



AGENDA
NEWMAN REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD
REGULAR MEETING SEPTEMBER 24, 2015
CITY COUNCIL CHAMBERS, 2:00 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 19, 2015 Meeting. ([View Minutes](#))
5. Public Hearing.
6. Regular Business
 - a. Adopt Resolution No. 2015- , 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). ([View Report](#))
 - b. Adopt Resolution No. 2015- , A Resolution of the Newman Redevelopment Successor Agency Oversight Board, Approving A Change On The Long Range Property Management Plan Pursuant To Health And Safety Code Section 34191.5. ([View Report](#))
7. Items From Board Members.
8. Items From The City Manager And Staff.
9. Adjournment.



MINUTES
NEWMAN REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD
REGULAR MEETING FEBRUARY 19, 2015
CITY COUNCIL CHAMBERS, 3:00 P.M., 938 FRESNO STREET

1. **Call To Order** Vice-Chairperson Ocasio 3:00 P.M.
2. **Roll Call - PRESENT:** Board Members - Jim DeMartini, Fillpot, Hunewill, Day, Davis And Ocasio.
ABSENT: Anne DeMartini.
3. **Items from the Public - Non-Agenda Items** - None.
4. **Approval Of Minutes From The September 18, 2014 Meeting.**

ACTION: On Motion By Day Seconded By Jim DeMartini, The Minutes From The September 18, 2014 Meeting Were Approved By The Following Vote: AYES: Jim DeMartini, Fillpot, Hunewill, Day, Davis And Ocasio; NOES: None; ABSENT: A. DeMartini; NOT PARTICIPATING: None.

5. **Public Hearing** - None.

6. **Regular Business**

- a. Elections Of Oversight Board Chairperson And Vice-Chairperson.

ACTION: On Motion By Davis Seconded By Day, The Oversight Board Elected Board Member Ocasio As Chairperson By The Following Vote: AYES: Jim DeMartini, Fillpot, Hunewill, Day, Davis And Ocasio; NOES: None; ABSENT: A. DeMartini; NOT PARTICIPATING: None.

ACTION: On Motion By Ocasio Seconded By Fillpot, The Oversight Board Elected Board Member Day As Vice-Chairperson By The Following Vote: AYES: Jim DeMartini, Fillpot, Hunewill, Day, Davis And Ocasio; NOES: None; ABSENT: A. DeMartini; NOT PARTICIPATING: None.

- b. Adopt Resolution No. 2015-1, 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).

Board Member Ocasio Questioned When The Housing Authority Payments Were Made.

Finance Director Humphries Noted That The Payments Were Made Annually.

Board Member Day Inquired About The \$534.00 That Appeared On The Report Of Cash Balances

Finance Director Humphries Indicated That He Was Not Absolutely Sure About The Source Of The Cost But Stated That He Would Research The Item And Report Back To The Board.

Board Member Jim DeMartini Asked When Staff Thought The Oversight Board Meetings Would Conclude.

Finance Director Humphries Replied That He Anticipated Only Two More Meetings For The Existing Oversight Board Before It Was Turned Over To The County In 2016.

ACTION: On Motion By Fillpot Seconded By Hunewill, Resolution No. 2015-1, 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 By The Following Vote: AYES: Jim DeMartini, Fillpot, Hunewill, Day, Davis And Ocasio; NOES: None; ABSENT: A. DeMartini; NOT PARTICIPATING: None.

7. Items From Board Members – None.

8. Items From The City Manager And Staff.

Finance Director Humphries Mentioned That There Would Be Two More Recognized Obligation Payment Schedules To Be Approved And One More Property That Needed To Be Disposed Of Before The Existing Oversight Board Before.

Chairperson Ocasio Noted That The Address For The Remaining RDA Property Needed To Be Adjusted Given That The Senior Apartment Complex Utilizes That Number.

9. Adjournment.

ACTION: On Motion By Hunewill Seconded By Day, The Meeting Was Adjourned At 3:10 P.M. By The Following Vote: AYES: Jim DeMartini, Fillpot, Hunewill, Day, Davis And Ocasio; NOES: None; ABSENT: A. DeMartini; NOT PARTICIPATING: None..

