RESOLUTION NO. OB-2013-14

A RESOLUTION OF THE OVERSIGHT BOARD TO THE DISSOLVED WINTERS COMMUNITY DEVELOPMENT AGENCY APPROVING AND ADOPTING A REVISED 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 Winters elected to become the successor agency to the Winters Community Development Agency ("Successor Agency") by Resolution No. 2012-02 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 Successor Agency has prepared a Revised Long-range Property Management Plan that contains all the information required under Health and Safety Code Section 34191.5; and

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

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE FORMER WINTERS COMMUNITY DEVELOPMENT 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 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 City Clerk is authorized and directed to file a Notice of Exemption with the appropriate official of the County of Yolo, California, within five (5) days following the date of adoption of this Resolution.

Section 3. **Approval of Property Management Plan.** The Successor Agency hereby approves the Revised Property Management Plan, in substantially the form currently on file with the City Clerk.

Section 4. **Transmittal of Property Management Plan.** The Director of Financial Management is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Revised Property Management Plan, including submitting the Revised Property Management Plan to the Successor Agency's oversight board for approval, and to the State of California Department of Finance, and posting the approved Property Management Plan on the Successor Agency's website.

Section 5. **Effectiveness.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Successor Agency to the dissolved Winters Community Development Agency on the 2nd day of December , 2013, by the following vote:

AYES: 4

NOES: 0

ABSTAIN: 0

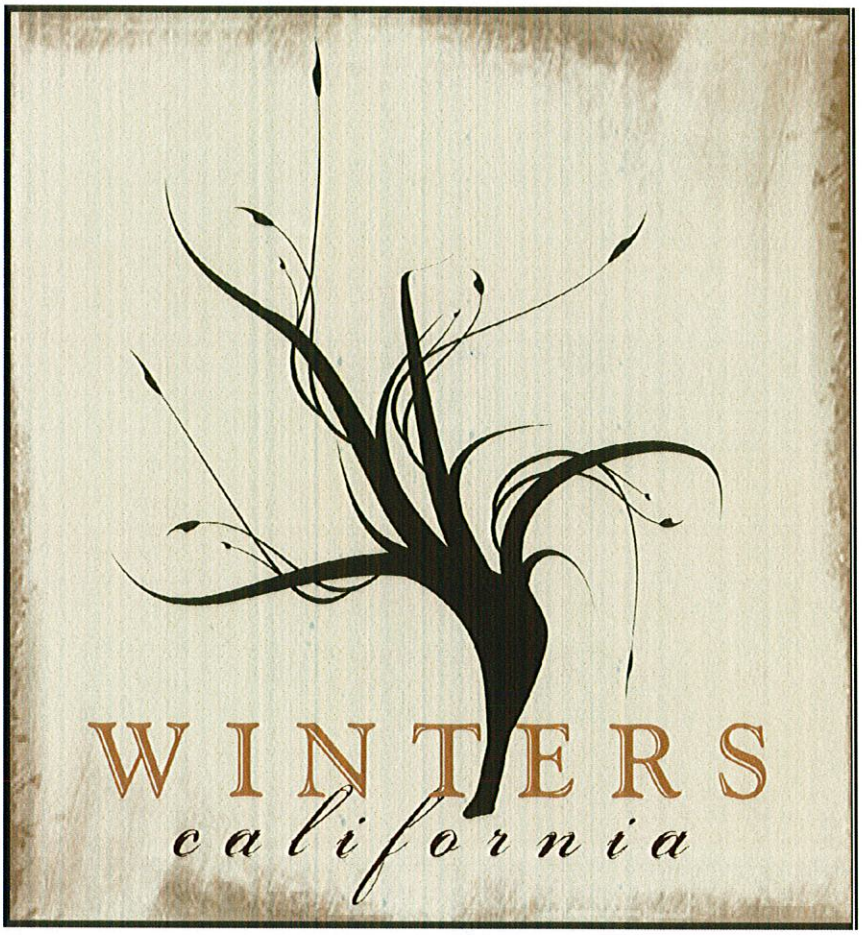
ABSENT: 3

Larry Justus, Chair

ATTEST:

Secretary

Long Range Property Management Plan



Successor Agency to the Winters Community Development Agency

Long Range Property Management Plan

City of Winters as Successor Agency to the Dissolved Winters Community Development Agency

Introduction

On June 1, 2012 Assembly Bill 1484 (AB1484) was signed into law that required the Successor Agency to the Dissolved Winters Community Development Agency (CDA) to prepare a Long Range Property Management Plan (PMP) that addresses the disposition and use of the dissolved Winters Community Development Agency (CDA) real property. The PMP must be submitted to the governing board of the Successor Agency (the City of Winters City Council also serves as the governing board of the Successor Agency) and the Oversight Board for approval before being submitted to the Department of Finance (DOF). This document is the Long Range Property Management Plan (PMP) of the Successor Agency to the dissolved Winters Community Development Agency.

Upon approval by the Successor Agency, the Oversight Board and the DOF, the properties will be transferred to the Property Trust Fund until all the approvals for further disposition and use have been obtained. After all required approvals have been obtained, the properties to be retained for governmental use will be transferred to the City of Winters. Properties to be retained for future disposition and implementation of a redevelopment plan will remain in the Property Trust Fund until all applicable procedures have been followed and all approvals have been obtained, at which time they will be transferred to the City for disposition or use pursuant to this PMP, the Redevelopment Plan and the Winters Community Development Project Implementation Plan. The Successor Agency must receive prior approval by the Oversight Board for each property transfer or disposition, and the City must reach a compensation agreement with the affected taxing agencies pursuant to applicable law with respect to those properties to be retained by the City for future disposition and implementation of a redevelopment plan. Oversight Board approval is subject to review by DOF.

The PMP addresses the disposition and use of the real properties of the dissolved CDA and must do all of the following:

Include an inventory of all properties in the Property Trust Fund and this inventory will include all of the following information:

- The date of the acquisition of the property and the value of the property at that time.
- The purpose for which the property was acquired.
- Parcel data, including address, lot size and current zoning in the former CDA redevelopment plan or specific, community or general plan.
- An estimate of the current value of the parcel including, if available, any appraisal information.

- 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.
- The history of environmental contamination, including designation as a Brownfield site, any related environmental studies and history of any remediation efforts.
- A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency.
- A brief history of previous development proposals and activity, including the rental or lease of the property.
- Address the use or disposition of all the properties in the Property Trust Fund. Permissible uses include retention of the property for governmental uses, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The PMP shall separately identify and list all properties in the Property Trust Fund dedicated to governmental uses purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties the following shall apply:

  a. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the City. The City will comply with all applicable procedures and obtain all necessary approvals prior to any such transfer.

  b. if the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill and enforceable obligation or other than specified immediately above, the proceeds from the sale shall be distributed as property tax to the taxing entities.

Summary of Properties Owned by the Successor Agency

1. Removed from Plan per DOF recommendation.

2 23 Main Street. This site is a 3,049.20 square foot parcel that was purchased by the Winters Community Development Agency as a vacant lot. The lot is located in the middle of the first block of main street and was vacant and over run by weeds when purchased. Subsequent to the purchase of the property, the City of Winters has created a Mini Park in the area with landscaping and park benches for seating.

3-5. The Grant Avenue Commercial Property- This site is 3 parcels along the Grant Avenue Corridor, located on Grant Avenue between East Street and Morgan. Grant Avenue is the main entrance from the East into the City of Winters. These parcels were purchased in a foreclosure sale by the Community Development Agency and are vacant at this time. These 3 parcels are anticipated to be reconfigured into 3 or more legal parcels suitable for development, as more fully discussed below.

6. 311 First Street. This is a 9,016.92 square foot parcel located on First Street adjacent the Newt's Expressway, the alley that runs directly behind the Downtown Businesses, and directly across the street from City Hall. This is a vacant site that is used for parking by City Staff and visitors to City Hall and other surrounding uses

7. 314 Railroad Avenue. A 3,920.40 square foot parcel that includes a vacant building that formerly housed a Cafe.

8. 318 Railroad Avenue. A 2,613.6 square foot parcel that includes a vacant building that formerly housed a Bar.

9. Removed from Plan

10-23. Assets identified as Successor Agency assets that are not real property. All these assets are used for governmental uses and will be transferred to the City of Winters. See Appendix A for a detailed list.

