TULARE COUNTY REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

AGENDA ITEM

MEMBERS OF THE BOARD

BRENT CALVIN
College of Sequoias

JOHN CAUDLE
County Superintendent of Schools

PHILLIP COX, Chair
Board of Supervisors

GILBERT CANO
largest Special District

TERESA ORTEGA,
Former Redevelopment Employee

BETTY MOREHEAD
Public Member

JOHN WILBORN
County Superintendent of Schools

AGENDA DATE: September 20, 2013

CONTACT PERSON: Roger Hunt, Assistant Director of Resources Management Agency PHONE: (559) 624-7000

SUBJECT: Long Range Property Management Plan

RECOMMENDTION(S):

That the Oversight Board

Approve the Tulare County Redevelopment Successor Agency Long Range Property Management Plan

DISCUSSION:

Health and Safety Code (HSC) Section 34181(a) provides that the Oversight Board shall direct the Successor Agency to dispose of all assets and properties of the former redevelopment agency, expeditiously and in a manner aimed at maximizing value. Assembly Bill (AB) 1484 added a number of steps to be completed prior to property disposition including Due Diligence Reviews, Findings of Completion and a Long Range Property Management Plan (LRPMP).

HSC provides two processes for property disposition: governmental purpose property and non-governmental purpose property. Property not transferred for governmental purposes are required to be included in the LRPMP, which addresses the disposition and use of the real properties of the former redevelopment agency. Examples of governmental use property are roads, school buildings, parks, police and fire stations, libraries and local administration buildings.

HSC Section 34191.5(b) requires successor agencies to prepare the LRPMP and submit it to the Oversight Board and the Department of Finance (DOF) no later than six months following the issuance of the Finding of Completion. The County of Tulare received its Finding of Completion from the Department of Finance (DOF) on June 12, 2013, thereby requiring the LRPMP to be completed by December 12, 2013.

The LRPMP provides the following:

- An inventory of all properties
    - Date of acquisition
    - Acquisition value of property

- Current value of property
- Purpose property was acquired
- Parcel data including address, lot size and current zoning
- Current value of parcel including any appraisal information
- Estimate of any lease, rental or other revenues generated by the property
- History of environmental contamination and any remedial efforts
- Description of property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency
- Brief history of previous development proposals and activity

- Addresses the use or disposition of all the properties
  - Properties dedicated to governmental use purposes and properties retained to fulfill an enforceable obligation shall be listed separately.
  - If the plan directs the use or liquidation of the property for a project in an approved redevelopment plan, the property transfers to the County.
  - If the plan directs the liquidation of the property or the use of the revenues generated from the property for any purpose other than to fulfill an enforceable obligation, the proceeds from the sale shall be distributed as property tax to the taxing entities.
  - Property shall not be transferred unless the LRPMP has been approved by the Oversight Board and DOF.

The Tulare County Redevelopment Successor Agency LRPMP contains only one property for disposition:

- 12170 Avenue 118 Pixley – 1.13 acre vacant parcel to be sold and proceeds distributed as property tax to the taxing entities. Your Board approved the sale of this property on June 15, 2012, however AB1484, enacted later in June 2012, suspended this action.

FISCAL IMPACT/FINANCING:

Proceeds from the sale of the Pixley property would be transferred to the County Auditor for distribution to the taxing entities.

LINKAGE TO THE AB X-1 26– DUTIES OF THE OVERSIGHT BOARD TO WIND DOWN THE TULARE COUNTY REDEVELOPMENT AGENCY OUTSTANDING OBLIGATIONS:

H&S Code Section 34181(a) and 34191.5(b)

Attachment(s):
Department of Finance letter dated June 12, 2013
Long Range Property Management Plan
Oversight Board Resolution No. 2012-15, dated June 15, 2012
LRPMP Property Tracking Worksheet
Long Range Property Management Plan Checklist

BEFORE THE TULARE COUNTY REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD
COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN	)))	**Resolution No. _____**

