

**SPECIAL MEETING OF THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
AVALON COMMUNITY IMPROVEMENT AGENCY
TUESDAY, APRIL 1, 2014– 12:45 P.M.
CITY COUNCIL CHAMBERS 410 AVALON CANYON ROAD, AVALON, CA 90704**

In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact Denise Radde, City Clerk (310) 510-0220. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35.104 ADA Title II). All public records relating to an agenda item on this agenda are available for the public inspection at the time the records are distributed to all, or a majority of all, members of the Oversight Board. Such records shall be available at City of Avalon City Hall located at 410 Avalon Canyon Rd.

CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION / ROLL CALL

ANNOUNCEMENTS / WRITTEN COMMUNICATIONS

ORAL COMMUNICATION

Members of the public may address the Oversight Board at this time. No action will be taken on non-agenda items at this meeting. Speakers should limit comments to three (3) minutes each.

GENERAL BUSINESS- PUBLIC COMMENT

1. Minutes from the February 25, 2014 Oversight Board Meeting

Although the live recording is the official record of Oversight Board meetings, minutes are prepared for the Board's approval. Present at the meeting: Robert Kennedy, Chris Blehm, Eric Huart and Gabrielle Morones.

Recommended Action

That the Oversight Board adopt a resolution approving minutes from the February 25, 2014 Oversight Board Meeting.

2. Adoption of Long Range Property Management Plans

Health and Safety Code Section 34191.5 requires the Successor Agency to prepare a long-range management plan that addresses the disposition and use of the real properties of the former redevelopment agency.

Recommended Action

Adopt a resolution approving a Long Range Property Management Plan and authorize its transmittal.

ADJOURN

NOTICE OF POSTING

I, Denise Radde, declare that the Oversight Board Agenda for the April 1, 2014 special meeting was posted on Friday, March 28, 2014, on the City of Avalon's website www.cityofavalon.com, and at City Hall, 410 Avalon Canyon Road. Copies of agendas and staff reports are available at City Hall.



Denise A. Radde, Oversight Board Secretary/City Clerk

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE AVALON
COMMUNITY IMPROVEMENT AGENCY

MEETING DATE: April 1, 2014

AGENDA ITEM: 1

ORIGINATING DEPARTMENT: Successor Agency

CITY MANAGER: _____

PREPARED BY: Denise Radde

SUBJECT: Oversight Board Meeting Minutes

RECOMMENDED ACTION

That the Oversight Board adopts the resolution approving minutes from the Oversight Board Meeting on February 25, 2014.

REPORT SUMMARY:

Although the live recording is the official record of the Oversight Board meetings, minutes are prepared for the Board's approval.

FISCAL IMPACTS: N/A

CONSEQUENCES OF NOT FOLLOWING RECOMMENDED ACTION: N/A

FOLLOW UP ACTION: N/A

ADVERTISING, NOTICE AND PUBLIC CONTACT: This item was properly listed on the posted agenda.

ATTACHMENTS: Minutes and resolution for February 25, 2014.

**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
AVALON COMMUNITY IMPROVEMENT AGENCY
MINUTES OF FEBRUARY 25, 2014**

CALL TO ORDER: 12:48 p.m.

ROLL CALL: Present - Oversight Board members Robert Kennedy, Eric Huart, Chris Blehm and Gabrielle Morones . Absent: James Novak, Julie Moore, and Mark Taylor. Also present- Director of Finance Betty Jo Garcia. (City Clerk/Oversight Board Secretary Denise Radde was absent.)

There were no announcements, written communications or oral communication from the audience.

General Business

1. Adopted Oversight Board Resolution 14-01 approving minutes from the Oversight Board meeting on September 24, 2013. Motion by Eric Huart, seconded by Gabrielle Morones. (3 Ayes-Kennedy, Huart and Morones, 1 Abstain- Blehm, 3 Absent-Moore, Novak and Taylor)

2. ROPS 14-15A and Successor Agency Administrative Budget
 - A) Adopted Oversight Board Resolution 14-02 approving the Recognized Obligation Payment Schedule for the Six-Month Fiscal period beginning July 1, 2014 and ending December 31, 2014.
 - B) Approved the Successor Agency Administrative Budge for the Six-Month Fiscal period beginning January 1, 2014 and ending June 30, 2014.

Motion by Eric Huart, seconded by Gabrielle Morones. (4 Ayes-Kennedy, Huart, Blehm and Morones, 3 Absent- Moore, Novak and Taylor)

Chairman Robert Kennedy adjourned the meeting at 12:50 p.m.

I, Denise Radde, Oversight Board Secretary/City Clerk of the City of Avalon, do hereby certify that the DVD videotape of the Oversight Board of the Successor Agency to the Avalon Community Improvement Agency meeting of February 25, 2014, is the official record of that Oversight Board Meeting and is on file and maintained in City Hall.

Denise A. Radde, Oversight Board Secretary/City Clerk

OVERSIGHT BOARD RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED AVALON COMMUNITY IMPROVEMENT AGENCY, APPROVING MINUTES FROM THE OVERSIGHT BOARD MEETING ON FEBRUARY 25, 2014

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Avalon ("Successor Agency") is the successor agency to the dissolved Avalon Community Improvement Agency ("Agency"),

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

WHEREAS, pursuant to Health and Safety Code section 34179(e), the Oversight Board is deemed to be a local entity for purposes of the Ralph M. Brown Act (Gov. Code, § 54950 et seq.); and

WHEREAS, Exhibit A, pursuant to Government Code section 54954(a), the Oversight Board desires to provide, by resolution, the minutes from the February 25, 2014 meeting.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE AVALON COMMUNITY IMPROVEMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Actions. Minutes from the February 25, 2014 meeting.