These properties are described in greater detail in the Inventory section of this report. Also attached to this report is a map with the properties indicated in yellow.

Community Development Agency Owned Parcels

06/06/13 Jenna Moser - Winters GIS

Property Inventory

Site 1

REMOVED FROM PLAN PER DOF RECOMMENDATION-SUCCESSOR AGENCY WILL TRANSFER TO THE HOUSING SUCCESSOR AGENCY FOLLOWING APPROVAL AND DIRECTION FROM THE OVERSIGHT BOARD, SEPARATE FROM THE LONG RANGE PROPERTY MANAGEMENT PLAN.

Site 2

Owner/Title

- Successor Agency to the Dissolved Winters Community Development Agency

Successor Agency to the Dissolved Winters Community Development Agency

Address/Parcel Number

- 23 Main Street
- 003-204-012

Current Use/Description

- Mini Park
- Site is located at the middle of the first block of Main Street, and is the location of a mini park with landscaping and benches for individuals to sit and enjoy the landscaping and the ambiance of the downtown area.

Acquisition Date/Acquisition Property Value/Acquisition Purpose

- February 1, 2007
- $173,691
- Implementation of Redevelopment Plan

Parcel Size

- 3,049.2 square feet
- .07 acres

Current Zoning

- C2-Central Business District

Estimate of Current Value/Property Revenue

- Appraised on March 15, 2011 at $118,000
- No revenue is expected

History of Environmental Contamination

- No record of environmental studies

Potential for Transit-Oriented Development/Use or Disposition of Property/Advancement of the Planning Objective of the Successor Agency

- Not Applicable
- Transfer to the City for continued Governmental use as a mini park within the downtown
- This site advances the planning objective of the successor agency by the continued elimination of blight within the downtown and providing park space in the city as indicated in the 2009-2013 implementation plan .

Previous Development Proposals and Activity

- There is no record of other development proposals or activity for this site.

Site 3

Owner/Title

- Successor Agency to the Dissolved Winters Community Development Agency

Successor to the Dissolved Winters Community Development Agency

Address/Parcel Number

- No address assigned
- 003-370-028 (New Lot 2 after Lot line Adjustment)

Current Use/Description

- Vacant Land
- The Site is currently vacant located on Grant Avenue, between East Street and Morgan. Grant Avenue is the main entrance to the City of Winters from the East.
- The Grant Avenue Corridor is currently the only viable area for new commercial development.

Acquisition Date/Acquisition Property Value/Acquisition Purpose

- 4/30/09
- $192,093
- Implementation of Redevelopment Plan

Parcel Size

- 41,854 square feet after lot line adjustment
- .96 acres after lot line adjustment
- A Resolution approving a lot line adjustment in accordance with the conditionally approved purchase and sale agreement is currently being reviewed by the Department of Finance for final approval.

Current Zoning

- C2-Central Business District

Estimate of Current Value/Property Revenue

- Appraised Value on 3/15/11 $275,611
- N/A

History of Environmental Contamination

- No record of environmental studies

Potential for Transit-Oriented Development/Use or Disposition of Property/Advancement of the Planning Objective of the Successor Agency

- This property is directly adjacent to public transit stop,

- The Successor Agency intends to dispose of the Property pursuant to a purchase and sale agreement, as more fully described below.
- Advance the Economic Development objective of the Successor Agency
- This site is a portion of a larger area consisting of three parcels along Grant Avenue acquired by the Community Development Agency. The successor agency anticipates that the three parcels constituting the overall property will be reconfigured via one or more lot line adjustments to create three or more legal parcels suitable for development. The City has entered into negotiations and has a purchase and sale agreement with a developer to develop a retail establishment on approximately 44,431 (the square footage of this lot will change based upon the lot line adjustment currently under review by the Department of Finance, estimated to be 41,854 after the lot line adjustment) square feet of land area along the eastern-most boundary of the overall property, which will ultimately be a reconfiguration of the parcel referred to in this Plan as Site 3, which purchase and sale agreement will be assigned to the Successor Agency for purposes of sale of the site to the developer. The development of this site for a retail use will further the program goals and activities included in the Redevelopment Plan and the 2009-2013 Implementation Plan, by providing in-fill mixed-use development, bringing new business to the City, adding new jobs, strengthening the existing commercial businesses and contributing to the City's ability to attract new businesses and visitors. This project would also increase the assessed value of property within the City and provide additional tax revenue to all affected taxing entities.
- Upon Sale of Site, the funds received will be used for payment of enforceable obligations.