UPON MOTION OF BOARD MEMBER _____, SECONDED BY BOARD MEMBER _____, THE FOLLOWING WAS ADOPTED BY THE OVERSIGHT BOARD, AT AN OFFICIAL MEETING HELD SEPTEMBER 20, 2013 BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: MICHELLE BALDWIN
SECRETARY/CLERK OF THE BOARD

BY: _____
Secretary/Clerk

* * * * * * * * * * * * * * * * * * * *

Approved the Tulare County Redevelopment Successor Agency Long Range Property Management Plan

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR

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

June 12, 2013

Mr. Roger Hunt, Assistant RMA Director-Administrator
County of Tulare
5961 S. Mooney Blvd
Visalia, CA 93277

Dear Mr. Hunt:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the County of Tulare Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).

- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Ms. Sophia Almanza, Fiscal Manager, County of Tulare
Ms. Rita A. Woodard, Auditor-Controller, County of Tulare
California State Controller's Office

County of Tulare Successor Agency

Long Range Property Management Plan

September 20, 2013

Property #1

Description: Vacant Lot located at 12170 Avenue 118 in the unincorporated community of Pixley

Date of Acquisition: August 17, 2010

Value of Property at Acquisition: $3,303.85

Estimate of Current Value: $86,700

Purpose Acquired: Property was acquired through the 2008 Tax Default Sale for future redevelopment projects including low-income housing.

Address: 12170 Avenue 118, Pixley, California

Assessor Parcel Number & Lot Size: 295-030-21; 1.13 acres

Current Zoning: Planned Development – Light Manufacturing (PD-M-1)

Estimate of Revenues Generated: None

Contractual Requirements for Disposition of Funds: None

Environmental History: No history of environmental contamination.

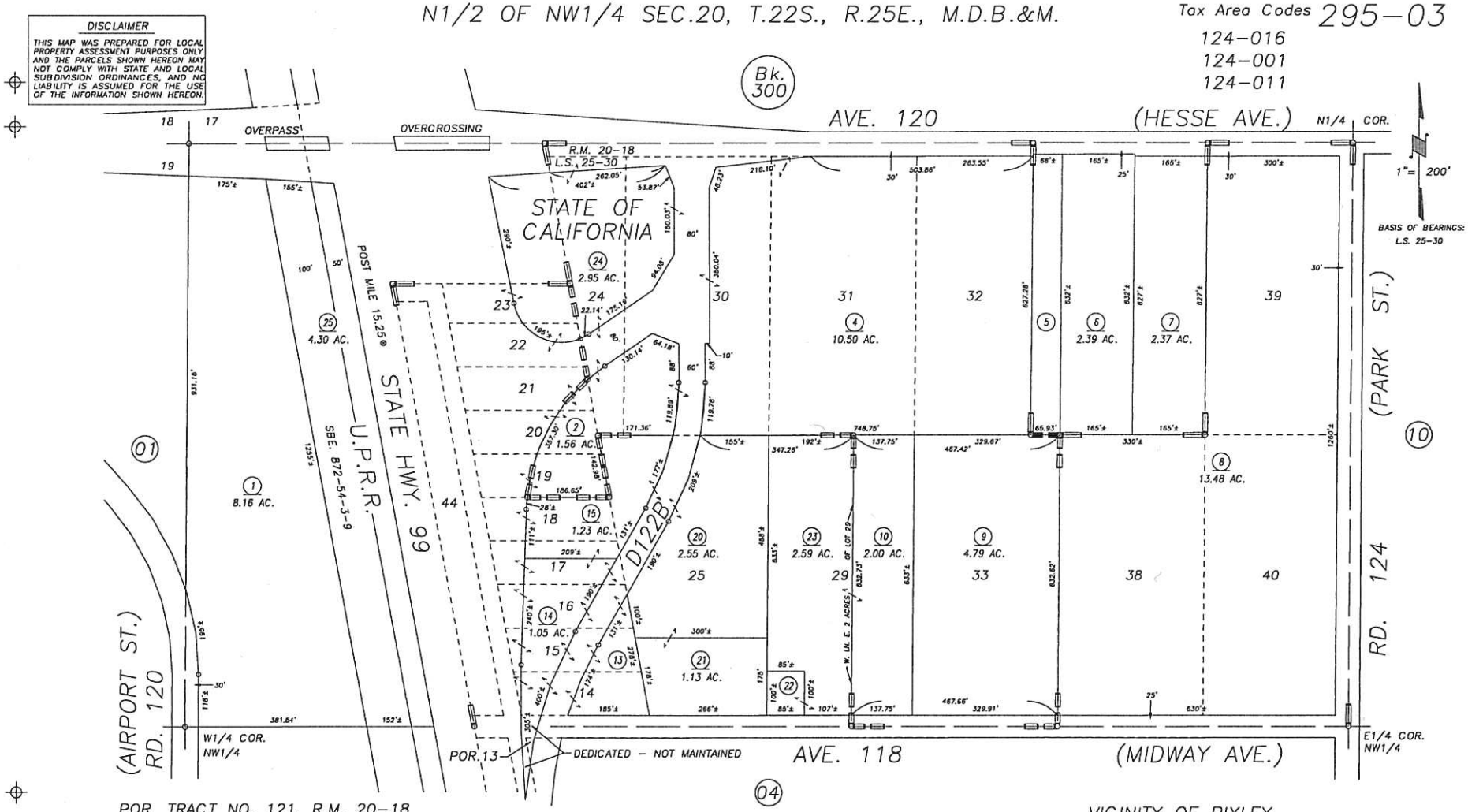
Potential for Transit Oriented Development: None. The property is not located in the unincorporated community's downtown area where transit services are provided.

