OVERSIGHT BOARD CITY OF PACIFICA AS SUCCESSOR AGENCY TO THE CITY OF PACIFICA REDEVELOPMENT AGENCY

June 19, 2013 – 5:00 PM Meeting in the City Council Chambers – 2212 Beach Blvd – Pacifica, CA 94044

www.cityofpacifica.org

For those wishing to address the Board on any Item on the Agenda or under Oral Communications, please complete a Speaker Card located at the rear of the Chambers and submit to a staff member as early in the meeting as possible.

AGENDA

- 1. Roll Call, Welcome and Introductions
- 2. Minutes: February 26, 2013
- Consideration and possible approval of Recognized Obligation Payment Schedule (ROPS)
 For the time period of January 1, 2014-June 30, 2014
 Motion: Adopt Recognized Obligation Payment Schedule and direct staff to submit to the Department of Finance (DOF)
- 4. Loan Agreement between the City of Pacifica and Pacifica Successor Agency to the City of Pacifica Redevelopment Agency.

Motion: Adopt Resolution confirming loan between the City of Pacifica and Pacifica Successor Agency

- 5. Long-range Property Manager Plan for parking lots in the Rockaway Beach Area.

 Motion: Approve a Long-Range Property Management Plan (LRPMP) for the parking lot properties and direct staff to submit to the Department of Finance for approval.
- 6. Correspondence:

None

7. Public Comments:

Note: Speakers are limited to three minutes, unless modified by the Chairperson. The Board cannot take action on any matter raised under this item.

- 8. Board Comments
- 9. Next meeting dates -
- 10. Adjourn

The City of Pacifica will provide assistance for disabled citizens upon at least 24 hours advance notice to the City Manager's Office (650) 738-7301, or send request via email to: o'connellk@ci.pacifica.ca.us If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

OVERSIGHT BOARD CITY OF PACIFICA AS SUCCESSOR AGENCY TO THE CITY OF PACIFICA REDEVELOPMENT AGENCY

February 26, 2013 – 5:00 pm MINUTES

1. Roll Call

Present at the meeting were Penny Bennett, Raymond Chow, Josie Peterson, Pete DeJarnatt and Steve Rhodes.

Excused: Dave Holland and Mary Ann Nihart.

Staff present: Ann Ritzma, Administrative Services Director.

Staff excused: Craig Labadie, Legal Counsel.

2. Minutes: January 10, 2013 were approved.

- 3. Moved (Chow and DeJarnatt) and Approved (unanimous) the Recognized Obligation Payment Schedule (ROPS) for the time period of July 1, 2013-December 31, 2013 by Resolution approving the Recognized Obligation Payment Schedule and directing staff to submit to the Department of Finance (DOF). There were no comments from the public.
- 4. Extension of contract with Craig Labadie for legal services.

 Recommendation: Moved (Rhodes and Chow) and approved (unanimous) the First Amendment to contract with Craig Labadie extending the term from March 26, 2013 to March 26, 2014 in an amount not to exceed \$30,000.
- 5. Correspondence: None
- 6. Public Comment:
- 7. Board Comments: Chow asked that staff look at the option of refinancing the TAB. Staff responded that there was a Finance Directors meeting that would be looking at the possibility of a San Mateo Countywide refinancing option.
- 8. The Board adjourned at 5:15 pm Next meeting March 28, 2013 at 5:00 pm if necessary

City of Pacifica Oversight Board for the Successor Agency of the Redevelopment Agency June 19, 2013

Agenda Item No. 3

SUBJECT:

Recognized Obligation Payment Schedule (ROPS) 13-14B

ORIGINATED BY:

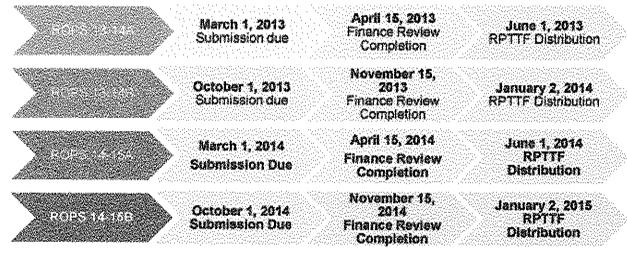
Administrative Services Department City Attorney

DISCUSSION:

The City has is required to submit a Recognized Obligation Payment Schedule to the Department of Finance and has successfully submitted ROPS 13-14A on March 1, 2013. The City will need to submit the ROPS 13-14B by October 1, 2013 and the Board will need to schedule a meeting to review the ROPS prior to submittal. The electronic submittal form is not yet available and staff will not be able to prepare the ROPS until August 2013. The new ROPS will also include any adjustments in projected expenditures from the ROPS submitted in March 2013 and if approved, the addition of the loan repayment obligation between the City and the former RDA.

