

AGENDA
THURSDAY NOVEMBER 5, 2015
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR
THE COUNTY OF RIVERSIDE
CONFERENCE ROOM C, 5th FLOOR – COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, California 92501
(Clerk 951-955-1060)

AND
VIDEO TELECONFERENCE LOCATION
73-710 FRED WARING DRIVE, SUITE 222
PALM DESERT, CA 92260
(760) 863-8211

1:30 P.M.

Pledge of Allegiance to the Flag

Roll Call

OPENING COMMENTS:

BOARD MEMBERS

ADMINISTRATIVE ACTION:

1. Approval of Meeting Minutes – September 17, 2015
 2. Consideration of Resolution 2015-011, Approving and Adopting Revisions to the Amended Long-Range Property Management Plan (LRPMP)
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ORAL COMMUNICATIONS FROM THE AUDIENCE ON ANY MATTER WHICH DOES NOT APPEAR ON THE BOARD'S AGENDA:

MEETING ADJOURNED TO: December 17, 2015

Accommodation under the Americans with Disabilities act and agenda in alternate formats are available upon request. ***Requests must be made at least 72 hours prior to the meeting.*** Later requests will be accommodated to the extent feasible. Please telephone Lisa Wagner at the Clerk of the Board office at (951) 955-1063, from 8:00 a.m. to 5:00 p.m., Monday through Thursday.

MINUTES OF THE
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR
THE COUNTY OF RIVERSIDE
CONFERENCE ROOM D, 5th FLOOR – COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET, RIVERSIDE, CALIFORNIA 92501
(CLERK 951-955-1060)
VIDEO TELECONFERENCE LOCATION
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PALM DESERT, CA 92260
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THURSDAY, September 17, 2015

1:30 P.M.

Pledge of Allegiance to the Flag

Roll Call

Lisa Brandl was absent.

OPENING COMMENTS:

BOARD MEMBERS

ADMINISTRATIVE ACTION:

1. Approval of Meeting Minutes – June 18, 2015

On motion of Aaron Brown, seconded by Rohini Dasika and duly carried by unanimous vote, the Meeting Minutes of June 18, 2015, were received and filed.

2. Consideration of Resolution 2015-008, Approving the Successor Agency's Recognized Obligation Payment Schedule 15-16B for the Period of January 1, 2016 through June 30, 2016

On motion of Paul Jessup, seconded by Marcos Enriquez and duly carried by unanimous vote, Resolution No. 2015-008 was approved as recommended.

3. Consideration of Resolution 2015-009, Approving the Successor Agency's Administrative Budget for the Period of January 1, 2016 through June 30, 2016

On motion of Aaron Hake, seconded by Marcos Enriquez and duly carried by unanimous vote, Resolution No. 2015-009 was approved as recommended.

4. Consideration of Resolution 2015-010, Approving and Adopting the Amended Long-Range Property Management Plan (LRPMP)

On motion of Aaron Hake, seconded by John J. Benoit and duly carried by unanimous vote, Resolution No. 2015-010 was approved as recommended.

DISCUSSION:

Counsel spoke regarding new legislation and SB 107.

ORAL COMMUNICATIONS FROM THE AUDIENCE ON ANY MATTER WHICH DOES NOT APPEAR ON THE BOARD'S AGENDA: *No Public Speakers*

MEETING ADJOURNED TO: Thursday, December 17, 2015, at 1:30 p.m.

Accommodation under the Americans with Disabilities act and agenda in alternate formats are available upon request. **Requests must be made at least 72 hours prior to the meeting.** Later requests will be accommodated to the extent feasible. Please telephone Lisa Wagner at the Clerk of the Board office at (951) 955-1063, from 8:00 a.m. to 5:00 p.m., Monday through Thursday.

OVERSIGHT BOARD
FOR THE
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
FOR THE
COUNTY OF RIVERSIDE

Reports, Discussion and Action Items

Meeting Date: **November 5, 2015**

Action: **Approval and Adoption of the Revisions to the Amended Long-Range Property Management Plan, via Resolution 2015-011**

Background:

The Successor Agency to the Redevelopment Agency for the County of Riverside (“Agency”) originally submitted its Long Range Property Management Plan (“LRPMP”) to the Department of Finance (“DOF”) on October 1, 2014. After DOF’s initial review, in May 2015, DOF notified the Agency that the properties identified for transfer for governmental use were not developed and therefore did not qualify for that category, pursuant to Health & Safety Code (“HSC”) Section 34181. In lieu of transfer, the Successor Agency requested that these properties be placed in the “retain for future development” category. The Oversight Board to the Successor Agency approved the category reclassification for the properties on September 17, 2015. The Agency subsequently submitted the revised LRPMP to DOF.

