

STAFF REPORT

Date: May 23, 2016
To: Oversight Board
From: Bryan Montgomery, Executive Director 

SUBJECT: Approval of the Transfer of the following Properties to the City of Oakley for Government Purpose, pursuant to the Long Range Property Management Plan:

- a. 3080-3090 Main Street, (APN 037-200-012 and -015)
- b. 3960 Main Street, (APN 035-181-004 and -005)
- c. 3540 Main Street, (APN 037-160-024)
- d. 3510 Main Street, (APN 037-160-022)
- e. 3350 Main Street, (APN 037-160-008)
- f. 3354 Main Street, (APN 037-160-009)
- g. 3667 Main Street, (APN 035-161-007– portion)

Background and Analysis

These properties were identified in the Long Range Property Management Plan (LRPMP) for “Government Use” in perpetuity. Attached is the LRPMP, aerial photographs of these properties, and below is a table pulled from the LRPMP that explains the approved use.

LRPMP Property #	Address	Property Type	Permissible Use Detail
1	3080-3090 Main Street	Parking lot; Plaza	Maintain public parking lot and plaza as required by existing contracts with adjacent property/business owners.
2	3960 Main Street	Vacant Lot/Land	A portion of the property will ultimately be used for the widening of Main Street. The necessary dedication leaves a remainder too small to support a viable development project.
3	3540 Main Street	Vacant Lot/Land	A portion of the property will ultimately be used for the widening of Main Street. The necessary dedication leaves a remainder too small to support a viable development project.

4	3510 Main Street	Commercial structure	A portion of the property will ultimately be used for the widening of Main Street. The necessary dedication leaves a remainder too small to support a viable development project, but might be used to incent development on an adjacent parcel.
5	3350 Main Street	Parking Lot/Structure	The property is encumbered by an easement which prevents development.
6	3354 Main Street	Parking Lot/Structure	The property is encumbered by an easement which prevents development.
14	3667 Main Street	Parking Lot/Structure	Purchase and Sale Agreement was conditioned on the property being developed into a public parking lot.

Fiscal Impact

The Successor Agency would pass along the cost for maintenance of these properties to the City.

Recommendation

Staff recommends that the Oversight Board adopt resolution approving the transfer of the listed properties to the City of Oakley

Attachments

1. Long Range Property Management Plan
2. Aerial Photograph of the Parcel designated for Government Purpose
3. Resolution approving the transfer

Successor Agency: Oakley
 County: Contra Costa

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (If applicable)			Property Value	
							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
1	3080-3090 Main Street	037-200-012 and -015	Other	Governmental Use		Maintain public parking lot and plaza as required by existing contracts with adjacent property/business owners.	April 2011	Part of \$6 million paid for larger property	\$0	October 2014	Agency Estimate	n/a	n/a	
2	3960 Main Street	035-181-004 and -005	Vacant Lot/Land	Governmental Use		A portion of the property will ultimately be used for the widening of Main Street. The necessary dedication leaves a remainder too small to support a viable development project.	January 2010	\$ 378,431	\$0	October 2014	Agency Estimate	n/a	n/a	
3	3540 Main Street	037-160-024	Vacant Lot/Land	Governmental Use		A portion of the property will ultimately be used for the widening of Main Street. The necessary dedication leaves a remainder too small to support a viable development project.	2001	No record; obtained from the County as part of a Jurisdictional Transfer for no cost.	\$0	October 2014	Agency Estimate	n/a	n/a	
4	3510 Main Street	037-160-022	Commercial	Governmental Use		A portion of the property will ultimately be used for the widening of Main Street. The necessary dedication leaves a remainder too small to support a viable development project, but might be used to incent development on an adjacent parcel.	January 2009	\$ 455,807	\$0	October 2014	Agency Estimate	n/a	n/a	
5	3350 Main Street	037-160-008	Parking Lot/Structure	Governmental Use		The property is encumbered by an easement which prevents development.	June 2009	\$ 156,220	\$0	October 2014	Agency Estimate	n/a	n/a	
6	3354 Main Street	037-160-009	Parking Lot/Structure	Governmental Use		The property is encumbered by an easement which prevents development.	April 2010	\$ 126,637	\$0	October 2014	Agency Estimate	n/a	n/a	
7	3330 Main Street	037-160-027	Commercial	Future Development	Fulfill an Enforceable Obligation	Subject to Plan (see NOTES); however, if ever sold, the proceeds will be restricted to comply with bond covenants, as the property was originally purchased with tax-exempt bond proceeds. The proceeds would first be applied to meet bond funded enforceable obligations; and any remainder would be used to defease the bonded indebtedness.	May 2011	\$ 629,195	\$300,000-350,000	October 2014	Agency Estimate	n/a	n/a	