BOARD ACTIONS REQUESTED:

Set a meeting for review and adoption of Recognized Obligation Payment Schedule ROPS 14-15B for September 5, 2013 with submission to the Department of Finance by October 1, 2013 and direct staff to prepare the ROPS when the electronic version is posted on the Department of Finance website.



^{*}ROPS are due no fewer than 90 days before the date of property tax distribution.

LINKS

->> Recognized Obligation Payment Schedules

Provides information related to the ROPS component of the RDA dissolution and makes available standardized forms that are to be used by successor agencies when submitting ROPS information to the Department of Finance.

->> True-Up Process

Provides information related to the True-Up process and the reporting of the distribution of funding distributed to local tax entities by the county auditor-controller.

->> Housing Assets Information

Provides information related to the Housing Assets component of the RDA dissolution and makes available standardized forms that are to be used by housing entities, who assumed the housing functions of the former RDA, when submitting housing asset information to the Department of Finance.

-> Low and Moderate Income Housing Fund and Other Assets Due Diligence Reviews

Provides information related to the due diligence reviews that are required to be submitted to the Department of Finance.

-> Meet and Confer

Provides information related to the "Meet and Confer" process.

->> Property Disposition

Provides information related to the liquidation of former RDA assets.

Finding of Completion

Provides information related to a successor agency receiving a finding of completion.

->> Long-Range Property Management Plan

Provides information related to the long-range property management plan required to be submitted to the Department of Finance.

->> Final and Conclusive Enforceable Obligation Determination

Provides information related to the issuance of a Final and Conclusive Enforceable Obligation Determination.

->> Successor Agency Dissolution Information

Provides information related to the final dissolution of Successor Agencies once all obligations have been retired.

~≫ Bonds

Provides information related to the Department of Finance's views on questions that have been raised by many in

www.dof.ca.gov/redevelopment/ 2/3

City of Pacifica Oversight Board for the Successor Agency of the Redevelopment Agency June 19, 2013

Agenda Item No. 4

SUBJECT:

Resolution establishing the repayment of amounts owed to the City of Pacifica by the Former Redevelopment Agency

ORIGINATED BY:

Administrative Services Department City Attorney

DISCUSSION:

The City has received a Finding of Completion from the State of California Department of Finance letter dated April 26, 2013; and may now, per Safety Code Section 34191.5(b), have the oversight board make a finding that the loan from a city to a redevelopment agency was for legitimate redevelopment purposes, and thereafter such loan shall be deemed an enforceable obligation of the former redevelopment agency.

The City of Pacifica and the former Redevelopment Agency entered into that certain Loan and Repayment Agreement dated as of November 25, 1985 ("Loan Agreement") and the Loan Agreement provided for the City to loan funds to and advance funds on behalf of the former Redevelopment Agency for costs and expenses incurred in the formulation, coordination, administration and implementation of the Redevelopment Plan for the Rockaway Beach Project Area, including costs of public improvements.

Pursuant to the Loan Agreement, from 1985 through 1994 the City loaned a total of \$3,237,150 ("Loan") to the Redevelopment Agency, all of which amount remains outstanding.

The Oversight Board must determine that the Loan was for legitimate redevelopment purposes and that repayment of the Loan should be included as a recognized enforceable obligation pursuant to Health and Safety Code Section 34191.4(b). Upon determination, the staff of the Successor Agency can then include payments as an enforceable obligation on future Recognized Obligation Payment Schedules. The repayment of the outstanding principal balance of the Loan and interest as allowed pursuant to Health and Safety Code Section 34191.4(b)(2).

