

AGENDA

SPECIAL ANNUAL MEETING OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY

Monday, May 23, 2016
6:00p.m.
Oakley City Council Chambers
3231 Main Street, Oakley, CA

Agendas are posted at Oakley City Hall-3231 Main Street, outside the gym at Delta Vista Middle School-4901 Frank Hengel Way and outside the Library at Freedom High School-1050 Neroly Road; agendas are also posted on the City's Internet Website www.ci.oakley.ca.us.

A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to a meeting of the Oversight Board at City Hall, 3231 Main Street. Any writings or documents provided to a majority of the Oversight Board regarding any item on this agenda will be made available for public inspection, during regular business hours, at the front counter in the Main Lobby of the City Hall located at 3231 Main Street.

Agendas may be picked up at the Oakley City Hall located at 3231 Main Street for no charge.

If you have a physically challenging condition and require special accommodations, please call the City Clerk's office at (925) 625-7013.

(Please keep cell phones turned off during the meeting.)

1.0 OPENING MATTERS

1.1 Call to Order and Roll Call of the Oversight Board to the Successor Agency to the Oakley Redevelopment Agency (Bill Swenson, Chair)

1.2 Pledge of Allegiance (Bill Swenson, Chair)

2.0 PUBLIC COMMENTS

At this time, the public is permitted to address the Oversight Board to the Successor Agency to the Oakley Redevelopment Agency on non-agendized items. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Oversight Board may respond to statements made or questions asked or may request Staff to report back at a future meeting on the matter. The exceptions under which the Oversight Board MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code §54954.2(b)(1)(2)(3). Members of the

public should submit any Speaker Cards for Public Comments in advance of the Chair calling for Public Comments.

3.0 CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the Oversight Board with one single action. Members of the audience, Staff or members of the Oversight Board who would like an item removed from the Consent Calendar for purposes of public input may request the Chair remove the item. Members of the public must submit any Speaker Cards related to the Consent Calendar in advance of the Consent Calendar being considered.

3.1 Approve the Minutes of the January 28, 2016 Oversight Board Meeting (Libby Vreonis, Secretary)

4.0 PUBLIC HEARINGS-None

5.0 REGULAR CALENDAR

5.1 Annual Selection of Oversight Board Chair and Vice Chair (Bryan Montgomery, Executive Director)

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

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

(Bryan Montgomery, Executive Director)

5.3 Approval of the Transfer of the following Properties to the City of Oakley for Future Development, pursuant to the Long Range Property Management Plan:

- a. 3330 Main Street, (APN 037-160-027)
- b. 1731 Main Street, (APN 037-100-013,-019, and -023)
- c. 1033 Main Street, (APN 037-050-013)
- d. 5400 Neroly Road, (APN 037-050-014)

(Bryan Montgomery, Executive Director)

6.0 WORK SESSION DISCUSSION

- 6.1 Discussion regarding other properties within the Long Range Property Management Plan (Bryan Montgomery, Executive Director)
- 6.2 Discussion of proposed Business Incubator project at 3330 Main Street (Dwayne Dalman, City Economic Development Manager)

7.0 REPORTS/COMMENTS

7.1 EXECUTIVE DIRECTOR

(a) Discussion of Board Vacancy

(b) Update on proposed projects in the Downtown

7.2 MEMBERS OF THE BOARD

8.0 CLOSED SESSION - None

9.0 ADJOURNMENT

Minutes of the Special Meeting of the Oversight Board to the Successor Agency
to the Oakley Redevelopment Agency held January 28, 2016

1.0 OPENING MATTERS

**1.1 Call to Order and Roll Call of the Oversight Board to the Successor Agency
to the Oakley Redevelopment Agency (Bill Swenson, Chair)**

Chair Bill Swenson called the meeting to order at 6:03 p.m. in the City Council
Chambers located at 3231 Main Street in Oakley.

Roll Call – The following Board Members were present:

John Amie, County Appointee
Sue Higgins, City Appointee
Robert Kratochvil, Contra Costa County Community College District Appointee
Joshua McMurray, City Appointee
Bill Swenson, City Appointee

The following Board Members were absent:

Jon Michaelson, East Contra Costa Fire Protection District Appointee
Eric Volta, County Office of Education Appointee

1.2 Pledge of Allegiance (Bill Swenson, Chair)

Chair Swenson led the Pledge of Allegiance.

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT CALENDAR

**3.1 Approval of the Minutes of the Special Meeting of the Oversight Board held
December 17, 2015 (Libby Vreonis, Secretary)**

It was moved by Boardmember Kratochvil and seconded by Boardmember Amie to
approve the Consent Calendar. AYES: Amie, Higgins, Kratochvil, McMurray and
Swenson. ABSENT: Michaelson and Volta.

4.0 PUBLIC HEARINGS-None

5.0 REGULAR CALENDAR

5.1 Resolution Approving a Recognized Obligations Payment Schedule (ROPS) for the Fiscal Year July 2016 to June 2017 (Deborah Sultan, Finance Director)

Finance Director Deborah Sultan presented the staff report.

Chair Swenson requested clarification with regard to the summary page. He inquired if it explains everything on the attached spreadsheets.

