OVERSIGHT BOARD RESOLUTION NO. 2014-03

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

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Visalia elected to become the successor agency to the Visalia Redevelopment Agency ("Successor Agency") by Resolution No. COV 12-01 on January 17, 2012; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's oversight board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the City advanced monies from the General Fund to enable the Redevelopment Agency to acquire certain properties for development; and

WHEREAS, the City has already commenced and expended funds for the design and planning for construction of a 911 emergency dispatch center and other public safety facilities on two of the properties acquired with the advance of funds from the City; and

WHEREAS, before proceeding further and expending additional public funds to obtain approvals for the financing and construction of this public safety project, the City must have some assurance that the properties can transfer to the City for this governmental purpose; and

WHEREAS, because of the critical timing for this public safety project, the Successor Agency has prepared and approved a LRPMP and submitted it to the Oversight Board for approval approval, in advance of receiving the Finding of Completion, to address, among other things, the disposition of those properties acquired with the City's advance for development of the public safety project; and

WHEREAS, the City has revised the original LRPMP initially approved on August 28, 2013, and,

WHEREAS all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER VISALIA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. **Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. **CEQA Compliance.** The approval of the Property Management Plan through this Resolution does not commit the Successor Agency or Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The Secretary to the Oversight Board is authorized and directed to file, on behalf of the Oversight Board, a Notice of Exemption with the appropriate official of the County of Tulare, California, within five (5) days following the date of adoption of this Resolution.

Section 3. **Approval of Property Management Plan.** The Oversight Board hereby approves the Property Management Plan, in substantially the form currently on file with the City Clerk, subject to any minor and clarifying changes as may be approved by the Successor Agency's Executive Director and Successor Agency Counsel.

Section 4. **Transmittal of Property Management Plan.** The City Manager is hereby authorized and directed to take any action on behalf of the Oversight Board necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submitting the Property Management Plan to the State of California Department of Finance, and posting the approved Property Management Plan on the Successor Agency's website.

PASSED AND ADOPTED: 04/09/2014 MARK LARSEN, SECRETARY OF THE BOARD

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

I, Mark Larsen, Secretary of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Visalia, certify the foregoing is the full and true Oversight Board Resolution 2014-03 passed and adopted by the Oversight Board of the Successor Agency to the Redevelopment Agency at a regular meeting held on April 9, 2014.

Dated: 4/10/14

MARK LARSEN, SECRETARY OF THE BOARD

Gladys Ruiz

By Gladys Ruiz, Recording Clerk

Successor Agency: City of Visalia
County: TULARE

v.2.22.13

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA - PART A

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		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.	Property Type	Permissable Use	Permissable Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value*	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value*	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 successor agency	History of previous development proposals and activity
1 *	Vacant Land	Sale	Variance Required for development due to the property's small size.	3/20/1990	1,000	1,000	Title Transfer	7/1/2013	N/A	N/A	Remainder after property trade for housing project	116 NW 5th Ave.	094-055-001	3,485 sq. ft.	Street	1,000	None	None	None	None	Streets / ROW	Street dedication
2 **	Parking Lot	Future Development	Single Family	5/3/2006	175,000	63,657	Neighboring Property Values	5/3/2006	To Be Determined	To Be Determined	Acquired through a foreclosure sale, for redevelopment purposes	409 E. Murray Ave.	094-274-003	8,235 sq. ft.	Single Family	63,657	None	None	None	None	Elimination of blight; Housing	Single family dwelling demolished; parking lot developed as interim use

* The proposed disposition plan objective is to sell the subject property for private development consistent with the existing City of Visalia General Plan and zoning ordinance land use designations. Depending on various factors, including the timing for the sale of this property, the proceeds generated from the disposition (sale) of this property would be distributed to the applicable taxing entities or would be available to the Successor Agency to pay enforceable obligations, thereby resulting in additional future property taxes being distributed to the taxing entities.

** The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and the City will enter into a compensation agreement with the taxing entities under HSC section 34180 (f).

Successor Agency: City of Visalia v.2.22.13
County: TULARE

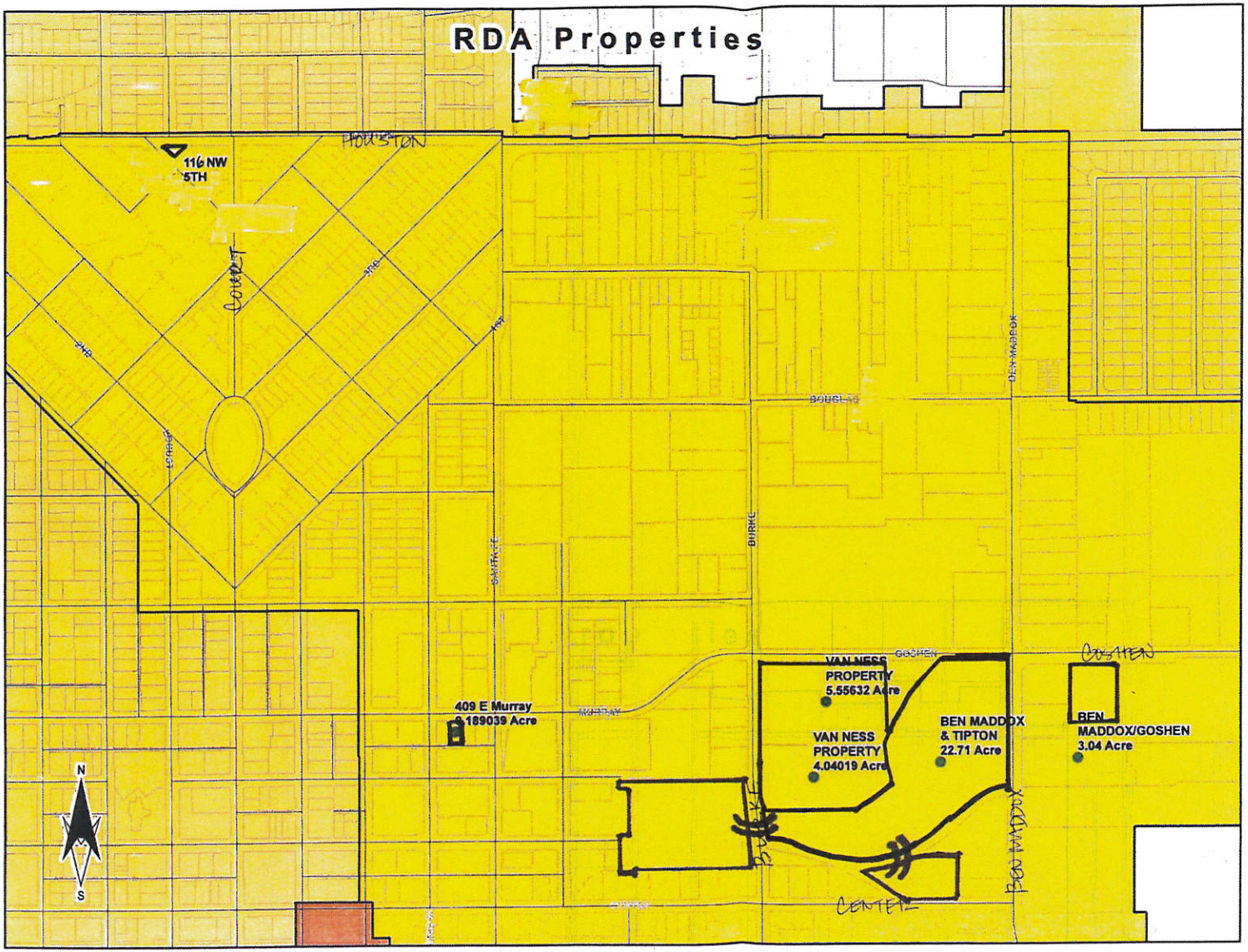
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA - PART B

