

***OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF
THE CORCORAN REDEVELOPMENT AGENCY
AGENDA***

City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 93212

*Monday, March 23, 2015
4:00 P.M.*

Public Inspection: A detailed Oversight Board packet is available for review at the City Clerk's Office, located at Corcoran City Hall, 832 Whitley Avenue.

Notice of ADA Compliance: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerks Office at (559) 992-2151 ext. 235.

Public Comment: Members of the audience may address the Oversight Board on non-agenda items; however, in accordance with government code section 54954.2, the Oversight Board may not (except in very specific instances) take action on an item not appearing on the posted agenda.

This is the time for members of the public to comment on any matter within the Jurisdiction of the Oversight Board. The board members ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

After receiving recognition from the chair, speakers shall walk to the rostrum, state their name and address and proceed with comments. Each speaker will be limited to five (5) minutes.

ROLL CALL

City of Corcoran:	Raymond Lerma
City of Corcoran:	Kevin Tromborg
Kings County Board of Supervisors:	Richard Valle
Kings County Public Appointment:	Sid Palmerin
County Superintendent of Schools:	Steve Corl
Corcoran District Hospital:	Mike Graville
College of the Sequoias:	Kristin Robinson

FLAG SALUTE

1. **PUBLIC DISCUSSION**

2. **APPROVAL OF MINUTES**

Approval of minutes of the Oversight Board meeting of February 23, 2015.

3. **STAFF REPORTS**

3-A. Consider approval of Resolution No. 2015-02 adopting **revised** Corcoran Successor Agency Long Range Property Management Plan (LRPMP).
(Meik) (VV)

4. **INFORMATION ITEMS**

ADJOURNMENT:

I certify that I caused this Agenda of the Oversight Board for the Successor Agency of the Corcoran Redevelopment Agency meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on March 20, 2015.



Kindon Meik, City Manager

MINUTES
CORCORAN OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE
CORCORAN REDEVELOPMENT AGENCY
REGULAR MEETING
February 23, 2015

The regular session of the Oversight Board for the Successor Agency of the Corcoran Redevelopment Agency was called to order by Chair Lerma, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 4:01 P.M.

ROLL CALL

Board members present: Steve Corl, Mike Graville (arrived at 4:12), Sidonio Palmerin, Kristin Robinson, Kevin Tromborg, Richard Valle (arrived at 4:03), and Raymond Lerma

Board members absent: None

Staff present: Soledad Ruiz-Nuñez and Kindon Meik

Press present: None

FLAG SALUTE The flag salute was led by Board member Lerma.

1. **PUBLIC DISCUSSION** – None

2. **APPROVAL OF MINUTES**

Following discussion a **motion** was made by Palmerin and seconded by Robinson to approve the regular meeting minutes of September 22, 2014. Motion carried by the following vote:

AYES: Graville, Palmerin, Robinson, Tromborg, Valle, and Lerma

NOES: None

ABSENT: None

ABSTAIN: Corl

3. **STAFF REPORTS**

3-A. Meik provided update on the Recognized Obligation Payment Schedule (ROPS 14-15B). The Department of Finance (DOF) issued its letter of determination on November 10, 2014. As part of the determination, the DOF denied Item No. 9 and Item No. 12. The Successor Agency requested a “Meet and Confer” regarding repayment of the loan from the City to the RDA (Item No. 9). A second letter of determination was issued on December 17, 2014. Meik noted that the DOF has requested that the properties purchased with the loan be transferred to the Successor Agency. However, in an effort to wind down the affairs of the former Redevelopment Agency, the Successor Agency would prefer that the City retain the properties instead of repayment of the loan.