Executive Director Bryan Montgomery affirmed the summary page explains everything on the attached spreadsheets.

Boardmember Kratochvil requested clarification regarding the total. He inquired if it was the figure located at the top of the spreadsheet.

Ms. Sultan confirmed the total is the figure at the top of the spreadsheet.

Chair Swenson inquired if the amount of approximately \$3.8 million represents the amount the City will make.

Ms. Sultan explained it is the amount needed to fulfill all obligations.

Mr. Montgomery added that if the Redevelopment Agency were still in place, this amount would have been funds coming to the City.

It was moved by Boardmember Higgins and seconded by Boardmember Kratochvil to approve Item 5.1. AYES: Amie, Higgins, Kratochvil, McMurray and Swenson.
ABSENT: Michaelson and Volta.

5.2 Approval of Sale to Thomas Properties, Inc. of Undeveloped Property located at 101 Carol Lane in Oakley (Bryan Montgomery, Executive Director)

Executive Director Bryan Montgomery presented the staff report. He explained the City followed the proper notice and bid process to try and sell the property, received two bids, one from Thomas Properties, Inc., and thereafter the Department of Finance determined the property must be included in the Property Management Plan. He further explained the Property Management Plan was submitted to the Department of Finance in November 2014 and was approved in December 2015. He mentioned the Successor Agency approved the sale on January 26, 2016; however, it will also require approval by the Oversight Board. He added the purchaser plans to have Popeyes Louisiana Kitchen as a tenant on the property.

Chair Swenson inquired if Popeyes is a firm deal.

Boardmember Amie inquired if the tenant has submitted any renderings.

Mr. Montgomery affirmed the tenant is set and design was approved by the City Council in December. He explained the City does not get to decide what type of restaurant is placed on the property, as it is zoned commercial and this is a permitted use.

Chair Swenson inquired if the City will receive tax revenue from the restaurant.

Mr. Montgomery explained the City will receive tax revenue from the restaurant but also property taxes will be distributed to all the agencies with increased assessment value once the restaurant is constructed. He added the schools receive about 60% of the property taxes.

Chair Swenson inquired if \$314,000 goes to the general fund and \$25,000 to the Successor Agency.

Mr. Montgomery confirmed that \$314,000 will be deposited to the general fund and \$25,000 will be deposited into the Successor Agency account to pay for enforceable obligations. He added the value of the property may appear low at \$25,000; however, the City previously discussed selling it to tenants located across the street at the same price and it was rejected. He mentioned the Department of Finance approved the property value of \$25,000 in the Long Range Property Management Plan.

Boardmember Kratochvil inquired if the housing nearby is mixed use.

Mr. Montgomery explained that the housing is residential; the conditional use permit process required staff to notify neighbors that the lot will be used for a commercial purpose and there has been no objection.

Chair Swenson inquired if it is too late for residents to address any concerns regarding Popeyes.

Mr. Montgomery responded it is too late for residents to address concerns regarding Popeyes. He explained that prior to the City Council meeting when the item was heard a sign was posted, notices were mailed to residents of the surrounding neighborhood and the City Council agendas are available online, all of which informed residents of Popeyes. He added that it is important for the Board to be aware that if a matter is approved by the Successor Agency, but does not meet the Board's approval, the Board can direct staff to revisit the item.

Boardmember Kratochvil requested a larger scope property map in the future.

It was moved by Boardmember Kratochvil and seconded by Boardmember Higgins to approve Item 5.2. AYES: Amie, Higgins, Kratochvil, McMurray and Swenson. ABSENT: Michaelson and Volta.

6.0 WORK SESSION DISCUSSION -None

7.0 REPORTS/COMMENTS

7.1 EXECUTIVE DIRECTOR

(a) Long Range Property Management Plan

Executive Director Bryan Montgomery commented that the Long Range Property Management Plan was submitted to the Department of Finance and approved without modification; however, the Department of Finance approved it with clarification regarding properties located at 3330 Main Street and 1731 Main Street that the City will work with the entities to ensure the entities receive the funds they are supposed to receive. He added that the Black Bear Diner property will need to be addressed soon. He explained the tenant is interested in purchasing the property and has the first option to purchase; however, the State wants it to be bid which could provide some advantage to the tenant if the bid is lower than the City's sale price. He added the City could also purchase it and the lease amount could be distributed to the taxing entities. He mentioned staff will return with more detail and options regarding the property for the Oversight Board to consider soon.

Boardmember Kratochvil inquired if the restaurant is a franchise.

Mr. Montgomery confirmed it is a franchise and the restaurant is very successful.

Chair Swenson inquired if the same options would apply for 3330 Main Street.

Mr. Montgomery explained that the Department of Finance will allow a plan with Oversight Board approval to lease space on the bottom portion of the building and have incubator office space for small businesses located within the top portion of the building that would have a shared reception and conference room area. He further explained the idea is to assist home-based businesses in obtaining a store-front beginning at a low lease rate with a limited lease term so the businesses can develop and then move on for further growth.

Boardmember Higgins inquired how it would be funded.

Mr. Montgomery explained the lease revenue from the bottom portion of the building would support the top portion for improvements needed such as an elevator in the building.

