



AGENDA REGULAR MEETING

Redevelopment Successor Agency Oversight Board

Board Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

February 26, 2015

CALL TO ORDER

ROLL CALL

Board Chair:

Vice Chair:

Board Members: Lehr, Haworth, Allison, Nevarez, Manfredi, Green, Cox

City staff and contract employees present at the meeting will be noted in the minutes

PUBLIC ADDRESS

This time is reserved for members of the audience to address the Agency Board on items of interest that are not on the Agenda and that are within the subject matter jurisdiction of the Agency Board.

It is recommended that speakers limit their comments to no more than 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Agency Board on items on the Agenda should notify the Chairman when that Agenda item is called.

The Agency Board is prohibited by law from taking any action on matters discussed that are not on the Agenda. No adverse conclusions should be drawn if the Agency Board does not respond to public comment at this time.

Speakers are asked to please use the microphone, and provide their name and address for the record. Prior to addressing the Agency Board, any handouts are to be provided to Board Clerk who will distribute them to the Agency Board and the appropriate staff.

BOARD AND STAFF REPORTS – Section 1

2.1 BOARD REPORTS

Legislative Items

Oral / Written Reports

2.2 STAFF REPORTS

Written/Oral Reports

CONSENT CALENDAR – Section 2

All items listed under Consent Calendar are considered to be routine and will be enacted by one motion. For discussion of any Consent Item, it will be made a part of the Regular Agenda at the request of any member of the Agency Board or any person in the audience.

None

PUBLIC HEARINGS – Section 3

None

DEFERRED BUSINESS – Section 4

None

NEW BUSINESS – Section 5

- 5.1 Reorganization of Board (Lima)
- 5.2 Consideration of Board Minutes from the September 25, 2014 Meeting (Lima)
- 5.3 Agency Resolution # -15, Approving Recognized Obligation Payment Schedule 15-16A for the Period From July 1 – December 31, 2015 for the Successor Agency of the Chowchilla Redevelopment Agency (Pruett)
- 5.4 Agency Resolution # -15, Approval of the Long Range Property Management Plan as Required by AB 1484 for the Disposition of Successor Agency Properties (Pruett)

ANNOUNCEMENTS – Section 6

March 26 Redevelopment Successor Agency Oversight Board Meeting

ADJOURNMENT**PUBLIC NOTIFICATION**

I, Nanci Lima, Board Clerk for the City of Chowchilla Redevelopment Successor Agency Oversight Board, declare under penalty of perjury that I posted the above Agency Board Agenda for the meeting of February 26, 2015 at the Chowchilla Civic Center, 130 S Second Street on February 19, 2015 at 3:00pm.

/s/

Nanci C. O. Lima, MMC
Board Clerk



September 25, 2014 Minutes

Redevelopment Successor Agency Oversight Board Meeting

130 S Second St., Civic Center Plaza, Chowchilla

9:00 a.m.

ROLL CALL: Chairman: Walker (absent)
Vice Chair: Varney
Board Members: Manfredi, Cox,
Allison, Green
Nevarez (absent)

Agency members and contract staff present: Accounting Manager Sherri Dueker, Board Clerk Nanci Lima

PUBLIC ADDRESS

There were no comments.

BOARD AND STAFF REPORTS – Section 1

- 1.1: **BOARD REPORTS:** Legislative Items:
Oral / Written Reports:
- 1.2: **STAFF REPORTS:** Written/Oral Reports:

CONSENT CALENDAR - Section 2

- 2.1: **Consideration of Redevelopment Successor Agency Oversight Board Meeting Minutes from the August 28, 2014 Meeting (Lima)**

It was moved by Board Member Manfredi, seconded by Board Member Cox to approve the Redevelopment Successor Agency Oversight Board Meeting Minutes from the August 28, 2014 Meeting as presented. Motion passed unanimously by roll call vote with Board Members Walker and Nevarez absent.

NEW BUSINESS - Section 3

- 3.1 **Consideration of Redevelopment Successor Agency Oversight Board Resolution # 06-14, Adopting the Recognized Obligation Payment Schedule 14-15A, for the Period from January 1, 2015 – June 30, 2015 for the Successor Agency of the Chowchilla Redevelopment Agency (Dueker)**

It was moved by Board Member Manfredi, seconded by Board Member Allison to approve Resolution # 06-14, Adopting the Recognized Obligation Payment Schedule 14-15A, for the Period from January 1, 2015 – June 30, 2015 for the Successor Agency of the Chowchilla Redevelopment Agency as presented. Motion passed unanimously by roll call vote with Board Members Walker and Nevarez absent.

DEFERRED BUSINESS – Section 4

PUBLIC HEARING – Section 5

ANNOUNCEMENTS – Section 6

October 23 Oversight Board Meeting 9:00 am

ADJOURNMENT

Motion by Board Member Mnafredi, seconded by Board Member Varney to adjourn the Redevelopment Successor Agency Oversight Board Meeting at 9:27 a.m. Motion passed by voice vote.

ATTEST:

APPROVED:

Nanci C. O. Lima, MMC
Board Clerk

Richard L. Walker, Board Chair



REPORT TO THE AGENCY OVERSIGHT BOARD

Meeting of February 26, 2015

Agenda Section:	<u>NEW BUSINESS</u>
SUBJECT:	Consideration of a Resolution Approving Recognized Obligation Payment Schedule 15-16A for the Period from July 1 – December 31, 2015 for the Successor Agency of the Chowchilla Redevelopment Agency
Prepared By:	<u>Sherri Dueker, Accounting Manager</u>
Authorized By:	<u>Rod Pruett, Finance Director</u>
Approved By:	<u>Carolyn Lehr, Interim City Administrator</u>

RECOMMENDATION:

Adopt the resolution(s) for revised ROPS 15-16A.

HISTORY / BACKGROUND:

In accordance with AB 1484 which was enacted to clarify the intent of ABx1 26, the law that dissolved all redevelopment agencies, the Successor Agency (City of Chowchilla) is required to adopt a Recognized Obligation Payment Schedule (ROPS) for each 6 month period of the Agency's future operations.

The ROPS form, now designated as ROPS 15-16A, contains information including a recap of payments made for the period from July 1, 2014 thru December 31, 2014, notes on specific items listed in the ROPS and a summary of the values reported previously and for the 6-month period covered by this document. The deadline for submitting this form to the California State Department of Finance is March 3, 2015. Once this has been submitted to the Department of Finance, the information will be subject to a review period which can take up to 45 days.

This item was originally reviewed and approved by the Successor Agency of the Chowchilla Redevelopment Agency at its regular meeting on February 26, 2015.

FINANCIAL IMPACT:

None

ATTACHMENTS:

Resolution
ROPS

RDA SUCCESSOR AGENCY OVERSIGHT BOARD RESOLUTION # -15

**RESOLUTION OF THE RDA SUCCESSOR AGENCY OVERSIGHT BOARD
AFFIRMING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE
PERIOD FROM JULY 1, THRU DECEMBER 31, 2015 ON BEHALF OF THE
SUCCESSOR AGENCY OF THE CHOWCHILLA REDEVELOPMENT AGENCY**

WHEREAS, the City of Chowchilla designated itself to be the Successor Agency of the Chowchilla Redevelopment Agency in accordance with AB x1 26; and

WHEREAS, the legislation enacted under AB x1 26 requires the Successor Agency to adopt a Recognized Obligation Payment Schedule (ROPS) covering each 6 month period of the Agency's future operations; and

WHEREAS, the Successor Agency of the Chowchilla Redevelopment Agency has approved the proposed ROPS for the period from July 1, – December 31, 2015 on February 26, 2015.