3-B. Following Board discussion a motion was made by Graville and seconded by Tromborg to approve Resolution No. 2015-01 adopting the Recognized Obligation Payment Schedule (ROPS 15-16A) for the period July 1, 2015 to December 31, 2015. Motion carried by the following vote:

AYES: Corl, Graville, Palmerin, Robinson, Tromborg, Valle, and Lerma

NOES: None

ABSENT: None

ABSTAIN: None

3-C. Staff provided an update on the Corcoran Successor Agency Long Range Property Management Plan (LRPMP). The plan has not been approved by the Department of Finance. Approval is contingent on City transferring properties purchased by the RDA with the City loan to the Successor Agency. Successor Agency is considering options on how to best address the issue with the Department of Finance.

4. INFORMATION ITEMS – None

ADJOURNMENT

4:21 P.M.

Chair

Secretary

APPROVED DATE: _____

**STAFF REPORT
ITEM #3-A****MEMORANDUM**

TO: Corcoran Oversight Board

FROM: Kindon Meik, City Manager

DATE: March 19, 2015 **MEETING DATE:** March 23, 2015

SUBJECT: Resolution No. 2015-02 approving the **revised** Corcoran Successor Agency Long Range Property Management Plan.

Recommendation:

Approve Resolution No. 2015-02 approving the **revised** Corcoran Successor Agency Long Range Property Management Plan.

Discussion:

With the state mandated dissolution of redevelopment agencies and the adoption of AB 1484, the Successor Agency of the Corcoran Redevelopment Agency is required to submit a Long Range Property Management Plan (LRPMP) to the Oversight Board for approval. The LRPMP governs the use and “disposition of the real property assets of the former redevelopment agency” as identified in the Due Diligence Review conducted by an outside auditing team.

The Successor Agency is able to designate how it will dispose of or continue to use the land identified in the LRPMP. As noted in the LRPMP, the Successor Agency is proposing that the identified parcels be retained for the purposes below:

Future Development	Parking lot.
Governmental Use	Parking lot, train depot/transit center, and city hall/council chambers.
Fulfill an Enforceable Obligation	Land purchased (20 acres) with loan from City for retail development.
Sale of Property	Vacant lots including 11 parcels at the City business park for future commercial and light industrial use.

A LRPMP was originally approved by the Oversight Board on September 23, 2013 but not approved by the Department of Finance (DOF). Subsequently, the DOF requested that the

Successor Agency use a new template for the LRPMP. A revised LRPMP was approved by the Oversight Board in September 2014 and submitted to the DOF.

In February 2015, the City requested an in-person meeting with DOF management to continue discussions on the City loan to the RDA and the purchase of the Whitley/Pickerell parcels. The City requested that the land be retained by the City in lieu of repayment on the \$2,000,000 loan. The City continued to emphasize that no tax increment monies were used to purchase the parcels. The DOF responded that in recent months the precedent has been set for cities to retain properties under similar circumstances. The DOF asked that the LRPMP be revised to show that the properties were to be used to meet an enforceable obligation. The attached LRPMP includes the changes as presented.

Attachment:

Resolution No. 2015-02

Long Range Property Management Plan.

RESOLUTION NO. 2015-02

**A RESOLUTION OF THE CORCORAN OVERSIGHT BOARD FOR THE
CORCORAN SUCCESSOR AGENCY TO THE FORMER CORCORAN
REDEVELOPMENT AGENCY APPROVING A REVISED LONG RANGE PROPERTY
MANAGEMENT PLAN AS PREPARED PURSUANT TO AB 1484 SECTION 34191.5
FOR THE DISPOSITION OF REAL PROPERTY ASSETS TO THE FORMER
REDEVELOPMENT AGENCY**

WHEREAS, the Corcoran Successor Agency has prepared a Long Range Property Management Plan, which identifies each of the real property assets of the former Corcoran Redevelopment Agency, including the Agency's preferred method of disposing of those assets pursuant to the AB 1484 Section 34191.5; and

WHEREAS, on March 23, 2015, The Oversight Board of the Successor Agency to the Corcoran Redevelopment Agency at a noticed public meeting reviewed and approved the City of Corcoran Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Corcoran Redevelopment Agency; and

NOW, THEREFORE, BE IT RESOLVED that the Corcoran Oversight Board for the Corcoran Successor Agency of the Corcoran Redevelopment Agency hereby finds, determines, resolves and orders as follows:

Section 1. The above recitals are true and correct, and are a substantive part of this Resolution.

