NOTICE AND CALL OF A SPECIAL MEETING
OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY

PLEASE TAKE NOTICE THAT THE CHAIRMAN TO THE SUCCESSOR AGENCY HEREBY CALLS A SPECIAL MEETING OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY.

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DARYLL QUARESMA, CHAIRMAN
SUCCESOR AGENCY TO THE MANTECA
REDEVELOPEMNT AGENCY

November 19, 2013
2:00 p.m.
MANTECA TRANSIT CENTER
220 Moffat Boulevard
Manteca, California

The Oversight Board has been created pursuant to § 34161 through 34190 of the Health and Safety Code for the sole purpose of overseeing the actions of the Successor Agency to the Manteca Redevelopment Agency. In accordance with Health and Safety Code § 34179(h), all Oversight Board Actions shall not be effective for three business days, pending a request for review by the State Department of Finance ("Department"). In the event that the Department requests a review of a given Oversight Board action, it shall have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration, and such Oversight Board action shall not be effective until approved by the Department. In the event that the Department returns the Oversight Board action to the Oversight Board for reconsideration, the Oversight Board shall resubmit the modified action for Department approval, and the modified Oversight Board action shall not become effective until approved by the Department.

Reports and documents relating to each of the following items listed on the agenda, including those received following posting/distribution, are on file in the Office of the Secretary to the Successor Agency to the Manteca Redevelopment Agency/City Clerk and are available for public inspection during normal business hours, Monday – Friday, 7:30 a.m. – 5:30 p.m., closed alternating Fridays, 1001 W. Center Street, Manteca, CA 95337, telephone (209) 456-8017.

Please contact the Office of the Secretary of the Successor Agency to the Manteca Redevelopment Agency, 1001 W. Center Street, Manteca, CA, (209) 456-8017, for assistance with access to any of the agenda, materials, or participation at the meeting.

The purpose of the special meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency shall be as follows:

1. PUBLIC COMMENT ON ITEMS LISTED BELOW.

2. Approve Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Meeting minutes of February 26, 2013, August 27, 2013, September 24, 2013, October 22, 2013, and Special Meeting minutes of March 6, 2013.

3. Adopt a resolution pursuant to Health and Safety Code Section 34191.5, (1) approving the Long-Range Property Management Plan (the "LRPMP") attached as Exhibit A to the resolution, (ii) finding that approval of the LRPMP is not a project pursuant to the California Environmental Quality Act, and (iii) directing the transmittal of the resolution to the Department of Finance.

4. Receive and file correspondence from the California Department of Finance relating to the use of bond proceeds for local projects.

5. Adjournment.

Please note that members of the public will be provided the opportunity to directly address the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency concerning any item described above before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency considers such items. No other business shall be considered.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please call (209) 456-8017. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

This notice of a special meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency was posted on the bulletin board at City Hall, 1001 W. Center St., Manteca, California and at the following website **http://www.ci.manteca.ca.us/successoragency/index.html** on November 19, 2013.

JOANN TILTON, MMC
SECRETARY/CITY CLERK

MINUTES OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY HELD FEBRUARY 26, 2013

The regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held February 26, 2013, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Daryll Quaresma at 2:00 p.m.

Roll Call: Board Members Madison, Harris (Alternate for Weatherford), Thomas, Shields and Quaresma. Also present were alternate Board Members Durrer and Holbrook. Absent were Board Members Khan, Puentes-Griffith and Weatherford.

A. STAFF REPORTS

1. Approve Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Special Meeting minutes of December 11, 2012 and Special Meeting minutes of December 19, 2012.

ACTION: APPROVE SPECIAL MEETING MINUTES OF DECEMBER 11, 2012 AND SPECIAL MEETING MINUTES OF DECEMBER 19, 2012 OF THE OVERSIGHT BOARD. (Shields/Thomas) The motion carried unanimously.

2. Adopt a resolution approving a proposed administrative budget for the six-month fiscal period from July 1, 2013 through December 31, 2013 and taking certain related actions.

Suzanne Mallory, Finance Director presented the administrative budget for July 1-December 31, 2013.

ACTION: ADOPT A RESOLUTION APPROVING A PROPOSED ADMINISTRATIVE BUDGET FOR THE SIX-MONTH FISCAL PERIOD FROM JULY 1, 2013 THROUGH DECEMBER 31, 2013 AND TAKING CERTAIN RELATED ACTIONS. (Thomas/Madison) The motion carried unanimously.