BOARD ACTIONS REQUESTED:

ADOPT A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA APPROVING APPROVING REPAYMENT OF AMOUNTS OWED TO THE CITY OF PACIFICA BY THE FORMER REDEVELOPMENT AGENCY



915 L STREET # SACRAMENTO CA # 95814-3706 # WWW.DOF.CA.ROV

April 26, 2013

Ms. Ann Ritzma, Administrative Services Director City of Pacifica 170 Santa Maria Avenue Pacifica, CA 94044

Dear Ms. Ritzma:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Pacifica Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).
- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquirles to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY

Local Government Consultant

cc: Mr. Stephen Rhodes, City Manager, City of Poway
Ms. Shirley Tourel, Deputy Auditor-Controller, County of San Mateo
California State Controller's Office

OVERSIGHT BOARD RESOLUTION NO. 2013-4

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA APPROVING REPAYMENT OF AMOUNTS OWED TO THE CITY OF PACIFICA BY THE FORMER REDEVELOPMENT AGENCY

WHEREAS, the Redevelopment Dissolution Law (AB1x 26, enacted on or about June 29, 2011, as amended by AB 1484, enacted on or about June 26, 2012) provided for creation of the Successor Agency to the Redevelopment Agency of the City of Pacifica ("Successor Agency") and required the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency as directed by the Pacifica Oversight Board; and

WHEREAS, following the successful completion of all statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance by letter dated April 26, 2013; and

WHEREAS, Health and Safety Code Section 34191.4(b) provides that following issuance of a Finding of Completion, upon application by a successor agency, an oversight board may make a finding that a loan from a city to a redevelopment agency was for legitimate redevelopment purposes, and thereafter such loan shall be deemed an enforceable obligation of the former redevelopment agency; and

WHEREAS, the City of Pacifica ("City") and the former Redevelopment Agency entered into that certain Loan and Repayment Agreement dated as of November 25, 1985 ("Loan Agreement"); and

WHEREAS, the Loan Agreement provided for the City to loan funds to and advance funds on behalf of the former Redevelopment Agency for costs and expenses incurred in the formulation, coordination, administration and implementation of the Redevelopment Plan for the Rockaway Beach Project Area, including costs of public improvements; and

WHEREAS, pursuant to the Loan Agreement, from 1985 through 1994 the City loaned a total of \$3,237,150 ("Loan") to the Redevelopment Agency, all of which amount remains outstanding.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA DOES HEREBY RESOLVE AS FOLLOWS:

- 1. The Oversight Board hereby finds and determines that the Loan was for legitimate redevelopment purposes and that repayment of the Loan shall be recognized as an enforceable obligation pursuant to Health and Safety Code Section 34191.4(b).
- 2. The staff of the Successor Agency is hereby authorized and directed to include as an enforceable obligation on future Recognized Obligation Payment Schedules repayment of the

outstanding principal balance of the Loan and interest as allowed pursuant to Health and Safety Code Section 34191.4(b)(2) and to carry out the purposes and intent of this Resolution.

PASSED AND ADOPTED at a regular meeting of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Pacifica, California held on June 19, 2013, by the following vote of the members thereof:

AYES:	Board Members:		
NOES:	Board Members:		
ABSENT:	Board Members:		
ABSTAIN:	Board Members:		
		Chair, Dave Holland	_
ATTEST:			
	Clerk of the Board		

CITY OF PACIFICA REDVELOPMENT AGENCY AGENDA SUMMARY REPORT MAY 27, 2008

RDA Item No. 3

SUBJECT:

Adoption of Redevelopment Agency Budget for Fiscal Year 2008-2009

ORIGINATED BY:

Administrative Services

BACKGROUND/DISCUSSION:

The Redevelopment Agency's (RDA) fiscal year is July 1 to June 30. The RDA (Fund 90) budget for 2008-2009 is \$375,969. The budget includes \$127,669 for the debt service against the 2004 Tax Allocation Bond. This debt is the result of a bond issued for a partial pay back of a loan to the RDA from the General Fund.

This budget also includes \$200,000 for interest expense against the outstanding debt to the General Fund of approximately \$5.6 million, including accumulated interest. This debt is the result of a loan from the General Fund to the RDA over a period of ten years of incremental loans starting in 1985 to 1994, which totaled \$3,237,150. The advances from the General Fund were as follows:

1985	\$ 62,150
1986	\$ 175,000
1987	\$ 300,000
1988	\$ 500,000
1989	\$ 475,000
1990	\$ 500,000
1991	\$ 500,000
1992	\$ 250,000
1993	\$ 300,000
1994	\$ 175,000
	\$3,237,150
	1986 1987 1988 1989 1990 1991 1992 1993

Interest expense from the RDA to the General Fund is an annually accrued interest expense and is to be repaid as the tax increment from the RDA project area grows.