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		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.	Property Type	Permissable Use	Permissable Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	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 successor agency	History of previous development proposals and activity
1	Vacant Land	Governmental Use	911 Emergency Dispatch Center	3/18/2002	350,000	350,000	Acquisition	3/18/2002	N/A	N/A	***Governmental Use***	Van Ness	094-180-007	4.7 acres	Service Commercial	350,000	None	None	None	None	911 Emergency Dispatch Center	None
2*	Vacant Land 2.1	***Split Use:*** Governmental Use and Future Development	Urban Park	3/18/2002	825,000	825,000	Acquisition	3/18/2002	N/A	N/A	***Governmental Use*** : along Jennings Ditch 1 acre +/-	Van Ness	094-180-006	1 acre +/- of 6.6 acres	Service Commercial	825,000	None	None	None	None	Urban Park	None
	2.2*		Police Headquarters / Public Safety Facilities								***Future Development***			5.5 acres +/- of 6.6 acres							Police and Public Safety Facilities	
Previously 3			Civic Center Development - Urban Park	12/1/2004	1,527,762	1,527,762	Acquisition	12/1/2004	N/A	N/A	***Multi Use***	Ben Maddox/Tipton	094-180-005	***22.7 acres - revised to 21.8 after removing railroad***	Service Commercial	1,527,762	None	None	Brownsfield Site	None	Urban Park	None
3**	Vacant Land 3.1	***Future Development***	Urban Park	12/1/2004	434,343	434,343	Acquisition	12/1/2004	N/A	N/A	***Future Development***	Ben Maddox/Tipton	094-240-042	***5.8***	Service Commercial	434,343	None	None	Brownsfield Site	None	Urban Park	None
	Vacant Land 3.21*	***Split Use:*** Governmental Use and Future Development	Civic Center Development - Urban Park	12/1/2004	449,315	449,315	Acquisition	12/1/2004	N/A	N/A	***Future Development:*** +/- 3 acres	Ben Maddox/Tipton	094-190-014	+/- 3.0 acres	Service Commercial	449,315	None	None	Brownsfield Site	None	– Urban Park	None
	3.22										***Governmental Use:*** Along Jennings Ditch, +/- 3 Acres			+/- 3.0 Acres								
	Vacant Land 3.3	Future Development	Civic Center	12/1/2004	44,916	44,916	Acquisition	12/1/2004	N/A	N/A	***Future Development***	Ben Maddox/Tipton	094-190-016	***0.6***	Service Commercial	44,916	None	None	Brownsfield Site	None	Urban Park	None
	Vacant Land 3.41	***Split Use:*** Governmental Use and Future Development	Civic Center Development - Urban Park	12/1/2004	599,188	599,188	Acquisition	12/1/2004	N/A	N/A	***Future Development***	Ben Maddox/Tipton	094-180-008	***+/- 3.0 Acres***	Service Commercial	599,188	None	None	Brownsfield Site	None	Urban Park	None
	3.42*										***Governmental: Jennings Ditch Water Feature***			***+/- 5.0 acres***								
4	Vacant Land	Governmental Use	Municipal Corp Yard	9/27/2001	946,228	122,291	Prior sales information	9/27/2001	N/A	N/A	***Governmental Use*** , Solid Waste Corp Yard	Ben Maddox/Goshen	098-142-055	1.7 acres	Service Commercial	122,291	None	None	None	None	Public facilities	Remainder portion of larger parcel sold for development

* The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and the City will enter into a compensation agreement with the taxing entities under HSC section 34180 (f) for those properties or property portions designated for future development.

** Tulare County Assessor's Office has divided parcel 3 into 5 separate parcels. The total acreage is one acre less because property that was included in the previous parcel which is railroad land has been excluded. This property is a 50 foot set back from either side of the railroad center line.

RDA Properties



VISALIA
Founded 1852

- RDA Properties
- Central Business District
- Central Visalia
- East Visalia
- Streets
- Parcels

0 500 1000
Feet

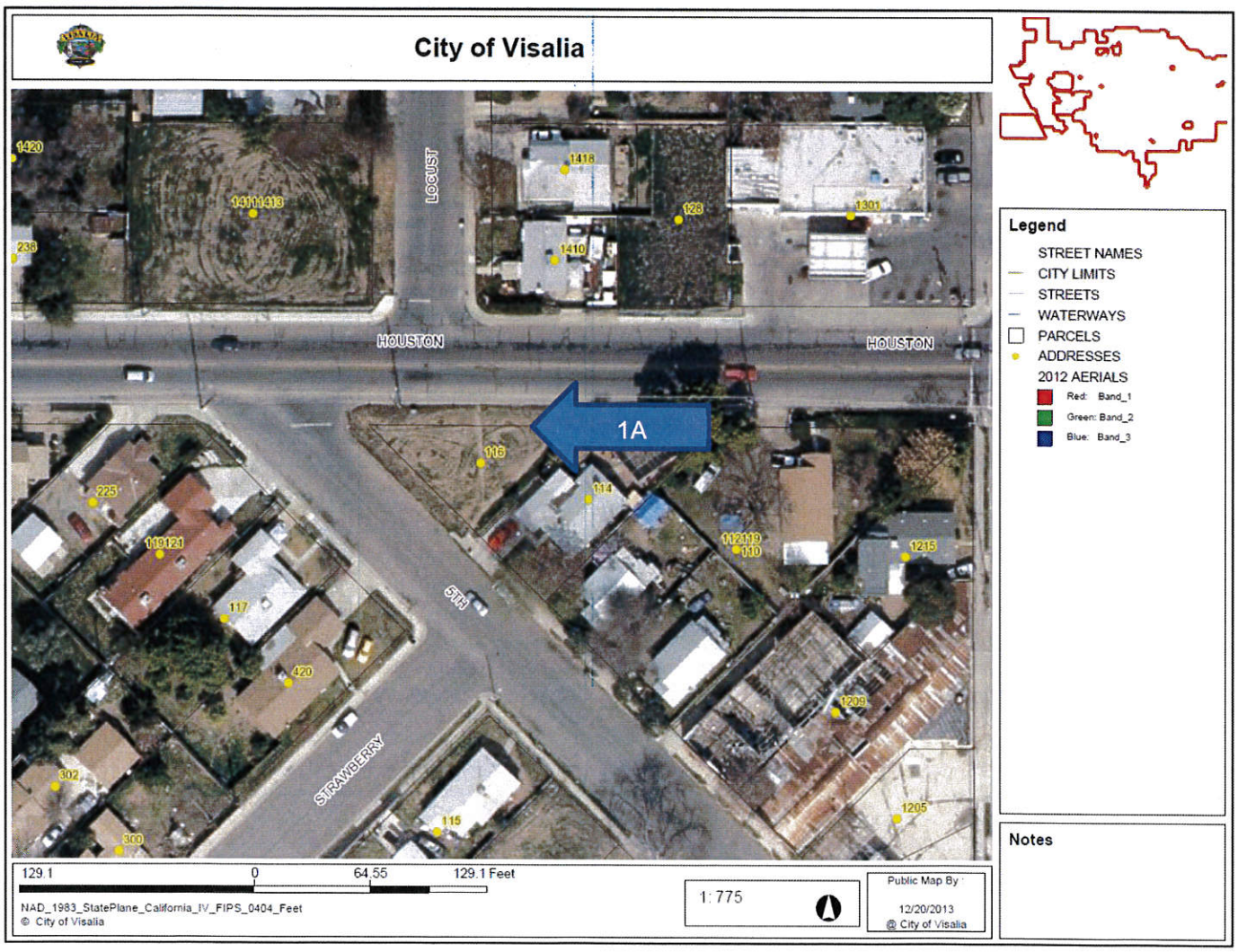
Dated: 01-21-11

Prepared by: GIS Dept.

(1A) 116 North West 5th Street
Vacant Parcel
3485 square feet
Zone Residential
Estimated Value: $1,000 due to difficult development conditions, possible street dedication
APN 094-055-001

This parcel is a triangular piece occasioned by the transition of a square road grid merging into a diamond road grid. The parcel is in an older residential area and is too small for a standard home lot. The parcel will require a variance for development. Best use would be for street dedication.