Previous Development Proposals and Activity

- Granite Bay Holdings proposed a commercial development on this parcel along with two others in 2007-2008. The company subsequently went through bankruptcy proceedings and the parcel was foreclosed on and sold.
- Winters Community Development Agency purchased the site, along with two others in a foreclosure sale on April 30, 2009 in order to be able to work with developers to create a retail center on the Grant Avenue Corridor, a main artery through the City.
  An RFP was issued in 2009 for a proposal to develop the Site. An Exclusive Negotiating Rights Agreement was entered into with Yackzan Group, Inc. The agreement expired without any action by developer Yackzan Group, Inc.

Site 4

Owner/Title

- Successor Agency to the Dissolved Winters Community Development Agency

Successor Agency to the dissolved Winters Community Development Agency.

Address/Parcel Number

- No address assigned
- 003-370-030 (New Lot 4 after lot line adjustment)

Current Use/Description

- Vacant Land
- The Site is currently vacant located on Grant Avenue, between East Street and Morgan. Grant Avenue is the main entrance to the City of Winters from the East.
- The Grant Avenue Corridor is currently the only viable area for new commercial development.

Acquisition Date/Acquisition Property Value/Acquisition Purpose

- 4/30/09
- $152,286

Parcel Size

- 26,831 square fee

.62 after lot line adjustment acres

Current Zoning

- C2-Central Business District

Estimate of Current Value/Property Revenue

- Appraised Value on 3/15/11 $220,230
- n/a

History of Environmental Contamination

- No record of environmental studies

Potential for Transit-Oriented Development/Use or Disposition of Property/Advancement of the Planning Objective of the Successor Agency

- This property is directly adjacent to public transit stop
- The Successor Agency intends to dispose of the Property pursuant to a purchase and sale agreement, as more fully described below.
- Advance the Economic Development objective of the Successor Agency

- This site is a portion of a larger area consisting of three parcels along Grant Avenue acquired by the Community Development Agency. The successor agency anticipates that the three parcels constituting the overall property will be reconfigured via one or more lot line adjustments to create three or more legal parcels suitable for development. The City has entered into negotiations and has a purchase and sale agreement with a developer to develop a retail establishment on approximately 29,192 square feet of land area located on the north-western most portion of the overall property (the square footage of this lot will change based upon the lot line adjustment currently under review by the Department of Finance, estimated to be 26,831 after lot line adjustment), which will ultimately be a reconfiguration of the parcel referred to in this Plan as Site 4, which purchase and sale agreement will be assigned to the Successor Agency for purposes of sale of the site to the developer. The development of this site for a retail use will further the program goals and activities included in Table II-4 of the Redevelopment Plan and the 2009-2013 Implementation Plan, by providing in-fill mixed-use development, bringing new business to the City, adding new jobs, strengthening the existing commercial businesses and contributing to the City's ability to attract new businesses and visitors. This development would increase the assessed value of property within the City and provide additional tax revenues to all the affected taxing entities.
- Upon Sale of Site, the funds received will be used for partial repayment of a loan of pass through amount from Yolo County under the subordination clause of the pass through agreement, to be included on the 14-15A ROPs and the balance, if any, will be submitted to the Yolo Auditor Controller for distribution to the affected taxing agencies.
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Previous Development Proposals and Activity

- Granite Bay Holdings proposed a commercial development on this parcel along with two others in 2007-2008. The company subsequently went through bankruptcy proceedings and the parcel was foreclosed on and sold.
- Winters Community Development Agency purchased the site, along with two others in a foreclosure sale on April 30, 2009 in order to be able to work with developers to create a retail center on the Grant Avenue Corridor, a main artery through the City.
- An RFP was issued in 2009 for a proposal to develop the Site. An Exclusive Negotiating Rights Agreement was entered into with Yackzan Group, Inc. The agreement expired without any action by developer Yackzan Group, Inc.

