

## OSB RESOLUTION 2017-14

### **A RESOLUTION OF THE DISSOLVED TULARE REDEVELOPMENT AGENCY SUCCESSOR AGENCY'S OVERSIGHT BOARD, CONFIRMING THE APPROVAL OF THE SUCCESSOR AGENCY'S OVERSIGHT BOARD MINUTES**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Tulare ("RDA Successor Agency") is the successor agency to the dissolved Redevelopment Agency of the City of Tulare ("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 34179(e) requires that all actions taken by the Oversight Board be adopted by resolution; and,

**WHEREAS**, the Oversight Board Secretary or designee has prepared and submitted the Minutes for the Board Meeting(s) of May 17, 2017 for approval by resolution; and,

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

### **NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF TULARE 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. CEQA Compliance.** The approval of the Board Minutes through this Resolution does not commit the RDA Successor Agency or 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.

**Section 3. Approval of the Minutes.** The Oversight Board approves the Minutes for the Board Meetings of May 17, 2017, in substantially the form attached to this Resolution as Exhibit A.

**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 application 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 Tulare, acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

**Section 6. Implementation and Transmittal of the Administrative Budget.** The Successor Agency's designee and/or the Oversight Board Chairperson are hereby authorized and

directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the administrative budget.

Section 7. Effective Date. This 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. An action of the Oversight Board shall not become effective five business days after notice of said action to the Department of Finance.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Oversight Board of the Successor Agency to the dissolved Redevelopment Agency of the City of Tulare, on the 23<sup>rd</sup> day of **August, 2017.**

\_\_\_\_\_  
Chair of the Oversight Board of Successor Agency  
to City of Tulare Redevelopment Agency

ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) ss.  
CITY OF TULARE )

I, Roxanne Yoder, Chief Deputy City Clerk of the City of Tulare, Oversight Board Secretary, certify the foregoing is the full and true Resolution 2017-14 passed and adopted by the Oversight Board of Successor Agency to City of Tulare Redevelopment Agency at a regular meeting held on August 23, 2017, by the following vote:

Aye(s) \_\_\_\_\_

Noe(s) \_\_\_\_\_ Absent/Abstention(s) \_\_\_\_\_.

Dated:

OVERSIGHT BOARD SECRETARY

\_\_\_\_\_  
Roxanne Yoder

**EXHIBIT A**  
**TULARE OVERSIGHT BOARD – ACTION MINUTES (SPECIAL MEETING)**  
**SESSION INFORMATION**

**Objective:** *In accordance with the requirements of AB 1X 26 - Meeting of the Oversight Board specific to those actions and activities, as necessary, to facilitate the wind down of the former Tulare Redevelopment Agency*

<b>Date:</b>	05/17/17	<b>Pete Vander Poel III – County of Tulare</b>	<b>Kathy Melendez - City of Tulare</b>
<b>Time:</b>	5:30 PM	<b>John Hess – County of Tulare</b>	<b>John Beck – Former Superintendent of Schools</b>
<b>Location:</b>	Tulare City Hall Library Conference Room 411 East Kern Avenue Tulare, CA 93274	<b>Bill Postlewaite – City of Tulare</b>	<b>Ken Nunes – College of the Sequoias</b>  <b>N/A – Tulare Regional Medical Center</b>

**AGENDA ITEMS**

1. **Call to Order**
2. **Roll Call**

**PRESENTER**

5:44 p.m.  
 Present: Kathy Melendez John Beck, Ken Nunes, Bill Postlewaite  
 Absent: Pete Vander Poel, John Hess  
 Staff Present: Darlene Thompson, Steve Bonville, Roxanne Yoder

3. **Citizen’s Comments & Communications**  
 Comments from the public are limited to items listed on the agenda (GC 54654.3a). Speakers will be allowed three (3) minutes. Please begin your comments by stating and spelling your name and providing your city of residence.

None

4. **Presentations:**

None

5. **Approval of Previous Meeting Minutes**

- A. Adopt OSB Resolution 2017-11 approving the Action Minutes of April 26, 2017

Moved by Board Member Beck, seconded by Board Member Postlewaite and carried 4 to 0 to adopt Resolution 2017-11 as presented.