The budget no longer includes as it has in previous years a debt payment to the California Housing Financing Agency. This debt, which the City secured for the National Church Residences (NCR), was restructured several months ago and annual debit service is no longer required.

The RDA also incurs a pass-through payment in the amount of \$5,500 for the North Coast County Water District. Staff anticipates no ERAF shift from the State this year.

RDA Housing Fund 92 - The RDA Housing budget for fiscal year 2008-2009 is \$17,000. The Redevelopment Agency Housing Fund gets 20% of tax increment revenue set-aside for

Redevelopment Agency Agenda Summary Report May 27, 2008 Page 2

housing programs. The twenty percent is calculated before the pass-through is implemented, consequently, as tax increment revenues grow, so will the dollar amount of the 20% housing set-aside.

FISCAL IMPACT:

Revenues and expenditures as projected in the attached budget.

DOCUMENTS ATTACHED:

- 1. Redevelopment Agency Budget for FY 2008-2009
- Resolution of the City of Pacifica Redevelopment Agency Adopting the Operating Budgets for the Redevelopment Agency General Fund and Housing Authority Fund for Fiscal Year 2008-2009.

COUNCIL ACTION REQUESTED:

Adopt the resolution next in order Resolution of the City of Pacifica Redevelopment Agency Adopting the Operating Budgets for the Redevelopment Agency General Fund and Housing Authority Fund for Fiscal Year 2008-2009.

City of Pacifica Oversight Board for the Successor Agency of the Redevelopment Agency June 19, 2013

Agenda Item No. 5

SUBJECT:

Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency

ORIGINATED BY:

Administrative Services Department City Attorney

DISCUSSION:

The City has received a Finding of Completion from the State of California Department of Finance letter dated April 26, 2013; and may now proceed with preparation, per Safety Code Section 34191.5(b), of a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency. The completed LRPMP must be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion.

Health and Safety Code Section 34191.5, subdivision (c)(1) sets forth the required contents of the Long-Range Property Management Plan and subdivision (c)(2) sets forth the permissible uses of the subject real properties. The permissible uses include retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), which in turn states that the Oversight Board may direct the Successor Agency to transfer ownership of assets that were constructed and used for a governmental purpose to the City. Health and Safety Code Section 34191.5(c)(2) provides that if the Long-Range Property Management Plan directs the use of the property for a project identified in an approved Redevelopment Plan, the property shall be transferred to the City.

In March 1986, the Pacifica City Council adopted a Specific Plan for the Rockaway Beach area within the City, which established a goal of encouraging centralized parking lots on City-owned property in order to support future development of visitor-serving commercial and other land uses and to facilitate public beach access. The Rockaway Beach Specific Plan anticipated the use of redevelopment powers and tax increment financing to implement the land use policies and goals set forth in the Specific Plan. In July 1986, the City Council adopted the Redevelopment Plan for the Rockaway Beach Project Area, which incorporated the land use policies and goals of the Specific Plan, including the provision of off-street parking facilities to provide parking for future development as well as beach and open space recreation areas.

The Redevelopment Plan authorized the former Redevelopment Agency to borrow funds to carry out the Plan, to be repaid from tax increment generated within the Project Area. From 1985 through 1994, due to insufficient tax increment revenues available to the Redevelopment Agency, the City of Pacifica loaned a total of \$3,237,150 to the Redevelopment Agency to finance implementation of the Redevelopment Plan, including

the construction and improvement of off-street parking lots to serve nearby development and facilitate improved public beach access; and

In June 2000 and December 2009, the Redevelopment Agency adopted Implementation Plans for the Rockaway Beach Redevelopment Project which reported that the Agency's redevelopment activities had resulted in the successful completion of a new off-street parking lot, improvements to existing parking areas, construction of visitor-service commercial and office uses, and development of three hotels.

At the time of its dissolution, the Redevelopment Agency owned six parcels of real property containing approximately 35,100 square feet which had been developed for surface parking lots utilizing City funds loaned to the Redevelopment Agency. The Agency-owned parking lots are needed to serve completed private development, as well as to provide parking for members of the public utilizing nearby public beaches.