3. Adopt a resolution approving the Recognized Obligation Payment Schedule (ROPS 13-14A) for the six-month fiscal period from July 1, 2013 through December 31, 2013, and taking certain related actions.

The Finance Director presented the ROPS 13-14A for July 1-December 31, 2013.

ACTION: ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14A) FOR THE SIX-MONTH

FISCAL PERIOD FROM JULY 1, 2013 THROUGH DECEMBER 31, 2013, AND TAKING CERTAIN ACTIONS. (Shields/Harris) The motion carried unanimously.

B. ORAL COMMUNICATIONS – None.

C. ADJOURNMENT

With nothing further to come before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, the meeting adjourned at 2:29 p.m., to the next regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency to be held on Tuesday, **March 26, 2013 at 2:00 p.m**., in the City Council Chambers, 1001 W. Center Street, Manteca, California.

JOANN TILTON, MMC	**DARYLL QUARESMA**
AGENCY SECRETARY	**CHAIRMAN**

MINUTES OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY HELD AUGUST 27, 2013

The meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held August 27, 2013, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Daryll Quaresma at 2:07 p.m.

Roll Call: Board Members Khan, Madison, Harris (Alternate for Weatherford), Thomas, Holbrook (Alternate for Shields), and Quaresma. Also present was Alternate Member Durrer. Absent were Board Members Puentes-Griffith, Weatherford, and Shields.

A. STAFF REPORTS

1. Adopt a resolution of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency approving the execution of a San Joaquin County South County Government Center Project Bond Proceeds Funding agreement between the Successor Agency and the City of Manteca and taking certain related actions.

Chairman Quaresma recused himself due to a conflict of interest with the property in question at the northeast corner of Milo Candini Drive and Daniels Street. He left the room at 2:09 p.m.

The Executive Director, Karen McLaughlin, presented the proposed Bond Proceeds Funding agreement for the San Joaquin County South County Government Center project.

ACTION: ADOPT A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING THE EXECUTION OF A SAN JOAQUIN COUNTY SOUTH COUNTY GOVERNMENT CENTER PROJECT BOND PROCEEDS FUNDING AGREEMENT BETWEEN THE SUCESSOR AGENCY AND THE CITY OF MANTECA, AND TAKING CERTAIN RELATED ACTIONS. (Holbrook/Thomas) The motion carried unanimously.

Chairman Quaresma returned to the dais at 2:16 p.m.

2. Receive report on the Status of the Issuance of a Finding of Completion relating to former Redevelopment funds.

The Executive Director reported on the receipt of the Finding of Completion from the Department of Finance on May 31, 2013.

Without object, the report was received by the Oversight Board.

B. ORAL COMMUNICATIONS – None.

C. ADJOURNMENT

With nothing further to come before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, the Chairman adjourned the meeting at 2:26 p.m., to the next regular meeting of the Board to be held on Tuesday, **September 24, 2013, 2:00 p.m**., in the City Council Chambers, 1001 W. Center Street, Manteca, California.

JOANN TILTON, MMC	**DARYLL QUARESMA**
SECRETARY/CITY CLERK	**CHAIRMAN**

MINUTES OF THE OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE MANTECA
REDEVELOPMENT AGENCY HELD SEPTEMBER 24, 2013

The meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held September 24, 2013, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Daryll Quaresma at 2:05 p.m.

Roll Call: Board Members Khan, Madison, Weatherford, Thomas (arrived at 2:06 p.m.), and Quaresma. Also present were alternate Board Members Durrer and Harris. Absent were Board Members Puentes-Griffith and Shields.

A. STAFF REPORTS

1. Adopt a resolution approving a proposed administrative budget for the six-month fiscal period from January 1, 2014 through June 30, 2014 and taking certain related actions.

Executive Director Karen McLaughlin and Finance Director Suzanne Mallory presented the proposed administrative budget for January 1-June 30, 2014.

ACTION: ADOPT A RESOLUTION APPROVING A PROPOSED ADMINISTRATIVE BUDGET FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2014 THROUGH JUNE 30, 2014 AND TAKING CERTAIN RELATED ACTIONS. (Weatherford/Khan) The motion carried unanimously.