Site 5

Owner/Title

- Successor Agency to the Dissolved Winters Community Development Agency

Successor Agency to the Dissolved Winters Community Development Agency

Address/Parcel Number

- No address assigned
- 003-370-029 (new lot 3 after lot line adjustment)

Current Use/Description

- Vacant Land
- The Site is currently vacant located on Grant Avenue, between East Street and Morgan. Grant Avenue is the main entrance to the City of Winters from the East.

Acquisition Date/Acquisition Property Value/Acquisition Purpose

- 4/30/09
- $337,444

Parcel Size

- 128,318 square feet after lot line adjustment
- 2.95 acres after lot line adjustment

Current Zoning

- C2-Central Business District

Estimate of Current Value/Property Revenue

- Appraised Value on 3/15/11 $484.159
- n/a

History of Environmental Contamination

- No record of environmental studies

Potential for Transit-Oriented Development/Use or Disposition of Property/Advancement of the Planning Objective of the Successor Agency

- This property is directly adjacent to public transit stop
- Transfer to City of Winters for implementation of Redevelopment Plan.
- Advance the Economic Development objective of the Successor Agency
- This site is a portion of a larger area consisting of three parcels along Grant Avenue acquired by the Community Development Agency. The Successor Agency anticipates that the three parcels constituting the overall property will be reconfigured via one or more lot line adjustments to create three or more legal parcels suitable for development. The site referred to in this Plan as Site 5 is intended to refer to the

remainder of the overall property following the lot line adjustments to create Sites 3 and 4, (the square footage of this lot will change based upon the lot line adjustment currently under review by the Department of Finance, estimated to be 128,318 after lot line adjustment), discussed previously in this Plan, and may consist of one or more legal parcels. The City has entered into discussions with a developer to develop an affordably restricted Senior Housing Project on all or a portion of the reconfigured Site 5, which is intended to further the goals and objectives of the Redevelopment Plan and the 209-2013 Implementation Plan to improve and increase the community's supply of housing affordable to low and moderate income households in a manner consistent with the Housing Element of the City's General Plan and the policies of the Community Redevelopment Law.

- Transfer of the property to the City for future development in accordance with the Redevelopment Plan will allow the City to control and place restrictions and requirements on the development of the property to ensure the development is completed in a timely manner and in accordance with the provisions of the Redevelopment Plan and the Implementation Plan, in order to maximize the value of the property and the quality of development.
- The City shall follow all applicable procedures and reach a compensation agreement with the affected taxing entities in accordance with all applicable laws prior to development of the property. The City acknowledges that all costs incurred to develop and/or monitor any development will be solely the responsibility of the City of Winters.

Previous Development Proposals and Activity

- Granite Bay Holdings proposed a commercial development on this parcel along with two others in 2007-2008. The company subsequently went through bankruptcy proceedings and the parcel was foreclosed on and sold.
- Winters Community Development Agency purchased the site, along with two others in a foreclosure sale on April 30, 2009 in order to be able to work with developers to create a retail center on the Grant Avenue Corridor, a main artery through the City.
- An RFP was issued in 2009 for a proposal to develop the Site. An Exclusive Negotiating Rights Agreement was entered into with Yackzan Group, Inc. The agreement expired without any action by developer Yackzan Group, Inc.

Site 6

Owner/Title

- Successor Agency to the Dissolved Winters Community Development Agency

Successor Agency to the Dissolved Winters Community Development Agency

Address/Parcel Number

- 311 First Street
- 003-204-002

Current Use/Description

- Public Parking
- The Site is located directly behind Main Street Businesses and directly across from City Hall. City Hall staff utilize the parking lot during the day as well as other visitors to City Hall and customers visiting the businesses downtown. In the evening, this lot provides parking to patrons of the restaurants and the Palms Playhouse located in the downtown core. Without this parking lot, staff and visitors to City Hall would have to park on the street, which is insufficient as there are only 4 off street parking spaces nearby available for staff and visitors to City Hall.
- The site formerly included a dilapidated building, that has since been removed

Acquisition Date/Acquisition Property Value/Acquisition Purpose

- 5/19/09
- $458,141 [Implementation of Redevelopment Plan

Parcel Size

- 9016.92 square feet
- .207 acres

Current Zoning

- D-A Downtown-A, part of the form based code for the Downtown to establish unique use and development standards within the Downtown Master Plan area.