Staff has determined that the parking lots have been constructed and used for governmental purposes and also are needed for projects identified in the Rockaway Beach Specific Plan, Redevelopment Plan and Implementation Plans. It should also be noted that the market value of the parking lots is severely constrained by the absence of other parking to support existing development and by applicable City planning policies, rules and regulations which envision continued use of the parking lots for public parking. Further, the sale of these parking lots and conversion of these properties to other uses would be detrimental to local taxing entities because it would negatively impact the property values of existing developed properties which would then have little or no remaining available parking to support their customers and occupants, thereby causing a decline in property tax revenues.

Staff is recommending that the Board approve the resolution which:

- Approves the Long-Range Property Management Plan.
- 2. Authorizes the staff of the Successor Agency to make such minor, technical and clarifying revisions to the Long-Range Property Management Plan as are deemed necessary to carry out the purposes and intent of the Plan.
- 2. Directs staff of the Successor Agency is to submit the Long-Range Property Management plan to the Department of Finance for potential review pursuant to Health and Safety Code Sections 34179(h), 34181(f) and 34191.5(b) and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and approval and to carry out the purposes and intent of this Resolution.

BOARD ACTIONS REQUESTED:

ADOPT A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN

OVERSIGHT BOARD RESOLUTION NO. 2013-5

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the Redevelopment Dissolution Law (AB1x 26, enacted on or about June 29, 2011, as amended by AB 1484, enacted on or about June 27, 2012) provided for creation of the Successor Agency to the Redevelopment Agency of the City of Pacifica ("Successor Agency") and required the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency as directed by the Pacifica Oversight Board; and

WHEREAS, following the successful completion of all statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance by letter dated April 26, 2013; and

WHEREAS, Health and Safety Code Section 34191.5(b) states that the Successor Agency shall prepare a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency, which shall be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion; and

WHEREAS, Health and Safety Code Section 34191.5, subdivision (c)(1) sets forth the required contents of the Long-Range Property Management Plan and subdivision (c)(2) sets forth the permissible uses of the subject real properties; and

WHEREAS, the permissible uses include retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), which in turn states that the Oversight Board may direct the Successor Agency to transfer ownership of assets that were constructed and used for a governmental purpose to the City; and

WHEREAS, Health and Safety Code Section 34191.5(c)(2) provides that if the Long-Range Property Management Plan directs the use of the property for a project identified in an approved Redevelopment Plan, the property shall be transferred to the City; and

WHEREAS, in March 1986, the Pacifica City Council adopted a Specific Plan for the Rockaway Beach area within the City, which established a goal of encouraging centralized parking lots on City-owned property in order to support future development of visitor-serving commercial and other land uses and to facilitate public beach access; and

WHEREAS, the Rockaway Beach Specific Plan anticipated the use of redevelopment powers and tax increment financing to implement the land use policies and goals set forth in the Specific Plan; and

WHEREAS, in July 1986, the City Council adopted the Redevelopment Plan for the Rockaway Beach Project Area, which incorporated the land use policies and goals of the Specific

Plan, including the provision of off-street parking facilities to provide parking for future development as well as beach and open space recreation areas; and

WHEREAS, the Redevelopment Plan authorized the former Redevelopment Agency to borrow funds to carry out the Plan, to be repaid from tax increment generated within the Project Area; and

WHEREAS, from 1985 through 1994, due to insufficient tax increment revenues available to the Redevelopment Agency, the City of Pacifica loaned a total of \$3,237,150 to the Redevelopment Agency to finance implementation of the Redevelopment Plan, including the construction and improvement of off-street parking lots to serve nearby development and facilitate improved public beach access; and

WHEREAS, in June 2000 and December 2009, the Redevelopment Agency adopted Implementation Plans for the Rockaway Beach Redevelopment Project which reported that the Agency's redevelopment activities had resulted in the successful completion of a new off-street parking lot, improvements to existing parking areas, construction of visitor-service commercial and office uses, and development of three hotels; and

WHEREAS, at the time of its dissolution, the Redevelopment Agency owned six parcels of real property containing approximately 35,100 square feet which had been developed for surface parking lots utilizing City funds loaned to the Redevelopment Agency; and