2. Adopt a resolution approving the Recognized Obligation Payment Schedule (ROPS 13-14B) for the six-month fiscal period from January 1, 2014 through June 30, 2014, and taking certain related actions.

The Finance Director presented the ROPS 13-14B for January 1-June 30, 2014, along with a modified and updated spreadsheet.

ACTION: ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 13-14B) FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2014 THROUGH JUNE 30, 2014, AND TAKING CERTAIN RELATED ACTIONS. (Thomas/Khan) The motion carried unanimously.

3. Adopt a resolution approving the proposed Project Bond Proceeds Funding Agreement between the Successor Agency and the City of Manteca and taking certain related actions.

The Executive Director reported on the proposed Project Bond Proceeds Funding Agreement template which is similar to the agreement used and approved for the land purchase associated with the San Joaquin County South County Government Center Project.

ACTION: ADOPT A RESOLUTION APPROVING THE PROPOSED PROJECT BOND PROCEEDS FUNDING AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND THE CITY OF MANTECA AND TAKING CERTAIN RELATED ACTIONS. (Khan/Thomas) The motion carried unanimously.

B. ORAL COMMUNICATIONS – None.

3. Adjournment.

With nothing further to come before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, the meeting adjourned at 2:34 p.m., to the next regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency to be held on Tuesday, **October 22, 2013 at 2:00 p.m**., in the City Council Chambers, 1001 W. Center Street, Manteca, California.

JOANN TILTON, MMC
AGENCY SECRETARY

DARYLL QUARESMA
CHAIRMAN

MINUTES OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY HELD OCTOBER 22, 2013

The meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held October 22, 2013, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Daryll Quaresma at 2:03 p.m.

Roll Call: Board Members Khan, Madison, Weatherford, Thomas, Puentes-Griffith, Shields, and Quaresma. Also present were alternate Board Members Durrer, Harris and Holbrook.

A. STAFF REPORTS

1. Adopt Resolutions Approving the Proposed Bond Proceeds Funding Agreements Between the Successor Agency and the City of Manteca as noted below:
   a) Union Road Bridge Widening Bond Proceeds Funding Agreement;
   b) South Area Regional Infrastructure Improvements Bond Proceeds Funding Agreement;
   c) McKinley/Highway 120 Interchange Improvements Bond Proceeds Funding Agreement;
   d) Access Road Milo Candini Bond Proceeds Funding Agreement; and
   e) Community Parks Improvements Bond Proceeds Funding Agreement.

Executive Director Karen McLaughlin presented an overview of the projects associated with the Bond Proceeds Funding Agreements listed as Items 1(a-e) on the agenda. The report included the estimated project costs, bond allocations, the primary use of the bond funds per project and an estimated completion date for said work on each project.

Alternate Board Member Holbrook pointed out a discrepancy found on Page 2, Section 2 of the proposed agreement and the related resolution related to the "ROPS 13-14B and the dollar amount to be spent for the Project…" The Executive Director assured the Board the agreements and resolutions will be reviewed and corrected as necessary.

ACTION: ADOPT RESOLUTIONS (AND AMEND AS NECESSARY) APPROVING THE PROPOSED PROJECT BOND PROCEEDS FUNDING AGREEMENTS BETWEEN THE SUCCESSOR AGENCY AND THE CITY OF MANTECA AS

FOLLOWS: A) UNION ROAD BRIDGE WIDENING BOND PROCEEDS FUNDING AGREEMENT; B) SOUTH AREA REGIONAL INFRASTRUCTURE IMPROVEMENTS BOND PROCEEDS FUNDING AGREEMENT; C) MCKINLEY/HIGHWAY 120 INTERCHANGE IMPROVEMENTS BOND PROCEEDS FUNDING AGREEMENT; D) ACCESS ROAD MILO CANDINI BOND PROCEEDS FUNDING AGREEMENT; AND E) COMMUNITY PARKS IMPROVEMENTS BOND PROCEEDS FUNDING AGREEMENT. (Thomas/Shields) The motion carried unanimously.

B. ORAL COMMUNICATIONS – None.

3. Adjournment.

With nothing further to come before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, the meeting adjourned at 2:28 p.m., to a special meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency to be held on Tuesday, **November 12, 2013 at 2:00 p.m**., in the City Council Chambers, 1001 W. Center Street, Manteca, California.