History of Previous Development Proposals: None

Planned Disposition: Sale of property

N1/2 OF NW1/4 SEC.20, T.22S., R.25E., M.D.B.&M.

Tax Area Codes 295-03
124-016
124-001
124-011



POR. TRACT NO. 121, R.M. 20-18
RECORD OF SURVEY, L.S. 25-30

VICINITY OF PIXLEY
ASSESSOR'S MAPS BK.295 , PG.03
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1)
Assessor's Block Numbers Shown in Elipses (123)

REVISION	DATE	TECH
2007-0109229	11/05/2010	LLB

DIV 1228
Ave 118
© 2013 Google
Tour Guide
Imagery Date: 8/27/2012 36°00'19.59" N 119°18'00.39" W elev 276 ft

BEFORE THE BOARD OF DIRECTORS
COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF AUTHORIZATION)
TO PURCHASE TAX DEFAULTED)
REAL PROPERTY FOR INFILL)
DEVELOPMENT)

** REVISED COPY**
RESOLUTION NO. RA 2008-01

UPON MOTION OF DIRECTOR ISHIDA, SECONDED BY DIRECTOR COX, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JANUARY 8, 2008, BY THE FOLLOWING VOTE:

AYES: DIRECTORS ISHIDA, CONWAY, COX, WORTHLEY AND ENNIS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ATTEST: JEAN ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER
CLERK, BOARD OF SUPERVISORS

BY: Deputy Clerk

1. Authorized Tulare County Redevelopment Agency (TCRA) to file an objection to the sale of specific properties, at the Tax Collector's Public Auction of Tax Defaulted Property to be held on March 13, 2008. The specific properties are described in Exhibit "A".
2. Authorized TCRA to purchase or file an option to purchase the properties described in Exhibit "A" pursuant to the provisions of Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code and related provisions of law.
3. Authorized the Executive Director of TCRA, or authorized designee, to act on behalf of the Agency, to execute in the name of TCRA, a cover letter objecting to sale of the parcels at public auction, purchase application, agreement to purchase tax-defaulted property, public purpose statement, subject to County Counsel approval as to form and any and all other documents or instruments necessary or required by the Tulare County Treasurer/Tax Collector and State Controller's office.