Boardmember Amie inquired who pays for retrofitting for ADA compliance.

Mr. Montgomery responded the City would pay for it.

7.2 MEMBERS OF THE BOARD

Chair Swenson inquired when the next meeting will be held.

After discussing some possible dates, the Board decided to allow Mr. Montgomery to email the Board with potential dates and the meeting date would be later determined.

8.0 CLOSED SESSIONS-None

9.0 ADJOURNMENT


There being no further business, the meeting was adjourned at 6:39p.m.

Respectfully Submitted,

Libby Vreonis
Secretary



**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE OAKLEY REDEVELOPMENT AGENCY
STAFF REPORT**

Date: May 23, 2016
To: Oversight Board
From: Bryan Montgomery, City Manager 
Subject: **Annual Selection of Oversight Board Chair and Vice Chair**

Summary and Background

Bill Swenson is currently serving as Chair and the Vice Chair position has been vacant since Paul Abelson's retirement. The Board Bylaws call for an appointment of officers on an annual basis:

Section 6. Election

The Chair and Vice Chair shall be elected from among the members of the Oakley Oversight Board at the first regular meeting of the Oakley Oversight Board. Thereafter, the Chair, Vice Chair shall be elected from among the members of the Oakley Oversight Board at each annual meeting to be held in May. Each officer shall hold office until the next annual meeting of the Oakley Oversight Board following his/her election and until his/her successor is elected and in office. Any such officer shall not be prohibited from succeeding himself or herself, but no person shall be elected as an officer for more than two consecutive terms.

A Boardmember should make a motion to nominate a Member for Chair; if another Member seconds that motion then a vote would be taken. By majority vote a Boardmember would be selected as Chair. The process would be repeated for the selection of a Vice-Chair.

Fiscal Impact

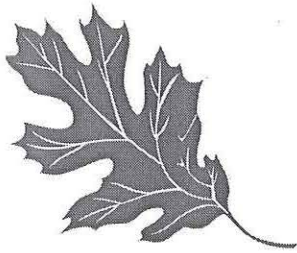
N/A

Recommendation


By majority vote select a Chair and a Vice-Chair for the Oversight Board.

Attachments

N/A



STAFF REPORT

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

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

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

Background and Analysis

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

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

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

Fiscal Impact

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

Recommendation

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

Attachments

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

Successor Agency: Oakley
 County: Contra Costa

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

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

Successor Agency:
County:

LONG RANGE PROPERTY MA

Other Prope

HSC 34191.5		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Address or Description	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?
1	3080-3090 Main Street	Redevelopment in the Downtown Area.	2.4 Acres	commercial	0	Deposits received to cover a majority of the maintenance costs.	Yes	No	No	Yes	No
2	3960 Main Street	Future Main Street Improvement and Widening	0.5 Acres	commercial	0	0	No	No	Yes	Yes	No
3	3540 Main Street	Redevelopment	0.12 Acres	commercial	0	0	No	No	Yes	Yes	No
4	3510 Main Street	Future Main Street Improvement and Widening	0.2 Acres	commercial	0	10,201	No	No	Yes	Yes	No
5	3350 Main Street	ROW for future downtown street to connect Main Street and what was to be a future Main Street By-Pass.	0.12 Acres	commercial	0	0	No	No	No	Yes	No
6	3354 Main Street	ROW for future downtown street to connect Main Street and what was to be a future Main Street By-Pass.	0.11 Acres	commercial	0	0	No	No	No	Yes	No
7	3330 Main Street	To facilitate the Main Street Improvement project, including parking and demo/rehabilitation of old structures. A portion needed for Main St. widening/frontage improvements	0.24 Acres	commercial	\$80,000-100,000	30,000	No	No	No	Yes	No

Successor Agency: Oakley
 County: Contra Costa

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

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

Successor Agency:
County:

LONG RANGE PROPERTY MA

Other Prope

HSC 34191.5		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Address or Description	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?
8	3980 Empire Avenue	Remnant from road widening. So narrow that assemblage to adjacent parcel is only use.	0.4 Acres	commercial	\$ 1	\$ -	No	No	No	Yes	No
9	3201 Main Street	Economic development. It was a part of a larger parcel conveyed by the County Redevelopment Agency to the new Oakley Redevelopment Agency in 2001 when the new Agency was formed.	0.25 Acres	commercial	unknown	150,000	No	No	No	Yes	No
10	1731 Main Street	To remediate hazardous contamination, and if possible, put the property back into productive use. A portion is needed for Main St. widening, sidewalk (frontage improvements that are part of an approved Enforceable Obligation)	1 Acres	commercial	\$ 30,000	\$ -	No	Yes	No	Yes	Yes

Successor Agency: Oakley
 County: Contra Costa

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

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

Successor Agency:
County:

LONG RANGE PROPERTY MA

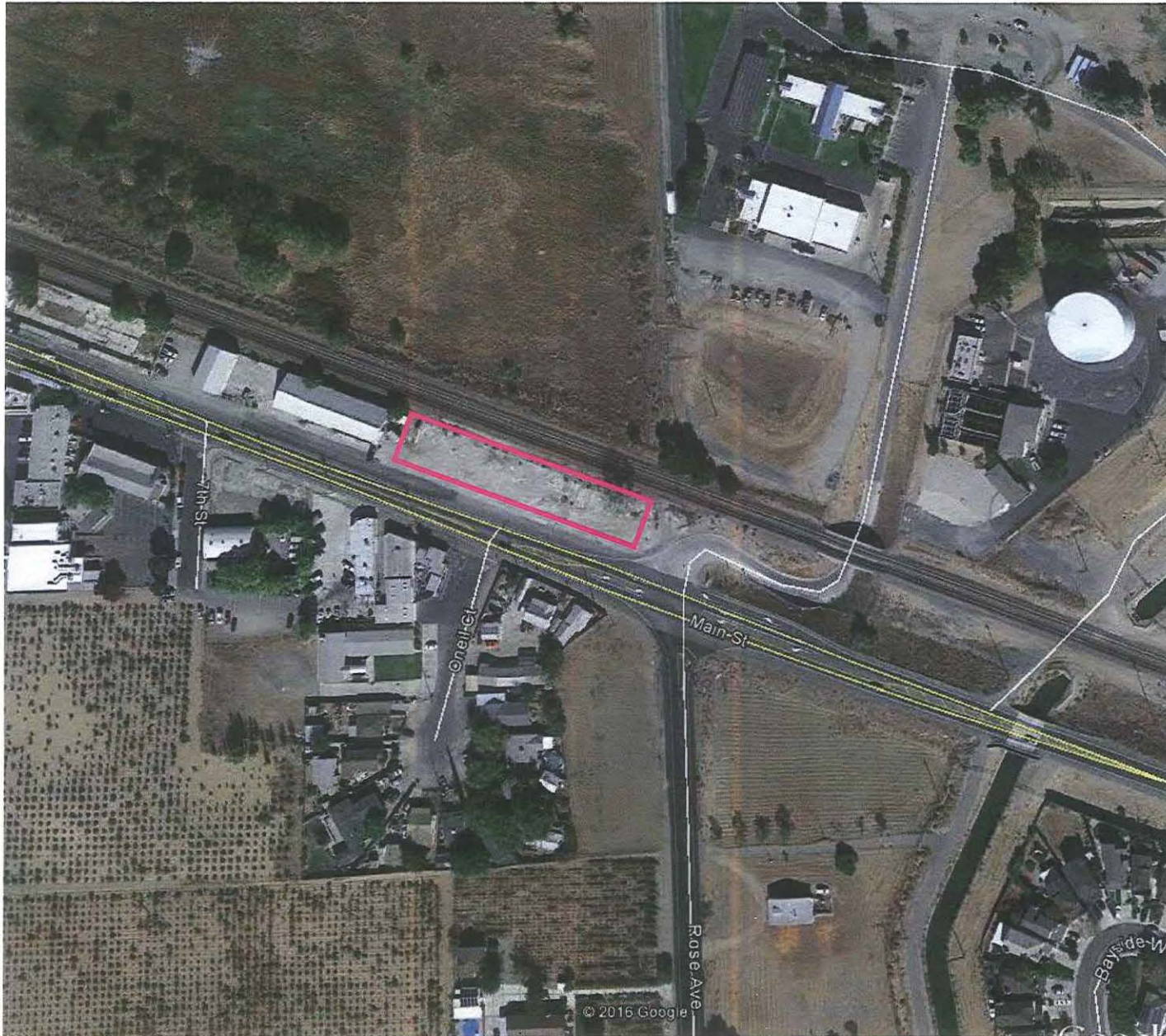
Other Prop

HSC 34191.5		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
No.	Address or Description	Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?
11	1033 Main Street	Future Main Street widening/frontage improvements and economic development, if remnant is assembled with adjacent properties.	0.5	Acres	commercial	\$ 100,000	0	No	No	No	Yes	No
12	5400 Neroly Road	Right-of-way for future Main Street/Neroly Road improvements and economic development.	2.2	Acres	commercial	\$ 700,000	0	No	No	No	Yes	No
13	101 Carol Lane	Economic development	0.37	Acres	commercial	\$ 25,000	0	No	No	No	Yes	Yes
14	3667 Main Street	Public Parking	approximately .30	Acres	commercial		0	No	Yes	No	Yes	No