JOANN TILTON, MMC
AGENCY SECRETARY

DARYLL QUARESMA
CHAIRMAN

SPECIAL MEETING MINUTES OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY HELD MARCH 6, 2013

The special meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held March 6, 2013, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Daryll Quaresma at 2:00 p.m.

Roll Call: Board Members Khan, Harris (Alternate for Weatherford), Madison (arrived 2:05 p.m.), Thomas and Quaresma. Also present was Alternate Member Durrer. Board Members Puentes-Griffith, Weatherford and Shields were absent.

1. PUBLIC COMMENT ON ITEMS LISTED BELOW.

No one appeared to speak.

2. Adopt a resolution entitled "A resolution of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency approving an extension to the expiration date of a letter of credit for bonds issues by the Manteca Redevelopment Agency in 2005 and amendments to the reimbursement agreement relating to such letter of credit, and approving and authorizing certain related actions."

Suzanne Mallory, Finance Director, provided the Board with updated documents to supplement the staff report on this matter.

ACTION: ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING AN EXTENSION TO THE EXPIRATION DATE OF A LETTER OF CREDIT FOR BONDS ISSUED BY THE MANTECA REDEVELOPMENT AGENCY IN 2005 AND AMENDMENTS TO THE REIMBURSEMENT AGREEMENT RELATING TO SUCH LETTER OF CREDIT, AND APPROVING AND AUTHORIZING CERTAIN RELATED ACTIONS."
(Thomas/Khan) The motion carried unanimously.

3. Adjournment.

With nothing further to come before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, the meeting adjourned at 2:11 p.m., to the next regular meeting of the Oversight Board of the Successor Agency to the

Manteca Redevelopment Agency to be held on Tuesday, **March 26, 2013 at 2:00 p.m**., in the City Council Chambers, 1001 W. Center Street, Manteca, California.

JOANN TILTON, MMC	**DARYLL QUARESMA**
AGENCY SECRETARY	**CHAIRMAN**

Agenda Item No. 3

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Karen L. McLaughlin, Executive Director

Date: November 6, 2013

Subject: Approval and Transmittal of the Long-Range Property Management Plan in Accordance with Health and Safety Code Section 34191.5

Recommendation:

Adopt the attached resolution pursuant to Health and Safety Code Section 34191.5, (i) approving the Long-Range Property Management Plan (the "LRPMP") attached as Exhibit A to the resolution, (ii) finding that approval of the LRPMP is not a project pursuant to the California Environmental Quality Act, and (iii) directing the transmittal of the resolution to the Department of Finance.

Background:

Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in California Redevelopment Association, et al. v. Ana Matosantos, et al. (53 Cal.4th 231(2011)), on February 1, 2012, all real properties of the former Manteca Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency by operation of law.

Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan (the "LRPMP") that addresses the disposition and use of the real properties of the former Agency. The LRPMP must be submitted to the Oversight Board and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section

34179.7. The DOF issued a finding of completion to the Successor Agency on May 31, 2013.

The Successor Agency has prepared and submitted to the Oversight Board a LRPMP. The LRPMP addresses the disposition and use of the real properties of the former Agency, and includes the information required pursuant to Health and Safety Code Section 34191.5(c). Pursuant to Section 34191.5(c), the LRPMP includes an inventory providing specified information, if applicable, about each of the real properties, including, among other things, the date of acquisition, the value on the date of acquisition, the estimated current value, and a history of previous development proposals.

Permissible uses of the properties include the retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation.

The plan identifies eight properties that were formerly owned by the Manteca Redevelopment Agency, and now controlled by the Successor Agency. Four are proposed to be sold, and four retained for governmental use. They are described as follows:

<u>Properties proposed to be sold:</u>

- 1115 S. Airport Way: 3.1 acres of vacant land originally purchased for commercial development

- 682 S. Main St.: 8.1 acres of vacant land originally purchased for development of a court facility

- 555 Industrial Park Drive: 4.9 acres of developed industrial property originally purchased to be converted to a new police station

- 600-800 Moffat Blvd.: 7.55 acres of vacant property originally purchased for commercial development (A portion of this property currently houses the Tidewater Bikeway, and a portion the Moffat Park Basin. This property is recommended for liquidation, with retention of the Bikeway and drainage basin/park space for public use as a condition of sale.)