Section 2. The Corcoran Successor Agency Long Range Property Management Plan as prepared pursuant to AB 1484 Section 34191.5 is hereby approved in the form set forth in Exhibit "1" attached hereto and incorporated by reference.

Section 3. The proceeds from the sale of each property will be either submitted to the Kings County Auditor Controller's office for distribution to the taxing entities, or used to fulfill the enforceable obligations of the Successor Agency on a case by case basis.

Section 4. All properties will be subject to a fair market appraisal prior to completing any sale of the property.

Section 5. The staff and Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

PASSED, APPROVED, AND ADOPTED by the Oversight Board of the Successor Agency to the Corcoran Redevelopment Agency at a regular meeting this 23rd day of March 2015, by the following vote:

AYES: Members:

NOES: Members:

ABSENT: Members:

ABSTAIN: Members:

APPROVED:

Raymond M. Lerma, Chairperson

ATTEST:

Kindon Meik, Acting Board Clerk

CERTIFICATE

**STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF CORCORAN)**

I, KINDON MEIK, Acting Board Clerk of the Corcoran Successor Agency, do hereby certify the forgoing Resolution of the Corcoran Oversight Board for the Corcoran Successor Agency of the Corcoran Redevelopment Agency was duly passed and adopted at a Regular Meeting of the Oversight Board held on March 23, 2015.