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

**RESOLUTION OF THE NEWMAN REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD, APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE
PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(m)**

RECOMMENDATION:

It is recommended that the Oversight Board adopt Resolution No. 2015- approving the Recognized Obligation Payment Schedule (ROPS) pursuant to Health and Safety Code section 34177(m).

BACKGROUND:

Pursuant to Health and Safety Code Section 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 Health and Safety Code Section 34179.

ANALYSIS:

Pursuant to Health and Safety Code Section 34177(m) successor agencies are to prepare the January 1 to June 30, 2016 ROPS listing all of the outstanding debts and obligations of the former Agency, for that period, and submit the ROPS to the Oversight Board for approval. Once approved by the Oversight board it is to be forwarded to the Department of Finance and the County Auditor-Controller. ROPS must be submitted to the Department of Finance 90 days prior to the property tax distribution dates to avoid a penalty. The property tax distribution dates are on January 2nd and June 1st. The submission deadline dates are October 3rd and March 3rd. Successor agencies may be assessed a \$10,000 per day penalty for failure to timely submit the ROPS (section 34177(m)(2)).

The Department of Finance ROPS reporting format contains five pages; Summary, ROPS Detail, Cash Balances, Report of Prior Period Adjustments, and Notes. No new obligations have been added to the ROPS.

The Department of Finance has 45 days to make any determinations on the ROPS. Within 5 days of notification of any Department of Finance determinations successor agencies may request additional review and meet and confer.

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 ROPS.

CONCLUSION:

Staff recommends that the Oversight Board adopt Resolution No. 2015- approving the Recognized Obligation Payment Schedule.

ATTACHMENTS:

1. Resolution No. 2015-
2. Exhibit A – Recognized Obligation Payment Schedule pages 1-5

Respectfully submitted,



Lewis A. Humphries
Finance Director

REVIEWED/CONCUR



Michael Holland
City Manager

RESOLUTION NO. 2015-

**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)**

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, Health and Safety Code Section 34177(m), requires the RDA Successor Agency to prepare a “recognized obligation payment schedule” (“ROPS”) listing outstanding obligations of the Agency to be performed by the RDA Successor Agency during the time period from January 1, 2016 through June 30, 2016; and

WHEREAS, Health and Safety Code Section 34177(m) requires the RDA Successor Agency to submit this period ROPS to the Department of Finance and County Auditor-Controller for review at least 90 days prior to property tax distribution dates (90 days prior being October 3, 2015);

**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 approval of the ROPS through this Resolution does 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 ROPS. The Oversight Board hereby approves and adopts the ROPS, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34177.

Implementation. The Oversight Board hereby directs the RDA Successor Agency to submit copies of the ROPS approved by the Oversight Board to all required agencies after the effective date of this Resolution, and to post the ROPS 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 24th of September, 2015 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

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

Filed for the January 1, 2016 through June 30, 2016 Period

Name of Successor Agency: Newman
Name of County: Stanislaus

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):		\$ -
B Bond Proceeds Funding (ROPS Detail)		-
C Reserve Balance Funding (ROPS Detail)		-
D Other Funding (ROPS Detail)		-
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 221,001
F Non-Administrative Costs (ROPS Detail)		160,001
G Administrative Costs (ROPS Detail)		61,000
H Total Current Period Enforceable Obligations (A+E):		\$ 221,001

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I Enforceable Obligations funded with RPTTF (E):		221,001
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)		-
K Adjusted Current Period RPTTF Requested Funding (I-J)		\$ 221,001

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L Enforceable Obligations funded with RPTTF (E):		221,001
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)		-
N Adjusted Current Period RPTTF Requested Funding (L-M)		221,001