Successor Agency:
County:

LONG RANGE PROPERTY MA

Other Prope

HSC 34191.5		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	Other Prope
No.	Address or Description	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	3080-3090 Main Street	Redevelopment in the Downtown Area.	2.4 Acres	commercial	0	Deposits received to cover a majority of the maintenance costs.	Yes	No	No	Yes	No	
2	3960 Main Street	Future Main Street Improvement and Widening	0.5 Acres	commercial	0	0	No	No	Yes	Yes	No	
3	3540 Main Street	Redevelopment	0.12 Acres	commercial	0	0	No	No	Yes	Yes	No	
4	3510 Main Street	Future Main Street Improvement and Widening	0.2 Acres	commercial	0	10,201	No	No	Yes	Yes	No	
5	3350 Main Street	ROW for future downtown street to connect Main Street and what was to be a future Main Street By-Pass.	0.12 Acres	commercial	0	0	No	No	No	Yes	No	
6	3354 Main Street	ROW for future downtown street to connect Main Street and what was to be a future Main Street By-Pass.	0.11 Acres	commercial	0	0	No	No	No	Yes	No	
7	3330 Main Street	To facilitate the Main Street Improvement project, including parking and demo/rehabilitation of old structures. A portion needed for Main St. widening/frontage improvements	0.24 Acres	commercial	\$80,000-100,000	30,000	No	No	No	Yes	No	

Successor Agency: Oakley
 County: Contra Costa

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Address or Description	APN	Property Type	HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (If applicable)			Property Value			
				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		
8	3980 Empire Avenue	034-010-033	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Assemble this sliver to adjacent parcel as a landscape strip. Property will be sold expeditiously and in a manner aimed at maximizing value	2008	No record — property was deeded to City by County as a roadway remnant. Subsequently, property was deeded to the Agency for no cost by the City for the purpose of assembling to adjacent parcel to encourage its development.	\$	1	October 2014	Agency Estimate	\$	1	2016	
9	3201 Main Street	035-090-078	Commercial	Sale of Property	Distribute to Taxing Entities	This property will be sold with a possible conveyance to the City for compensation pursuant to Health and Safety Code Section 34180(f). Property will be sold expeditiously and in a manner aimed at maximizing value. Property value is hampered by the lack of parking. Currently, parking is leased from the City.	Land: In 2001 when the Redevelopment Agency was formed. Building: constructed in 2007.	No record; obtained from the County as part of a Jurisdictional Transfer for no cost.	\$	1,000,000	December 2015	Agency Estimate	1,000,000	2017-2018		
10	1731 Main Street	037-100-013,-019, and -023	Vacant Lot/Land	Future Development		City and Taxing Entities will enter into a compensation agreement. (See NOTES) any proceeds will be applied to enforceable obligations.	In 2001 when the Redevelopment Agency was formed.	No record; obtained from the County as part of a Jurisdictional Transfer for no cost.	\$	50,000	October 2014	Agency Estimate	n/a	n/a		

Successor Agency:
County:

LONG RANGE PROPERTY MA

Other Prop

HSC 34191.5		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Address or Description	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?
8	3980 Empire Avenue	Remnant from road widening. So narrow that assemblage to adjacent parcel is only use.	0.4 Acres	commercial	\$ 1	\$ -	No	No	No	Yes	No
9	3201 Main Street	Economic development. It was a part of a larger parcel conveyed by the County Redevelopment Agency to the new Oakley Redevelopment Agency in 2001 when the new Agency was formed.	0.25 Acres	commercial	unknown	150,000	No	No	No	Yes	No
10	1731 Main Street	To remediate hazardous contamination, and if possible, put the property back into productive use. A portion is needed for Main St. widening, sidewalk (frontage improvements that are part of an approved Enforceable Obligation)	1 Acres	commercial	\$ 30,000	\$ -	No	Yes	No	Yes	Yes