Redev. Agency
RMA
Treasurer Tax Collector
Auditor
Co. Counsel

DAY
1/9/08

Rev
1/14/08
DAY

REVISED
Exhibit "A"

Tax-Default Parcels for Acquisition by
Tulare County Redevelopment Agency
From List of Parcels to be Sold at
Public Auction of Tax Defaulted Properties March 13, 2008

	ITEM# (from tax collector's list)	APN	ADDRESS DESCRIPTION	MINIMUM BID
1.	11	040-041-011-000	3895 Merritt Drive, Traver Traver Por Lts 30-32 Blk 96	$10,900
2.	27	075-070-044-000	30907 Juniper, Goshen Goshen Lts 7 & 8 blk 88	$8,000
3.	97	237-081-023-000	19151 Ave 145, Poplar Por SE/4 SE/4 Sec 34-21-26	$2,900
4.	110	295-030-021-000	12170 Ave 118, Pixley Tr 121 Por Lt 25	$3,300
5.	114	299-081-021-000	521 Walnut St, Pixley Por NW/4 SW/4 Sec 33-22-25	$3,100
6.	115	299-140-015-000	No site address Pixley W 50 ft Blk J	$2,300
7.	157	337-072-023-000	1058 S State Rd, Earlimart Tr 120 Lt 15	$1,900
			TOTAL	$32,400.00

BOARD OF SUPERVISORS

TULARE COUNTY REDEVELOPMENT AGENCY
COUNTY OF TULARE
AGENDA ITEM

AGENDA DATE: January 8, 2008

Public Hearing Required	Yes	[ ]	No	[X]	N/A	[ ]
Scheduled Public Hearing w/Clerk	Yes	[ ]	No	[X]	N/A	[ ]
Published Notice Required	Yes	[ ]	No	[X]	N/A	[ ]
Advertised Published Notice	Yes	[ ]	No	[X]	N/A	[ ]
Meet & Confer Required	Yes	[ ]	No	[X]	N/A	[ ]
Electronic file(s) has been sent	Yes	[X]	No	[ ]	N/A	[ ]
Budget Transfer (Aud 308) attached	Yes	[ ]	No	[X]	N/A	[ ]
Personnel Resolution attached	Yes	[ ]	No	[X]	N/A	[ ]
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	[X]	No	[ ]	N/A	[ ]

CONTACT PERSON: Celeste Perez PHONE 559-733-6291

SUBJECT: Authorization to purchase tax defaulted real property pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code.

REQUEST(S):

That the Board of Directors:

1. Authorize Tulare County Redevelopment Agency (TCRA) to file an objection to the sale of specific properties, at the Tax Collector's Public Auction of Tax Defaulted Property to be held on March 13, 2008. The specific properties are described in Exhibit "A".
2. Authorize TCRA to purchase or file an option to purchase the properties described in Exhibit "A" pursuant to the provisions of Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code and related provisions of law.
3. Authorize the Executive Director of TCRA, or authorized designee, to act on behalf of the Agency, to execute in the name of TCRA, a cover letter objecting to sale of the parcels at public auction, purchase application, agreement to purchase tax-defaulted property, public purpose statement, subject to County Counsel approval as to form and any and all other documents or instruments necessary or required by the Tulare County Treasurer/Tax Collector and State Controller's office.

SUBJECT: Authorization to purchase tax defaulted real property pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code
DATE: Jan. 8, 2008

SUMMARY:

The County of Tulare Treasurer/ Tax Collector intends to sell at Public Auction on March 13, 2008, Tax-Defaulted Properties pursuant to Board Resolution No. 2007-0702, dated October 31, 2007. The Tax Collector's office has informed public agencies that an objection to the sale of any property may be filed by submitting an executed Board Resolution in triplicate to their office and to the Board of Supervisors before January 15, 2008 and the next day's submittal to newspapers for publication.