WHEREAS, the Agency-owned parking lots are needed to serve completed private development, as well as to provide parking for members of the public utilizing nearby public beaches; and

WHEREAS, the Oversight Board finds and determines that the parking lots have been constructed and used for governmental purposes and also are needed for projects identified in the Rockaway Beach Specific Plan, Redevelopment Plan and Implementation Plans; and

WHEREAS, the Oversight Board further finds and determines that the market value of the parking lots is severely constrained by the absence of other parking to support existing development and by applicable City planning policies, rules and regulations which envision continued use of the parking lots for public parking; and

WHEREAS, the Oversight Board further finds and determines that the sale of these parking lots and conversion of these properties to other uses would be detrimental to local taxing entities because it would negatively impact the property values of existing developed properties which would then have little or no remaining available parking to support their customers and occupants, thereby causing a decline in property tax revenues.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA DOES HEREBY RESOLVE AS FOLLOWS:

- 1. The Long-Range Property Management Plan, in the form attached to this Resolution and incorporated herein by reference, is hereby approved.
- 2. The staff of the Successor Agency is hereby authorized to make such minor, technical and clarifying revisions to the Long-Range Property Management Plan as are deemed necessary to carry out the purposes and intent of this Resolution.
- 2. The staff of the Successor Agency is hereby directed to submit the Long-Range Property Management plan to the Department of Finance for potential review pursuant to Health and Safety Code Sections 34179(h), 34181(f) and 34191.5(b) and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and approval and to carry out the purposes and intent of this Resolution.

PASSED AND ADOPTED at a duly noticed regular meeting of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Pacifica, California held on June 19, 2013, by the following vote of the members thereof:

	Clerk of the Board	
ATTEST:		Chair, Dave Holland
ABSTAIN:	Board Members:	
ABSENT:	Board Members:	
NOES:	Board Members:	
AYES:	Board Members:	

EXHIBIT A

LONG-RANGE PROPERTY MANAGEMENT PLAN

Introduction and Overview

This document constitutes the Long-Range Property Management Plan (LRPMP) of the Successor Agency (Successor Agency) to the Redevelopment Agency of the City of Pacifica (Former RDA), prepared in accordance with California Health and Safety Code Section 34191.5.

The Former RDA was dissolved on February 1, 2012, pursuant to the Redevelopment Dissolution Law (ABx1 26, as amended by AB 1484). At the time of its dissolution, the Former RDA owned six parcels of real property (the Properties), which are the subject of this LRPMP. Pursuant to the Redevelopment Dissolution Law, ownership of the Properties transferred to the Successor Agency by operation of law upon dissolution of the Former RDA. The Properties have been developed and are being used for two surface parking lots to meet the parking needs for nearby commercial development and for public beach access. Funding for the acquisition and development of the Properties was advanced by the City to the Former RDA pursuant to loan agreements which have not been repaid. The parking lots do not generate any revenue.

The Successor Agency obtained a Finding of Completion from the State Department of Finance (DOF) by letter dated April 26, 2013. The Successor Agency is now responsible for disposition of the Properties in accordance with the procedures and requirements of the Redevelopment Dissolution Law, particularly Health and Safety Code Sections 34191.1 through 34191.5. The LRPMP was presented to the Oversight Board for consideration on June 19, 2013.

In accordance with Health and Safety Code Section 34191.5(c), Section I of this LRPMP contains an inventory of the Properties with the statutorily required information. Section II sets forth a proposed plan for disposition and use of the Properties. The LRPMP is accompanied by Appendices containing the DOF LRPMP submittal checklist, as well as pertinent documents from the files of the Former RDA and the City.