WHEREAS, the RDA Successor Agency Oversight Board now wishes to consider the proposed ROPS.

NOW THEREFORE, THE RDA SUCCESSOR AGENCY OVERSIGHT BOARD OF THE CITY OF CHOWCHILLA does hereby resolve, find and order as follows:

1. The above recitals are true and correct.
2. The Recognized Obligation Payment Schedule for the period of July 1, – December 31, 2015 is hereby affirmed and accepted.
3. This resolution is effective immediately upon adoption.

PASSED AND ADOPTED by the RDA Successor Agency Oversight Board of the City of Chowchilla, California, at a special meeting held on the 26th day of February 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman

ATTEST:

Nanci C. O. Lima, MMC
Board Secretary

Recognized Obligation Payment Schedule (ROPS 15-16A) - Summary

Filed for the July 1, 2015 through December 31, 2015 Period

Name of Successor Agency: Chowchilla
Name of County: Madera

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A	Sources (B+C+D):	\$ 203,110
B	Bond Proceeds Funding (ROPS Detail)	203,110
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	-
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 837,995
F	Non-Administrative Costs (ROPS Detail)	712,995
G	Administrative Costs (ROPS Detail)	125,000
H	Current Period Enforceable Obligations (A+E):	\$ 1,041,105

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	837,995
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K	Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 837,995

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	837,995
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N	Adjusted Current Period RPTTF Requested Funding (L-M)	837,995

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

Name	Title
/s/	
Signature	Date

Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail
July 1, 2015 through December 31, 2015
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P			
										L						M	N	O
										Funding Source								
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total			
								\$ 359,281		\$ 203,110	\$ -	\$ -	\$ 712,995	\$ 125,000	\$ 1,041,105			
1	2005 TAX ANTICIPATION NOTES	Bonds Issued On or Before 12/21/10	10/4/2005	12/31/2039	US BANK	ANNUAL P&I PAYMENTS	1		N				349,714		\$ 349,714			
2	LOAN FROM MADERA COUNTY	City/County Loans On or Before 6/27/11	3/17/2009	9/15/2015	MADERA COUNTY	LOAN TO PURCHASE FORMER LIBRARY	1		Y						\$ -			
3	PROPERTY TAX ADMIN FEES	Professional Services	1/1/2013	12/31/2039	MADERA COUNTY	PROPERTY TAX ADMIN FEES	1		N						\$ -			
4	LEGAL FEES	Legal	9/28/2010	12/31/2039	COTA COLE	LEGAL FEES FOR ADMINISTRATION OF AGENCY	1		N					7,000	\$ 7,000			
5	LEGAL FEES - GREENHILLS/KWAN	Litigation	9/28/2010	12/31/2015	GOLDFARB, LIPMAN/COTA COLE	DEFENSE FROM PROPERTY OWNER SUIT	1		N				4,000		\$ 4,000			
6	LEGAL FEES - HIGH SPEED RAIL	Litigation	9/28/2010	12/31/2015	WULFSBERG, REESE/COTA COLE	SUIT TO STOP PROPERTY VALUE LOSS	1		N						\$ -			
7	LEGAL FEES - CDCR	Litigation	9/28/2010	12/31/2014	WULFSBERG, REESE/COTA COLE	SUIT TO STOP PRISON CONVERSION/BLIGHT	1		N						\$ -			
8	LEGAL FEES - ANTENUCCI'S	Litigation	9/28/2010	12/31/2014	COTA COLE	SUIT TO COLLECT ON LOAN OWED TO AGENCY	1		N						\$ -			
9	PROPERTY TAX	Miscellaneous	1/1/2010	12/31/2039	MADERA COUNTY	PARCEL TAX ON PROPERTY OPERATED BY AGENCY	1		N						\$ -			
11	PROPERTY DEVELOP/SALE FEES	Property Dispositions	1/1/2010	1/1/2020	CITY OF CHOWCHILLA	COSTS FOR PREPPING FOR SALE BY AGENCY	1		N						\$ -			
12	LIABILITY INSURANCE PREMIUM	Miscellaneous	1/1/2010	12/31/2039	CENTRAL SAN JOAQUIN VALLEY RMA	ANNUAL, PRORATED PREMIUM	1		N					1,300	\$ 1,300			
13	BOND TRUSTEE FEES	Fees	12/1/2005	2/28/2038	US BANK	ANNUAL BOND TRUST ACCOUNT MTCE FEES	1		N						\$ -			
14	ANNUAL BOND DISCLOSURE REPORTING	Fees	3/1/2007	1/15/2039	NBS	ANNUAL BOND DISCLOSURE REPORTING FEES	1		N						\$ -			
15	ANNUAL HOUSING REPORT FOR HCD	Fees	1/1/2007	12/31/2016	CITY OF CHOWCHILLA	TIME/MATERIALS FOR PREPARING REPORT	1		N						\$ -			
16	ANNUAL REPORT OF RDA TRANSACTIONS	Dissolution Audits	1/1/2011	12/31/2039	CITY OF CHOWCHILLA	TIME/MATERIALS FOR PREPARING REPORT	1		N						\$ -			
17	ANNUAL FINANCIAL AUDITS	Miscellaneous	2/8/2010	3/31/2013	PRICE, PAIGE / OTHERS	FEE FOR ON-GOING AUDIT OF SUCCESSOR AGY	1		N						\$ -			
18	ENVIRONMENTAL STUDY OF PARCEL	Improvement/Infrastructure	12/1/1996	6/30/2013	TECHNICON	EIR REPORT ON PARCEL TO BE SOLD	1		N						\$ -			
19	RDA WRAP-UP AUDIT	Professional Services	2/8/2010	3/31/2013	PRICE, PAIGE	AUDIT OF RDA FINAL PERIOD TO 1/31/12	1		N						\$ -			
20	SETTLEMENT AGREEMENT FOR CFD	Litigation	3/27/2012	6/30/2013	COMMUNITY FACILITY DISTRICT	PYMT TO SETTLE OUTSTANDING OBLIGATION FOR PR YR ASSESS.	1		N						\$ -			
22	LOW/MOD HOUSING SUPPORT CONTRACT	Professional Services	7/25/2011	7/25/2014	SELF HELP ENTERPRISES	LOAN PORTFOLIO MANAGEMENT FEES AS GRANT MATCH	1		N						\$ -			
23	PARKING LOT IMPROVEMENTS	Improvement/Infrastructure	6/6/2008	12/31/2020	CITY OF CHOWCHILLA	FORMER RDA OBLIGATION TO CONSTRUCT PARKING SPACES	1		N						\$ -			
24	CURB/GUTTER/SIDEWALK PROJECT	Improvement/Infrastructure	10/21/2009	12/31/2016	VARIOUS VENDORS	1001 ROBERTSON BOULEVARD REPAIRS	1		N						\$ -			
25	STORMWATER PROJECT PAYMENT	Improvement/Infrastructure	1/1/2010	12/31/2020	VARIOUS VENDORS	COMMERCE AVENUE PROJECT	1		N						\$ -			
26	UNPAID EMPLOYEE WAGES	Unfunded Liabilities	6/30/2011	7/15/2011	VARIOUS EMPLOYEES	ACCRUED WAGES/BENEFITS FOR FY 10-11 PAYROLL	1		N						\$ -			
27	DOWNTOWN STREETScape	Professional Services	1/1/2010	12/31/2020	VARIOUS VENDORS	PROJECT DESIGN WORK	1		N						\$ -			
28	PROPERTY DEVELOPMENT/SALES	Property Dispositions	1/26/2012	2/2/2012	THOMAS WILKINS COMPANY	APPRAISAL FOR LOT 13	1		N						\$ -			
29	SA ADMIN ALLOWANCE	Admin Costs	1/1/2010	12/31/2039	SA left payee empty	SA EMPLOYEE & ADMINISTRATIVE COST	1		N					116,700	\$ 116,700			
30	INFRASTRUCURE IMPROVEMENT	Improvement/Infrastructure	4/26/2013	12/31/2039	VARIOUS VENDORS	WELL#14 / METERS			N	203,110					\$ 203,110			
31	LONG TERM PROPERTY MANAGEMENT PLAN	Property Dispositions	10/26/2013	12/31/2039	CITY STAFF TIME	PROPERTY MANAGEMENT			N						\$ -			
32	LOAN REPAY TO GF	RPTTF Shortfall	5/15/2015	12/31/2030	CITY OF CHOWCHILLA	Reimbursement of Expense to GF		359,281	N				359,281		\$ 359,281			
33									N						\$ -			
34									N						\$ -			

Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Cash Balances

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf.

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	Comments	
ROPS 14-15A Actuals (07/01/14 - 12/31/14)									
1	Beginning Available Cash Balance (Actual 07/01/14)	301,242					-	Beginning Cash at 7/1/2014 (\$108,542.80)	
2	Revenue/Income (Actual 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014					13	284,636		
3	Expenditures for ROPS 14-15A Enforceable Obligations (Actual 12/31/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	98,132					417,612		
4	Retention of Available Cash Balance (Actual 12/31/14) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
5	ROPS 14-15A RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15A PPA in the Report of PPA, Column S	No entry required						-	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 203,110	\$ -	\$ -	\$ -	\$ 13	\$ (241,519)	Manually added the negative \$108,543 beginning balance above	
ROPS 14-15B Estimate (01/01/15 - 06/30/15)									
7	Beginning Available Cash Balance (Actual 01/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 203,110	\$ -	\$ -	\$ -	\$ 13	\$ (241,519)		
8	Revenue/Income (Estimate 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015						205,842		
9	Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 06/30/15)	203,110					323,604		
10	Retention of Available Cash Balance (Estimate 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)								
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ -	\$ -	\$ -	\$ -	\$ 13	\$ (359,281)		



REPORT TO THE AGENCY OVERSIGHT BOARD

Meeting of February 26, 2015

Agenda Section: NEW BUSINESS

SUBJECT: **Consideration of Approval of Revised Long Term Property Management Plan and Resolution**

Prepared By: Sherri Dueker, Accounting Manager

Authorized By: Rod Pruett, Finance Director

Approved By: Carolyn Lehr, Interim City Administrator

RECOMMENDATION:

Adopt Resolution No. 01-15 approving the Revised Long Range Property Management Plan.

HISTORY / BACKGROUND:

Pursuant to Health and Safety Code section 34191.5, within six months after receiving a Finding of Completion, pursuant to Health and Safety Code Section 34179.7, from the Department of Finance (the "DOF"), the Chowchilla Successor Agency (the "Successor Agency"), successor in interest of the former Chowchilla Redevelopment Agency (the "Former RDA"), is required to submit for approval to the Oversight Board and the DOF a Long-Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former redevelopment agency.

The Successor Agency received its Finding of Completion as of April 26, 2013 and has prepared the LRPMP to address the disposition and use of the real properties of the former redevelopment agency which are housing assets disposed of pursuant to Health and Safety Code Section 34176 and public use parcels disposed of pursuant to Health and Safety Code Section 34177(e), 34181(a) and 34191.3.

The Former RDA transferred the properties listed below to the City in March 2011, the "Transferred Governmental Use Parcels":

1. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. APN 002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023, publicly owned, operated, and maintained areas dedicated for use as a storm drain pond (the "Storm Drain Parcels");
2. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-240-005 and 002-240-006, publicly owned, operated, and maintained areas dedicated for use as a waste treatment plan (the "Waste Treatment Plant Parcels");

3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-280-027, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "S. Chowchilla Right of Way Parcel");
4. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-175-002, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Front Avenue Right of Way Parcel");
5. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-041-007, a publicly owned, operated, and maintained area dedicated for use as a youth center (the "Youth Center Parcel"); and
6. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-067, a publicly owned, operated, and maintained area dedicated for use as a water basin, water well and water tank (the "Water Tank Parcel").

In addition to the Transferred Public Use Parcels, on March 8, 2011 the Former RDA transferred the property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-250-053 (the "Liquidation Parcel") to the City.

Upon the dissolution of the Former Agency on February 1, 2012, pursuant to Health and Safety Code Section 34175(b), the Former RDA properties listed below, which shall herein after be collectively referred to as the "Retained Governmental Use Parcels," were retained by the Successor Agency:

1. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-064, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 1 ");
2. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-066, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 2 "); and
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-063, a publicly owned, operated, and maintained area dedicated for use as a water canal (the "Berenda Canal Parcel").

In addition to the Retained Governmental Use Properties, the Successor Agency retained ownership of real property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-062 a vacant property held for redevelopment (the "Greenhills Parcel") which is proposed to be transferred pursuant to the enforceable obligation and was addressed in the LRPMP.

The Oversight Board approved a transfer of the Retained Governmental Use Parcels to the City and ratified the transfer of the Transferred Governmental Use Parcels to the City pursuant to Health and Safety Code Sections 34177(e), 34191.3 and 34181(a). The Oversight further approved the Initial LRPMP on October 24, 2013. The Oversight Board actions were submitted to the California Department of Finance (the "DOF") on October 25, 2013. By determination letter dated March 21, 2014, the DOF required that Successor Agency revise the LRPMP to include the various public use properties that the Oversight Board had requested be transferred to the City pursuant to Health and Safety Code Sections 34177(e), 34191.3 and 34181(a), including the Transferred Governmental Use Parcels, the Retained Governmental Use Parcels, and the Liquidation Parcel.

Health and Safety Code Section 34191.5 authorizes four categories for disposition of a successor agency's property, as summarized in Table 1, below:

Table 1: Permitted Uses/Disposition of Successor Agency Real Property Under a LRPMP (Health and Safety Code Section 34191.5)

Plan Category	Use/Disposition Purpose of Property	Property Transferee
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan	Host Community (City of Chowchilla)
Other Liquidation	Distribution of Sale Proceeds as Property Taxes to Affected Taxing Entities	Approved Purchase

As more fully set forth in the Revised LRPMP, the Revised LRPMP provides for the disposition of the properties in the following manner.