On October 1, 2015, DOF contacted the Agency and requested minimal clarification regarding the properties that were reclassified. Pursuant to discussions with DOF, the Agency has reclassified eight (8) of the properties into the disposal category and five (5) still remain in the retain for future development category.

The subject property classification will now be as follows:

Property	Dispose	Retain/Purpose
Lakeland Village Property	X	
In Fill Housing – Rubidoux		In-Fill Housing
Wallace Street Surplus Property		In-Fill Housing
In Fill Housing – Mission Plaza		In-Fill Housing
In Fill Housing – North Hemet		In-Fill Housing
North Shore Fire Station Relocation Property	X	
Future Thermal Library Property		Park-Transfer to DRD
Future Oasis Fire Station Property	X	
Mecca Triangle Park	X	
Mecca Comfort Station	X	
Mecca Fire Station Surplus Property	X	
Mecca Roundabout Surplus Property	X	
Lakeview/Nuevo Surplus Property	X	

The plan for disposition of the Lakeland Village, North Shore Fire Station, Future Oasis Fire Station, Mecca Triangle Park, Mecca Comfort Station, Mecca Fire Station Surplus, Mecca Roundabout, and Lakeview/Nuevo Surplus properties will remain as outlined in the LRPMP.

The County will pursue development of in fill housing for the In Fill Housing-Rubidoux, Wallace Street Surplus, In Fill Housing-Mission Plaza, and In Fill Housing-North Hemet properties; and development of a community park for the Future Thermal Library property.

DOF requires that the Oversight Board submit an approved resolution memorializing these revisions to the LRPMP.

Recommendation: Staff recommends that the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside approve and adopt Resolution No. 2015-011.

Attachments:

- Resolution No. 2015-011 of the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside Approving and Adopting Revisions to the Amended Long-Range Property Management Plan
- Long-Range Property Management Plan
- <http://www.countyofriverside.us/Portals/0/Government/succesoragency/Oversight%20Board%20Agenda%209-17-15.pdf>

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4 **RESOLUTION NO. 2015-011**

5 **A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE**
6 **REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE APPROVING AND**
7 **ADOPTING REVISIONS TO THE AMENDED LONG-RANGE PROPERTY MANAGEMENT**
8 **PLAN (LRPMP)**

9
10 **WHEREAS**, redevelopment agencies were dissolved as of February 1, 2012, following
11 a California Supreme Court ruling in *California Redevelopment Association v. Matosantos*
12 upholding Assembly Bill x1 26 (“ABX1 26”);

13 **WHEREAS**, the Successor Agency to the Redevelopment Agency for the County of
14 Riverside (Successor Agency) is responsible for implementing ABX1 26;

15 **WHEREAS**, provisions of ABX1 26 require that each Successor Agency have an
16 oversight board to oversee and review the actions of the Successor Agency as it winds down
17 the affairs of the former Redevelopment Agency;

18 **WHEREAS**, an oversight board has been formed, pursuant to Health and Safety Code
19 Section 34179;

20 **WHEREAS**, AB 1484 was enacted in June 2012, requiring all successor agencies for
21 the former redevelopment agencies that owned property at the time of the dissolution in 2011
22 to prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition
23 and use of the identified real properties vested under the former redevelopment agency for
24 consideration by the Oversight Board and the Department of Finance (DOF) for purposes of
25 administering the winding down of redevelopment activity;

26 **WHEREAS**, pursuant to Health and Safety Code Section 34191.5(c), the LRPMP shall
27 include an inventory of all properties owned by the former Redevelopment Agency for the
28

1 County of Riverside at the time of dissolution, and provide recommendations for appropriate
2 means of disposal and use of each parcel as identified in the LRPMP;

3 **WHEREAS**, the Successor Agency received it's Finding of Completion (FOC) from the
4 DOF on April 18, 2014;

5 **WHEREAS**, pursuant to Health and Safety Code Section 34191.5 (b) the LRPMP was
6 submitted to the Oversight Board on September 18, 2014 and to the and DOF October 1,
7 2014;