Estimate of Current Value/Property Revenue

- Appraised Value on 3/15/11 $220,000
- none

History of Environmental Contamination

- No record of environmental studies

Potential for Transit-Oriented Development/Use or Disposition of Property/Advancement of the Planning Objective of the Successor Agency

- None

- Transfer to City of Winters for implementation of Redevelopment Plan, including continued use as a parking lot until such time as development of the property is undertaken.
- The City has had preliminary discussions with a developer for possible development of commercial uses on property located along Abbey Street, between Railroad and First Streets, which may include Site 6. The City will look to further the goals and objectives of the Redevelopment Plan and the Implementation Plan, including helping to provide a stable, diversified and stronger economic base for the Project Area and the community, and maximizing opportunities for the expansion and development of commercial uses within the Project Area. Development of Site 6 would further these goals and objectives by providing in-fill development, bringing new business to the City, adding new jobs, helping to strengthen the existing commercial business district and contributing to the City's ability to attract new businesses and visitors.
- Transfer of the property to the City for future development in accordance with the Redevelopment Plan will allow the City to control and place restrictions and requirements on the development of the property to ensure the development is completed in a timely manner and in accordance with the provisions of the Redevelopment Plan and the Implementation Plan, in order to maximize the value of the property and the quality of development.
- The City shall follow all applicable procedures and reach a compensation agreement with the affected taxing entities in accordance with all applicable laws prior to development of the property. The City acknowledges that all costs incurred to develop and/or monitor any development will be solely the responsibility of the City of Winters.

- The site provides parking for city staff on a daily basis and keeps staff and visitors from having to park on the street while doing business at City Hall.
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Previous Development Proposals and Activity

- No record of previous development proposals or activity,

Site 7

Owner/Title

- Successor Agency to the Dissolved Winters Community Development Agency

Successor Agency to the Dissolved Winters Community Development Agency

Address/Parcel Number

- 314 Railroad Avenue
- 003-204-006

Current Use/Description

- This site includes a vacant building that formerly housed a Cafe
- Site is located on Railroad Avenue between Main Street and Abby Street
-

Acquisition Date/Acquisition Property Value/Acquisition Purpose

- 4/1/10
- $351,399
- Implementation of Redevelopment Plan

Parcel Size

- 3, 920.40 square feet
- .09 acres

Current Zoning

- D-A A Downtown-A, part of the form based code for the Downtown to establish unique use and development standards within the Downtown Master Plan area

Estimate of Current Value/Property Revenue

- Appraised Value on 3/15/11 $350,000
- none

History of Environmental Contamination

- No record of environmental studies

Potential for Transit-Oriented Development/Use or Disposition of Property/Advancement of the Planning Objective of the Successor Agency

- None
- Transfer to City of Winters for implementation of Redevelopment Plan.
- Staff is currently in negotiations with a developer to build an infill project utilizing this site along with another Successor Agency parcel and two City owned parcels in the downtown area. This project would significantly increase the assessed value of property within the City and provide additional revenue to all the affected taxing entities. The

development of this property is included in the 2009-2013 Implementation Plan, and would further the goals and objectives of the Redevelopment Plan and the Implementation Plan by providing in-fill development, bringing new business to the City, adding new jobs, helping to strengthen the existing commercial business district and contributing to the City's ability to attract new businesses and visitors.

- Transfer of the property to the City for future development in accordance with the Redevelopment Plan will allow the City to control and place restrictions and requirements on the development of the property to ensure the development is completed in a timely manner and in accordance with the provisions of the Redevelopment Plan and the Implementation Plan, in order to maximize the value of the property and the quality of development.
- The City shall follow all applicable procedures and reach a compensation agreement with the affected taxing entities in accordance with all applicable laws prior to development of the property. The City acknowledges that all costs incurred to develop and/or monitor any development will be solely the responsibility of the City of Winters.

Previous Development Proposals and Activity

- This site previously was the location of a Cafe and T-shirt printing business, the owners of which moved out of state. The building is now vacant, and no other development proposals beyond that mentioned above have been received.