Table 2: Summary of LRPMP List of Properties and Designated Use/Disposition

No.	Property:	Recommended Use
1.	“Storm Drain Parcels”	Governmental Use
2.	“Waste Treatment Plant Parcels”	Governmental Use
3.	“S. Chowchilla Right of Way Parcel”	Governmental Use
4.	“Front Avenue Right of Way Parcel”	Governmental Use
5.	“Youth Center Parcel”	Governmental Use
6.	“Water Tank Parcel”	Governmental Use
7.	“Right of Way Parcel 1 ”	Governmental Use
8.	“Remnant Parcel”	Governmental Use
9.	“Right of Way Parcel 2 ”	Governmental Use
10.	“Berenda Canal Parcel”	Governmental Use
11.	“Liquidation Parcel”	Other Liquidation
12.	“Greenhills Parcel”	Enforceable Obligation

Staff recommends, the adoption of Resolution 2015-___, pursuant to Health and Safety Code Section 34191.5, to approve the Revised LRPMP and to authorize the disposition of the properties in conformance with the LRPMP.

FINANCIAL IMPACT:

The Revised LRPMP directs the Successor Agency transfer the Retained Governmental Use Parcels to the City and ratifies the transfer of the Transferred Governmental Use Parcels to the City. The Revised LRPMP further requires that the City enter into a compensation agreement pursuant to Health and Safety Code Section 34180(f) with the affected taxing entities (the "Taxing Entities") specifying that the Net Proceeds (as further defined and described below), of the City's use of the Properties and any further disposition by the City to third parties of the Properties, will be remitted to the County Auditor-Controller for distribution to all of the Taxing Entities on a pro-rata basis in proportion to each Taxing Entity's respective share of the property tax base.

The Revised LRPMP directs the Successor Agency and City to sell the Liquidation Parcel. The Successor Agency and City will either list the property for sale for the appraised value or the highest offer received or place the property for auction, and the proceeds of the sale minus the documented costs to the City for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or will be sent to the County

Auditor-Controller for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Under the Revised LRPMP the Greenhills Parcel will continue to be disposed of to fulfill an enforceable obligation, namely, the court approved settlement agreement which constitutes and enforceable obligation, and is not expected to generate any revenue to be distributed to taxing entities. In the event that revenues are generated, the Revised LRPMP directs the revenue to be used by the Successor Agency to fulfill enforceable obligations on approved recognized obligation payment schedules or distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

SPECIAL INSTRUCTIONS:

Process necessary documentation

RDA SUCCESSOR AGENCY OVERSIGHT BOARD RESOLUTION # -15

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

WHEREAS, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Law"), the Chowchilla Redevelopment Agency (the "Former RDA") was dissolved as of February 1, 2012, and the City of Chowchilla, acting in a separate limited capacity and known as the Successor Agency of the Chowchilla Redevelopment Agency, has elected to serve as the successor agency (the "Successor Agency") of the Former RDA; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Law, the Successor Agency is a separate legal entity from the City of Chowchilla (the "City"); and

WHEREAS, the City Council (the "City Council") of the City serves in a separate capacity as the governing board of the Successor Agency; and

WHEREAS, the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Former RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, on April 26, 2013, the Successor Agency received a "Finding of Completion" from the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179.7, confirming that the Successor Agency had made specified required payments under the Dissolution Law; and

WHEREAS, the Former RDA transferred the properties listed below to the City in March 2011, by determination letter issued on March 21, 2014, the DOF required that these "Transferred Governmental Use Parcels" be addressed in the LRPMP:

1. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. APN 002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023, publicly owned, operated, and maintained areas dedicated for use as a storm drain pond (the "Storm Drain Parcels");
2. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-240-005 and 002-240-006, publicly owned, operated, and maintained areas dedicated for use as a waste treatment plan (the "Waste Treatment Plant Parcels");

3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-280-027, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "S. Chowchilla Right of Way Parcel");
4. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-175-002, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Front Avenue Right of Way Parcel");
5. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-041-007, a publicly owned, operated, and maintained area dedicated for use as a youth center (the "Youth Center Parcel");
6. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-067, a publicly owned, operated, and maintained area dedicated for use as a water basin, water well and water tank (the "Water Tank Parcel"); and

WHEREAS, upon the dissolution of the Former Agency on February 1, 2012, pursuant to Health and Safety Code Section 34175(b), the Former RDA properties listed below, which shall herein after be collectively referred to as the "Retained Governmental Use Parcels," were retained by the Successor Agency, by determination letter issued on March 21, 2014, the DOF required that these "Retained Governmental Use Parcels" be addressed in the LRPMP:

1. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-064, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 1 ");
2. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-066, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 2 ");
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-063, a publicly owned, operated, and maintained area dedicated for use as a water canal (the "Berenda Canal Parcel"); and

WHEREAS, the Former RDA transferred the property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-250-053 (the "Liquidation Parcel") to the City, by determination letter issued on March 21, 2014, the DOF required that the "Liquidation Parcel" be addressed in the LRPMP; and

WHEREAS, in addition to the Retained Governmental Use Properties, the Successor Agency retained ownership of real property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-062 a vacant property held for redevelopment (the "Greenhills Parcel") which is proposed to be transferred pursuant to the enforceable obligation and was addressed in the LRPMP; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency is entitled to prepare and submit a Long-Range Property

Management Plan (the "LRPMP") to the Oversight Board and the DOF no later than six months following the issuance by the DOF of the Finding of Completion; and

WHEREAS, in compliance with that requirement, the Successor Agency prepared an initial LRPMP (the "Initial LRPMP"), the Oversight Board approved the Initial LRPMP on October 24, 2013, and the Successor Agency submitted the Initial LRPMP to the DOF for its approval on October 25, 2013.

WHEREAS, by letter of March 21, 2014, the DOF specified various revisions that are required to the Initial LRPMP before the DOF would be prepared to approve the Successor Agency's Initial LRPMP. Those revisions included addressing the disposition of the Transferred Governmental Use Parcels, the Retained Governmental Use Parcels, and the Liquidation Parcel in the LRPMP and providing more information on the enforceable obligation related to the Greenhills Parcel; and

WHEREAS, to satisfy the DOF's request, the Successor Agency has prepared a revised LRPMP (the "Revised LRPMP"), in the form on file the Secretary of the Oversight Board; and

WHEREAS, as fully set forth in the LRPMP, the LRPMP provides for the disposition of the properties in the following method:

1. With respect to the Transferred Governmental Use Parcels, the Successor Agency proposes to ratify the transfer to the City so that the City may continue to own, operate and maintain the Transferred Governmental Use Parcels for the public purposes described in the Revised LRPMP;
2. With respect to the Retained Governmental Use Parcels, the Successor Agency proposes to transfer the Retained Governmental Use Parcels to the City so that the City may continue to own, operate and maintain the Retained Governmental Use Parcels for the public purposes described in the Revised LRPMP; and
3. With respect to the Liquidation Parcel, the Successor Agency proposes to offer the property for sale in the manner described in the Revised LRPMP;
4. With respect to the Greenhills Parcel, the Successor Agency proposes to sell the property to fulfill an enforceable obligation with reference to Health and Safety Code Section 34191.5(c)(2) and will convey the property in accordance with the court approved settlement agreement in the ongoing litigation concerning the disposition of the Greenhills Parcels (*Greenhills Holdings v. Chowchilla Redevelopment Agency et. al*, Madera County Superior Court Case No. MCV058019).