Successor Agency: Oakley
 County: Contra Costa

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)				HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY (If applicable)		Property Va	
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	Proposed Sale Value		Proposed Sale Date
11	1033 Main Street	037-050-013	Vacant Lot/Land	Future Development	Fulfill an Enforceable Obligation	Subject to Plan documents (see NOTES). City will enter into a compensation agreement with Taxing Entities - any proceeds will be restricted to comply with bond covenants, as the property was originally purchased with tax-exempt bond proceeds. The proceeds would first be applied to meet bond-funded enforceable obligations; and any remainder would be used to defease the bonded indebtedness.	December 2009	\$ 415,000	0.00	October 2014	Agency Estimate	To be determined	To be determined	
12	5400 Neroly Road	037-050-014	Vacant Lot/Land	Future Development	Fulfill an Enforceable Obligation	Subject to Plan documents (see NOTES). City will enter into a compensation agreement with Taxing Entities - any proceeds will be restricted to comply with bond covenants, as the property was originally purchased with tax-exempt bond proceeds. The proceeds would first be applied to meet bond-funded enforceable obligations; and any remainder would be used to defease the bonded indebtedness.	January 2010	\$ 1,410,000	0	October 2014	Agency Estimate	n/a	n/a	
13	101 Carol Lane	037-132-038	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	Assemblage of this encumbered remnant with adjacent parcel	1999	No record; obtained from the County as part of a Jurisdictional Transfer for no cost.	25,000.00	October 2014	Agency Estimate	\$ 25,000	2016	
14	3667 Main Street	A portion is 035-161-007; a portion is without an APN on the County Assessor's site.	Parking Lot/Structure	Governmental Use		Purchase and Sale Agreement was conditioned on the property being developed into a public parking lot.	A portion in Sept 2008; a portion in February 2009	\$ 247,591	0.00	October 2014	Agency Estimate	n/a	n/a	

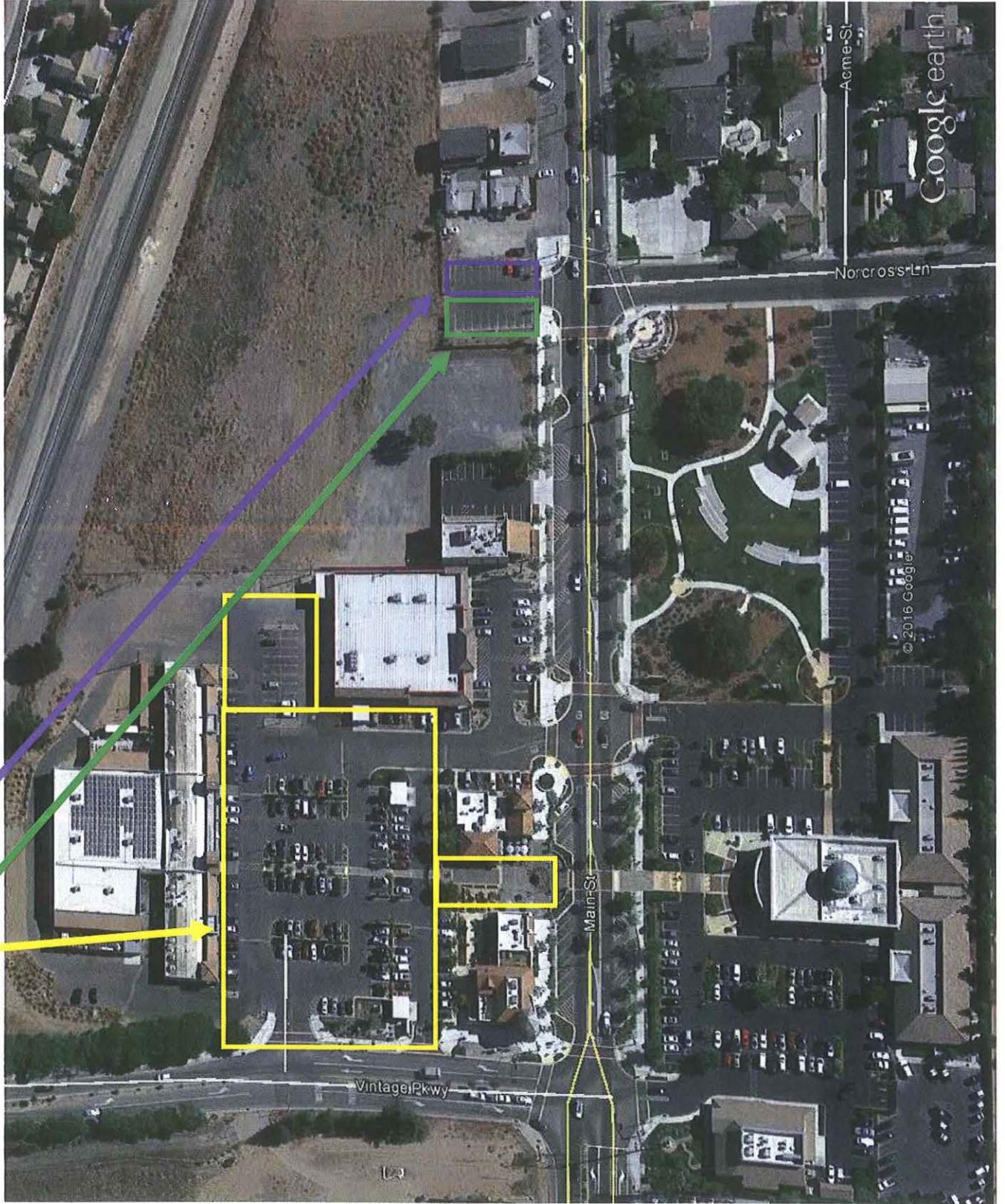
Successor Agency:
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LONG RANGE PROPERTY MA