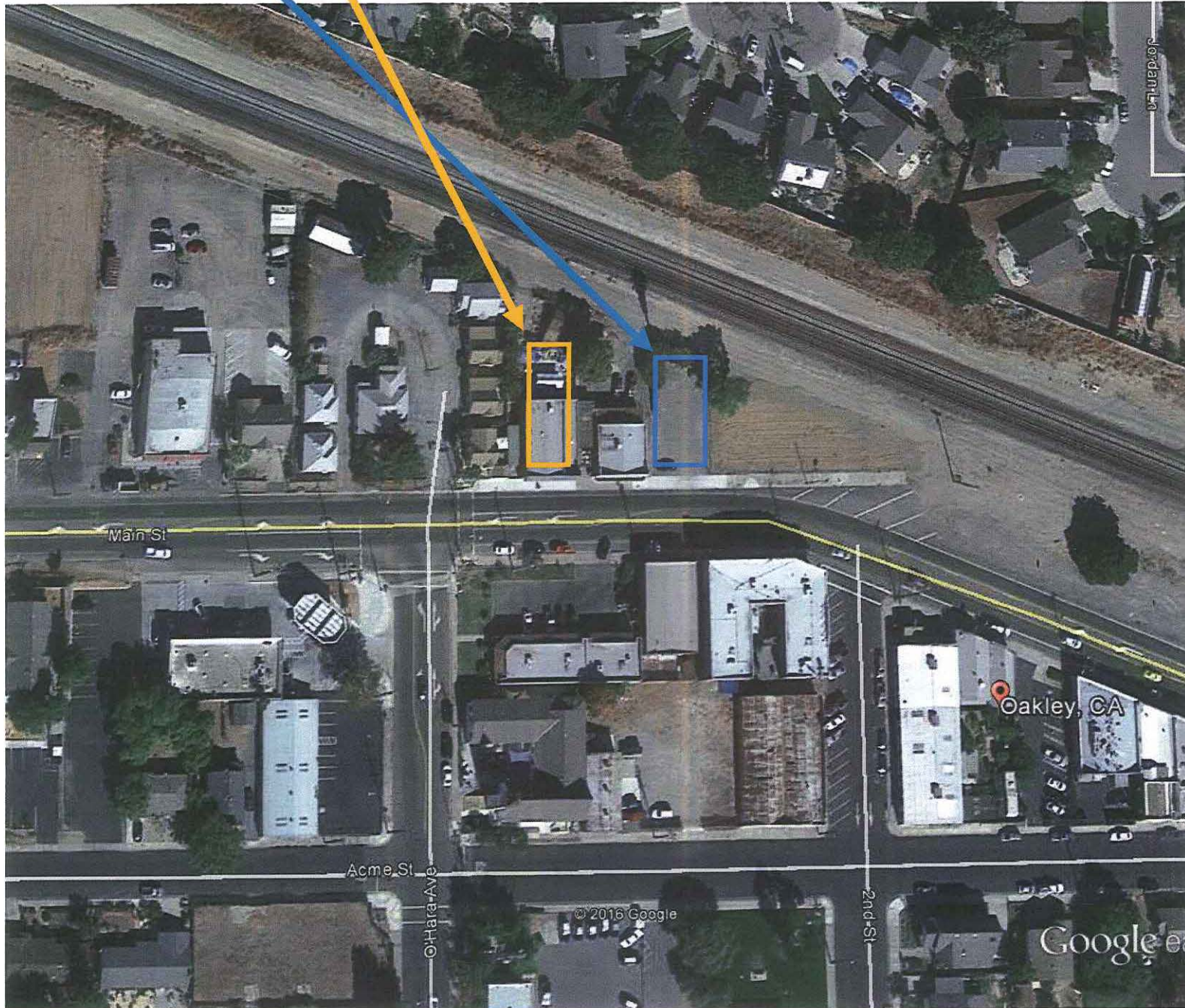
PROPERTIES #1, #5 & #6 - GOVERNMENT USE



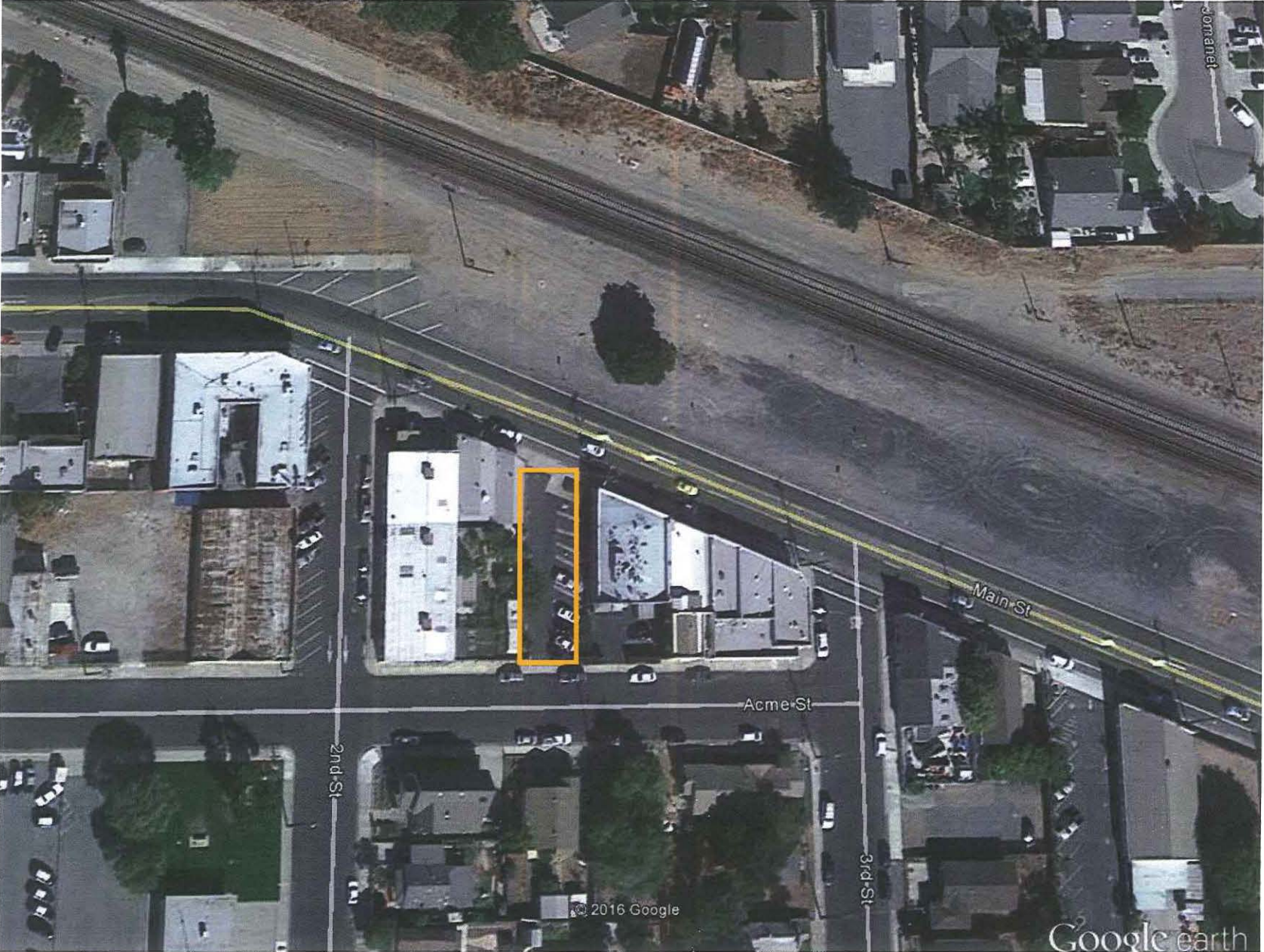
PROPERTY #2 - GOVERNMENT USE