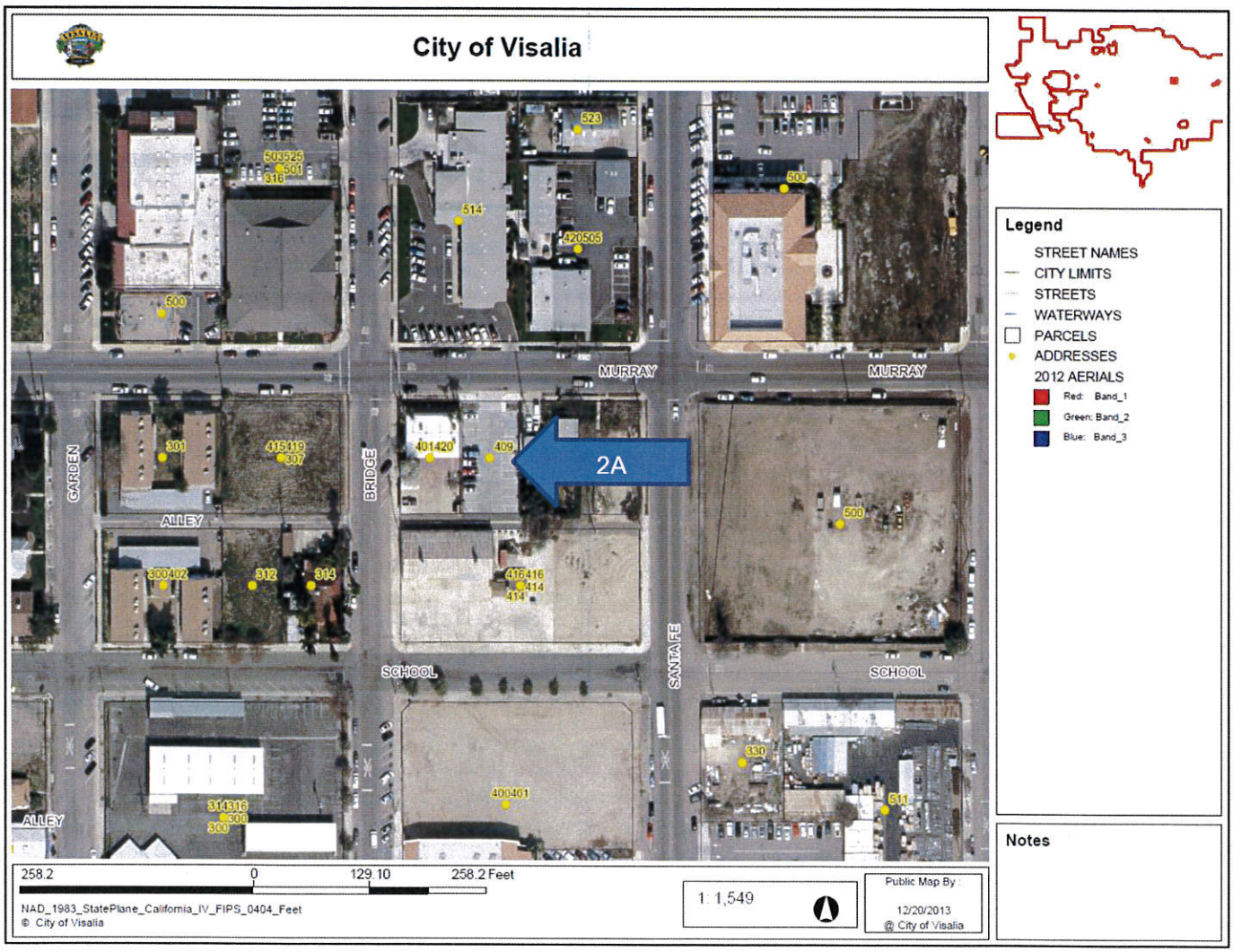
RDA LRPMP Designation: Sale

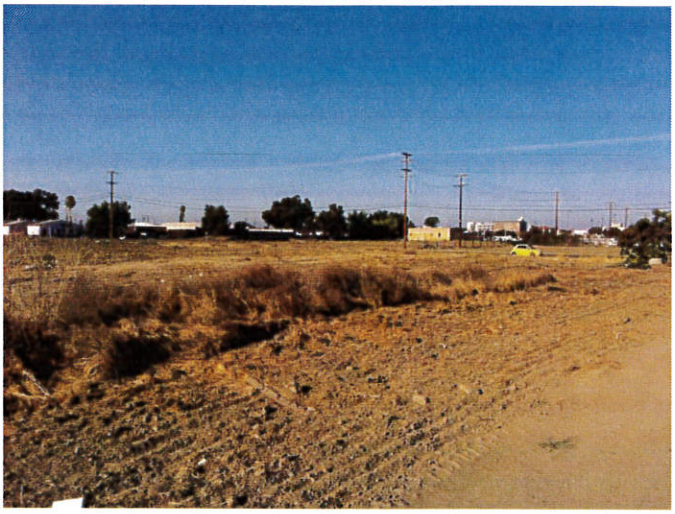


(2A) 409 E Murray
Parking Lot
8,235 square feet
Zoned Residential
Estimated Value: $64,000
Available for disposition – No City Commitment
APN 094-274-003

The parcel was acquired through foreclosure on an older home. The home was demolished. City built a demonstration permeable concrete parking lot with solar lights. The area is an older residential area with transition to commercial care facilities. Best use is for future commercial development when downtown develops towards this lot.

RDA LRPMP Designation: Future Development
The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and enter into a compensation agreement with the taxing entities under HSC section 34180 (f) for those properties or property portions designated for future development.