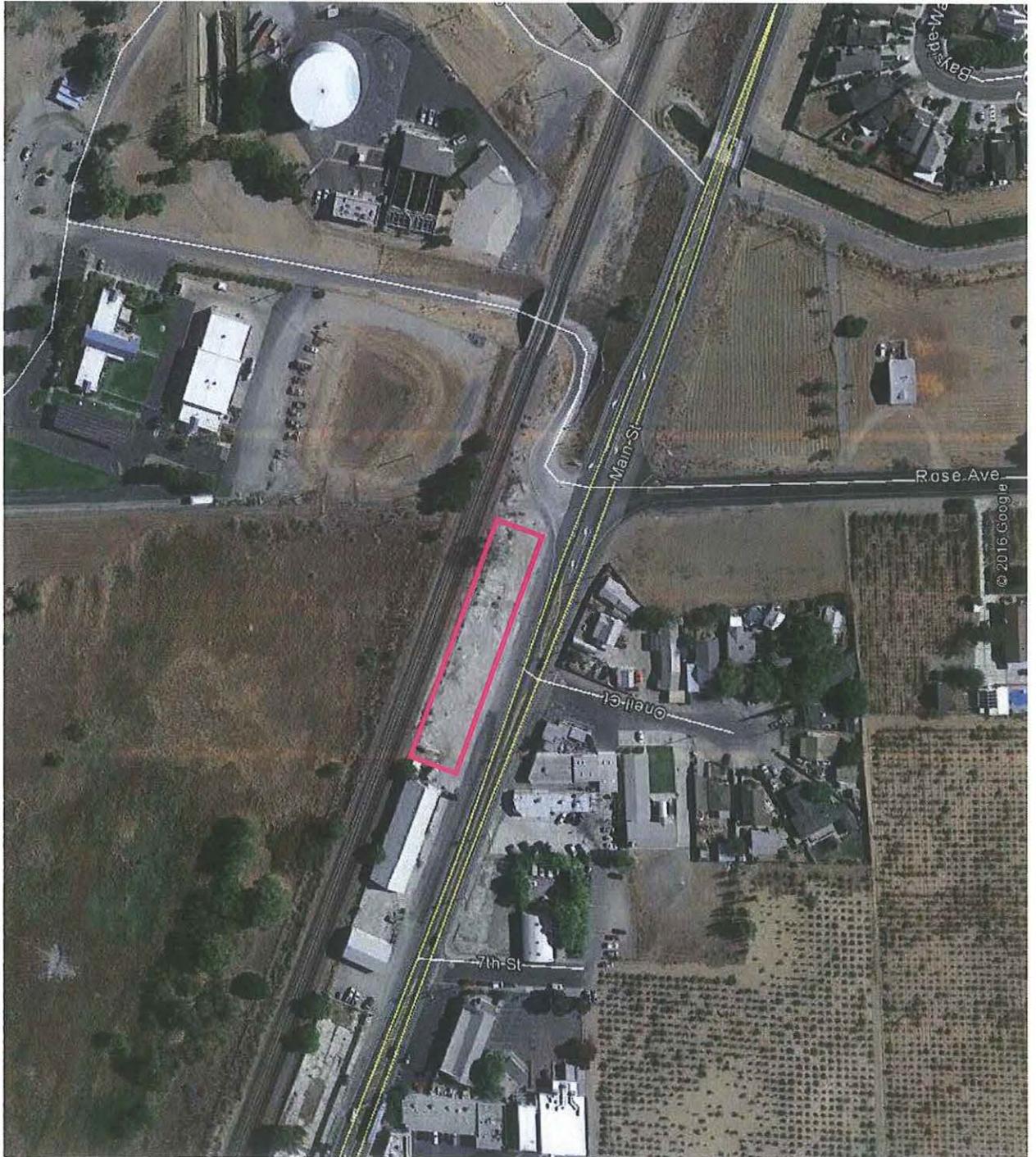
Other Prop

HSC 34191.5		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
No.	Address or Description	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?
11	1033 Main Street	Future Main Street widening/frontage improvements and economic development, if remnant is assembled with adjacent properties.	0.5	Acres	commercial	\$ 100,000	0	No	No	No	Yes	No
12	5400 Neroly Road	Right-of-way for future Main Street/Neroly Road improvements and economic development.	2.2	Acres	commercial	\$ 700,000	0	No	No	No	Yes	No
13	101 Carol Lane	Economic development	0.37	Acres	commercial	\$ 25,000	0	No	No	No	Yes	Yes
14	3667 Main Street	Public Parking	approximately .30	Acres	commercial		0	No	Yes	No	Yes	No