**6. Old Business**

None

**7. New Business**

- A. Adopt OSB Resolution 2017-12 approving the sale of Assessor Parcel Number 169-140-013, Property #4, to the City of Tulare in the amount of \$44,320 and authorize staff to transmit the resolution to the DOF, open escrow, and upon approval from DOF proceed with the sale.
- B. Adopt OSB Resolution 2017-13 approving the sale of Assessor Parcel Number 169-140-014, Property #5, to the City of Tulare in the amount of \$58,880 and authorize staff to transmit the resolution to the DOF, open escrow, and upon approval from DOF proceed with the sale.

Steve Bonville provided a report for the Board's review and consideration. Following discussion it moved by Board Member Postlewaite, seconded by Board Member Beck and carried 4 to 0 to adopt Resolutions 2017-12, it was further moved by Board Member Beck, seconded by Board Member Postlewaite and carried 4 to 0 to adopt 2017-13, as presented.

**8. Chairperson and Board Members' Items of Interest**

Chairperson and Board Members

**9. Adjournment**

5:48 p.m.

In compliance with the Americans with Disabilities and Brown Act, if you need special assistance to participate in the meeting, including the receipt of the agenda and documents in the agenda package in an alternate format, please contact the City Clerk's Office (559) 684-4200. Notification 48-hours prior to the meeting will enable the Successor Agency to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35. 102-35, 104 ADA Title II), and allow for the preparation of documents in the appropriate alternate format.

**TO: Tulare Redevelopment Successor Agency Oversight Board**

**FROM: Oversight Board Staff**

**DATE: August 23, 2017**

**RE: Recommend the sale of Assessor Parcel Number “(APN)” 170-241-011, Property #12.**

## **SUMMARY**

The Oversight Board of the Successor Agency to the Tulare Redevelopment Agency (“Oversight Board”) will consider a resolution approving the sale of Assessor Parcel Number 170-241-011, Property #12, to the City of Tulare.

## **BACKGROUND**

Assembly Bill (“AB”) x1 26, amended by AB 1484 and Senate Bill 107 (collectively, “Dissolution Law”), codified in the California Health & Safety Code 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 (“RDA”). The Successor Agency to the Tulare Redevelopment Agency (“Successor Agency”) prepared a revised LRPMP, which was approved by the Oversight Board on September 23, 2015 and by the California Department of Finance (“DOF”) on December 31, 2015. The LRPMP as approved requires the sale and disposal of 19 RDA properties.

The Successor Agency retained three local brokers to value, market and submit offers on the LRPMP properties, as well as RSG Inc. to coordinate the disposition process. The three brokers are Adrian Herrera, Craig Smith, and Troy Guy. On December 13, 2016, RSG presented an overview of the properties and the unique requirements imposed by the Dissolution Law. The three local brokers subsequently divided the properties among themselves to sell on an exclusive-agency basis.

On February 7, 2017, the office of Craig Smith presented an offer for Property #12 (APN 170-241-011), a vacant lot located at 300 Block of North N Street from All Valley Housing in the amount of \$45,000, the Brokers Opinion of Value (“BOV”) to the Successor Agency. That offer was not accepted.

The City Council of the City of Tulare (“City”) in order to foster its goals of increased economic development asked staff to review all the properties offered for sale by the Successor Agency and to select those that would have the greatest value to the City for future economic development. This property was selected.

An environmental Phase I assessment was done by Kleinfelder Environmental to determine if the property would be suitable for the City’s purchase. The Phase I study was received and reviewed to have no past or pending environmental issues identified. Costs for the City in per-forming and reviewing the Phase I evaluation were considered

by reducing the offer to purchase \$2,500 from the BOV.

## **DISCUSSION**

Attached to the resolution is the proposed PSA for Property #12 to the City of Tulare in the amount of \$42,500 approved by the Successor Agency on 08/15/2017 and now presented to the Oversight Board for acceptance and approval. Once approved by the Oversight Board, staff will transmit the Oversight Boards resolution on the PSA, for review by the DOF and open escrow on the subject property. While the property is in escrow, the Successor Agency may accept back-up offers for the property in case the property falls out of escrow.

## **FISCAL IMPACT**

Proceeds from the sale of Successor Agency LRPMP properties will be used to pay for enforceable obligations on the Recognized Obligation Payment Schedule.

## **STAFF RECOMMENDATION**

Adopt OSB Resolution 2017-15 approving the sale of Assessor Parcel Number 170-241-011, Property #12, in the amount of \$42,500 to the City of Tulare and authorize staff to transmit the resolution to the DOF, open escrow, and upon approval from DOF proceed with the sale.

