



AGENDA
NEWMAN REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD
REGULAR MEETING APRIL 18, 2013
CITY COUNCIL CHAMBERS, 2:30 P.M., 938 FRESNO STREET

1. Call To Order.
2. Roll Call.
3. Items from the Public - Non-Agenda Items.
4. Approval Of Minutes From The February 14, 2013 Meeting. ([View Minutes](#))
5. Regular Business
 - a. Adopt Resolution No. 2013- , A Resolution Of The Newman Redevelopment Successor Agency Oversight Board Approving A Long Range Property Management Plan Pursuant To Health And Safety Code Section 34191.5. ([View Report](#))
6. Items From Board Members.
7. Items From The City Manager And Staff.
8. Adjournment.



MINUTES
NEWMAN REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD
REGULAR MEETING FEBRUARY 14, 2013
CITY COUNCIL CHAMBERS, 3:30 P.M., 938 FRESNO STREET

1. **Call To Order** – Chairperson Hutchins 3:32 P.M.
2. **Roll Call - PRESENT:** Board Members - Hunewill, Lucas, Ocasio And Hutchins.
ABSENT: Jim DeMartini, Anne DeMartini And Felt.
3. **Items from the Public - Non-Agenda Items-** None.

4. **Approval Of Minutes From The December 13, 2012 Meeting.**

ACTION: On Motion By Hunwill Seconded By Lucas, The Minutes From The December 13, 2012 Meeting Were Approved By The Following Vote: AYES: Hunewill, Lucas And Ocasio; NOES: None; ABSENT: Jim DeMartini, Anne DeMartini And Felt; NOT PARTICIPATING: Hutchins.

5. **Regular Business**

- a. Adopt Resolution No. 2013- , A Resolution Of The Newman Redevelopment Successor Agency Oversight Board Approving A Recognized Obligation Payment Schedule Pursuant To Health And Safety Code Section 34177(m).

Action: On Motion By Ocasio Seconded By Lucas And Unanimously Carried, Resolution No. 2013- , A Resolution Of The Newman Redevelopment Successor Agency Oversight Board Approving A Recognized Obligation Payment Schedule Pursuant To Health And Safety Code Section 34177(m), Was Adopted.

6. **Items From Board Members.** – None.

7. **Items From The City Manager And Staff.**

City Manager Holland Reported That There Was An Issue Sale Of Industrial Property To Carolyn Beach Because Title Company Is Not Willing To Complete The Sale Until The State Of California Authorizes The Sale.

Finance Director Humphries Elaborated That The State Department Of Finance Is Adding Hurdles That That Do Not Exist In ABX1 26. He Mentioned That The Oversight Board Would Most Likely Meet In April To Dispose Of The Other Governmental Assets.

8. **Adjournment.**

ACTION: On Motion By Lucas Seconded By Ocasio And Unanimously Carried, The Meeting Was Adjourned At 3:55 P.M.

Honorable Chairman and Members of the
Newman Redevelopment Successor Agency
Oversight Board

**RESOLUTION OF THE NEWMAN REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD,
APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO
HEALTH AND SAFETY CODE SECTION 34191.5**

RECOMMENDATION:

It is recommended that the Oversight Board adopt Resolution No. 2013- approving the Long Range Property Management Plan pursuant to Health and Safety Code (H&SC) section 34191.5.

BACKGROUND:

Pursuant to H&SC 34172, the Redevelopment Agency of the City of Newman (“Agency”) was dissolved as of February 1, 2012. The City of Newman (“RDA Successor Agency”) is the successor agency of the Agency. The Oversight Board is responsible for approving the actions of the RDA Successor Agency pursuant to H&SC 34179. Pursuant to H&SC Section 34179.6 the Successor Agency has been audited and reported the results of those audits to the Oversight Board, the Department of Finance (DOF), the County Auditor-Controller, and the State Controller’s Office (SCO) and has received both required determinations from the DOF. On April 2nd 2013, the Successor Agency filed for a “Finding of Completion” with the DOF. On April 3rd 2013, the Successor Agency received its “Finding of Completion” from the DOF. The Successor Agency is now required to complete a Long Range Property Management Plan.

ANALYSIS:

Pursuant to Health and Safety Code Section 34191.5 once successor agencies have received their “Finding of Completion” from the California Department of Finance, they are to prepare a Long Range Property Management Plan and submit it to the Oversight Board for approval within six months of receiving their “Finding of Completion”. Once approved by the Oversight Board it is to be forwarded to the Department of Finance for final approval. There is no time frame for approval by the Department of Finance in the statutes. Once the Department of Finance approves the Long Range Property Management Plan the Successor Agency is authorized to dispose of any assets classified as non-governmental. Any governmental assets can be transferred per H&SC 34177(e).

We have five properties listed on the Long Range Property Management Plan:

- 1) The vacant land located in the industrial area of town. Slated to be sold once approved by the DOF.
- 2) The McBride building located on the Downtown Plaza next to the lawn just across the street from City Hall.
- 3) The lawn area of Downtown Plaza located next to the McBride Building just across the street from City Hall.
- 4) The open space located on the west side of town which will be our future City Aquatics Center.
- 5) The open space located on the west side of town next to the future City Aquatics Center. Currently two parking lots and City Park area.

Item #1 is planned to be sold as soon as the DOF provides approval to the Long Range Property Management Plan. The remaining 4 are government use properties and will be transitioned to the City at a later date.

CEQA

The actions taken by enactment of this Resolution do not commit the Oversight Board to any actions that may have a significant effect on the environment. As a result, this action does not constitute a project subject to the requirements of the California Environmental Quality Act.