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

Newman Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
 January 1, 2016 through June 30, 2016
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					L	M	N	O	P		
										Funding Source										Six-Month Total	
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)											RPTTF
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin							
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												
								\$ 7,126,744													
1	1997 Tax Allocation Bonds	Bonds Issued On or	12/2/1997	8/1/2027	US Bank	Bond Payment	Project No. 1	2,516,291	N									\$ 221,001			
2	ABX4-36 SERAF Payments	SERAF/ERAF	5/1/2010	8/1/2027	Newman LMIHF - 74	LMIHF loan to RDA from SERAF Payments	Project No. 1	485,822	N									\$ 50,001			
3	Borrowed Funds from Cash Pool	City/County Loans On or Before 6/27/11	6/30/2010	8/1/2027	City of Newman	Negative Cash Position	Project No. 1	371,232	N									\$			
4	LMIH Project w/ Housing Authority	OPA/DDA/Construction	3/1/2011	7/1/2017	Housing Authority	Housing Authority 60 units of LMIH	Project No. 1	100,000	N									\$ 50,000			
6	Loan from Stanislaus County for Plaza	City/County Loans On or Before 6/27/11	1/1/2010	3/1/2018	Stanislaus County	Stanislaus Cnty Economic Dev. Bank Loan	Project No. 1	120,000	N									\$ 60,000			
7	Employee Costs - Estimated	Admin Costs	6/28/2011	8/1/2028	Employees of Agency	Payroll Costs	Project No. 1	2,065,998	N									\$ 50,000			
8	Project Administration Costs - Estim.	Admin Costs	6/28/2011	8/1/2028	City of Newman	Project Administration Costs - Gen Alloc	Project No. 1	1,317,401	N									\$ 11,000			
9	Audit and Financial Reports - Estim.	Admin Costs	6/28/2011	8/1/2028	Clendenin Bird & Co., P.C.	Audit Services	Project No. 1	150,000	N									\$			
13									N									\$			
14									N									\$			
15									N									\$			
16									N									\$			
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**Newman Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Cash Balances
(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (l), 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 [Cash Balance Tips Sheet](#)

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 14-15B Actuals (01/01/15 - 06/30/15)									
1	Beginning Available Cash Balance (Actual 01/01/15)	250,464	-	-		(190,314)	-		
2	Revenue/Income (Actual 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015	2	-	-		40,661	228,028		
3	Expenditures for ROPS 14-15B Enforceable Obligations (Actual 06/30/15) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	-	-	-		138	238,088		
4	Retention of Available Cash Balance (Actual 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	250,466	-	-		-	-		
5	ROPS 14-15B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15B 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)	\$ -	\$ -	\$ -	\$ -	\$ (149,791)	\$ (10,060)		
ROPS 15-16A Estimate (07/01/15 - 12/31/15)									
7	Beginning Available Cash Balance (Actual 07/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 250,466	\$ -	\$ -	\$ -	\$ (149,791)	\$ (10,060)		
8	Revenue/Income (Estimate 12/31/15) RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015	2	-	-		39,545	318,952		
9	Expenditures for ROPS 15-16A Enforceable Obligations (Estimate 12/31/15)	-	-	-			318,952		
10	Retention of Available Cash Balance (Estimate 12/31/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	250,468	-	-			-		
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ -	\$ -	\$ -	\$ -	\$ (110,246)	\$ (10,060)		

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

**RESOLUTION OF THE NEWMAN REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD,
APPROVING A CHANGE ON THE 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. 2015- approving a change on 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 has completed a Long Range Property Management Plan (LRPMP) which the Oversight Board approved, and on November 25th, 2013 the California State Department of Finance issued its determination letter approving the LRPMP.

ANALYSIS:

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). The property of the former RDA listed as 2030 Prince Street was on the original LRPMP and was listed to be sold (non-governmental). There were two challenges with the property.

Firstly, the property shared the same address as an adjacent property. The address has now been changed to 2070 Prince Street. The APN number remained the same.

Secondly, due to the size, shape and orientation of the property it’s undesirable for most uses. The City was approached by an individual that wished to donate fund/equipment for the development of a park/dog park.