## OSB RESOLUTION 2017-15

### **A RESOLUTION OF THE TULARE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD RECOMMENDING A PURCHASE OFFER TO THE STATE OF CALIFORNIA DEPARTMENT OF FINANCE FOR PURCHASE OF ASSESSOR PARCEL NUMBER 170-241-011**

**WHEREAS**, the City of Tulare elected to serve as the Successor Agency to the former Tulare Redevelopment Agency (“Successor Agency”) pursuant to Assembly Bill x1 26 (“ABx1 26”) as codified in the California Health & Safety Code (“HSC”); and

**WHEREAS**, ABx1 26 was amended by Assembly Bill 1484 and Senate Bill 107 (collectively, the “Dissolution Act”); and

**WHEREAS**, among the duties of successor agencies under the Dissolution Act as amended is the preparation of an annual Recognized Obligation Payment Schedule (“ROPS”) that includes the ensuing two six-month periods for consideration by a local oversight board and the California Department of Finance (“DOF”) for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

**WHEREAS**, the most recent version of the Long-Range Property Management Plan for the Successor Agency was approved by The Tulare Redevelopment Successor Agency Oversight Board (“Oversight Board”) on September 23, 2015 and by DOF on December 31, 2015; and

**WHEREAS**, the Long-Range Property Management Plan identified 22 properties as assets of the Successor Agency that the Successor Agency wishes to sell, including Assessor Parcel Number (“APN”) 170-241-011, Property #12; and

**WHEREAS**, the Successor Agency employed Craig Smith to list APN 170-241-011, Property #12 on the open real estate market; and

**WHEREAS**, the Successor Agency received a purchase offer for APN 170-241-011 from the City of Tulare in the amount of \$42,500, the Broker’s Opinion of Value less costs to perform a Phase I environmental study; and

**WHEREAS**, the Successor Agency reviewed the purchase offer from the City of Tulare, and on August 15, 2017, has recommend it to the Oversight Board for final acceptance.

**NOW, THEREFORE, THE TULARE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD DOES HEREBY RESOLVE, ORDER, AND DETERMINE 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. Purchase Offer Recommendation.** The Tulare Redevelopment Successor Agency Oversight Board accept and approve the Purchase of Assessor Parcel Number ("APN") 170-241-011, Property #12 for the amount of \$42,500 from the City of Tulare.

PASSED, APPROVED, AND ADOPTED this 23<sup>rd</sup> day of August 2017 by The Tulare Redevelopment Successor Agency Oversight Board

\_\_\_\_\_  
Board Chair

ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) SS.  
CITY OF TULARE )

I, Roxanne Yoder, Chief Deputy of the City of Tulare, Successor Agency Secretary, certify the foregoing is the full and true OSB Resolution 2017-15 passed and adopted by The Tulare Redevelopment Successor Agency Oversight Board at a regular meeting held on August 23, 2017, by the following vote:

Aye(s)\_\_\_\_\_

Noe(s)\_\_\_\_\_Absent/Abstention(s)\_\_\_\_\_.

Dated: \_\_\_\_\_ SUCCESSOR AGENCY SECRETARY

\_\_\_\_\_  
Roxanne Yoder



**TO: Tulare Redevelopment Successor Agency Oversight Board**

**FROM: Oversight Board Staff**

**DATE: March 20, 2017**

**RE: Recommend the sale of Assessor Parcel Number “(APN)” 170-241-012, Property #13.**

## **SUMMARY**

The Oversight Board of the Successor Agency to the Tulare Redevelopment Agency (“Oversight Board”) will consider a resolution approving the sale of Assessor Parcel Number 170-241-012, Property #13, to the City of Tulare.

## **BACKGROUND**

Assembly Bill (“AB”) x1 26, amended by AB 1484 and Senate Bill 107 (collectively, “Dissolution Law”), codified in the California Health & Safety Code 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 (“RDA”). The Successor Agency to the Tulare Redevelopment Agency (“Successor Agency”) prepared a revised LRPMP, which was approved by the Oversight Board on September 23, 2015 and by the California Department of Finance (“DOF”) on December 31, 2015. The LRPMP as approved requires the sale and disposal of 19 RDA properties.

The Successor Agency retained three local brokers to value, market and submit offers on the LRPMP properties, as well as RSG Inc. to coordinate the disposition process. The three brokers are Adrian Herrera, Craig Smith, and Troy Guy. On December 13, 2016, RSG presented an overview of the properties and the unique requirements imposed by the Dissolution Law. The three local brokers subsequently divided the properties among themselves to sell on an exclusive-agency basis.