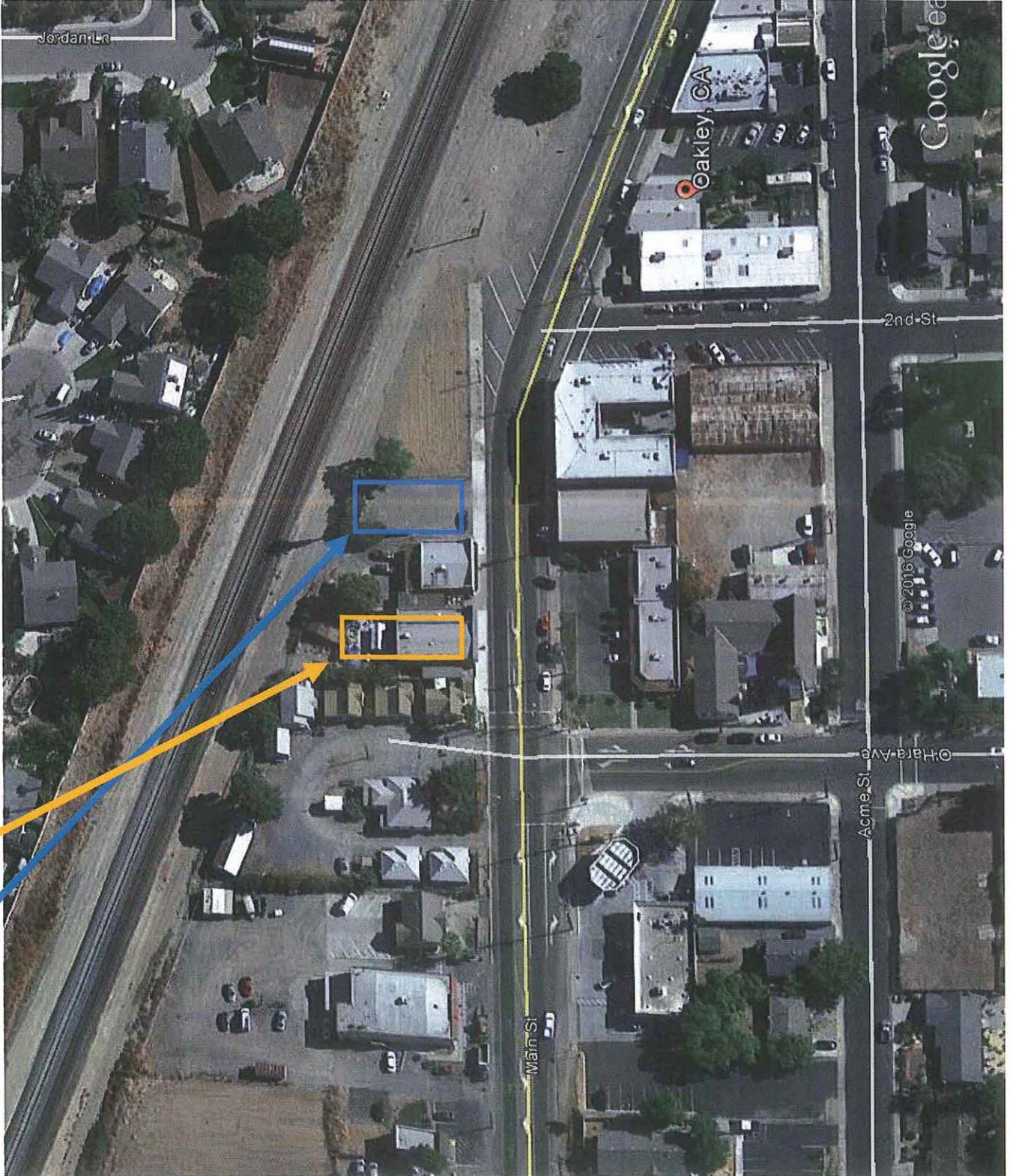
PROPERTIES #1, #5 & #6 - GOVERNMENT USE



PROPERTY #2 - GOVERNMENT USE



PROPERTIES #3 & #4 - GOVERNMENT USE