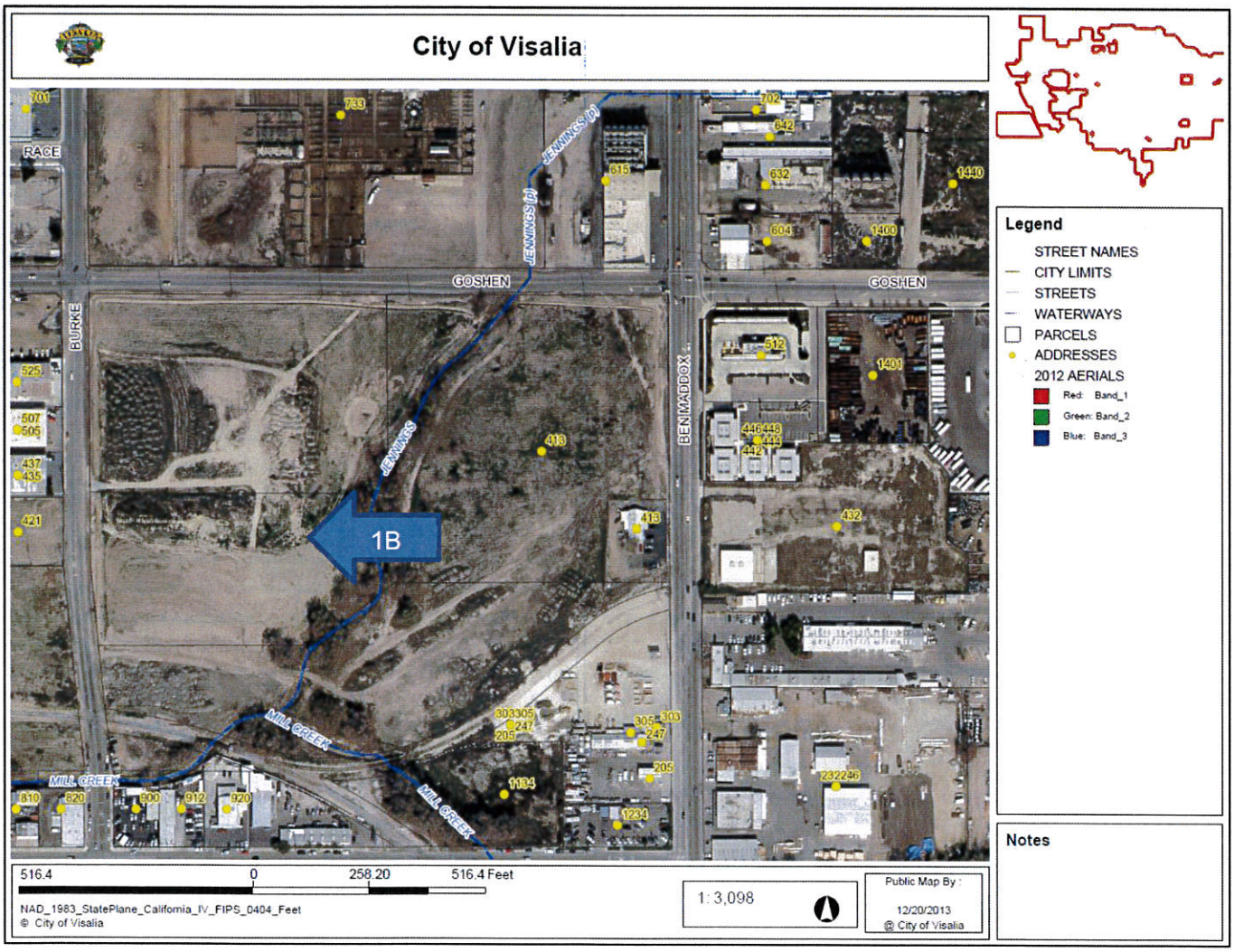


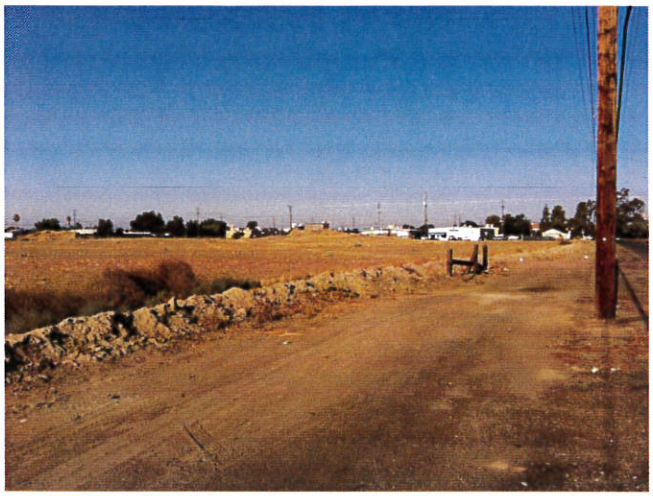
(1B) Van Ness Property
Vacant Land, 4.7 Acres
Zoned Service Commercial
Estimated Value: $350,000
Proposed Development – Police Dispatch Center
APN 094-180-007

The parcel is south of a feedlot and walnut dehydrator. The land is cleared but streets have no curb, gutters or storm drains.

Location on Aerial Map: North of Mill Creek on Burke Street.

RDA LRPMP Designation: Governmental Use, Police Dispatch Center and Urban Park Along Jennings Ditch





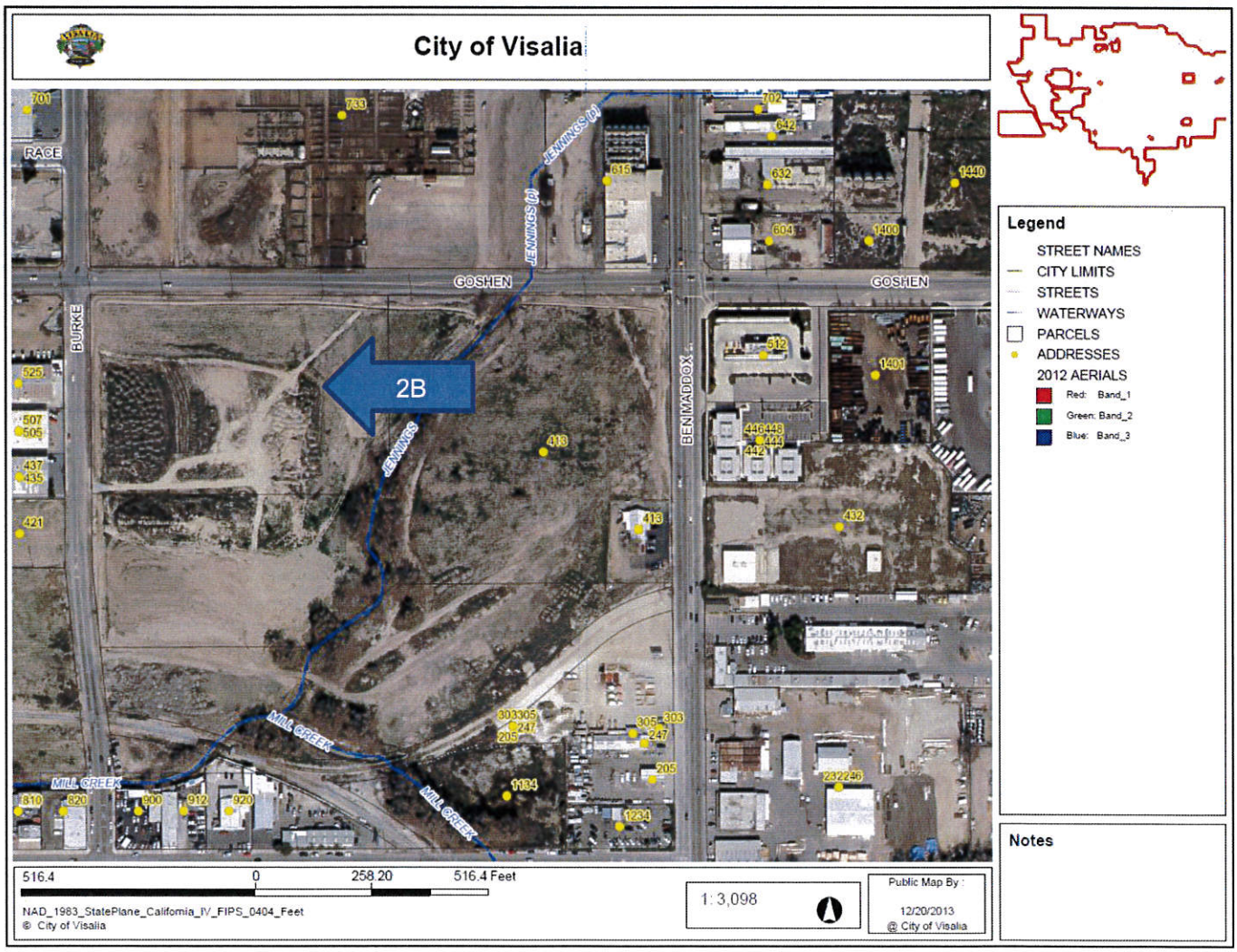
(2B) Van Ness Property
Vacant Land, 6.6 Acres
Zoned Service Commercial
Estimated Value: $825,000
APN 094-180-006

Proposed Development – Police Headquarters

The parcel is south of a feedlot and walnut dehydrator. The land is cleared but without curb, gutters or storm drains.

Location on Aerial Map: Southeast corner of Goshen and Burke.

RDA LRPMP Designation: Split Use: Future Development (5.6 acres), Governmental Use (1.0 acres) * The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and enter into a compensation agreement with the taxing entities under HSC section 34180 (f) for those properties or property portions designated for future development.



The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and enter into a compensation agreement with the taxing entities under HSC section 34180 (f) for those properties or property portions designated for future development.

(3B) Ben Maddox and Tipton
Vacant Land, 21.8 Acres
Zoned Service Commercial
Estimated Value: $1,527,762
Proposed Development – Civic Center
Development – Urban Park