On February 7, 2017, the office of Craig Smith presented an offer for Property #13 (APN 170-241-012), a vacant lot located at 300 Block of North N Street from All Valley Housing in the amount of \$45,000, the Brokers Opinion of Value (“BOV”) to the Successor Agency. That offer was not accepted.

The City Council of the City of Tulare (“City”) in order to foster its goals of increased economic development asked staff to review all the properties offered for sale by the Successor Agency and to select those that would have the greatest value to the City for future economic development. This property was selected.

An environmental Phase I assessment was done by Kleinfelder Environmental to determine if the property would be suitable for the City’s purchase. The Phase I study was received and reviewed to have no past or pending environmental issues identified. Costs for the City in per-forming and reviewing the Phase I evaluation were considered

by reducing the offer to purchase \$2,500 from the BOV.

## **DISCUSSION**

Attached to the resolution is the proposed PSA for Property #13 to the City of Tulare in the amount of \$42,500 approved by the Successor Agency on 08/15/2017 and now presented to the Oversight Board for acceptance and approval. Once approved by the Oversight Board, staff will transmit the Oversight Boards resolution on the PSA, for review by the DOF and open escrow on the subject property. While the property is in escrow, the Successor Agency may accept back-up offers for the property in case the property falls out of escrow.

## **FISCAL IMPACT**

Proceeds from the sale of Successor Agency LRPMP properties will be used to pay for enforceable obligations on the Recognized Obligation Payment Schedule.

## **STAFF RECOMMENDATION**

Adopt OSB Resolution 2017-16 approving the sale of Assessor Parcel Number 170-241-012, Property #13 for the amount of \$42,500 to the City of Tulare and authorize staff to transmit the resolution to the DOF, open escrow, and upon approval from DOF proceed with the sale.

## OSB RESOLUTION 2017-16

### **A RESOLUTION OF THE TULARE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD RECOMMENDING A PURCHASE OFFER TO THE STATE OF CALIFORNIA DEPARTMENT OF FINANCE FOR PURCHASE OF ASSESSOR PARCEL NUMBER 170-241-012**

**WHEREAS**, the City of Tulare elected to serve as the Successor Agency to the former Tulare Redevelopment Agency (“Successor Agency”) pursuant to Assembly Bill x1 26 (“ABx1 26”) as codified in the California Health & Safety Code (“HSC”); and

**WHEREAS**, ABx1 26 was amended by Assembly Bill 1484 and Senate Bill 107 (collectively, the “Dissolution Act”); and

**WHEREAS**, among the duties of successor agencies under the Dissolution Act as amended is the preparation of an annual Recognized Obligation Payment Schedule (“ROPS”) that includes the ensuing two six-month periods for consideration by a local oversight board and the California Department of Finance (“DOF”) for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

**WHEREAS**, the most recent version of the Long-Range Property Management Plan for the Successor Agency was approved by The Tulare Redevelopment Successor Agency Oversight Board (“Oversight Board”) on September 23, 2015 and by DOF on December 31, 2015; and

**WHEREAS**, the Long-Range Property Management Plan identified 22 properties as assets of the Successor Agency that the Successor Agency wishes to sell, including Assessor Parcel Number (“APN”) 170-241-012, Property #13; and

**WHEREAS**, the Successor Agency employed Craig Smith to list APN 170-241-012, Property #13 on the open real estate market; and

**WHEREAS**, the Successor Agency received a purchase offer for APN 170-241-012 from the City of Tulare in the amount of \$42,500, the Broker’s Opinion of Value less costs to perform a Phase I environmental study; and

**WHEREAS**, the Successor Agency reviewed the purchase offer from the City of Tulare, and on August 15, 2017, has recommend it to the Oversight Board for final acceptance.

**NOW, THEREFORE, THE TULARE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD DOES HEREBY RESOLVE, ORDER, AND DETERMINE 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. Purchase Offer Recommendation.** The Tulare Redevelopment Successor Agency Oversight Board accept and approve the Purchase of Assessor Parcel Number ("APN") 170-241-012, Property #13 for the amount of \$42,500 from the City of Tulare.