PROPERTY #14 - GOVERNMENT USE



PROPERTY #7 - 3330 Main Street



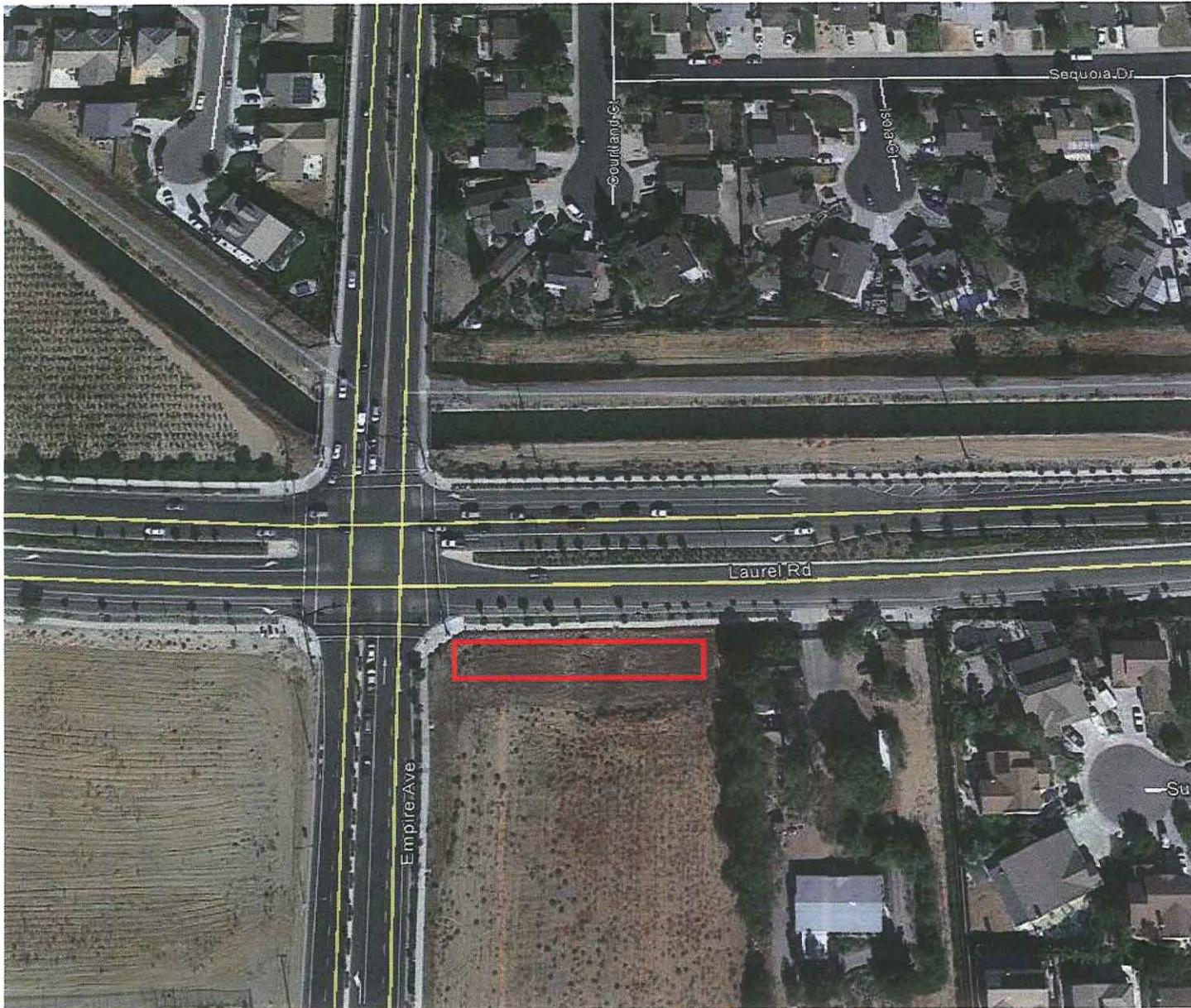
Permissible Use:
"Future Development"

