

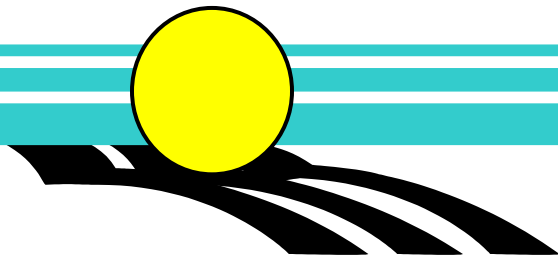
5/30/17

Oversight Board Meeting

**Handouts received after
agenda posted**

Lemoore Industrial Park





LEMOORE

CALIFORNIA

OVERSIGHT BOARD FOR
SUCCESSOR AGENCY TO THE
FORMER LEMOORE
REDEVELOPMENT AGENCY
COUNCIL CHAMBER
429 C STREET
May 30, 2017

AGENDA

SPECIAL MEETING 3:30 P.M.

Please silence all electronic devices as a courtesy to those in attendance. Thank you.

1. Call to Order: A. Pledge of Allegiance B. Roll Call
2. Public Comment.

Public Comment is reserved for items not listed below. In order to allow time for all public comments, each individual's comments are limited to three minutes. When addressing the Board, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

3. Approval – Minutes – Special Meeting – January 30, 2017
4. Report and Recommendation – Request to Negotiate Acquisition of Redevelopment Agency Property – APN 024-080-068 and APN 024-080-070 (Holwell)
5. Adjournment

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any Oversight Board Meeting, please make arrangements by contacting City Hall at least 24 hours prior to the meeting by calling 924-6700 or by mail at 119 Fox Street, Lemoore, California 93245

Any writings or documents provided to a majority of the Oversight Board regarding and item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 119 Fox Street, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City's website at www.lemoore.com.

CERTIFICATION OF POSTING

I, Mary J. Venegas, Board Clerk for the Oversight Board, do hereby declare that the foregoing agenda for the Oversight Board special meeting of May 30, 2017 was posted at City Hall, 119 Fox Street, Lemoore, CA in accordance with applicable legal requirements on the 26th day of May 2017.

//s//

Mary J. Venegas, Board Clerk

Minutes of the Special Meeting of the
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
TO THE LEMOORE REDEVELOPMENT AGENCY
January 30, 2017

MEETING CALLED TO ORDER:

At 10:00 a.m. the meeting was called to order.

ROLL CALL: Vice Chair Verboon; Members Cavanagh, Corl, Holwell, Madrigal, Stoppenbrink; Chief Financial Officer Corder; Executive to the City Manager Speer; Board Clerk Venegas

PUBLIC COMMENT:

There was no comment.

APPROVAL – Minutes – Special Meeting – July 21, 2016:

It was moved by Board Member Holwell, seconded by Board Member Cavanagh, and carried that the Board approve the Minutes of the Special Meeting for July 21, 2016.

Ayes: Cavanagh, Corl, Holwell, Madrigal, Stoppenbrink, Verboon

REPORT AND RECOMMENDATION – Approval of Successor Agency Recognized Obligation Payment Schedule for Period of July 1, 2017 to June 30, 2018 (ROPS 17-18 A&B) - Resolution 2017-01

Motion by Board Member Stoppenbrink, seconded by Board Member Madrigal, and carried that the Board approve as presented.

Ayes: Cavanagh, Corl, Holwell, Madrigal, Stoppenbrink, Verboon

REPORT AND RECOMMENDATION – Approval of Successor Agency Annual Budget for Fiscal Year 2017/18 - Resolution 2017-02

Motion by Board Member Madrigal, seconded by Board Member Stoppenbrink, and carried that the Board approve as presented.

Ayes: Cavanagh, Corl, Holwell, Madrigal, Stoppenbrink, Verboon

Adjournment: At 10:09 a.m. the meeting adjourned.

Full digital audio recording is available.

Approved the 30th day of May 2017.

ATTEST:

Mary J. Venegas, Baord Clerk

APPROVED:

Doug Verboon, Vice Chairman



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 4

To: Lemoore Oversight Board
From: Judy Holwell, Development Services Director
Date: May 19, 2017 Meeting Date: May 30, 2017
Subject: Request to Negotiate Acquisition of Redevelopment Agency Property – APN 024-080-068 and APN 024-080-070

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input checked="" type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input type="checkbox"/> Operational Excellence
<input type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Discuss the potential sale of Redevelopment Agency property to the City of Lemoore for wastewater treatment projects and determine an acceptable purchase price.