PASSED, APPROVED, AND ADOPTED this 23rd day of August 2017 by The Tulare Redevelopment Successor Agency Oversight Board

\_\_\_\_\_  
Board Chair

ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) SS.  
CITY OF TULARE )

I, Roxanne Yoder, Chief Deputy of the City of Tulare, Successor Agency Secretary, certify the foregoing is the full and true OSB Resolution 2017-16 passed and adopted by The Tulare Redevelopment Successor Agency Oversight Board at a regular meeting held on August 23, 2017, by the following vote:

Aye(s)\_\_\_\_\_

Noe(s)\_\_\_\_\_Absent/Abstention(s)\_\_\_\_\_.

Dated: \_\_\_\_\_ SUCCESSOR AGENCY SECRETARY

\_\_\_\_\_  
Roxanne Yoder

**TO: Tulare Redevelopment Successor Agency Oversight Board**

**FROM: Oversight Board Staff**

**DATE: March 20, 2017**

**RE: Recommend the sale of Assessor Parcel Number “(APN)” 170-242-016, Property #14.**

## **SUMMARY**

The Oversight Board of the Successor Agency to the Tulare Redevelopment Agency (“Oversight Board”) will consider a resolution approving the sale of Assessor Parcel Number 170-242-016, Property #14, to the City of Tulare.

## **BACKGROUND**

Assembly Bill (“AB”) x1 26, amended by AB 1484 and Senate Bill 107 (collectively, “Dissolution Law”), codified in the California Health & Safety Code 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 (“RDA”). The Successor Agency to the Tulare Redevelopment Agency (“Successor Agency”) prepared a revised LRPMP, which was approved by the Oversight Board on September 23, 2015 and by the California Department of Finance (“DOF”) on December 31, 2015. The LRPMP as approved requires the sale and disposal of 19 RDA properties.

The Successor Agency retained three local brokers to value, market and submit offers on the LRPMP properties, as well as RSG Inc. to coordinate the disposition process. The three brokers are Adrian Herrera, Craig Smith, and Troy Guy. On December 13, 2016, RSG presented an overview of the properties and the unique requirements imposed by the Dissolution Law. The three local brokers subsequently divided the properties among themselves to sell on an exclusive-agency basis.

On February 7, 2017, the office of Craig Smith presented an offer for Property #14 (APN 170-242-016), a vacant lot located at 300 Block of North O Street from All Valley Housing in the amount of \$41,250, the Brokers Opinion of Value (“BOV”) to the Successor Agency. That offer was not accepted.

The City Council of the City of Tulare (“City”) in order to foster its goals of increased economic development asked staff to review all the properties offered for sale by the Successor Agency and to select those that would have the greatest value to the City for future economic development. This property was selected.

An environmental Phase I assessment was done by Kleinfelder Environmental to determine if the property would be suitable for the City’s purchase. The Phase I study was received and reviewed to have no past or pending environmental issues identified.

Costs for the City in performing and reviewing the Phase I evaluation were considered by reducing the offer to purchase \$2,500 from the BOV.

## **DISCUSSION**

Attached to the resolution is the proposed PSA for Property #14 to the City of Tulare in the amount of \$38,750 approved by the Successor Agency on 08/15/2017 and now presented to the Oversight Board for acceptance and approval. Once approved by the Oversight Board, staff will transmit the Oversight Boards resolution on the PSA, for review by the DOF and open escrow on the subject property. While the property is in escrow, the Successor Agency may accept back-up offers for the property in case the property falls out of escrow.

## **FISCAL IMPACT**

Proceeds from the sale of Successor Agency LRPMP properties will be used to pay for enforceable obligations on the Recognized Obligation Payment Schedule.

## **STAFF RECOMMENDATION**

Adopt OSB Resolution 2017-17 approving the sale of Assessor Parcel Number 170-242-016, Property #14 for the amount of \$38,750 to the City of Tulare and authorize staff to transmit the resolution to the DOF, open escrow, and upon approval from DOF proceed with the sale.