WHEREAS, through the approval of the Revised LRPMP, it is the understanding of the Oversight Board that:

1. The Revised LRPMP, amends, restates, replaces and supersedes in its entirety the Initial LRPMP; and

2. As a result, subject to the further approvals of the Revised LRPMP by the DOF, the official long-range property management plan of the Successor Agency pursuant to Health and Safety Code Section 34191.5(c) shall consist of the Revised LRPMP; and

WHEREAS, the staff report (the "Staff Report") accompanying this Resolution contains additional information and analysis upon which the findings and actions set forth in this Resolution are based.

WHEREAS, approval of the LRPMP and the disposition of the properties pursuant to the terms of the Revised LRPMP is exempt from the requirements of the California Environmental Quality Act and the applicable state and local implementing guidelines ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3); and

NOW, THEREFORE, BE IT RESOLVED Oversight Board hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that, for the reasons set forth above, the Oversight Board finds and determines that approval of the Revised LRPMP is exempt from the requirements of CEQA, and the Successor Agency Executive Director, or the Executive Director's designee, is authorized to file the appropriate notice of exemption with respect to the approval of the Revised LRPMP in accordance with CEQA.

BE IT FURTHER RESOLVED pursuant to Health and Safety Code Section 34191.5(b), the Oversight Board hereby approves the Revised LRPMP , establishing the Revised LRPMP, in the form on file with the Oversight Board's Designated Contact Official.

BE IT FURTHER RESOLVED that the Successor Agency Executive Director, or the Executive Director's designee, is hereby authorized and directed to submit the Revised LRPMP to the DOF for approval in accordance with Health and Safety Code Section 34191.5(b).

BE IT FURTHER RESOLVED that, upon approval by the DOF of the Revised LRPMP, establishing the Revised LRPMP, the Oversight Board directs the Successor Agency Executive Director, or the Executive Director's designee, acting on behalf of the Successor Agency, to dispose and use the properties and any disposition proceeds in accordance with the Revised LRPMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Properties and any disposition proceeds in accordance with the terms approved in the Revised LRPMP and this Resolution.

BE IT FURTHER RESOLVED that the Successor Agency is hereby directed to notify the California Department of Finance of the actions set forth in this Resolution in accordance with Health and Safety Code Section 34179(h).

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

PASSED AND ADOPTED by Redevelopment Successor Agency Oversight Board of the City of Chowchilla this 26th day of February 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

,Chairperson

ATTEST: _____
Nanci C. O. Lima, MMC
Oversight Board Clerk

**REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN
(Pursuant to Health and Safety Code Section 34191.5)**

Chowchilla Successor Agency

February 2015

Introduction and Executive Summary

Procedural Background

The former Chowchilla Redevelopment Agency (the "Former RDA") was dissolved on February 1, 2012, pursuant to ABx1 26 (as amended by AB 1484, the "Redevelopment Dissolution Statutes"). The Redevelopment Dissolution Statutes govern the dissolution of the Former RDA, which includes the disposition of its former real property (excluding housing assets as such term is defined in Health and Safety Code Section 34176).

Upon receipt of the finding of completion under Health and Safety Code Section 34191.5(b), the Chowchilla Successor Agency (the "Successor Agency"), successor in interest of the Former RDA under Health and Safety Code Section 34173, was entitled to and prepared a Long-Range Property Management Plan (the "Initial LRPMP") in connection with the disposition of the real property assets of Former RDA (excluding "housing assets" as defined in Health and Safety Code Section 34176). The Successor Agency obtained a "finding of completion" from DOF on April 26, 2013, pursuant to Health and Safety Code Section 34179.7, indicating that the Successor Agency has satisfactorily made a series of required payments of Former RDA funds in accordance with the Redevelopment Dissolution Statutes.

The Initial LRPMP was approved by the Successor Agency's Oversight Board (the "Oversight Board") on October 24, 2013 and submitted to the California Department of Finance (the "DOF") on October 25, 2013. By letter of March 21, 2014, the DOF specified various revisions that are required to the Initial LRPMP before the DOF would be prepared to approve the Successor Agency's Initial LRPMP. Those revisions included adding various public use properties that the Oversight Board had requested be transferred to the City pursuant to Health and Safety Code Sections 34177(e), 34191.3 and 34181(a); but which the DOF instead required to be placed on the LRPMP.

This document constitutes the revised Long-Range Property Management Plan (the "Revised LRPMP") of the Successor Agency, prepared in accordance with Health and Safety Code Section 34191.5, and addressing the revisions specified by the DOF. The Revised LRPMP will be presented for consideration of approval by the Oversight Board and the DOF. Upon such approval, this Revised LRPMP will serve as the official Long-Range Property Management Plan of the Successor Agency pursuant to the Redevelopment Dissolution Act, with particular reference to Health and Safety Code Section 34191.5, and no subsequent or future approvals will be required from the Oversight Board or the DOF for the transfer of the properties pursuant to this Revised LRPMP.

Organization of the Revised LRPMP

Part I of this Revised LRPMP contains a summary of the previous transfers made by the Successor Agency, and approved by the Oversight Board, which are reaffirmed under this Revised LRPMP and sets forth the parameters that will govern the disposition and use of the Properties (defined in Part II below) prescribed under this Revised LRPMP.

In accordance with Health and Safety Code Section 34191.5(c), Part II of this Revised LRPMP contains summary sheets for each of the Properties setting forth the information required under Health and Safety Code Section 34191.5(c)(1) and summarizing the directed designated use and disposition for each of the Properties.

Accompanying this Revised LRPMP is the information checklist required by the DOF (Appendix A) and the DOF Tracking Worksheet (Appendix B).

PART I: SUMMARY OF PREVIOUS TRANSFERS AND PARAMETERS FOR FUTURE TRANSFERS

This Part I contains a summary of the previous transfers made by the Successor Agency, and approved by the Oversight Board, which are reaffirmed under this Revised LRPMP. Part I further sets forth the parameters that will govern the disposition and use of the Properties prescribed in Part II of this Revised LRPMP.

A. Previous Transfers

Disposition of Housing Assets. At the time of its dissolution on February 1, 2012, and in accordance with Health and Safety Code Section 34176(b)(2), the Former RDA transferred ownership of the Former RDA's "housing assets" to the City of Chowchilla (the "City"). The transferred housing assets were listed in the "Housing Asset Transfer List" prepared in accordance with Section 34176(a)(2) and approved by the California Department of Finance (the "DOF"). This Revised LRPMP reaffirms and ratifies the transfer of the housing assets to the City as described in the Housing Asset Transfer List without the need for additional approvals from the Oversight Board or the DOF.

Disposition of Governmental Use Properties. Under Health and Safety Code Sections 34177(e), 34191.3 and 34181(a) the Oversight Board is authorized to approve and direct the disposition, by the Successor Agency to the City of Chowchilla (the "City"), of governmental purpose properties constructed and used for roads, school buildings, parks and open space, police and fire stations, libraries, and local agency administrative buildings and other governmental purposes.

The Successor Agency requested the Oversight Board to direct the transfer of the public owned, operated, and maintained governmental use properties located in the City. Through the adoption of Oversight Board Resolution 07-13, the Oversight Board ratified the disposition of specified governmental use properties previously conveyed by the Former RDA to the City and approved the future transfer of specified governmental use properties from the Successor Agency to the City. By letter dated March 21, 2014, the DOF approved only the transfer of the Corporation Yard Parcels, property located in the City of Chowchilla identified as Assessor's Parcel Nos. 001-240-003, 001-240-007, 001-240-008, 001-240-010 and 001-240-014, publicly owned, operated, and maintained area dedicated for use as a municipal corporation maintenance yard. The DOF noted that the balance of the properties were required to be placed on this Revised LRPMP.