A redevelopment agency is eligible to acquire tax defaulted property without the necessity of a public auction or may request the tax collector to withdraw property that is currently scheduled for public auction if the agency provides compelling evidence that the tax-defaulted property is or may be needed for public use (California Revenue and Taxation Code §3695.4). Tulare County Redevelopment Agency (TCRA) proposes to purchase or file options to purchase properties for inclusion in the Infill Housing Project to provide low-income housing, either by repairing substandard residences on the parcels, demolishing and reconstructing dilapidated residences, providing first time homebuyer assistance or constructing transitional housing facilities for income-eligible individuals or households.

A redevelopment agency may purchase only property located within a "designated survey area" (Revenue and Taxation Code §3791.3). All of the parcels proposed for acquisition are located within redevelopment area boundaries.

Minimum bids for tax-defaulted properties are substantially less than current market prices and acquisition of tax-defaulted property will enable the County and TCRA to assist more low-income households with safe and healthy housing. The Infill Housing Project will be a joint effort with local non-profit organizations and the Construction Trades Training Program.

Redevelopment law Section 33411.4 allows property purchases outside of project areas if there is insufficient, low-income housing in the area.

FISCAL IMPACT/FINANCING:

Funding to acquire property has been reserved in TCRA infill budgets RE4-RE4-2010, RM4-RM4-2010, RI4-RI4-2010, RO4-RO4-2010, RP4-RP4-2010, SP4-SP4-2010 AND RT4-RT4-2010. There are no net County costs.

SUBJECT. Authorization to purchase tax defaulted real property pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code.
DATE: Jan 8, 2008

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

Quality of Life – The acquisition of property and infill development will allow the County to preserve existing housing and provide additional options, which will help to improve public health and welfare, and the further attainment of a suitable, affordable housing environment. Development of infill sites helps to eradicate blighted conditions that occur in and around vacant property.

Economic Well Being - The proposed project will allow more low-income residents in unincorporated areas to benefit from housing assistance that is consistent with the County's General Plan Housing Element. This project will also assist the County in meeting its stated goal that every present and future resident of unincorporated areas of Tulare County can attain an affordable, suitable, and sound home.

ALTERNATIVES:

None recommended. Your board may decline to purchase or file options to purchase the tax-defaulted properties

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

State Controller to approve the agreement to purchase tax-defaulted property; Tulare County Treasurer/Tax Collector to process agreement to purchase tax-defaulted property and related documents; Auditor-Controller for accounting and funds disbursement; County Counsel to review all legal documents; Resource Management Agency Community Development and Redevelopment Division to oversee grant implementation; and Tulare County Redevelopment Agency to provide funding

ADMINISTRATIVE SIGN-OFF:

William L. Hayter, Assistant RMA/Director
Community & Development Services

Henry Hash,
Executive Director

cc. Auditor/Controller
County Counsel
County Administrative Office (2)

Attachment(s): Exhibit "A"
Purchase agreement

AGREEMENT TO PURCHASE TAX DEFAULTED PROPERTY

This Agreement is made this ____ day of _____, 2008, by and between the Tulare County Board of Supervisors (Seller), State of California, and Tulare County Redevelopment Agency (Purchaser), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in this Agreement, is tax-defaulted and is subject to the power of sale by the tax collector of said County for the nonpayment of taxes, pursuant to provisions of law.

Terms and Conditions of Sale:

Subject to the approval of the State Controller it is mutually agreed as follows:

1. That all costs and expenses of notification, sale proceeding and title transfer of property shall be paid by the Purchaser.

2. That the Purchaser agrees to pay the sum of $ for the real property described in Exhibit "A" plus sale costs within fourteen (14) days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to Purchaser.

3. That the Purchaser agrees to use the parcel for public purpose under the following intent Infill Development with low-income or transitional housing.