## OSB RESOLUTION 2017-17

### **A RESOLUTION OF THE TULARE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD RECOMMENDING A PURCHASE OFFER TO THE STATE OF CALIFORNIA DEPARTMENT OF FINANCE FOR PURCHASE OF ASSESSOR PARCEL NUMBER 170-242-016**

**WHEREAS**, the City of Tulare elected to serve as the Successor Agency to the former Tulare Redevelopment Agency (“Successor Agency”) pursuant to Assembly Bill x1 26 (“ABx1 26”) as codified in the California Health & Safety Code (“HSC”); and

**WHEREAS**, ABx1 26 was amended by Assembly Bill 1484 and Senate Bill 107 (collectively, the “Dissolution Act”); and

**WHEREAS**, among the duties of successor agencies under the Dissolution Act as amended is the preparation of an annual Recognized Obligation Payment Schedule (“ROPS”) that includes the ensuing two six-month periods for consideration by a local oversight board and the California Department of Finance (“DOF”) for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

**WHEREAS**, the most recent version of the Long-Range Property Management Plan for the Successor Agency was approved by The Tulare Redevelopment Successor Agency Oversight Board (“Oversight Board”) on September 23, 2015 and by DOF on December 31, 2015; and

**WHEREAS**, the Long-Range Property Management Plan identified 22 properties as assets of the Successor Agency that the Successor Agency wishes to sell, including Assessor Parcel Number (“APN”) 170-242-016, Property #14; and

**WHEREAS**, the Successor Agency employed Craig Smith to list APN 170-242-016, Property #14 on the open real estate market; and

**WHEREAS**, the Successor Agency received a purchase offer for APN 170-242-016 from the City of Tulare in the amount of \$38,750., the Broker’s Opinion of Value less costs to perform a Phase I environmental study; and

**WHEREAS**, the Successor Agency reviewed the purchase offer from the City of Tulare, and on August 15, 2017, has recommend it to the Oversight Board for final acceptance.

**NOW, THEREFORE, THE TULARE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD DOES HEREBY RESOLVE, ORDER, AND DETERMINE 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. Purchase Offer Recommendation.** The Tulare Redevelopment Successor Agency Oversight Board accept and approve the Purchase of Assessor Parcel Number ("APN") 170-242-016, Property #14 for the amount of \$38,750 from the City of Tulare.

PASSED, APPROVED, AND ADOPTED this 23rd day of August 2017 by The Tulare Redevelopment Successor Agency Oversight Board

\_\_\_\_\_  
Board Chair

ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) SS.  
CITY OF TULARE )

I, Roxanne Yoder, Chief Deputy of the City of Tulare, Successor Agency Secretary, certify the foregoing is the full and true OSB Resolution 2017-17 passed and adopted by The Tulare Redevelopment Successor Agency Oversight Board at a regular meeting held on August 23, 2017, by the following vote:

Aye(s)\_\_\_\_\_

Noe(s)\_\_\_\_\_Absent/Abstention(s)\_\_\_\_\_.

Dated: \_\_\_\_\_ SUCCESSOR AGENCY SECRETARY

\_\_\_\_\_  
Roxanne Yoder



**TO: Tulare Redevelopment Successor Agency Oversight Board**

**FROM: Oversight Board Staff**

**DATE: March 20, 2017**

**RE: Recommend the sale of Assessor Parcel Number “(APN)” 170-242-017, Property #15.**

## **SUMMARY**

The Oversight Board of the Successor Agency to the Tulare Redevelopment Agency (“Oversight Board”) will consider a resolution approving the sale of Assessor Parcel Number 170-242-017, Property #15, to the City of Tulare.

## **BACKGROUND**

Assembly Bill (“AB”) x1 26, amended by AB 1484 and Senate Bill 107 (collectively, “Dissolution Law”), codified in the California Health & Safety Code 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 (“RDA”). The Successor Agency to the Tulare Redevelopment Agency (“Successor Agency”) prepared a revised LRPMP, which was approved by the Oversight Board on September 23, 2015 and by the California Department of Finance (“DOF”) on December 31, 2015. The LRPMP as approved requires the sale and disposal of 19 RDA properties.

The Successor Agency retained three local brokers to value, market and submit offers on the LRPMP properties, as well as RSG Inc. to coordinate the disposition process. The three brokers are Adrian Herrera, Craig Smith, and Troy Guy. On December 13, 2016, RSG presented an overview of the properties and the unique requirements imposed by the Dissolution Law. The three local brokers subsequently divided the properties among themselves to sell on an exclusive-agency basis.

On February 7, 2017, the office of Craig Smith presented an offer for Property #15 (APN 170-242-017), a vacant lot located at 300 Block of North O Street from All Valley Housing in the amount of \$41,250, the Brokers Opinion of Value (“BOV”) to the Successor Agency. That offer was not accepted.

The City Council of the City of Tulare (“City”) in order to foster its goals of increased economic development asked staff to review all the properties offered for sale by the Successor Agency and to select those that would have the greatest value to the City for future economic development. This property was selected.