This document reaffirms and ratifies the transfer of the Corporation Yard Parcels from the Successor Agency to the City as authorized pursuant to Health and Safety Code Sections 34177(e), 34191.3 and 34181(a) pursuant to Resolution 07-13 without the need for additional approvals from the Oversight Board or the DOF. This Revised LRPMP is scheduled for consideration by the Successor Agency's Oversight Board on February 26, 2015 and, if approved by the Oversight Board, will be transmitted to the DOF for its approval in accordance with Health and Safety Code Section 34191.5(b).

B. Parameters for Transfers Pursuant to Revised LRPMP

The Successor Agency is now responsible for disposition of the Properties in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Section 34191.1, 34191.3, 34191.4(a), and 34191.5.

Property Uses/Disposition. Health and Safety Code Section 34191.5 authorizes four categories for disposition of a successor agency's property, as summarized in Table 1, below:

Table 1: Permitted Uses/Disposition of Successor Agency Real Property Under a LRPMP (Health and Safety Code Section 34191.5)

Plan Category	Use/Disposition Purpose of Property	Property Transferee
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan	Host Community (City of Chowchilla)
Other Liquidation	Distribution of Sale Proceeds as Property Taxes to Affected Taxing Entities	Approved Purchase

Part II of this Revised LRPMP contains the proposed designated use and disposition for each of the Properties.

Compensation Agreements.

The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities pursuant to Health and Safety Code Section 34180(f) are not required in connection with the disposition of the Successor Agency's Properties to the City under authority of Health and Safety Code Section 34191.5(c)(2)(A) for use or further disposition by the City as governmental use properties or for projects identified in the Former RDA's approved redevelopment plans.

However, the City and the Successor Agency will enter into a compensation agreement pursuant to Health and Safety Code Section 34180(f) (the "Compensation Agreement") with the affected taxing entities (the "Taxing Entities") specifying that the Net Proceeds (as further defined and

described below), of the City's use of the Properties and any further disposition by the City to third parties of the Properties, will be remitted to the County Auditor-Controller for distribution to all of the Taxing Entities on a pro-rata basis in proportion to each Taxing Entity's respective share of the property tax base.

Transfer of the properties by the Successor Agency to the City in accordance with this Revised LRPMP is conditioned upon full execution of a Compensation Agreement by the City, the Successor Agency and the Taxing Entities, to the extent applicable. As will be further set forth in the Compensation Agreement, the Net Proceeds to be remitted by the City for distribution to the Taxing Entities will consist generally of the following:

- So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.
- Upon disposition of a property by the County to a private development entity, the Net Proceeds will consist of the sale proceeds, if any, received by the County with respect to the property minus the documented costs to the City of the improvement, operation, maintenance and disposition of the property.

Notwithstanding the foregoing or any other provision of this Revised LRPMP, no Compensation Agreement will be required, and the City may retain any proceeds from the use or disposition of the Properties, if a court order, legislation or DOF policy reverses the DOF's directive regarding the need for a Compensation Agreement (a "Reversal"). In the event of a Reversal that occurs prior to the full execution of the Compensation Agreement, the properties will be transferred to as directed under this LRPMP without the condition of or need for such full execution. If a Reversal occurs after the full execution of the Compensation Agreement, the Compensation Agreement will provide that it can be terminated by any party. Upon such termination, any Net Proceeds received by the City after such termination, may be retained by the City and are directed pursuant to this Revised LRPMP to be used by the City to pay costs of one or more projects identified in the approved redevelopment plans.

Enforceable Obligations. One of the Properties are directed under this Revised LRPMP to be owned and retained by the City to fulfill enforceable obligation. The City will be required to one of the Properties in accordance with the specified terms of the enforceable obligation. If in the future, any of the Properties retained to fulfill an enforceable obligation are no longer required to fulfill the enforceable obligation, the City may retain the property for public use, sell the property for private development for projects identified in the Former RDA's approved redevelopment plan, or liquidate the Properties with the consent of the Successor Agency and its Oversight Board.

Retention for Public Use. Eight of the Properties are directed under this Revised LRPMP to be transferred to or retained by the City for the development or continued use and operation by the City of a governmental use identified in the Former RDA's approved redevelopment plans. At this time, it is anticipated that any lease rental income, use fee income, or other income that may

be obtained by the City from such City-retained Properties will be far exceeded by the costs to the City of improving, operating and maintaining such Properties as governmental use properties, with the result that any Net Proceeds are considered unlikely. If in the future any of the properties retained for public use is to be sold by the City for private development for projects identified in the Former RDA's approved redevelopment plans, the Properties will be transferred following the procedures described directly below.

Transfer for Projects in an Approved Redevelopment Plan. If in the future any of the Properties retained for public use is to be sold by the City for private development for projects identified in the Former RDA's approved redevelopment plans, the Properties will be sold in the manner prescribed below.

Transfers, for private development for a projects identified in the Former RDA's approved redevelopment plan, by the City will be made to a selected development entity in accordance with the terms of a property conveyance agreement approved by the City Council acting in accordance with the requirements of Chapter 2 of Part 4 of Division 1 of Title 5 of the California Government Code (commencing with Government Code Section 52201).

In accordance with Government Code Section 52201(b), the purchase price or lease payments to be paid by the selected developer of each such Property under a property conveyance agreement will equal not less than either the fair market value of the Property at its highest and best use or the fair reuse value of the Property at the use and with the covenants and conditions and the development costs authorized pursuant to the property conveyance agreement, as determined by formal action of the City Council.

The amount of any Net Proceeds from the sale of each of these Properties by the City will depend on the purchase price or lease payments determined in accordance with the statutory requirements cited above, and the counterbalancing documented costs incurred by the City in connection with the improvement, operation, maintenance, and disposition of the Property.

Liquidation. One of the Properties under this Revised LRPMP is designated for liquidation. That property and in the future if any of the Properties retained for public use is to be liquidated by the Successor Agency, the Properties will be liquidated in the manner prescribed below. For the Properties to be liquidated, the Successor Agency will either list the Properties for sale for the appraised value or the highest offer received or place the Properties for auction, and the proceeds of the sale minus the documented costs to the City for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or will be sent to the County Auditor-Controller for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Not Surplus Property. Because the City is obligated to dispose of the Properties in accordance with this Revised LRPMP and to satisfy goals, objectives and purposes of the City's General Plan, the Former RDA's approved redevelopment plans, and the Redevelopment Dissolution Statutes, the Properties are not "surplus" property of the City and are not subject to the

disposition requirements and procedures of the Surplus Lands Act (Government Code Section 54220 *et seq.*).

Instead, disposition of the Properties in accordance with this Revised LRPMP constitutes a "common benefit" that may take place under authority of Government Code Section 37350 and/or other disposition authority deemed appropriate by the City. The provisions of the California Environmental Quality Act and Government Code Section 65402(a) regarding General Plan conformance will apply to the disposition by the City of each Property

Part II: LRPMP Property Information Inventory and Proposed Uses

As a result of the disposition of assets described above, the remaining properties that transferred to the ownership of the Successor Agency or the City in connection with the dissolution of the Former RDA that are thereby subject to the Revised LRPMP, consists of the Former RDA properties listed below (herein collectively referred to as the "Properties").