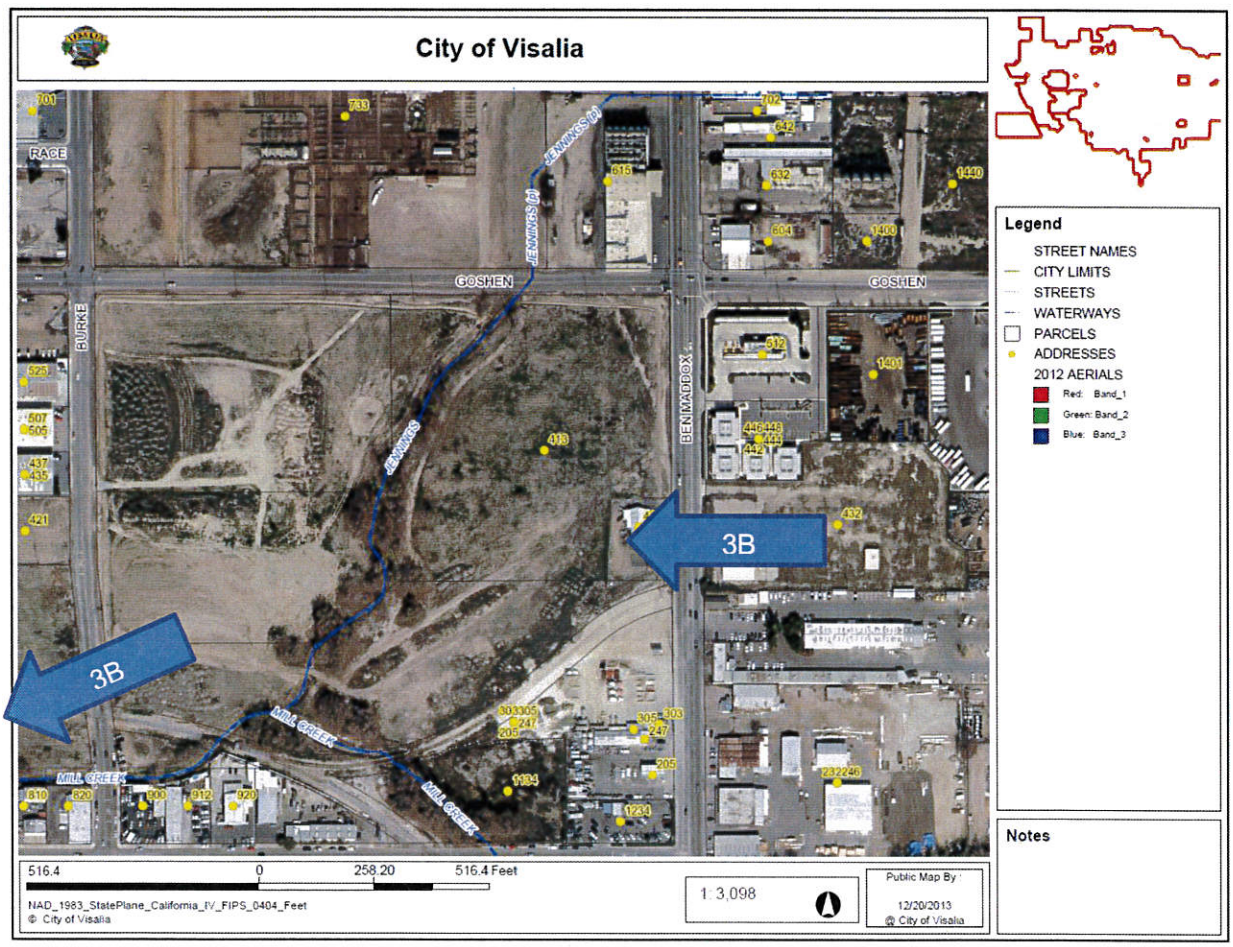
The parcel is south of a feedlot and walnut dehydrator. The land is cleared but streets have no curb, gutters or storm drains.

Location on Aerial Map: Southwest corner of Goshen and Ben Maddox, across Burke to Tipton on the West

RDA LRPMP Designation: Split Use: Governmental Use, 10 acres of 21.8 along Jennings Ditch: Future Development 12 of 21.8 acres.

Assessor Revised Parcel Designations, Previously One Parcel

3.1	094-240-042	5.8 acres	Future Development
3.2	094-190-014	6.0 acres	Split Use: Governmental and Future Development
3.3	094-190-006	0.6 acres	Future Development
3.4	094-180-008	8.0 acres	Split Use: Governmental and Future Development
3.5	094-180-002	1.4 acres	Governmental Use

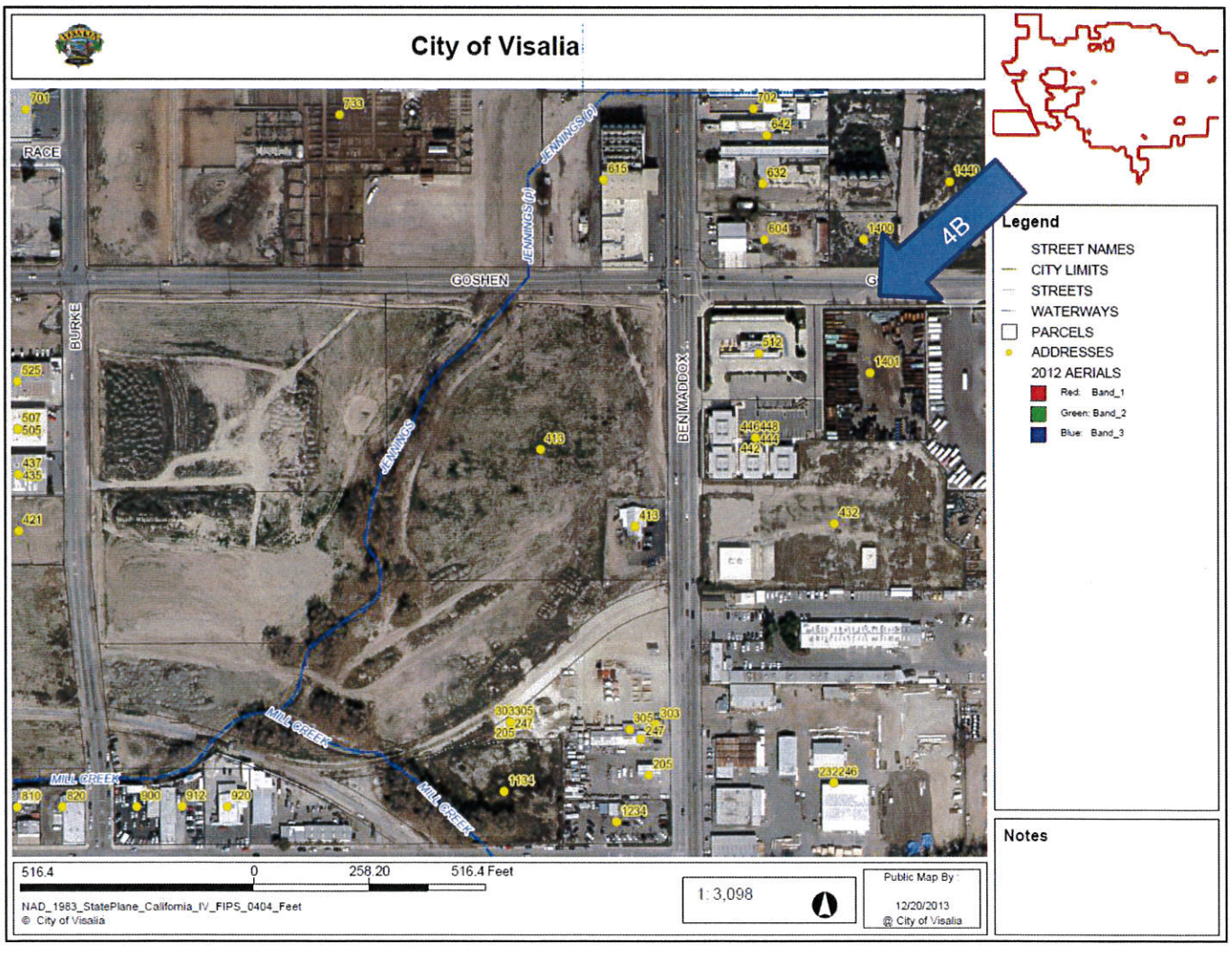


(4B) Ben Maddox and Goshen
Vacant Land, 1.7Acres
Zoned Service Commercial
Estimated Value: $226,577
Proposed Development – City Corporation Yard
APN 098-142-055

Property is surrounded on the East and South by the current City Corporation Yard. The property has been fenced and currently has Solid Waste Bins on the property. The property is bare dirt and is the remaining portion of a larger acquisition.