PROPERTIES #3 & #4 - GOVERNMENT USE



PROPERTY #14 - GOVERNMENT USE



PROPERTY #7 - 3330 Main Street



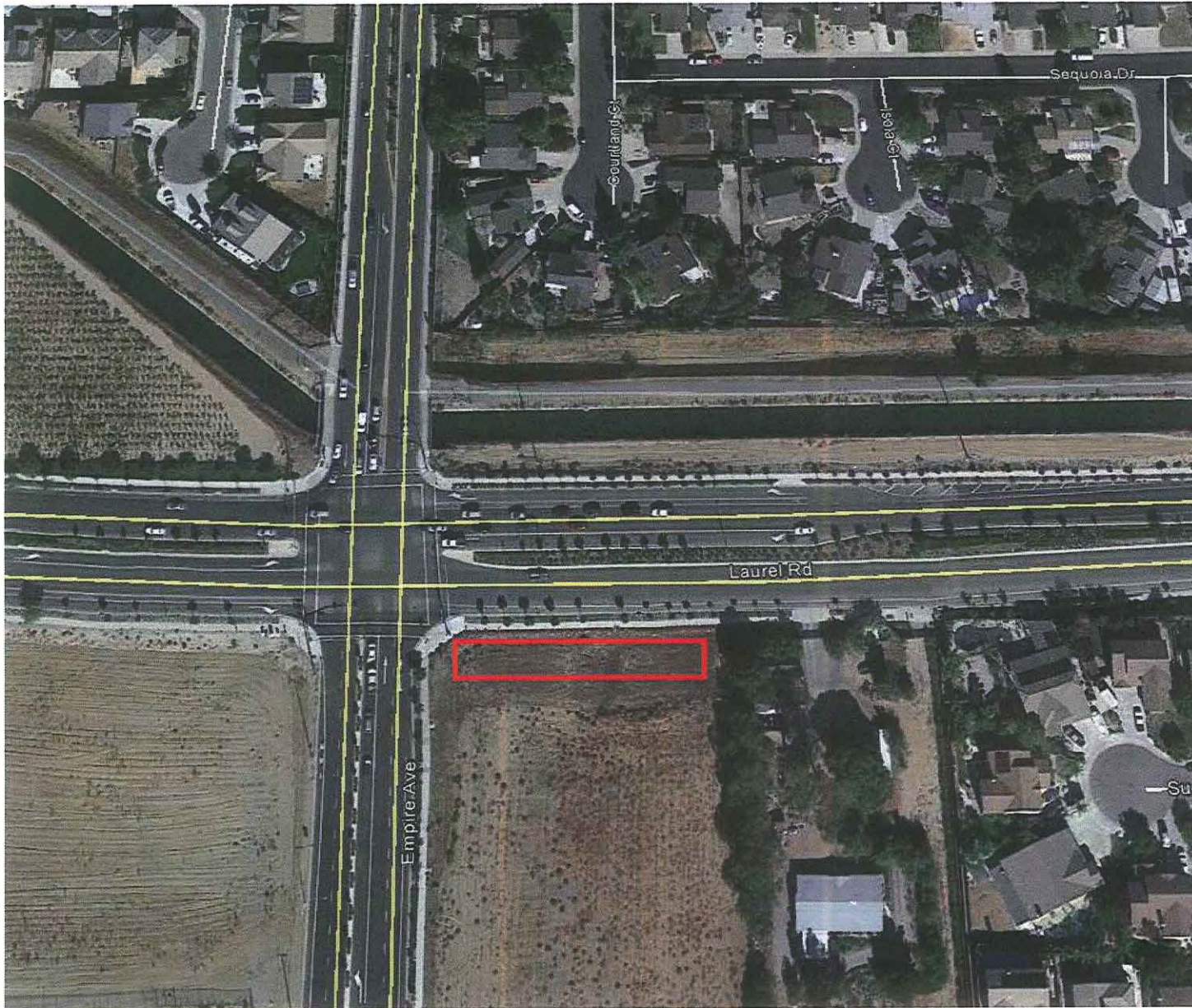
Permissible Use:
"Future Development"