City staff spoke with the California State Department of Finance, informed them of the situation, and have shown them the property via online mapping. They understood the challenge of the property and they provided us the steps to make changes to the LRPMP so that the property can be transferred to the City for development of a park.

The City has, through the proper methods, rezoned this property from R2-Duplex Residential to PQP – Public/Quasi-public. The next step is to have the Oversight Board approve a change in the LRPRP; changing the Permissible Use of 2070 Prince Street from Sale of Property to Governmental Use. This would allow the Successor Agency to transfer the property to the City so that it can be developed into a park. In the transfer documents it must include that should the City sell the property later the revenue from the sale would be distributed to among the taxing entities involved in the same manner as if we were to sell the property today as a former RDA asset.

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 change to the Long Range Property Management Plan.

CONCLUSION:

Staff recommends that the Oversight Board adopt Resolution No. 2015- approving the change on the Long Range Property Management Plan.

ATTACHMENTS:

1. Resolution No. 2015-
2. Exhibit A – Long Range Property Management Plan – 1 page.
3. Exhibit B – Original Long Range Property Management Plan – 1 page.
4. Exhibit C – Image of the property – 1 page.
5. Exhibit D – Long-Range Property Management Plan Checklist –4pages.

Respectfully submitted,



Lewis A. Humphries
Finance Director

REVIEWED/CONCUR



Michael Holland
City Manager

RESOLUTION NO. 2015-

**A RESOLUTION OF THE NEWMAN REDEVELOPMENT SUCCESSOR AGENCY
OVERSIGHT BOARD APPROVING A CHANGE ON THE 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 has filed a Long Range Property Management Plan within 6 months of receiving a Finding of Completion”; and

WHEREAS, on November 25, 2013 the California State Department of Finance issued their determination letter approving the Successor Agency’s use Long Range Property Management Plan authorizing the use and disposition of all the properties listed on the plan; and

WHEREAS, 2030 Prince Street has had its address changed to 2070 Prince Street to not conflict with an adjacent property; and

WHEREAS, 2070 Prince Street, because of its location, shape and orientation is undesirable for housing development and has been rezoned for Public/Quasi-public use; and

WHEREAS, the City is desirous of developing the land for park/dog park use,

**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 change in 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 24th of September, 2015 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

Successor Agency: Newman Redevelopment Successor Agency
 County: Stanislaus

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		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)		
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value			Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	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
1	Vacant Lot/Land	Sale of Property	Property to be appraised and sold. Revenues from sale to be used to pay for enforceable obligations.	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	Stated for sale.	Stated 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	Barried 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.
6	Vacant Lot/Land	Sale of Property	Property to be appraised and sold. Revenues from sale to be used to pay for enforceable obligations.	5/27/1999	46,500	46,500	Book	9/5/2013	50,000	None	Was to be location for possible community building.	2030 Prince St.	128-060-021-000	0.87 Acres Estimated	R-2 - Duplex Residential	50,000	-	None	None	None	Stated for sale.	Was to be a community center but plans fell through. Is now to be sold.





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: 4/3/2013

Date Oversight Board Approved LRPMP: 11/25/2013

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.

At the U.S. Post Office this empty lot shared the same address as the senior housing located next to it; 2030 Prince Street.. We filed to have the address of this lot changed. The address of this APN is now 2070 Prince Street.

Also, this property was listed on the original LRPMP (item #6) with a Permissible Use of Sale of Property. Due to the size, shape and orientation of the property it is undesirable. We were approached by an individual who would like to donate funds/equipment so that the land can be turned into a park/dog park. The property has since be rezoned from R-2 – Duplex Residential to Public/Quasi-public open space following all the noticing and meeting requirements. We are filing this LRPMP to change the Permissible Use from Sale of Property to Governmental Use and have the property transferred to the City.

Agency Contact Information

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Title: Finance Director

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Date: 9/10/2015

Name: Michael Holland

Title: City Manager

Phone: 209-862-3725

Email: mholland@cityofnewman.com

Date: 9/10/2015

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: _____

Form DF-LRPMP (11/15/12)