Subject/Discussion:

The City of Lemoore is considering options for its wastewater treatment projects. One option is to purchase land in the Lemoore Industrial Park for the expansion of its evaporation ponds. The Lemoore Redevelopment Agency (RDA) owns property in the Industrial Park and the City is interested specifically in two parcels, totaling of 35 acres. The parcels are located south of Idaho Avenue and west of 19th Avenue. The permissible use of RDA property, as identified in the Long Range Property Management Plan (Plan), is ‘Sale of Property’. The estimated value of the property at the time the Plan was approved was \$232,275. The City of Lemoore would like to negotiate the purchase of the two parcels. Public Works Director, Nathan Olson, will be in attendance at the meeting to discuss this item.

For your convenience, attached are the Staff Report, Resolution and Plan that was approved by the California Department of Finance (DOF). Important to note is that if the

City and the Oversight Board reach an agreement on the sale of the property, the executed agreement will need approval by the DOF.

Financial Consideration(s):

The revenue from the sale of former Redevelopment Agency property is divided between the taxing entities.

Alternatives or Pros/Cons:

The City could try to purchase property from other landowners.

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

Property in the Lemoore Industrial Park is essential for the City of Lemoore to expand its wastewater treatment projects. It is recommended that the Lemoore Oversight Board consider negotiating the sale of Redevelopment Agency property, identified as APN 024-080-068 and APN 024-080-070 with the City of Lemoore.

Attachments:

- Resolution:
- Ordinance:
- Map
- Contract
- Other

List: LRPMP Staff Report
Resolution 2014-05
LRPMP Property Listing
LRPMP DOF Approval

Review:

- Finance
- City Attorney 05/23/17
- City Manager
- City Clerk 05/26/17

Date:

Mayor
William Siegel
Mayor Pro Tem
Lois Wynne
Council Members
John Gordon
Eddie Neal
Willard Rodarmel



**Office of the
City Manager**

119 Fox Street
Lemoore CA 93245
Phone (559) 924-6704
FAX (559) 924-9003

Staff Report

To: Lemoore Oversight Board
From: Judy Holwell, Project Manager
Date: February 20, 2014
Subject: Resolution No. 2014-05 Approval of a revised Longs Range Property Management Plan for Properties of the former Lemoore Redevelopment Agency as required by California Health & Safety Code Section 34191.5

Discussion

As required by the State of California Health and Safety Code (HSC) Section 34191.5, all redevelopment agencies in California are required to submit a Long Range Property Management Plan (LRPMP) to the California Department of Finance (DOF) within six (6) months of receiving their Finding of Completion. The City of Lemoore as Successor Agency to the former Lemoore Redevelopment Agency (Agency) received its Finding of Completion on June 7, 2013. Subsequently, on September 26, 2013, the Oversight Board approved a LRPMP and the Successor Agency submitted it to the DOF for approval.

Recently, DOF staff reviewed our LRPMP and requested clarification as to our use of the term "Future Development" in the Permissible Use column. It was explained that the Successor Agency intends to sell the property for future development. DOF staff explained that "Future Development" is the term to be used when the Agency will retain property and use Agency funds for the development. (Some agencies have bond proceeds available from bonds issued prior to January 1, 2011 that can be used for such development.) DOF staff indicated that the proper term to use is "Sale of Property", which indicates that we intend to sell the property to another entity. We were asked to make the minor change to our LRPMP, obtain approval by our Oversight Board, and resubmit it to DOF for approval.

Since all of the Agency's remaining parcels were purchased for economic development purposes, the LRPMP has been revised to show the permissible use as Sale of Property. As previously reported, following approval by the DOF, the properties are to be placed in a Community Redevelopment Property Trust Fund to be administered by the Agency in accordance with the approved LRPMP. Properties are then to be sold in a manner aimed at maximizing value with the proceeds from each sale being remitted to the Kings County Auditor-Controller's Office for distribution to the taxing entities. All properties are to be sold pursuant to HSC Section 34180(f), which states:

(f) (1) If a city, county, or city and county wishes to retain any properties or other assets for future redevelopment activities, funded from its own funds and under its own auspices, it must reach a compensation agreement with the other taxing entities to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained.

(2) If no other agreement is reached on valuation of the retained assets, the value will be the fair market value as of the 2011 property tax lien date as determined by an independent appraiser approved by the oversight board.