Background on the Rockaway Beach Redevelopment Project Area

In March 1986, the Pacifica City Council adopted a Specific Plan pursuant to the California Planning and Zoning Law for the Rockaway Beach area within the City. (Appendix A.) The Specific Plan was intended to implement the Pacifica General Plan and Local Coastal Plan and to establish land use policies and goals for incorporation into a Redevelopment Plan. These planning documents anticipated development of visitor-serving commercial uses (i.e., hotels, restaurants and shops to serve visitors), mixed commercial/residential uses, and enhanced public recreation and beach access. At that time, several parcels within the Rockaway Beach planning area were owned by the City. (Specific Plan, page 4.) A key goal of the Specific Plan was to encourage consolidation of small, separate parking lots into centralized parking facilities to serve commercial uses. (Specific Plan, pages 9, 10, 12, 17 & 18.) The Specific Plan contemplated that the centralized parking would have to be provided before future commercial

development would be permitted and that the amount of permitted development would not exceed the available parking supply. It anticipated construction of a three-level parking structure and stated that surface parking could be provided on the City-owned parcels prior to construction of the parking structure. (Specific Plan, pages 17-21.) The Specific Plan identified tax increment financing under redevelopment law as a method of funding parking and other public infrastructure improvements. (Specific Plan, pages 35-36.)

In July 1986, the City Council adopted a Redevelopment Plan for the Rockaway Beach Project Area. (Appendix B.) The Redevelopment Plan incorporated the land use policies and goals from the Specific Plan, carrying forward the emphasis on encouraging coastal visitor-service commercial uses, as well as public beach access and recreation. (Redevelopment Plan, page 6.) The Redevelopment Plan reiterated the goal of providing off-street parking facilities to serve these priority uses. (Redevelopment Plan, pages 5 & 13.) It authorized the Former RDA to borrow funds to carry out the Redevelopment Plan, with principal and interest to be repaid from tax increment available to the Former RDA. (Redevelopment Plan, page 26.)

In June 2000 and December 2009, the Former RDA adopted Implementation Plans for the Rockaway Beach Redevelopment Project. (Appendix C.) The Implementation Plans reported that the activities carried out by the Former RDA had resulted in the completion of visitor-serving commercial uses, three hotels, a new off-street parking lot, and improvements to existing parking areas. (2000 Implementation Plan, page 3; 2009 Implementation Plan, page 2.)

At the time the Former RDA was dissolved, it owned a total of six parcels which were developed for two inter-connected surface parking lots located on the same block. These parking lots were an essential prerequisite for the development of nearby commercial properties, and the loss of the parking lots would leave those properties with little or no off-street parking spaces to serve their customers and occupants. In addition, the parking lots are located a short distance from public beach and open space areas and are available for public users of these recreation areas. The parking lots are open to the public, operate free of charge and do not generate any revenue. The City provides funding for necessary maintenance and repairs.

The total area of these parking lots is approximately 35,100 square feet. Based on available information, the total purchase price for the parcels when acquired during the 1981 to 1990 time frame was approximately \$815,830.85. The Former RDA has carried the Properties on its financial statements at these original values, but there are no current appraisals for the Properties. The Successor Agency believes that the market value of the parking lots is severely constrained by the absence of other parking to support existing development and by applicable City planning policies, rules and regulations which envision continued use of the parking lots for public parking.

Section I - Inventory of the Properties

A. Date of the acquisition of the Properties and the value of the Properties at that time.

See Appendix D for a chart listing the six Properties, including their acquisition dates and values at the time of purchase by the Former RDA, accompanied by an excerpt from the records of the County Recorder graphically depicting the location of the Properties within the Rockaway Beach Redevelopment Project Area.

B. The purpose for which the Properties were acquired.

The Properties were acquired to provide off-street parking facilities needed to support visitorserving commercial and other development, as well as public beach access. See preceding Background discussion and Appendices A to C for more detail.

C. Parcel data, including address, lot size, and current zoning in the Former RDA Redevelopment Plan or specific, community or general plan.

See Appendix D for a chart listing the Assessor's Parcel Number for each of the Properties, as well as their lot sizes. See preceding Background discussion and Appendices A to C for more information on applicable land use plans adopted by the City and the Former RDA. Consistent with the uses envisioned in the Specific Plan, the Properties are currently zoned for parking.

D. An estimate of the current value of the Properties including, if available, any appraisal information.

The Successor Agency does not have any current appraisals of the Properties. As previously stated, it believes their market value to be severely constrained.

E. An estimate of any lease, rental, or other revenues generated by the Properties, and a description of the contractual requirements for disposition of those funds.

The parking lots located on the Properties operate free of charge to the public, do not generate any revenues whatsoever, and are subject to any contractual requirements pertaining to disposition of funds. The parking lots do cause the City to incure costs for necessary maintenance and repairs.

F. The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The Successor Agency is unaware of any previous environmental contamination on the Properties or any environmental remediation studies or efforts.