Location on Aerial Map: East of Southeast corner of Goshen and Ben Maddox

RDA LRPMP Designation: Governmental Use, City Corporation Yard



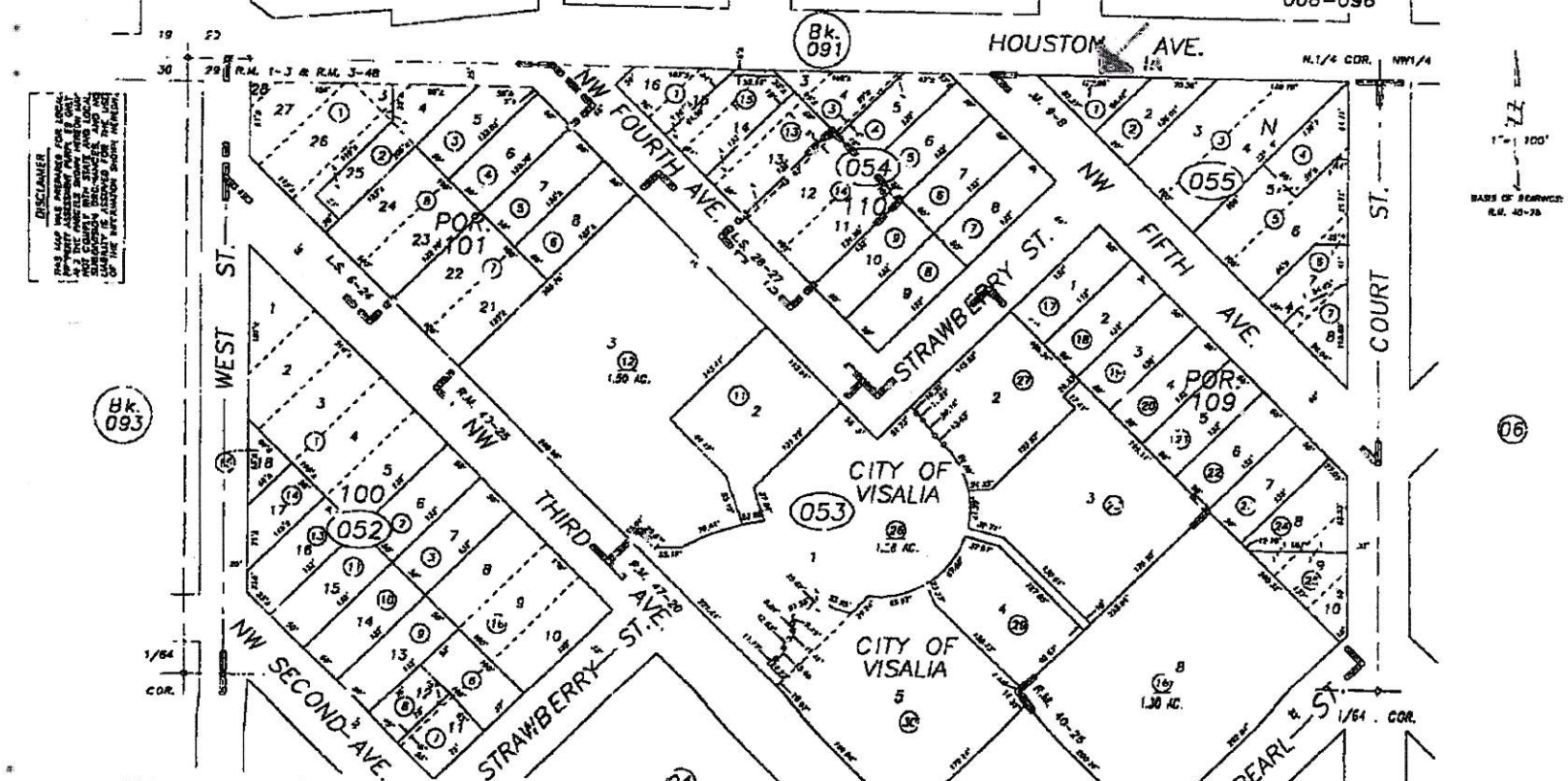
GL Reconciliation - Successor Agency Land Assets

					GL Value
PART A Properties					
1	094-055-001	3,485 sq. ft.	Sale	1,000	
2	094-274-003	8,235 sq. ft.	Future Development	175,000	
					176,000
PART B Properties					
1	094-180-007	4.7 acres	Governmental Use	350,000	
2	094-180-006	6.6 acres	Split Use: Governmental and Future Development	825,000	
			Less: Amounts Paid from other funds due to Street dedication or Waterway Use:	(179,775)	
			Net Value On GL		995,225
Assessor Revised Parcel Designations, Previously One Parcel					
				GL Value	
3.1	094-240-042	5.8 acres	Future Development	434,343	
3.2	094-190-014	6.0 acres	Split Use: Governmental and Future Development	449,315	
3.3	094-190-006	0.6 acres	Future Development	44,916	
3.4	094-180-008	8.0 acres	Split Use: Governmental and Future Development	599,188	
			Goshen Tipton Property		1,527,762
4	098-142-055	1.7 acres	Governmental Use		122,291 *
				GL Total	2,821,278

* Acquisition cost was $946,228. Parcels were sold in the amount of $823,937 leaving a value of $122,291.

N1/2 OF NW1/4 OF NW1/4 SEC.29, T.18S., R.25E., M.D.B.&M.

Tax Area Codes 094-05
006-096



POR. AUGHINBAUGH'S ADD., R.M. 1-3 & 3-48
RECORD OF SURVEY, L.S. 6-24
STEVEN'S SUB., BLK. "N", R.M. 9-8
POR. COMMUNITY CAMPUS OF THE CITY OF VISALIA, R.M. 40-25
POR. PARCEL MAP NO. 4615, P.M. 47-20
RECORD OF SURVEY, L.S. 28-17

CITY OF VISALIA
ASSESSOR'S MAPS BK.094 PG.05
COUNTY OF TULARE, CALIFORNIA, U.S.A.

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

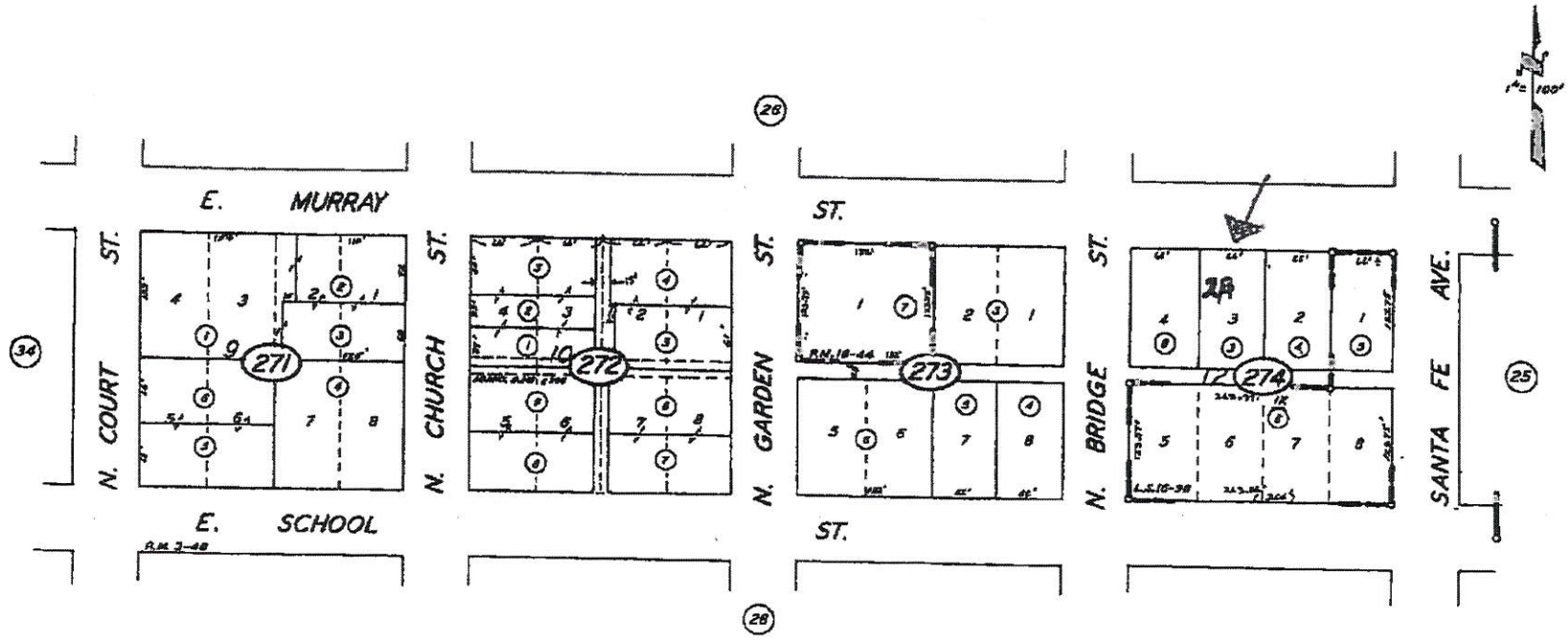
REVISION	DATE	TECH
2016-0119876	4/30/2009	JLC

Item 1A

1 of 6

POR. NE 1/4 OF SW 1/4 SEC. 29, T.18S., R.25S., M. D. B. & M.