4. That, if said Purchaser is a taxing agency as defined in Revenue and Taxation Code §121 or any other agency that receives its revenue share under the provisions of Division 7, Part 8, Chapter 3 of the Revenue and Taxation Code, it will not share in the distribution of the payment required by the Agreement as defined by §3791 and §3720 of the Revenue and Taxation Code.

5. If all or any portion of the individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this Agreement, this Agreement shall be null and void as to that individual parcel. This Agreement shall, also become null and void and the right of redemption restored upon the Purchaser's failure to comply with the terms and conditions of this Agreement, or upon the State Controller's failure to approve this Agreement.

The undersigned hereby agree to the terms and conditions of this agreement and are duly authorized to sign for said agencies.

Note: This document is being executed in counterpart each of which constitutes an original.

ATTEST

Tulare County Redevelopment Agency
(Purchaser)

By
Executive Director, Tulare County
Redevelopment Agency

(seal)

ATTEST:

TULARE COUNTY BOARD OF SUPERVISORS

Clerk of the Board of Supervisors

By
Deputy

By
Allen Ishida, Chairperson

(Seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and pursuant to the provisions of Section 3795 approves the foregoing Agreement this day of , 2008.

STEVE WESTLY, CALIFORNIA STATE CONTROLLER

By

NOTE: EXHIBIT 'A' MUST BE ATTACHED TO THIS FORM

2010-0050211

Recorded Official Records County of Tulare GREGORY B. HARDCASTLE Clerk Recorder | REC FEE 0.00

10:31AM 17-Aug-2010 | PB Page 1 of 2

2

3

free

RECORDING REQUESTED BY
TULARE COUNTY TAX COLLECTOR

MAIL TAX STATEMENTS TO
Mail To
Tulare county Redevelpment Agency
5961 South Mooney Blvd
Visalia, CA 93277

GOV Code 4103

Document Transfer Tax $3.85 APN: 295-030-021-000

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for fiscal year
And for nonpayment were duly declared to be in default per default number

This deed, between the Tax Collector of Tulare County ("Seller") and the Tulare County Redevelopment Agency ("Purchaser"), conveys to the purchaser the real property described herein which the SELLER sold to the PURCHASER by Agreement Sale No 23416 on August 5, 2010 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 8, Revenue and Taxation Code, for the sum of $3,300 00 In accordance with law, the SELLER, hereby grants to the PURCHASER, title, free and clear of all encumbrances of any kind existing before the sale, pursuant to §3712 of the Revenue and Taxation Code that real property situated in said county, State of California, last assessed to Nevarez Cornelio & Hizela described as follows Assessor Parcel Number, 295-030-021-000, more particularly described as

295-030-021-000
The South 175 feet of Lot 25, measured along the East line thereof, in Tract 121 in the County of Tulare, State of California, as per map recorded in Book 20, Page 18 of maps, in the office of the County Recorder of said County Also excepting one-half of all oil and mineral rights in and under said land as reserved by Thomas E Cook, et ux, in Deed recorded November 5, 1958 in Book 2083, Page 676 of official records

Subject to Covenants, Conditions, Restrictions, Rights of Way and Easements of Record

State of California County of Tulare
Executed on August 5, 2010 by Sharon Stanley Deputy Tax Collector
State of California, County of Tulare

Rita A Woodard
RITA A WOODARD
TULARE COUNTY AUDITOR-CONTROLLER/TREASURER-TAX COLLECTOR

On AUG 17 2010, before me, LaRayne Cleek, Clerk of the Court, personally appeared Sharon Stanley, a deputy tax collector, on behalf of Rita A Woodard, Tulare County Tax Collector, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Rachel Mmill, Deputy
LARAYNE CLEEK
Superior Court Administrator
Clerk of the Court

SUPERIOR COURT TULARE COUNTY CALIFORNIA

§3708 §3712 §3804 R&T Code

TDL 8-19

TULARE COUNTY REDEVELOPMENT AGENCY CERTIFICATE AND CONSENT TO RECORD DEED OR GRANT

(GOVERNMENT CODE SECTION 27281)

Grantor(s):	Tax Collector of Tulare County
Date of Grant:	August 12 2010
Interest Granted:	Tax Deed (fee)
APN:	295-030-021-000
Transaction:	Sale by Agreement No. 23416
RMA-PM No.:	10-102

This is to certify that the interest in real property conveyed by this Tax Deed to the Tulare County Redevelopment Agency, a political subdivision of the State of California, is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors of the said grantee pursuant to authority conferred by Resolution No. RA 20008-01 approved by the Board of Directors on January 8, 2008 and the grantee consents to recordation by its duly authorized officer.