DATED: March 24, 2015

Kindon Meik, Acting Board Clerk

LONG RANGE PROPERTY MANAGEMENT PLAN

No.	Address or Description	APN	Property Type	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	SALE OF PROPERTY (if applicable)		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?	Other Prop																																																																																																																																																																																																																																				
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1	840 Whitley	030-204-001	Parking Lot/Structure	Future Development	Distribute to Taxing Entities	SA will reach agreement with taxing entities for transfer of land to SA.	09/01/2002	\$25,401	\$26,136	09/15/2014	Agency Estimate	N/A	N/A	Public parking	0.25 Acres	Downtown Commercial	\$26,136	\$0	No	No	No	No	No																																																																																																																																																																																																																																					
2	1020 Chittenden	030-213-009	Parking Lot/Structure	Governmental Use	N/A	Superior court/regional accounting office parking	05/15/1989	\$95,353	\$58,545	09/15/2014	Agency Estimate	N/A	N/A	Public parking	0.56 Acres	Downtown Commercial	\$58,545	\$0	No	No	No	No	No																																																																																																																																																																																																																																					
3	1099 Otis	030-203-002	Public Building	Governmental Use	N/A	Amtrak depot/transit hub	06/30/2000	\$938,022	\$1,190,887	09/15/2014	Book	N/A	N/A	Property acquired to construct Amtrak Station and City transit hub	2.15 Acres	Heavy Industrial	\$224,770	\$0	No	No	No	No	No																																																																																																																																																																																																																																					
4	1015 Chittenden	030-201-007	Public Building	Governmental Use	N/A	City hall/council chambers renovation	N/A	Building renovation	\$1,213,462	09/15/2014	Book	N/A	N/A	\$2,407,666 was used to renovate city hall and council chambers in 1997	0.19 Acres	Downtown Commercial	\$19,863	\$0	No	No	No	No	No																																																																																																																																																																																																																																					
5	1033 Chittenden	030-201-011	Public Building	Governmental Use	N/A	City hall/council chambers renovation	N/A	Building renovation	\$303,366	09/15/2014	Book	N/A	N/A	\$2,407,666 was used to renovate city hall and council chambers in 1997	0.045 Acres	Downtown Commercial	\$4,704	\$0	No	No	No	No	No																																																																																																																																																																																																																																					
6	Roadway/Walkway Improvements	N/A	Roadway/Walkway	Governmental Use	N/A	Roadway/walkway improvements	N/A	N/A	N/A	09/15/2014	Agency Estimate	N/A	N/A	\$1,067,592 used for street and sidewalk improvements in 2003	N/A	N/A	N/A	\$0	No	No	No	No	No																																																																																																																																																																																																																																					
7	Whitley/Pickerell Retail Project - 1003 Pickerell	034-170-002	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	08/03/2011	\$30,555	\$14,636	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.14 Acres	Service Commercial	\$14,636	\$0	No	No	No	No	Yes																																																																																																																																																																																																																																					
8	Whitley/Pickerell Retail Project - 1007 Pickerell	034-170-003	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	01/28/2011	\$30,455	\$14,636	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.14 Acres	Service Commercial	\$14,636	\$0	No	No	No	No	Yes																																																																																																																																																																																																																																					
9	Whitley/Pickerell Retail Project - 1015 Pickerell	034-170-004	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	12/16/2011	\$352,914	\$67,954	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.65 Acres	Service Commercial	\$67,954	\$0	No	No	No	No	Yes																																																																																																																																																																																																																																					
10	Whitley/Pickerell Retail Project - 518 Whitley	034-170-005	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	01/09/2011	\$91,671	\$35,545	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.34 Acres	Service Commercial	\$35,545	\$0	No	No	No	No	No																																																																																																																																																																																																																																					
11	Whitley/Pickerell Retail Project - 568 Whitley	034-170-012	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	12/13/2010	\$285,492	\$87,817	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.84 Acres	Service Commercial	\$87,817	\$0	No	No	No	No	Yes																																																																																																																																																																																																																																					
12	Whitley/Pickerell Retail Project - 574 Whitley	034-170-013	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	01/09/2011	\$324,928	\$101,408	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.97 Acres	Service Commercial	\$101,408	\$0	No	No	No	No	Yes																																																																																																																																																																																																																																					
13	Whitley/Pickerell Retail Project - 500 Whitley	034-170-019	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	12/13/2010	\$352,735	\$93,044	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	0.89 Acres	Service Commercial	\$93,044	\$0	No	No	No	No	Yes																																																																																																																																																																																																																																					
14	Whitley/Pickerell Retail Project	034-170-020	Vacant Lot/Land	Fulfill Enforceable Obligation	N/A	OB Resolution No. 13-03 established a finding that a \$2,000,000 loan from the City of Corcoran to the Corcoran RDA was used for legitimate redevelopment purposes to purchase the Whitley/Pickerell parcels and is therefore an enforceable obligation. The City requests to retain the land in lieu of repayment of the loan.	05/11/2010	\$451,168	\$754,650	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development project	16.77 Acres	Residential (R-1)	\$754,650	\$0	No	No	No	No	Yes																																																																																																																																																																																																																																					
15	Whitley/Gardner Parcels	030-192-012	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Proceeds from the sale of the property will be distributed to the taxing entities	10/28/2010		\$17,772	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development	0.17 Acres	Service Commercial	\$17,772	\$0	No	No	No	No	No																																																																																																																																																																																																																																					
16	Whitley/Gardner Parcels	030-192-013	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Proceeds from the sale of the property will be distributed to the taxing entities	10/28/2010	Land swap	\$54,363	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development	0.52 Acres	Service Commercial	\$54,363	\$0	No	No	No	No	No																																																																																																																																																																																																																																					
17	Whitley/Gardner Parcels	030-192-014	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	Proceeds from the sale of the property will be distributed to the taxing entities	10/28/2010		\$18,818	09/15/2014	Agency Estimate	Fair market value	Upon approved offer	Commercial development	0.18 Acres	Service Commercial	\$18,818	\$0	No	No	No	No	No																																																																																																																																																																																																																																					