TAX CODE AREA 94-27
6-216
6-218

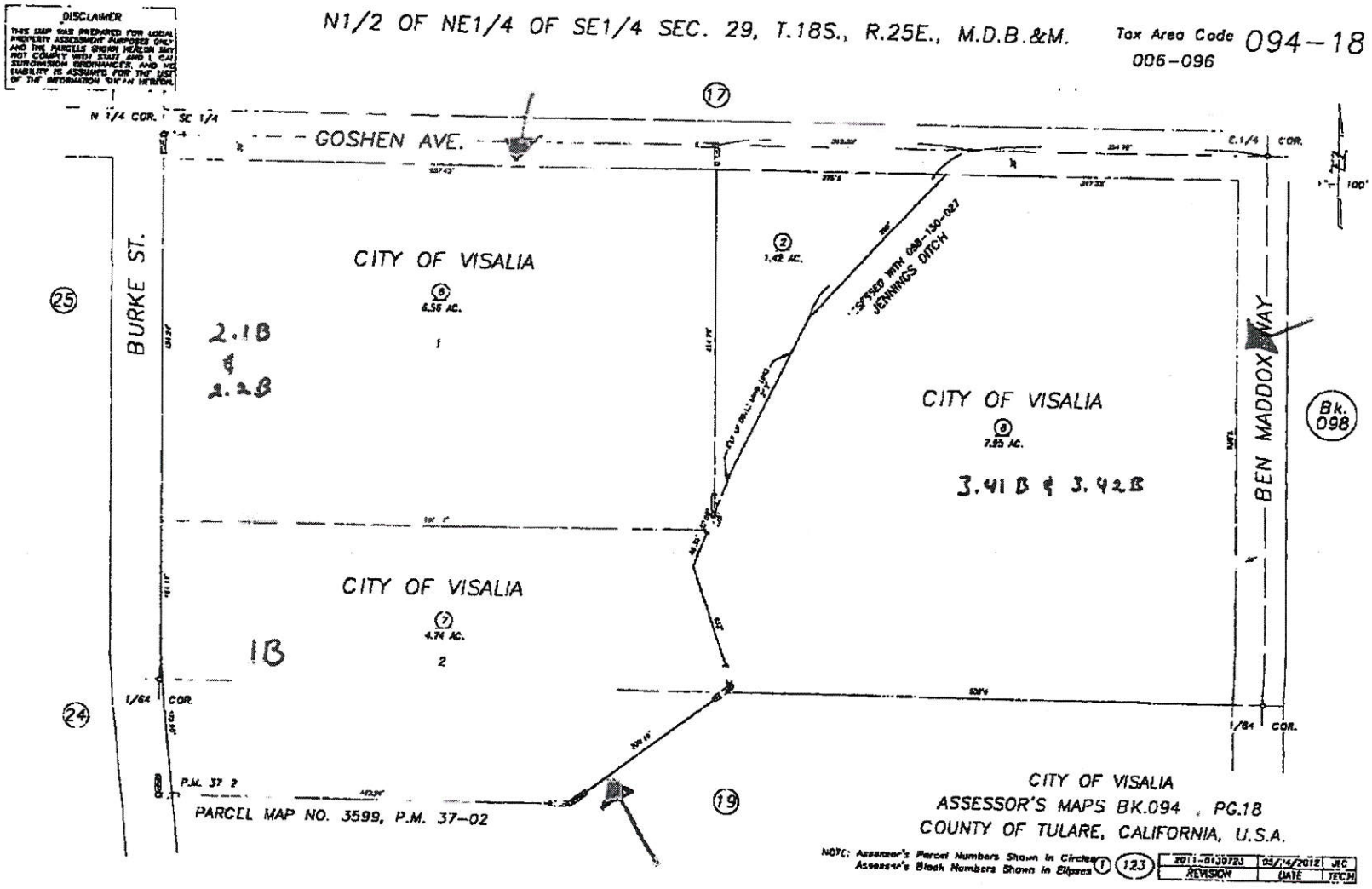


RECORD OF SURVEY, L.S. 16-98
POR. ORIG. TOWNSITE R.M. 3-48.
PARCEL MAP 1543, P.M. 16-44

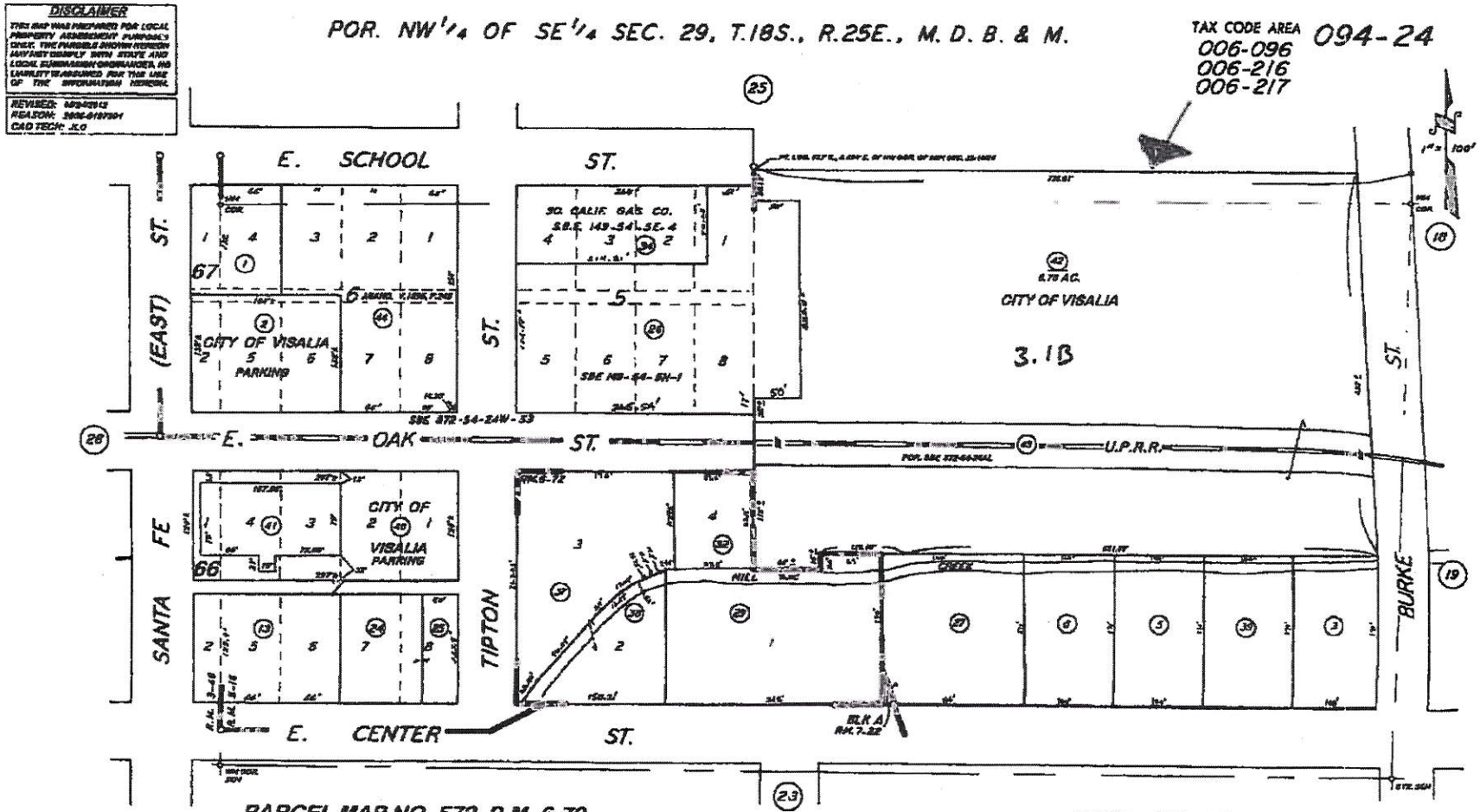
CITY OF VISALIA
ASSESSOR'S MAPS BK. 94, PG. 27.
COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Item 2A