Dated: August 12, 2010

TULARE COUNTY REDEVELOPMENT AGENCY

By Jean M. Rousseau

Jean M. Rousseau
Executive Director

BEFORE THE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF DIRECTING THE SUCCESSOR AGENCY TO DISPOSE OF THE PROPERTY OWNED BY THE FORMER REDEVELOPMENT AGENCY	))))	**Resolution No. 2012-15**

UPON MOTION OF John Hess, SECONDED BY Lori Cardoza, THE FOLLOWING WAS ADOPTED BY THE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BAORD, AT AN OFFICIAL MEETING HELD June 15, 2012, BY THE FOLLOWING VOTE:

AYES: Cardoza, Caudle, Cox, Galindo, Hess and Wilborn
NOES: None
ABSTAIN: None
ABSENT: None

ATTEST: MICHELLE BALDWIN
SECRETARY/CLERK OF THE BOARD

BY: _____
Secretary/Clerk

* *

Directed the Successor Agency to dispose of the property owned by the former Redevelopment Agency, APN 295-030-021.

Successor Agency: Tulare County Redevelopment Successor Agency
County: Tulare

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		
No.	**Property Type**	**Permissable Use**	**Permissable Use Detail**	**Acquisition Date**	**Value at Time of Purchase**	**Estimated Current Value**
1	Vacant Lot/Land	Sale of Property	Proceeds distributed to taxing entities as property tax	8/17/10	$3,303.85	$86,700

Successor Agency: Tulare County Redevelopment Successo
County: Tulare

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

		HSC 341			SALE OF PROPERTY	
No.	**Property Type**	**Permissable Use**	**Value Basis**	**Date of Estimated Current Value**	**Proposed Sale Value**	**Proposed Sale Date**
1	Vacant Lot/Land	Sale of Property	Book	2013/14FY	Unknown	ASAP

Successor Agency: Tulare County Redevelopment Successo
County: Tulare

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

		HSC 341	HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			
No.	**Property Type**	**Permissable Use**	**Purpose for which property was acquired**	**Address**	**APN #**	**Lot Size**	**Current Zoning**
1	Vacant Lot/Land	Sale of Property	Low-Income Housing	12170 Avenue 118, Pixley	295-030-21	1.13 acres	PD-M0-1

Successor Agency: Tulare County Redevelopment Successo
County: Tulare

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

		HSC 341	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
No.	**Property Type**	**Permissable Use**	**Estimate of Current Parcel Value**	**Estimate of Income/Revenue**	**Contractual requirements for use of income/revenue**
1	Vacant Lot/Land	Sale of Property	$86,700	-	None

Successor Agency: Tulare County Redevelopment Successo
County: Tulare

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

		HSC 341	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	
No.	**Property Type**	**Permissable Use**	**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 successor agency**
1	Vacant Lot/Land	Sale of Property	None	No potential	N/A

Successor Agency: Tulare County Redevelopment Successo
County: Tulare

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

		HSC 341	HSC 34191.5 (c)(1)H)
No.	**Property Type**	**Permissable Use**	**History of previous development proposals and activity**
1	Vacant Lot/Land	Sale of Property	None

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: **County of Tulare Successor Agency**

Date Finding of Completion Received: June 12, 2013

Date Oversight Board Approved LRPMP: September 20, 2013

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.

Agency Contact Information

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Date:	9/20/13	Date:	9/20/13

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)