Use of Any Proceeds:
Fulfill Enforceable Obligation

Proposal:
Develop business incubator space for upstairs and utilize any rental income from downstairs to support the incubator.

* Needs agreement from Taxing Entities

PROPERTY #8 - 3980 Empire Ave.



Permissible Use:
"Sale of Property"

Use of Any Proceeds:
Fulfill Enforceable Obligation

Proposal:
Sale to adjacent property owner as part of development pursuant to State law

* Needs agreement from Taxing Entities

PROPERTY #9 - 3201 Main St.



Permissible Use:
"Sale of Property"

Use of Any Proceeds:
Distribute to Taxing
Entities

Proposal:
Sale to current tenant/
through bid process

*** Needs agreement from
Taxing Entities**

PROPERTY #10 - 1731 Main St.



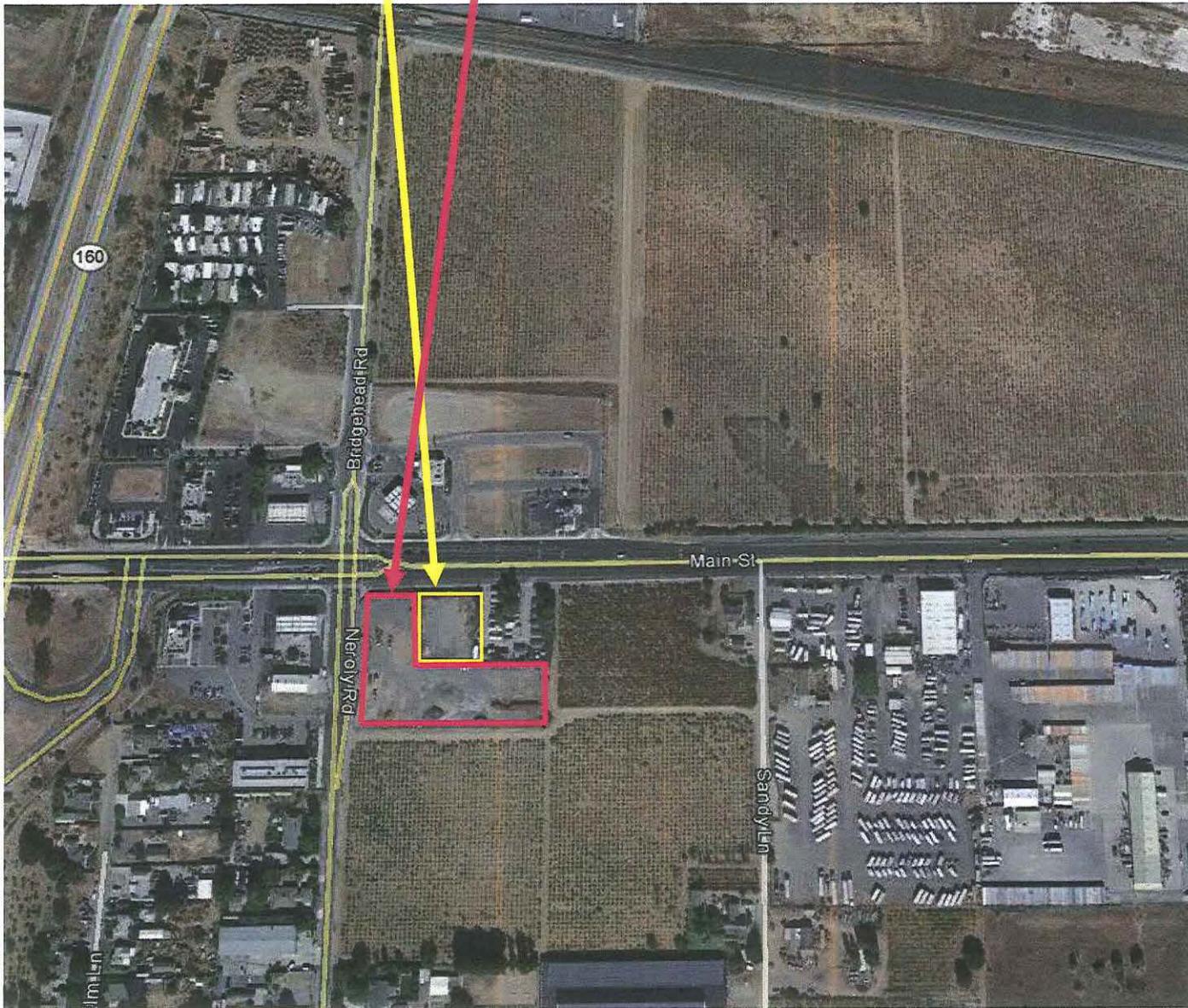
Permissible Use:
"Future Development"