Items 1B, 2B, 2.2B, 3.41B, 3.42B

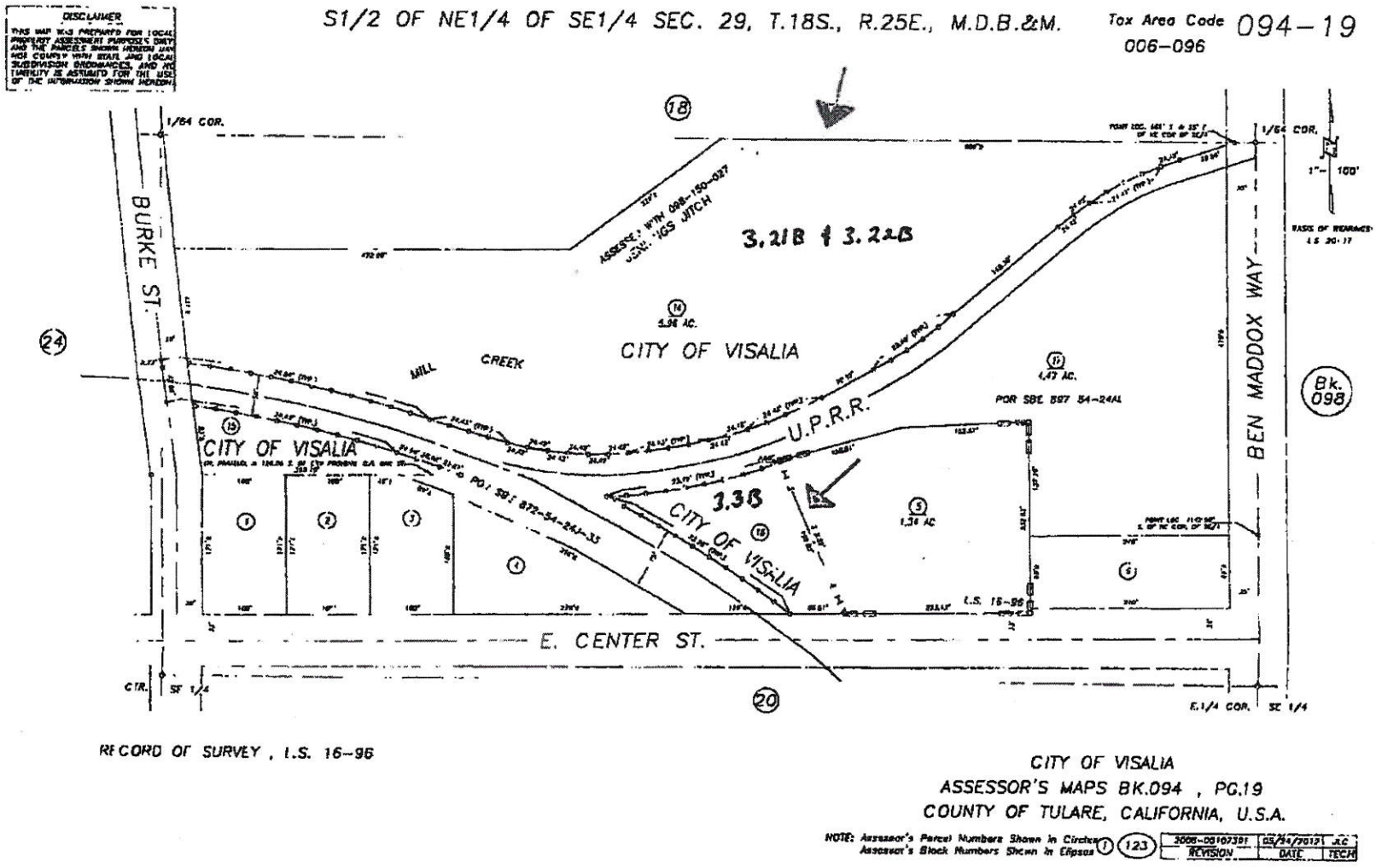


PARCEL MAP NO. 572, P.M. 6-72
POR. PLAT OF VISALIA, R.M. 1-3, 2-60, 3-48
POR. BROWN'S ADD., R.M. 7-22
POR. DROUILLARDS ADD., R.M. 5-16

CITY OF VISALIA
ASSESSOR'S MAPS BK. 094, PG. 24
COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Item 3.1 B



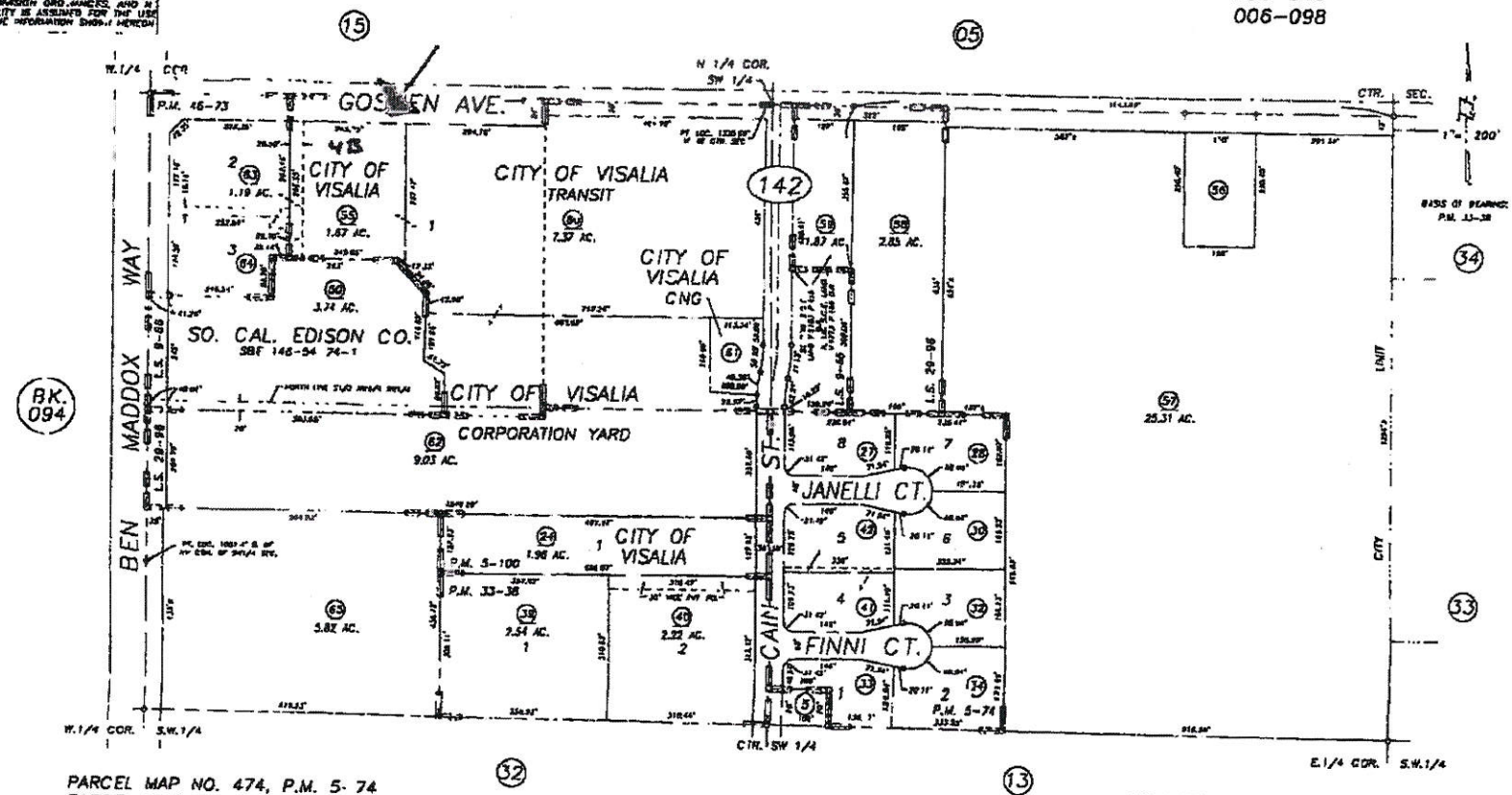
Items 3.21B, 3.22B & 3.38

DISCLAIMER

THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON

N1/2 OF SW1/4 SEC.28, T.18S., R.25E., M.D.B.&M.

Tax Area Codes 098-14
006-010
006-098



PARCEL MAP NO. 474, P.M. 5-74
PARCEL MAP NO. 500, P.M. 5-100
RECORD OF SURVEY, L.S. 9-66
PARCEL MAP NO. 3236, P.M. 33-38
PARCEL MAP NO. 4568, P.M. 46-73
RECORD OF SURVEY, L.S. 29-96

CITY OF VISALIA
ASSESSOR'S MAPS BK.098 , PG.14
COUNTY OF TULARE, CALIFORNIA, U.S.A.

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

REVISION	DATE	TECH
2009-0084084	06/17/2011	LLB

Item 4B

6 of 6