Use of Any Proceeds:
Fulfill Enforceable Obligation

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

* Needs agreement from Taxing Entities

PROPERTY #8 - 3980 Empire Ave.



Permissible Use:
"Sale of Property"

Use of Any Proceeds:
Fulfill Enforceable Obligation

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

* Needs agreement from Taxing Entities

PROPERTY #9 - 3201 Main St.



Permissible Use:
"Sale of Property"

Use of Any Proceeds:
Distribute to Taxing
Entities

Proposal:
Sale to current tenant/
through bid process

*** Needs agreement from
Taxing Entities**

PROPERTY #10 - 1731 Main St.



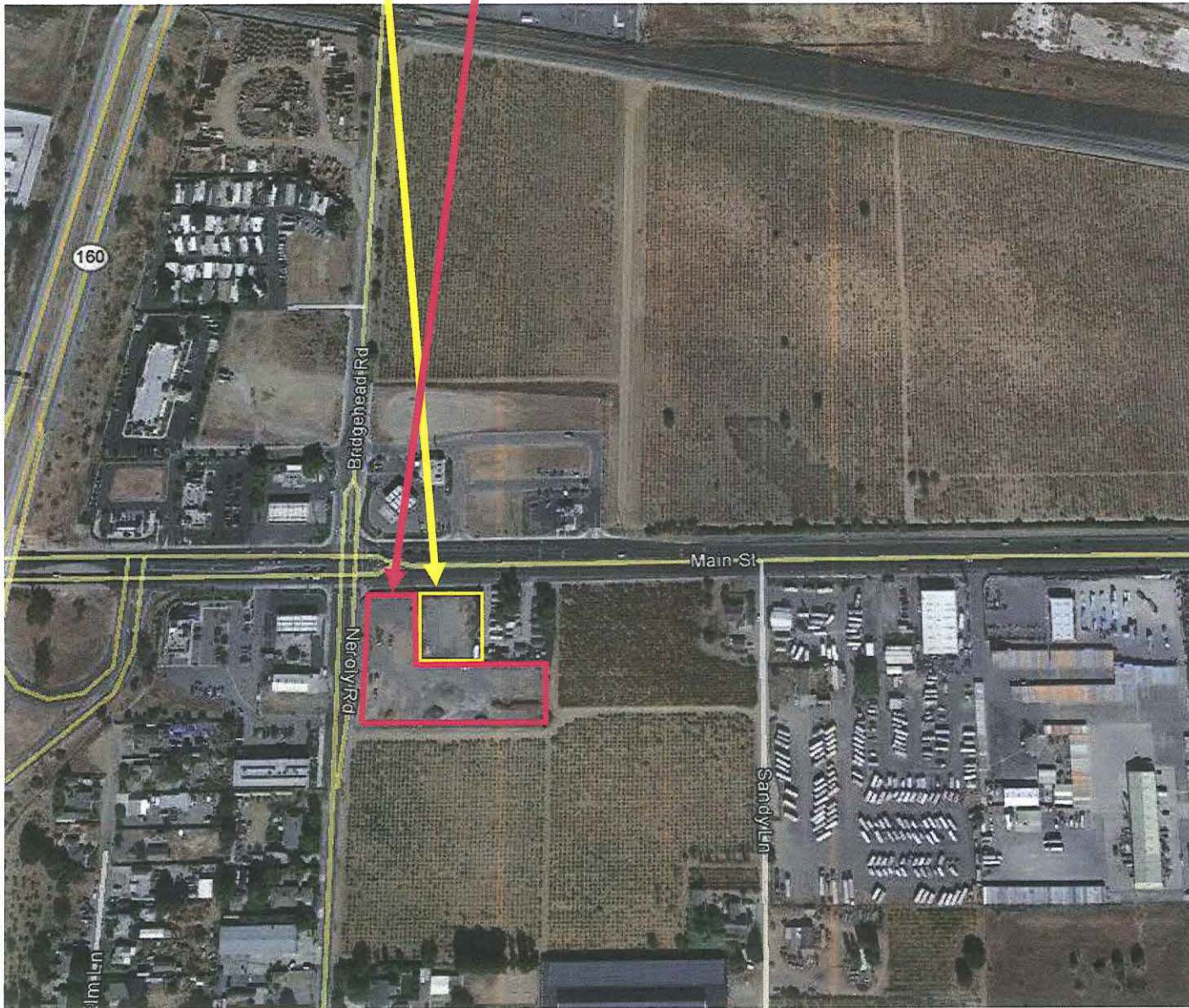
Permissible Use:
"Future Development"