The Former RDA transferred the properties listed below to the City in March 2011, by determination letter issued on March 21, 2014, the DOF required that these "Transferred Governmental Use Parcels" be addressed in this Revised LRPMP:

1. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. APN 002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023, publicly owned, operated, and maintained areas dedicated for use as a storm drain pond (the "Storm Drain Parcels");
2. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-240-005 and 002-240-006, publicly owned, operated, and maintained areas dedicated for use as a waste treatment plan (the "Waste Treatment Plant Parcels");
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-280-027, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "S. Chowchilla Right of Way Parcel");
4. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-175-002, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Front Avenue Right of Way Parcel");
5. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-041-007, a publicly owned, operated, and maintained area dedicated for use as a youth center (the "Youth Center Parcel");
6. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-067, a publicly owned, operated, and maintained area dedicated for use as a water basin, water well and water tank (the "Water Tank Parcel")

Upon the dissolution of the Former Agency on February 1, 2012, pursuant to Health and Safety Code Section 34175(b), the Former RDA properties listed below, which shall herein after be collectively referred to as the “Retained Governmental Use Parcels,” were retained by the Successor Agency, by determination letter issued on March 21, 2014, the DOF required that these “Retained Governmental Use Parcels” be addressed in this Revised LRPMP:

1. Property located in the City of Chowchilla identified as Assessor’s Parcel No. 002-250-064, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the “Right of Way Parcel 1 ”);
2. Property located in the City of Chowchilla identified as Assessor’s Parcel No. 002-250-066, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the “Right of Way Parcel 2 ”); and
3. Property located in the City of Chowchilla identified as Assessor’s Parcel No. 002-250-063, a publicly owned, operated, and maintained area dedicated for use as a water canal (the “Berenda Canal Parcel”).

The Former RDA transferred the property located in the City of Chowchilla identified as Assessor’s Parcel Nos. 002-250-053 (the “Liquidation Parcel”) to the City, by determination letter issued on March 21, 2014, the DOF required that the “Liquidation Parcel” be addressed in this Revised LRPMP.

In addition, the Successor Agency retained ownership of real property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-062 a vacant property held for redevelopment (the "Greenhills Parcel") which is proposed to be transferred pursuant to the enforceable obligation as further described below. By determination letter issued on March 21, 2014, the DOF required that these “Transferred Governmental Use Parcels” be addressed in this Revised LRPMP

Table 2 below summarizes the designated use and disposition for the Properties under Health and Safety Code Section 34191.5(c)(2).

Table 2: Summary of LRPMP List of Properties and Designated Use/Disposition

No.	APN	Referenced as:	Recommended Use
1.	002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023	“Storm Drain Parcels”	Governmental Use
2.	002-240-005 and 002-240-006	“Waste Treatment Plant Parcels”	Governmental Use
3.	002-280-027	“S. Chowchilla Right of Way Parcel”	Governmental Use
4.	002-175-002	“Front Avenue Right of Way Parcel”	Governmental Use
5.	002-041-007	“Youth Center Parcel”	Governmental Use
6.	002-250-067	“Water Tank Parcel”	Governmental Use
7.	002-250-064	“Right of Way Parcel 1 ”	Governmental Use
8.	002-250-065	“Remnant Parcel”	Governmental Use
9.	002-250-066	“Right of Way Parcel 2 ”	Governmental Use
10.	002-250-063	“Berenda Canal Parcel”	Governmental Use
11.	002-250-053	“Liquidation Parcel”	Other Liquidation
12.	002-250-062	“Greenhills Parcel”	Enforceable Obligation

The Property Inventory Sheets below, provide the required information for the Properties required to be transferred pursuant to this Revised LRPMP. The Inventory Sheets also address the specific LRPMP requirements listed in Health and Safety Code Section 34191.5(c)(1).

Table 3: Property Inventory Sheet for Storm Drain Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023
Lot Size	6.33 acres
Acquisition Date	October, 2008
Purchase Price/Value	\$63,300
Current Zoning	
Current Use	Continued use for storm drain purposes.
Purpose of acquisition	This property was acquired to for storm drain.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$292,436.00
Date of Estimated Current Value	2/20/2015
Value Basis	Agency Estimate
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the Storm Drain Parcels to the City as a governmental use property for the continued use and operation of storm drain retainage. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 4: Property Inventory Sheet for Waste Treatment Plan Parcels

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-240-005 and 002-240-006
Lot Size	3.83 acres
Acquisition Date	August, 2006
Purchase Price/Value	\$38,400.00
Current Zoning	
Current Use	Continued use for waste treatment
Purpose of acquisition	This property was acquired to provide an area for waste treatment ponds.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$940,300.00
Date of Estimated Current Value	06/23/2006
Value Basis	Appraisal
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the Waste Treatment Plant Parcels to the City as a governmental use property for the continued use and operation of sewer treatment ponds. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 5: Property Inventory Sheet for S. Chowchilla Right of Way Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-280-027
Lot Size	4.15 acres
Acquisition Date	May, 2006
Purchase Price/Value	\$6,861.00
Current Zoning	
Current Use	Future right of way.
Purpose of acquisition	This property was acquired for right of way purposes.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$6,981.00
Date of Estimated Current Value	02/20/2015
Value Basis	Agency Estimate
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the S. Chowchilla Right of Way Parcel to the City as a governmental use property for the use and operation of a public right of way. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 6: Property Inventory Sheet for Front Avenue Right of Way Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-175-002
Lot Size	3.3 acres
Acquisition Date	1995
Purchase Price/Value	\$309,668.00
Current Zoning	
Current Use	Future right of way.
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1.00
Date of Estimated Current Value	02/20/2015
Value Basis	Agency Estimate
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the Front Avenue Right of Way Parcel to the City as a governmental use property the use and operation of a public right of way. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 7: Property Inventory Sheet for Youth Center Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-041-007
Lot Size	.48 acres
Acquisition Date	May, 2009
Purchase Price/Value	\$225,000
Current Zoning	
Current Use	Public Building
Purpose of acquisition	This property was acquired for operation of a youth center.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$220,000.00
Date of Estimated Current Value	06/26/2009
Value Basis	Appraisal
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the Youth Center Parcel to the City as a governmental use property for use as a youth center or other public use. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 8: Property Inventory Sheet for Water Tank Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-067
Lot Size	3.58 acres
Acquisition Date	July, 2009
Purchase Price/Value	\$35,800.00
Current Zoning	Light Industrial
Current Use	Public Improvement
Purpose of acquisition	This property was acquired to house a water tank, storm drainage basin and water well.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$351,000.00
Date of Estimated Current Value	10/04/2012
Value Basis	Appraisal
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the Water Tank Parcel to the City as a governmental use property to house a water tank and appurtenant public improvements. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 9: Property Inventory Sheet for Right of Way Parcel 1

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-064
Lot Size	2.66 acres
Acquisition Date	July, 2009
Purchase Price/Value	
Current Zoning	Light Industrial
Current Use	Future right of way
Purpose of acquisition	This property was acquired for right of way purposes.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1.00
Date of Estimated Current Value	02/20/2015
Value Basis	Agency Estimate
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency will transfer Municipal Lot 2 to the City as a governmental use property for the use and operation of a public right of way. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 10: Property Inventory Sheet for Remnant Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-065
Lot Size	.60 acres
Acquisition Date	July, 2009
Purchase Price/Value	
Current Zoning	Light Industrial
Current Use	Public Use
Purpose of acquisition	This property was acquired for Hwy 99/fire access road.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1.00
Date of Estimated Current Value	02/20/2015
Value Basis	Agency Estimate
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency will transfer the Remnant Parcel to the City as a governmental use property for the continued use and operation for the public uses. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.	