FISCAL IMPACT:

There is no impact to the Oversight Board. No funds are involved with the approval of the Long Range Property Management Plan.

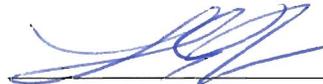
CONCLUSION:

Staff recommends that the Oversight Board adopt Resolution No. 2013- approving the Long Range Property Management Plan.

ATTACHMENTS:

1. Resolution No. 2013-
2. Exhibit A – Long Range Property Management Plan – 1 page.
3. Exhibit B – Images of the properties – 3 pages.
4. Exhibit C – Long-Range Property Management Plan Checklist – 3 pages.

Respectfully submitted,



Lewis A. Humphries
Finance Director

REVIEWED/CONCUR



Michael Holland
City Manager

RESOLUTION NO. 2013-

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

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Newman (“RDA Successor Agency”) is the successor agency to the dissolved Redevelopment Agency of the City of Newman (“Agency”); and

WHEREAS, the Oversight Board is the RDA Successor Agency’s oversight board pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, pursuant to Health and Safety Code Section 34179.6 the Successor has completed both audits of the LMIHF and the other than LMIHF funds, which were approved by the Oversight Board, and received it’s determinations from the California Department of Finance; and

WHEREAS, on April 2nd the Successor Agency filed for a “Finding of Completion” and on April 3rd received from the California Department of Finance a “Finding of Completion”; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5 the Successor Agency is required to complete a Long Range Property Management Plan within 6 months of receiving a Finding of Completion”;

**NOW, THEREFORE, THE NEWMAN REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD DOES HEREBY RESOLVE AS FOLLOWS:**

Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

CEQA Compliance. The actions taken by enactment of this Resolution do not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Approval of the Long Range Property Management Plan. The Oversight Board hereby approves and adopts the Long Range Property Management Plan, in substantially the form attached to this Resolution, pursuant to Health and Safety Code Section 34191.5.

Implementation. The Oversight Board hereby directs the Successor Agency to submit copies of the Long Range Property Management Plan approved by the Oversight Board to all required agencies after the effective date of this Resolution, and to post the Long Range Property Management Plan on the RDA Successor Agency’s website.

Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Certification. The City Clerk of the City of Newman, acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

Effective Date. Pursuant to Health and Safety Code Section 34177(m), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance within 45 days during which time the Department of Finance will provide a determination.

The foregoing resolution was introduced at a regular meeting of the Newman Redevelopment Successor Agency Oversight Board held on the 18th of April, 2013 by Board Member _____, who moved its adoption, which motion was duly seconded and it was upon roll call carried and the resolution adopted by the following roll call vote:

AYES:
NOES:
ABSENT:

APPROVED:

Chairman of the Newman Redevelopment
Successor Agency Oversight Board

ATTEST:

Secretary of the Newman Redevelopment
Successor Agency Oversight Board

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		Purpose for which property was acquired	Address	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value			Proposed Sale Value	Proposed Sale Date			APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue					
1	Vacant Lot/Land	Sale of Property	Property to be sold	3/29/2006	-	290,000	Appraised	5/30/2012	290,000	ASAP, Buyer and S A waiting for DOF blessing	Always slated as industrial park expansion	2161 L St	054-220-001-000	3.36 Acres	I - Controlled Manufacturing	290,000	-	None	None	None	None	Slated for sale	Slated for sale Buyer and Successor Agency waiting for blessing from DOF
2	Public Building	Governmental Use	Local Agency Administrative Building	8/22/2007	320,956	327,848	Book	4/2/2013	-	None	Located on our City Plaza slated to be used as a local community services facility to bring in County or Health services that are not available locally	919 Fresno St	128-010-014-000	0.11 Acres	C-2 - General Service Commercial	-	-	None	None	None	Building being cleaned up	Building needs some funding for refurbishing. We're doing basic cleanup and prep work	
3	Park	Governmental Use	Park	09/17/2002	161,783	161,783	Book	4/2/2013	-	None	To become the lawn area of our City Downtown Plaza	1361 N. Street	128-010-013-000	0.22 Acres	C-2 - General Service Commercial	-	-	None	Barred drum of oil that was cleaned and Stanislaus County Department of Environmental Resources reported no further contamination	None	Lawn	Currently the lawn area of our City Plaza	
4	Park	Governmental Use	Park	09/21/2007	799,335	813,032	Book	4/2/2013	-	None	Planned building of former Aquatic Center	1571 Merced St	128-002-020-000	4.57 Acres	OS - Open Space	-	-	None	None	None	Designed	Designs for Aquatic Center have been drawn up. Currently looking for funding for construction and on going maintenance.	
5	Park	Governmental Use	Park	09/21/2007	87,455	88,954	Book	4/2/2013	-	None	Parking Lot and Park next to future Aquatic Center	Merced St.	128-002-032-000	0.50 Acres	OS - Open Space	-	-	None	None	None	Parking Lot and Park	Parking lot and Park next to future Aquatic Park facility	

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Google



#1 2161 'L' STREET

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Google



#2 919 FRESNO ST.

#3 1361 'N' ST.

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Google



#4 1571 Merced St

#5 Merced St.



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Newman Redevelopment Successor Agency**

Date Finding of Completion Received: 04/03/2013

Date Oversight Board Approved LRPMP: 04/11/2013

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name:	Lewis Humphries	Name:	Michael Holland
Title:	Finance Director	Title:	City Manager
Phone:	209-243-2321	Phone:	209-862-3725
Email:	lhumphries@cityofnewman.com	Email:	mholland@cityofnewman.com
Date:	04/05/2013	Date:	04/05/2013

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____