Use of Any Proceeds:
Distribute to Taxing
Entities

Proposal:
Utilize front for widening
of Main St. Remainder to
be used as parking and/
or sold to adjacent prop-
erty owner as part of de-
velopment pursuant to
State law

* Needs agreement from
Taxing Entities

PROPERTIES #11 & 12 - 1033 Main St. and 5400 Neroly Rd.



Permissible Use:
"Future Development"

Use of Any Proceeds:
Fulfill an Enforceable
Obligation

Proposal:
Utilize front for widening
of Main St. and Neroly
Rd. Remainder to be
used as parking and/or
sold to adjacent property
owner as part of devel-
opment pursuant to
State law

* Needs agreement from
Taxing Entities

OB RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE OAKLEY REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF CERTAIN PROPERTIES TO THE CITY OF OAKLEY DESIGNATED FOR GOVERNMENT PURPOSE IN THE OAKLEY LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, in June 2011, the California Legislature enacted AB X1 26, which provided for the dissolution and winding down of redevelopment agencies throughout the State of California, and which was subsequently amended by Assembly Bill 1484 (collectively, as amended, "Dissolution Legislation"); and

WHEREAS, the Dissolution Legislation requires, among other things, that the Successor Agency to the Redevelopment Agency ("Successor Agency") file a Long Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties held by the Successor Agency; and

WHEREAS, on December 15, 2015, the Oversight Board approved the Successor Agency's LRPMP, and the LRPMP was immediately thereafter submitted to the State Department of Finance ("DOF") for review and approval; and

WHEREAS, on December 30, 2015 the DOF formally approved Oakley's LRPMP; and

WHEREAS, seven parcels were designated for "Government Use" in the LRPMP; and

WHEREAS, to implement the LRPMP, these seven parcels are to be transferred to the City of Oakley.

NOW, THEREFORE BE IT RESOLVED, that by adoption of this Resolution, the Oversight Board to the Successor Agency of the Oakley Redevelopment Agency hereby approves the transfer of the properties listed below to the City of Oakley for Government Use pursuant to the Long Range Property Management Plan:

- 3080-3090 Main Street, (APN 037-200-012 and -015)
- 3960 Main Street, (APN 035-181-004 and -005)
- 3540 Main Street, (APN 037-160-024)
- 3510 Main Street, (APN 037-160-022)
- 3350 Main Street, (APN 037-160-008)
- 3354 Main Street, (APN 037-160-009)
- 3667 Main Street, (APN 035-161-007– portion)

PASSED AND ADOPTED by the Oversight Board to the Board of the
Successor Agency to the Oakley Redevelopment Agency at a meeting held on the
23rd of May, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

William Swenson, Chair

ATTEST:

Libby Vreonis, Secretary

Date