Table 11: Property Inventory Sheet for Right of Way Parcel 2

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-066
Lot Size	.2 acres
Acquisition Date	July, 2009
Purchase Price/Value	
Current Zoning	Light Industrial
Current Use	Future right of way
Purpose of acquisition	This property was acquired for right of way purposes.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1.00
Date of Estimated Current Value	02/20/2015
Value Basis	Agency Estimate
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency will transfer the Right of Way Parcel 2 to the City as a governmental use property for the use and operation of a public right of way. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.	

Table 12: Property Inventory Sheet for Berenda Canal Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-063
Lot Size	5.19 acres
Acquisition Date	July 2009
Purchase Price/Value	
Current Zoning	Light Industrial
Current Use	Public improvement
Purpose of acquisition	This property was acquired for a water canal.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1.00
Date of Estimated Current Value	02/20/2015
Value Basis	Agency Estimate
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency will transfer the Berenda Canal Parcel to the City as a governmental use property for the use and operation of a canal or other public use. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.	

Table 13: Property Inventory Sheet for Liquidation Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-053
Lot Size	26.28 acres
Acquisition Date	September, 2006
Purchase Price/Value	\$262,800.00
Current Zoning	Light industrial
Current Use	Light industrial use
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$394,200.00
Date of Estimated Current Value	09/30/2014
Value Basis	Market
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Current proposal to use the site as a light industrial development [fill in details of proposal]
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency proposes to allow the City to liquidate the property by listing the Liquidation Parcel for sale for the appraised value or the highest offer received or to place the Liquidation Parcel for auction, and the proceeds of the sale minus the documented costs to the City for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or will be sent to the County Auditor-Controller for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B) .	

Table 14: Property Inventory Sheet for Greenhills Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-062
Lot Size	5.83 acres
Acquisition Date	July, 2009
Purchase Price/Value	\$542,519.00
Current Zoning	Light Industrial
Current Use	Light industrial use
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$13,228.00
Date of Estimated Current Value	02/20/2015
Value Basis	Agency Estimate
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	
History of Environmental Contamination/Remediation	
The Successor Agency is not aware of any existing and potential environmental contamination or remediation in connection with the Greenhills Parcel	
Disposition Plan	
History of previous development proposals	(see below)
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
<p>The Greenhills Parcel is the subject of on-going litigation, <i>Greenhills Holdings v. Chowchilla Redevelopment Agency et. al</i>, Madera County Superior Court Case No. MCV058019. On July 17, 2009, the Former Agency and Greenhills entered into that certain Real Property Purchase Agreement (the “Purchase Agreement”), under which the Former Agency agreed to transfer the Greenhills Parcel to Greenhills LLP for redevelopment. Greenhills LLP sued the Former Agency and the City to compel the Former Agency’s performance under the Purchase Agreement. The City and the Successor Agency approved a settlement offer that would result in the transfer of the Greenhills Parcel to Greenhills LLP on November 29, 2013, which the Court approved by stipulated order on November 20, 2014. The Settlement Agreement was approved by the Successor Agency’s Oversight Board by Resolution No. 05-13. The DOF issued a final determination approving the Settlement Agreement and the disposition of the property pursuant to its terms on October 31, 2014.</p>	

APPENDIX A
LRPMP CHECKLIST

APPENDIX B
DOF TRACKING WORKSHEET

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Address or Description	APN	Property Type	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (If applicable)		Property Va	HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		SC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	Other Prop
				Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value		Proposed Sale Date	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
1	Storm Drain Parcels	002-310-011, 002-310-013, 002-310-015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023	Other	Governmental Use		Continued use for storm drain purposes	Oct-08	63,300	292,436	2/20/15	Agency Estimate	n/a	n/a	Public use	6.33 Acres			0	No	No	No	No	No	No	
2	Waste Treatment Plant Parcels	002-240-005 and 002-240-006	Other	Governmental Use		Continued use for waste treatment	Aug-06	38,400	940,300	6/23/06	Appraised	n/a	n/a	Public use	3.83 Acres			0	No	No	No	No	No	No	
3	S Chowchilla Right of Way Parcel	002-280-027	Roadway/Walkway	Governmental Use		Future right of way	May-06	6,861	6,981	2/20/15	Agency Estimate	n/a	n/a	Public use	4.15 Acres			0	No	No	No	No	No	No	
4	Front Avenue Right of Way Parcel	002-175-002	Roadway/Walkway	Governmental Use		Future right of way	1995	309,668	1	2/20/15	Agency Estimate	n/a	n/a	Public use	3.3 Acres			0	No	No	No	No	No	No	
5	Youth Center Parcel	002-041-007	Public Building	Governmental Use		Public building	May-09	225,000	220,000	6/26/09	Appraised	n/a	n/a	Public use	0.48 Acres			0	No	No	No	No	No	No	
6	Water Tank Parcel	002-250-067	Other	Governmental Use		Public improvement	Jul-09	35,800	351,000	10/4/12	Appraised	n/a	n/a	Public use	3.58 Acres	light industrial		0	No	No	No	No	No	No	
7	Right of Way Parcel 1	002-250-064	Roadway/Walkway	Governmental Use		Future right of way	Jul-09	93,085	1	2/20/15	Agency Estimate	n/a	n/a	Public use	2.66 Acres	light industrial		0	No	No	No	No	No	No	
8	Remnant Parcel	002-250-065	Other	Governmental Use		Public use	Jul-09	20,997	1	2/20/15	Agency Estimate	n/a	n/a	Public use	0.6 Acres	light industrial		0	No	No	No	No	No	No	
9	Right of Way Parcel 2	002-250-066	Roadway/Walkway	Governmental Use		Future right of way	Jul-09	6,999	1	2/20/15	Agency Estimate	n/a	n/a	Public use	0.2 Acres	light industrial		0	No	No	No	No	No	No	
10	Berenda Canal Parcel	002-250-063	Other	Governmental Use		Public improvement	Jul-09	181,621	1	2/20/15	Agency Estimate	n/a	n/a	Public use	5.19 Acres	light industrial		0	No	No	No	No	No	No	
11	Liquidation Parcel	002-250-053	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	light industrial use	Sep-06	262,800	394,200	9/30/14	Market	FMV or Highest Offer	Upon approval of LRPMP	Redevelopment	26.28 Acres	light industrial		0	No	No	No	No	No	Yes	
12	Greenhills Parcel	002-250-062	Vacant Lot/Land	Fulfill Enforceable Obligation	Distribute to Taxing Entities	light industrial use	Jul-09	204,017	13,228	2/20/15	Agency Estimate	Pursuant to Enforceable Obligation	Upon approval of LRPMP	Redevelopment	5.83 Acres	light industrial		0	Yes	No	No	No	No	Yes	