Section 3. Certification. The City Clerk of the City of Avalon, acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

Section 4. Effective Date. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

PASSED AND ADOPTED at a special meeting of the Oversight Board on the 1st day of April, 2014 by the following vote:

Robert Kennedy, Chairperson

ATTEST:

Denise Radde, Oversight Board Secretary/City Clerk

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE AVALON
COMMUNITY IMPROVEMENT AGENCY

MEETING DATE: April 1, 2014

AGENDA ITEM: 2

ORIGINATING DEPARTMENT: Successor Agency

CITY MANAGER: _____

PREPARED BY: Suzy Kim, Consultant, RSG Inc.

SUBJECT: Adoption of Long Range Property Management Plans

RECOMMENDED ACTION

That the Oversight Board adopt a resolution approving a Long Range Property Management Plan and authorizing its transmittal.

BACKGROUND

Health and Safety Code Section 34191.5 requires successor agencies to prepare a long-range property management plan ("LRPMP") that addresses the disposition and use of the real properties of the former redevelopment agency. The LRPMP is due within six months following the issuance of a finding of completion. The Successor Agency to the Avalon Community Improvement Agency ("Successor Agency") received its finding of completion on July 16, 2013. However, it did not prepare a LRPMP because all property of the former Avalon Community Improvement Agency ("ACIA") has been transferred pursuant to the Housing Asset Transfer form, as approved by the Department of Finance. There is no real property or interests in real property of the former ACIA to include in a LRPMP. Regardless, the Department of Finance ("DOF") contacted the Successor Agency on March 13, 2014 and informed staff that a LRPMP is still required even though there are no properties to dispose. Therefore, the Successor Agency has prepared a "zero property" LRPMP and is submitting it to the Oversight Board for approval. The LRPMP, provided as Exhibit A to the attached resolution, consists of a database in the format provided by DOF with a statement that there are zero properties to report. The Oversight Board is being asked to adopt the LRPMP and authorize its transmittal to DOF for their review and approval.

FISCAL IMPACT

This is an administrative action required to comply with DOF's instructions regarding the LRPMP. There is no fiscal impact as there are zero properties to dispose.

Attachment:

- A. Oversight Board Resolution Approving a Long-Range Property Management plan and a Long Range Property Management Plan checklist.

OVERSIGHT BOARD RESOLUTION NO. _____

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
AVALON COMMUNITY IMPROVEMENT AGENCY APPROVING A LONG-RANGE
PROPERTY MANAGEMENT PLAN AND AUTHORIZING ITS TRANSMITTAL**

WHEREAS, pursuant to Health and Safety Code section 34173(d), the Successor Agency to the Avalon Community Improvement Agency ("Successor Agency") is the successor agency to the Avalon Community Improvement Agency ("Agency"); and

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

WHEREAS, on July 16, 2013, the Successor Agency received a finding of completion from the Department of Finance; and

WHEREAS, Health and Safety Code Sections 34191.4(a) and 34191.5(b) require the Successor Agency, within six months of issuance of a finding of completion, to prepare a long-range property management plan that addresses the disposition and use of all real property and interests in real property of the former Agency; and

WHEREAS, the Successor Agency has completed a long-range property management plan ("LRPMP"), attached hereto as Exhibit A, and has submitted it to the Oversight Board for approval; and

WHEREAS, the LRPMP discloses that all property of the former Agency has been transferred pursuant to the Housing Asset Transfer form, as approved by the Department of Finance, and there is no real property or interests in real property of the former Agency; and

WHEREAS, the LRPMP has been reviewed by the Oversight Board and the Oversight Board desires to approve such LRPMP and authorize its transmittal.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE AVALON COMMUNITY IMPROVEMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Approval of Long-Range Property Management Plan. The Oversight Board hereby approves the LRPMP incorporated as Exhibit A to this resolution. Successor Agency staff shall be authorized to make any augmentations, modifications, additions or revisions as may be necessary or directed by the Department of Finance.

Section 3. Implementation. The Oversight Board hereby authorizes and directs the Successor Agency to take any action necessary to carry out the purposes of this Resolution and comply with applicable laws, including taking any actions in furtherance of Health and Safety Code Sections 34191.4 and 34191.5.

Section 4. 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.

Section 5. Certification. The City Clerk of the City of Avalon, acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

Section 6. Effective Date. Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED this 1st day of April, 2014 by the following vote:

Robert Kennedy
Oversight Board Chairperson

ATTEST:

Denise Radde
Oversight Board Secretary

EXHIBIT A
LONG-RANGE PROPERTY MANAGEMENT PLAN

	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.	Property Type	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	Zero properties to report							
2								
3								
4								
5								



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: **Successor Agency to the Avalon Community Improvement Agency**

Date Finding of Completion Received: July 16, 2013

Date Oversight Board Approved LRPMP:

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.

The Successor Agency to the Avalon Community Improvement Agency ("Successor Agency") received its finding of completion on July 16, 2013. However, it did not prepare a LRPMP because all property of the former Avalon Community Improvement Agency ("ACIA") has been transferred pursuant to the Housing Asset Transfer form, as approved by the Department of Finance. There is no real property or interests in real property of the former ACIA to include in a LRPMP. Regardless, the Department of Finance ("DOF") contacted the Successor Agency on March 13, 2014 and informed staff that a LRPMP is still required even though there are no properties to dispose. Therefore, the Successor Agency has prepared a "zero property" LRPMP and is submitting it to DOF for its review and approval.

Agency Contact Information

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Date:

Name: Suzy Kim
Title: Consultant, RSG
Phone: 714-316-2116
Email: skim@webrsg.com
Date:

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: _____