G. A description of the Properties' potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency.

The Properties have no known potential for transit-oriented development. The planning objectives of the Successor Agency are as set forth in the Rockaway Beach Redevelopment Plan and Implementation Plans discussed above.

H. A brief history of previous development proposals and activity, including the rental or lease of the Properties.

As discussed previously, the Properties were acquired by the Former RDA for the purpose of developing consolidated public parking facilities to serve nearby development and provide public beach access. The Former RDA did not rent or lease the Properties.

<u>Section II – Proposed Plan for Disposition and Use of the Properties</u>

The Successor Agency proposes that the Properties be transferred at no cost to the City of Pacifica for continued use for the governmental purpose of providing public parking facilities, as authorized pursuant to Health and Safety Code Sections 34181(a) and 34191.5(c)(2). As an independent and alternative basis for a no-cost transfer of the Properties to the City, the Successor Agency proposes that the Properties be transferred to be used for a project identified in the approved Redevelopment Plan, i.e., surface parking lots and/or a future structured parking facility, as authorized pursuant to Health and Safety Code Section 34191.5(c)(2)(a).









PARCELS OWNED BY THE CITY OF PACIFICA - RDA AREA ONLY As of June 30, 2011

	COMMENTS	20,430.00 Calc value by referring	10 stem #40 25,212,25 -per title insurance	200,995.00 -purch price per deed	138,600.69 -purchase price per	oppraise contract. 224,773,68 -per ittle insurance	151,250,69 Calculated based on item	75,000.60 Per City Council Resolution #38-81
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DRED	Card #/Deed Date	No desá card	#4-87; 5/14/87	#1-90; 3/22/90	#3-50, 7/20/90	#7-89; t2/7/89	H4-81; 7/12/90	#6-81
IMPROVEMENTS		Asca uodes redevelopiseit Rockuway beach area	<u>5</u>	Developed as parking lot.	Developed as parking for.	Developed as parking lot.	Developed as parking let	Developed as parking lot.
SIZE		.034 ecres	3,000 s.f.	6,000 s.f.	2,560 s.E.	5,500 s.£	12,100 s.f. or .28 acres	J's 600'9
44	LOCATION	022-021-630 Comer of DondectMaitland	622-027-058 Dondee Way Parking los	022-027-069 Dondee Way Parking lot	022-027-080 Dondee Way Paking lot	022-027-200 Dondee Way Parking los	022-027-220 County Rd, parking let	022-027-240 County Rd. parking lot
TEM	*	90	56	\$	***	Q	٠ <u>٠</u>	***************************************

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SUPP. RSM 5/44	,	33 000%	12,190 s.f. or 26 seres	5,590 s.f.	2,580 s.C.	73 (1867)	3. (B) s. f.	.014 neres	SIZE		
5/44 5147		Developed as parking lot,	Developed as parking lot.	Developed as parking for	Ceveloped as parking loc	Developed as parking lot	Developed as parking lot.	Arta under redevelopment Rockowey bench area	DAPROVEMENTS	22-2	



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: City of Pacifica Redevelopment Successor Agency

Date Finding of Completion Received: April 26, 2013

Date Oversight Board Approved LRPMP: June 19, 2013

Long-Range Property Management Plan Requirements

۰	Rai	ige i	~rope	arty management Plan Requirements			
			prope rent va	rty the plan includes the date of acquisition, value of property at time of acquisition, and an estimat alue.			
	<u>'</u>	Yes		No			
	For each property the plan includes the purpose for which the property was acquired.						
	Ø	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.					
PYes D 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.

Not Applicable. The Long-Range Property Management Plan complies with all requirements of the Redevelopment Dissolution Statutes.

Agency Contact information							
Name:	Ann Ritzma	Name:	Rafael Mandelman				
Title:	Administrative Services Director	Title:	Successor Agency Legal Counsel				
Phone:	(650) 738-7300	Phone:	(510) 273-8780				
Email:	ritzmaa@ci.pacifica.ca.us	Email:	rmandelman@bwslaw.com				
Date:	June 19, 2013	Date:	June 19, 2013				
Department of Finance Local Government Unit Use Only							
DETERMINATION ON LRPMP: APPROVED DENIED							
APPROVED/DENIED BY: DATE:							
APROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED:							