DOF does not believe that it is legislative intent that property appraisals be obtained for properties that the LRPMP proposes to sell or transfer to entities other than the city or county that created the former redevelopment agency. (DOF Q&A v.01.15.13)

Budget Impact

None.

Recommendation

Adopt Resolution No. 2014-05 approving the revised Long Range Property Management Plan and direct staff to present it to the State of California Department of Finance for approval.

RESOLUTION NO. 2014-05

RESOLUTION OF THE LEMOORE OVERSIGHT BOARD FOR THE LEMOORE SUCCESSOR AGENCY TO THE FORMER LEMOORE REDEVELOPMENT AGENCY APPROVING A REVISED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH & SAFETY CODE SECTION 34191.5

WHEREAS, by implementation of AB X1 26 (“AB 26”), which amended provisions of the California Redevelopment Law (Health & Safety Code (“HSC”) § 33000 *et seq.*) (“CRL”), and the California Supreme Court’s decision in California Redevelopment Association v. Matosantos, as of February 1, 2012, the Lemoore Redevelopment Agency (“Redevelopment Agency”) was dissolved, the Successor Agency to the Lemoore Redevelopment Agency (“Successor Agency”) came into existence, and the requirement for the appointment of an Oversight Board to the Successor Agency to the Lemoore Redevelopment Agency (“Oversight Board”) became effective; and

WHEREAS, on February 1, 2012 all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Redevelopment Agency transferred to the control of the Successor Agency by operation of law; and

WHEREAS, AB 1484 was passed by the California State Legislature and was signed into law by the Governor on June 27, 2012 modifying the provisions of AB 26; and

WHEREAS, HSC Section 34191.5 requires the Successor Agency to prepare a long range property management plan (LRPMP) that addresses the disposition and use of the real properties of the former Redevelopment Agency and submit it to the Oversight Board and the Department of Finance (DOF) for approval no later than six months following the issuance to the Successor Agency of a Finding of Completion by the DOF pursuant to HSC Section 34179.7; and

WHEREAS, the DOF issued its Finding of Completion to the Successor Agency on June 7, 2013; and

WHEREAS, the Successor Agency prepared a LRPMP, which was presented to, and approved by, the City Council acting as the Successor Agency at its September 17, 2013 City Council meeting; and

WHEREAS, on September 26, 2013, pursuant to HSC Section 34191.5 the Oversight Board approved the LRPMP and submitted it to the DOF for review; and

WHEREAS, in its review, the DOF determined that a revision to the Permissible Use column is required; and

WHEREAS, the Successor Agency has subsequently made the required revision; and

WHEREAS, pursuant to HSC Section 34191.5, the Oversight Board is required to consider and approve the LRPMP before it is submitted to the DOF for its review.

NOW, THEREFORE THE LEMOORE OVERSIGHT BOARD FOR THE LEMOORE SUCCESSOR AGENCY TO THE FORMER LEMOORE REDEVELOPMENT AGENCY HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The recitals above are true and correct and are incorporated into this Resolution.

SECTION 2. The Oversight Board hereby approves and adopts the revised Long Range Property Management Plan attached hereto and incorporated herein by reference pursuant to Health and Safety Code Section 34191.5.

SECTION 3. Approval by the Oversight Board and the State of California Department of Finance will be obtained prior to the disposition of any individual property sale.

SECTION 4. The proceeds from the sale of each property will be submitted to the Kings County Auditor-Controller for distribution to the taxing entities.

SECTION 5. The Oversight Board hereby directs the Successor Agency to submit the Long Range Property Management Plan to the State of California Department of Finance.

SECTION 6. Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days unless the Department requests a review.

///

PASSED, APPROVED, AND ADOPTED by the Lemoore Oversight Board for the Lemoore Successor Agency to the former Lemoore Redevelopment Agency at a special meeting this 25th day of February 2014, by the following vote:

AYES: RODARMEL, CORL, HOLWELL, MURRAY

NOES: NONE

ABSENT: CAVANAGH, STOPPENBRINK, VERBOON

ABSTAIN: NONE

APPROVED:


John F. Murray, Chairperson

ATTEST:


Mary J. Venegas, Board Clerk

CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)

I, **Mary J. Venegas**, Board Clerk of the Lemoore Oversight Board for the Lemoore Successor Agency to the former Lemoore Redevelopment Agency, do hereby certify the forgoing Resolution of the Lemoore Oversight Board for the Lemoore Successor Agency to the former Lemoore Redevelopment Agency was duly passed and adopted at a special meeting of the Lemoore Oversight Board held on February 25, 2014.