An environmental Phase I assessment was done by Kleinfelder Environmental to determine if the property would be suitable for the City’s purchase. The Phase I study was received and reviewed to have no past or pending environmental issues identified.

Costs for the City in performing and reviewing the Phase I evaluation were considered by reducing the offer to purchase \$2,500 from the BOV.

## **DISCUSSION**

Attached to the resolution is the proposed PSA for Property #15 to the City of Tulare in the amount of \$38,750 approved by the Successor Agency on 08/15/2017 and now presented to the Oversight Board for acceptance and approval. Once approved by the Oversight Board, staff will transmit the Oversight Boards resolution on the PSA, for review by the DOF and open escrow on the subject property. While the property is in escrow, the Successor Agency may accept back-up offers for the property in case the property falls out of escrow.

## **FISCAL IMPACT**

Proceeds from the sale of Successor Agency LRPMP properties will be used to pay for enforceable obligations on the Recognized Obligation Payment Schedule.

## **STAFF RECOMMENDATION**

Adopt OSB Resolution 2017-18 approving the sale of Assessor Parcel Number 170-242-017, Property #15 for the amount of \$38,750 to the City of Tulare and authorize staff to transmit the resolution to the DOF, open escrow, and upon approval from DOF proceed with the sale.

## OSB RESOLUTION 2017-18

### **A RESOLUTION OF THE TULARE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD RECOMMENDING A PURCHASE OFFER TO THE STATE OF CALIFORNIA DEPARTMENT OF FINANCE FOR PURCHASE OF ASSESSOR PARCEL NUMBER 170-242-017**

**WHEREAS**, the City of Tulare elected to serve as the Successor Agency to the former Tulare Redevelopment Agency (“Successor Agency”) pursuant to Assembly Bill x1 26 (“ABx1 26”) as codified in the California Health & Safety Code (“HSC”); and

**WHEREAS**, ABx1 26 was amended by Assembly Bill 1484 and Senate Bill 107 (collectively, the “Dissolution Act”); and

**WHEREAS**, among the duties of successor agencies under the Dissolution Act as amended is the preparation of an annual Recognized Obligation Payment Schedule (“ROPS”) that includes the ensuing two six-month periods for consideration by a local oversight board and the California Department of Finance (“DOF”) for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

**WHEREAS**, the most recent version of the Long-Range Property Management Plan for the Successor Agency was approved by The Tulare Redevelopment Successor Agency Oversight Board (“Oversight Board”) on September 23, 2015 and by DOF on December 31, 2015; and

**WHEREAS**, the Long-Range Property Management Plan identified 22 properties as assets of the Successor Agency that the Successor Agency wishes to sell, including Assessor Parcel Number (“APN”) 170-242-017, Property #15; and

**WHEREAS**, the Successor Agency employed Craig Smith to list APN 170-242-017, Property #15 on the open real estate market; and

**WHEREAS**, the Successor Agency received a purchase offer for APN 170-242-017 from the City of Tulare in the amount of \$38,750., the Broker’s Opinion of Value less costs to perform a Phase I environmental study; and

**WHEREAS**, the Successor Agency reviewed the purchase offer from the City of Tulare, and on August 15, 2017, has recommend it to the Oversight Board for final acceptance.

**NOW, THEREFORE, THE TULARE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD DOES HEREBY RESOLVE, ORDER, AND DETERMINE 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. Purchase Offer Recommendation.** The Tulare Redevelopment Successor Agency Oversight Board accept and approve the Purchase of Assessor Parcel Number ("APN") 170-242-017, Property #15 for the amount of \$38,750 from the City of Tulare.

PASSED, APPROVED, AND ADOPTED this 23rd day of August 2017 by The Tulare Redevelopment Successor Agency Oversight Board

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Board Chair

ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) SS.  
CITY OF TULARE )

I, Roxanne Yoder, Chief Deputy of the City of Tulare, Successor Agency Secretary, certify the foregoing is the full and true OSB Resolution 2017-18 passed and adopted by The Tulare Redevelopment Successor Agency Oversight Board at a regular meeting held on August 23, 2017, by the following vote:

Aye(s)\_\_\_\_\_

Noe(s)\_\_\_\_\_Absent/Abstention(s)\_\_\_\_\_.

Dated: \_\_\_\_\_ SUCCESSOR AGENCY SECRETARY

\_\_\_\_\_  
Roxanne Yoder