Site 8

Owner/Title

- Successor Agency to the Dissolved Winters Community Development Agency
- Successor Agency to the Dissolved Winters Community Development Agency.

Address/Parcel Number

- 318 Railroad Ave
- 003-204-005

Current Use/Description

- Site is currently a vacant building on that was formerly a bar
- Site is located at the corner of Abbey Street and Railroad Avenue.

Acquisition Date/Acquisition Property Value/Acquisition Purpose

- 4/1/10
- $289,479
- Implementation of Redevelopment Plan

Parcel Size

- 2,613.50 square feet
- .06 acres

Current Zoning

- D-A A Downtown-A, part of the form based code for the Downtown to establish unique use and development standards within the Downtown Master Plan area

Estimate of Current Value/Property Revenue

- Appraised Value on 3/15/11 $240,000
- None

History of Environmental Contamination

- No record of environmental studies

Potential for Transit-Oriented Development/Use or Disposition of Property/Advancement of the Planning Objective of the Successor Agency

- None
- Transfer to City of Winters for implementation of Redevelopment Plan.
- Staff is currently in negotiations with a developer to build an infill project utilizing this site along with another Successor Agency parcel and two City owned parcels in the downtown area. This project would significantly increase the assessed value of property within the City and provide additional revenue to all the affected taxing entities. The

development of this property is included in the 2009-2013 Implementation Plan, and would further the goals and objectives of the Redevelopment Plan and the Implementation Plan by providing in-fill development, bringing new business to the City, adding new jobs, helping to strengthen the existing commercial business district and contributing to the City's ability to attract new businesses and visitors.

- Transfer of the property to the City for future development in accordance with the Redevelopment Plan will allow the City to control and place restrictions and requirements on the development of the property to ensure the development is completed in a timely manner and in accordance with the provisions of the Redevelopment Plan and the Implementation Plan, in order to maximize the value of the property and the quality of development.
- The City shall follow all applicable procedures and reach a compensation agreement with the affected taxing entities in accordance with all applicable laws prior to development of the property. The City acknowledges that all costs incurred to develop and/or monitor any development will be solely the responsibility of the City of Winters.
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Previous Development Proposals and Activity

- This site previously was the location of a Bar, the owner of which has subsequently passed away and the building remains vacant at this time.

Site 9

Owner/Title

- **Property removed from Plan.**

Appendix A

The following are infrastructure, buildings and other improvements that were constructed on City-owned property, paid for, in whole or in part, by the dissolved CDA, and have been identified as assets of the dissolved CDA. These assets will be transferred to the City for appropriate distribution for continued governmental use.

Property 10: Lights installed at the City Park Baseball field to provide the ability for evening baseball and softball games in the park.

Property 11: Linoleum installed in City owned building currently used for early childhood education programs.

Property 12: Tennis Courts rehabilitated on the property of the Winters Joint Unified School District with a joint use agreement in place for City programs and the public to use.

Property 13: Amphitheatre constructed at the City owned Winters Community Center.

Property 14: Shade Structure constructed at the City owned Winters Community Center.

Property 15: Community Swimming Pool constructed on the property owned by the Winters Joint Unified School District. The City and School District have a joint use agreement for the use of the swimming pool.

Property 16: Restroom facility constructed at City owned Rotary Park.

Property 17: Joint Police and Fire Station constructed on City owned land. Currently in use and occupied as a Police and Fire Station.

Property 18: Reconstruction of streets within the City of Winters.

Property 19: Rehabilitate and pave the City owned Railroad Trestle Bridge, resulting in the creation of a bike and pedestrian path over Putah Creek instead of an abandoned and dangerous deteriorated and unusable bridge.

Property 20: Parking lot constructed between the City owned Winters Community Center and the City owned Rotary Park.

Property 21: Improvements reconstructed at the intersection of Jackson and McArthur Streets in the City of Winters

Property 22: Roadway and Sidewalk enhancements constructed at the intersection of Main and Railroad and Railroad and Abbey Streets in Downtown Winters.

Property 23: Roadway and Sidewalk enhancements constructed at the intersection of Main and First Street and at the mid block between Railroad and First Street in Downtown Winters.