 is currently designated:

- General Plan – Central Business District
- Zoning – Retail Commercial (C-3)

Estimate of Current Value: The property was acquired for $91,120. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $91,120.

Property 27 – 4266 South K Street

Parcel Description and History: Property 27 consists of two adjacent, vacant parcels of approximately 217,800 square feet. The property was environmentally contaminated. The former Redevelopment Agency used EPA Brownfield Program funding to clean it. The Redevelopment Agency planned to use this property for an interchange improvement. Revenue from property 27, derived from a billboard on site, is entirely spent on maintenance by contractual agreement.

Site Improvements: Property 27 is currently vacant except for a billboard.

Current Designation: Property 27 is currently designated:

- General Plan – Heavy Industrial
- Zoning – Light Industrial (M-1)

Estimate of Current Value: The property was acquired on 1/1/2006 for $160,535. On December 21, 2012, the State Controller's Office issued an Asset Transfer Review report indicating the current value of the property to be $293,518.

Note on Additional 24 Properties

The Successor Agency continues to maintain that properties #4-27, which are the same 24 properties listed on Schedule 2 of the State Controller's Office Asset Transfer Review, are owned by the City of Tulare, not the Successor Agency, and the City does not consider these properties to be subject to the LRPMP. However, the Successor Agency has added them in with the City's consent, subject to a final judicial determination of ownership, to satisfy DOF's request that they be included in the LRPMP if the plan is to be approved.

The issue of ownership of these properties is being litigated in Court as SCO has ordered them returned to the Successor Agency. The matter is awaiting an appeal of the trial court ruling. The City, by including these properties in the LRPMP, does not concede that they are subject to the LRPMP and reserves its rights to retain the ownership of these properties if the Court of Appeals rules in favor of the City.

PROPERTIES 1, 24, AND 25

PROPERTIES 2 AND 21

PROPERTY 3

W Cedar Ave
820 Wright Way
Wright Way
S E St
3
W Bardsley Ave
© 2015 Google
Google earth
1994
36°11'48.66" N 119°21'10.86" W elev 274 ft eye alt 1075 ft

PROPERTIES 4, 5, 17, 18, 19, AND 20

PROPERTIES 6 to 16

PROPERTIES 22 AND 23

PROPERTY 26

S Blackstone St
99
S Maple St
26
© 2015 Google
Google earth
1994
36°10'48.23" N 119°19'40.83" W elev 267 ft eye alt 2462 ft

PROPERTY 27

Commercial Ave
S K St
Golden State Hwy
99
27
© 2015 Google
Google earth
Imagery Date: 3/30/2015 36°10'09.79" N 119°19'57.52" W elev 274 ft eye alt 2462 ft