Use of Any Proceeds:
Distribute to Taxing
Entities

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

*** Needs agreement from
Taxing Entities**

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



Permissible Use:
"Future Development"

Use of Any Proceeds:
Fulfill an Enforceable
Obligation

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

* Needs agreement from
Taxing Entities

OB RESOLUTION NO. _____

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

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

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

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

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

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

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

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

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

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

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

William Swenson, Chair


ATTEST:

Libby Vreonis, Secretary

Date



STAFF REPORT

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

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

- a. 3330 Main Street, (APN 037-160-027)
- b. 1731 Main Street, (APN 037-100-013,-019, and -023)
- c. 1033 Main Street, (APN 037-050-013)
- d. 5400 Neroly Road, (APN 037-050-014)

Background and Analysis

These properties were identified in the Long Range Property Management Plan (LRPMP) for "Future Development." This designation means that the use of the property includes some future development of the property (public and/or private) that was identified in a planning document prior to the dissolution of redevelopment.

The properties below (see the aerial photos from the previous item on the agenda) were approved by the Department of Finance for Future Development and can be transferred to the City; however, there are conditions if any sale or transfer of all or part of the property takes place at a future date. We are still seeking a legal opinion on the properties that were purchased with tax-exempt bonds (#'s 7, 11 & 12). Property # 10 was not purchased with tax-exempt bonds and any future sale would require an agreement with all of the "affected taxing entities." (These are the entities that share in the 1% property tax and a sample of this list is attached).

Below is a table pulled from the LRPMP that provides more detail for the four properties designated as "Future Development."

LRPMP Property #	Address	Property Type	If a Sale, intended use of sale proceeds	Permissible Use Detail
7	3330 Main Street	Commercial Building and parking lot	Fulfill an Enforceable Obligation	If ever sold, the proceeds will be restricted to comply with bond covenants, as the property was originally purchased with tax-exempt bond proceeds. The proceeds would first be applied to meet bond funded enforceable

				obligations; and any remainder would be used to defease the bonded indebtedness.
10	1731 Main Street	Vacant Lot/land	Agreement with Taxing Entities	Widening of Main Street and with remnant City and Taxing Entities will enter into a compensation agreement.
11	1033 Main Street	Vacant Lot/Land	Fulfill an Enforceable Obligation	City will enter into a compensation agreement with Taxing Entities - proceeds of a sale will be restricted to comply with bond covenants, as the property was originally purchased with tax-exempt bond proceeds. The proceeds would first be applied to meet bond-funded enforceable obligations; and any remainder would be used to defease the bonded indebtedness.
12	5400 Neroly Road	Vacant Lot/Land	Fulfill an Enforceable Obligation	City will enter into a compensation agreement with Taxing Entities - proceeds of a sale will be restricted to comply with bond covenants, as the property was originally purchased with tax-exempt bond proceeds. The proceeds would first be applied to meet bond-funded enforceable obligations; and any remainder would be used to defease the bonded indebtedness.

Fiscal Impact

The Successor Agency would pass along the cost for maintenance of these properties to the City, though a future sale could reimburse these costs – as may be negotiated in a compensation agreement with the affected taxing entities.

Recommendation

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

Attachments

1. Resolution approving the transfer
2. Sample list of the Affected Taxing Entities

OB RESOLUTION NO. _____

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- **1033 Main Street, (APN 037-050-013)**
- **5400 Neroly Road, (APN 037-050-014)**

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AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

William Swenson, Chair

ATTEST:

Libby Vreonis, Secretary

Date

Tax Rate Area 19023
Allocation of Basic 1% Property Tax
Fiscal Year 2015-2016

COUNTY GENERAL	10.65137 %
COUNTY LIBRARY	1.81198 %
C C FLOOD CONTROL	0.21263 %
CO WATER AGENCY	0.04331 %
EAST CO CO FIRE	4.73371 %
CC RES CONSV	0.01963 %
CO CO MOSQUITO ABA	1.87640 %
IRONHOUSE SANITARY	2.10778 %
CONTRA COSTA WATER	0.56973 %
BART	0.76671 %
BAY AREA AIR MGMNT	0.22351 %
CITY OF OAKLEY	8.02237 %
OAKLEY POLICE SVC	1.20573 %
OAKLEY RDA	0.00000 %
LIBERTY HIGH	17.61019 %
BRENTWOOD ELEM	2.60238 %
BYRON ELEMENTARY	1.52465 %
KNIGHTSEN ELEM	1.08781 %
OAKLEY ELEM	16.89786 %
CO SUPT SCHOOLS	2.19682 %
K-12 SCHOOLS ERAF	17.62634 %
CO CO COMM COLLEGE	5.58460 %
COMM COLLEGE ERAF	2.62449 %
TOTAL	100.00000 %

[Frequently Asked Questions](#)

Close Window