DATED: February 25, 2014



Mary J. Venegas, Board Clerk

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA - PER HSC 34191.5

No.	Property Type	(c)(1)(A) & (D)				(c)(1)(B)	(c)(1)(C)				(c)(1)(E)	(c)(1)(F)	(c)(1)(G)	(c)(1)(H)	(c)(2)	
		Acquisition Date	Value at Time of Purchase	Estimated Current Value	Appraisal Information	Purpose for which Property was Acquired	Address	APN #	Lot Size in Acres	Current Zoning	Estimate of Revenue Generated by the Property	History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site	Potential for Transit Oriented Development and Advancement of Planning Objectives	History of Previous Development Proposals and Activity	Permissible Use	Permissible Use Detail
1	Vacant Lot/Land	7/18/2008	\$ 45,000	\$ 45,000	None	Economic Development	1301 Iona Ave.	024-051-011	0.80	Industrial	None	None	None	None	Sale of Property	To be distributed as property tax to taxing entities
2	Vacant Lot/Land	4/22/2009	\$ 120,607	\$ 120,607	None	Economic Development	906 Commerce Way	024-051-013	3.49	Industrial	None	None	None	None	Sale of Property	To be distributed as property tax to taxing entities
3	Vacant Lot/Land	6/16/2006	\$722,491 (total for 3 parcels)	\$ 461,949	None	Economic Development	1055 Commerce Way	024-051-015	10.78	Industrial	None	None	None	Auction yard proposed/ not developed	Sale of Property	To be distributed as property tax to taxing entities
4	Vacant Lot/Land	6/16/2006		\$ 130,271	None	Economic Development	1106 Commerce Way	024-051-018	3.04	Industrial	None	None	None	None	Sale of Property	To be distributed as property tax to taxing entities
5	Vacant Lot/Land	6/16/2006		\$ 130,271	None	Economic Development	956 Commerce Way	024-051-019	3.04	Industrial	None	None	None	None	Sale of Property	To be distributed as property tax to taxing entities
6	Vacant Lot/Land	1/8/2009	\$ 52,987	\$ 52,987	None	Economic Development	855 Commerce Way	024-051-032	2.04	Industrial	None	None	None	Proposed future industrial development pertaining to the sales and installation of ag products	Sale of Property	To be distributed as property tax to taxing entities
7	Vacant Lot/Land	8/1/2005	\$ 18,742	\$ 18,742	None	Economic Development	Formerly part of 855 Commerce (parcel split)	024-051-033	1.21	Industrial/Commercial	None	None	None		Sale of Property	To be distributed as property tax to taxing entities
8	Vacant Lot/Land	10/29/2010	\$232,275 (total for 2 parcels)	152,638	None	Economic Development	SWC 19th & Idaho Avenue	024-080-068	23.00	Industrial	None	None	None	None	Sale of Property	To be distributed as property tax to taxing entities
9	Vacant Lot/Land	10/29/2010		79,637	None	Economic Development	1755 19th Avenue	024-080-070	12.00	Industrial	None	None	None	None	Sale of Property	To be distributed as property tax to taxing entities
10	Vacant Lot/Land	1/27/1998	\$ 61,791	\$ 61,791	None	Economic Development	So. of Idaho Avenue	024-080-074	8.60	Industrial	None	None	None	None	Sale of Property	To be distributed as property tax to taxing entities
11	Vacant Lot/Land	11/9/2007	\$ 99,961	\$ 99,961	None	Economic Development	1800 Highway 41	024-080-076	10.55	Industrial	None	None	None	None	Sale of Property	To be distributed as property tax to taxing entities

March 12, 2014

Ms. Judy Holwell, Project Manager
City of Lemoore
119 Fox Street
Lemoore, CA 93245

Dear Ms. Holwell:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Lemoore Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on September 30, 2013. The Agency subsequently submitted a revised LRPMP to Finance on February 26, 2014. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on June 7, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP. Our approval of the LRPMP also took into account the corresponding Resolution No. 2014-05.

In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Agency actions taken pursuant to a Finance approved LRPMP are subject to oversight board (OB) approval per HSC section 34181 (f). Any subsequent OB actions addressing the Agency's implementation of the approved LRPMP should be submitted to Finance for approval.

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

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

Ms. Judy Holwell

March 12, 2014

Page 2

cc: Ms. Cheryl Silva, Finance Director, City of Lemoore
Ms. Cassandra Mann, Property Tax Manager, Kings County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office