8 **WHEREAS**, the DOF requested clarification regarding certain properties and a change
9 in the permissible use for those properties under the Governmental Use category;

10 **WHEREAS**, the Amended LRPMP was approved by the Oversight Board on
11 September 17, 2015, and submitted to the DOF on September 21, 2015;

12 **WHEREAS**, DOF contacted the Successor Agency on October 1, 2015 via e-mail and
13 requested some minimal clarification regarding the Amended LRPMP;

14 **WHEREAS**, pursuant to HSC Section 34180, the Successor Agency has placed the
15 following properties (parcels) in the disposal category: Lakeland Village (APN 371-210-028),
16 North Shore Fire Station (APN's 723-222-002, 723-222-003), Future Oasis Fire Station
17 (APN's 749-160-012), Mecca Triangle Park (APN 727-184-036), Mecca Comfort Station
18 (APN's 727-193-047, 727-193-013, 727-193-046, 727-193-038), Mecca Fire Station Surplus
19 (APN's 727-193-041, 727-193-028, 727-193-027), Mecca Roundabout Surplus (APN's 727-
20 161-025, 727-161-026, 727-161-028, 727-161-027, 727-161-030), and Lakeview/Nuevo
21 Surplus (APN 426-180-020);

22 **WHEREAS**, the plan for disposition of the Lakeland Village, North Shore Fire Station,
23 Future Oasis Fire Station, Mecca Triangle Park, Mecca Comfort Station, Mecca Fire Station
24 Surplus, Mecca Roundabout, and Lakeview/Nuevo Surplus properties will remain as outlined
25 in the LRPMP;

26 **WHEREAS**, pursuant to HSC Section 34180(f), the County of Riverside would like to
27 retain ownership of the following properties (parcels) for future development: In Fill Housing –
28 Rubidoux (APN's 177-051-001, 177-051-002, 177-051-003), Wallace Street Surplus (APN

1 181-111-015), In Fill Housing – Mission Plaza (APN 181-030-011), In Fill Housing-North
2 Hemet (APN 443-050-006), and Future Thermal Library (APN 757-062-003);

3 **WHEREAS**, the In Fill Housing-Rubidoux, Wallace Street Surplus, In Fill Housing-
4 Mission Plaza, and In Fill Housing-North Hemet properties will be retained for the future
5 development of in fill housing;

6 **WHEREAS**, the Future Thermal Library property will be retained for the future
7 development of a community park;

8 **WHEREAS**, the County will pursue development of the In Fill Housing-Rubidoux,
9 Wallace Street Surplus, In Fill Housing-Mission Plaza, In Fill Housing-North Hemet, and the
10 Future Thermal Library properties under its own auspices and funds; and,

11 **WHEREAS**, pursuant to HSC Section 34188, the County will reach compensation
12 agreements with the other taxing entities to provide payments to them in proportion to their
13 shares of the base property tax for the value of the property retained.

14 **NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED** by the
15 Oversight Board for the Successor Agency to the Redevelopment Agency for the County of
16 Riverside as follows:

17 1. The Oversight Board approves and adopts the revisions to the amended Long-
18 Range Property Management Plan in substantially the form attached hereto as Exhibit A, as
19 required by Health and Safety Code Section 34191.5.

20 2. The Board Clerk shall electronically transmit this resolution to the Department of
21 Finance as required pursuant to Health and Safety Code Section 34179(h).

22 3. Pursuant to Health and Safety Code Section 34177(m), the Department of Finance
23 shall make its determination of the enforceable obligations and the amounts and funding
24 sources of the enforceable obligations no later than 45 days after the Recognized Obligation
25 Payment Scheduled is submitted. Pursuant to Health and Safety Code Section 34179(h), all
26 actions taken by the Oversight Board may be reviewed by the State of California Department
27 of Finance, and, therefore, this Resolution shall not be effective until five (5) business days
28

1 after approval, subject to a request for review by the State of California Department of
2 Finance.

3 **PASSED, APPROVED, AND ADOPTED** by the Oversight Board for the Successor
4 Agency to the Redevelopment Agency for the County of Riverside on November 5, 2015.

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8 Approved as to Form:
9 Oversight Board Legal Counsel

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12 By: _____

13 James M. Casso

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