<u>Properties proposed to be retained for governmental use:</u>

- 123 S. Grant Ave.: .5 acres of land developed as a parking lot currently used as public parking

- 2260 W. Yosemite Ave.: 1.9 acres of vacant land originally purchased for future extension of Milo Candini – a public street

- 2470 Daniels St.: 4.8 acres of land developed as a storm water detention basin within Stadium Center

- 220 Moffat Blvd.: 3.28 acres of land developed as the public Manteca Transit Center

Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF.

Pursuant to Health and Safety Code Section 34181(f), the public was provided with at least 10 days' notice of the date of the meeting at which the Oversight Board proposes to consider approval of the LRPMP.

The attached resolution approves the LRPMP as submitted by the Successor Agency and directs the staff of the Successor Agency to transmit the resolution to DOF together with written notice and information regarding the action taken by the resolution.

Approval of the LRPMP is not a project for purposes of the California Environmental Quality Act (Pub. Res. Code Section 21000 et seq.) and the CEQA Guidelines (14 Cal Code Regs 15000 et seq.) because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (CEQA Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (CEQA Guidelines Section 15061(b)(3)).

Fiscal Impact:

Upon approval of the LRPMP by the DOF, staff will develop a schedule for the disposition of those properties to be sold. Once sold, proceeds will be paid to the various taxing entities on a pro-rata basis.

RESOLUTION NO. _______

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

RECITALS:

A. Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Manteca Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency (the "Successor Agency") by operation of law.

B. Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7.

C. Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on May 31, 2013.

D. The Successor Agency has prepared and submitted to the Oversight Board the long-range property management plan attached hereto as Exhibit A (the "LRPMP"), which LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c).

E. Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF.

F. Pursuant to Health and Safety Code Section 34181(f), the public was provided with at least ten days' notice of the date of the meeting at which the Oversight Board proposes to consider approval of the LRPMP.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A.

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq*.) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq*.)(the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

PASSED AND ADOPTED this _______ day of __________________.

____
Chair

ATTEST:

____
Secretary

EXHIBIT A
Long-Range Property Management Plan

CITY OF MANTECA

Long-Range Property Management Plan

City of Manteca as Successor Agency
to the former
Manteca Redevelopment Agency

Approved by Oversight board on

____

CITY OF MANTECA
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY
LONG-RANGE PROPERTY MANAGEMENT PLAN

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that makes substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill X1 26. One of the key components of AB 1484 is the requirement that all "Successor Agencies" develop a Long-Range Property Management Plan that governs the disposition and use of the former non-housing redevelopment agency properties. This document is the Long-Range Property Management Plan (LRPMP) for the Successor Agency to the former Manteca Redevelopment Agency (RDA).

RESOLUTION OF LONG-RANGE PROPERTY PLAN APPROVAL

Included as Exhibit A is a certified copy of the resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Long-Range Property Management Plan (LRPMP).

SUMMARY OF PROPERTIES OWNED

The former Manteca Redevelopment Agency acquired properties in an effort to revitalize blighted portions of the City. There are eight (8) properties or parcels owned and controlled by the Successor Agency. They can currently be broken down into two categories – *Intention to Sell* and *Government Use*.

INTENTION TO SELL

1. **1115 S. Airport Way**: This is vacant land that was originally purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. While Stadium Center did get developed, this property remains vacant. The Agency plans to sell this property to a private party for development.

2. **682 S. Main Street**: This land was originally purchased for a proposed court facility. There are currently no City plans for future development of the property. There is no permanent structure located on the property. The Agency plans to sell this property to a private party for development.

3. **555 Industrial Park Drive**: This land was originally purchased to become the site for the city's new Police Station. There are currently no plans for future development of the property. The building located on the property is currently used for storage, and for Police and Fire training exercises. The building has deteriorated during the long vacancy period, and will need repairs or a discount in the purchase price to convey the property to a private party. The Agency plans to sell or lease this property to a private party for development.

4. **<u>600-800 Moffat Boulevard</u>**: This is a large mixed-use property located in the downtown area next to the Union Pacific Railroad. The property was abandoned by the UP Railroad and was purchased by the City to stimulate economic growth in the downtown area. It currently has part of the Citywide Tidewater Bikeway on it, along with a drainage basin which is also a public park. A Resolution indicates the Agency purchased the property in 2007; however, the Grant Deed remains in the name of the City of Manteca per the original grant deed dated October 7, 1996. This property is recommended for liquidation, with retention of the Bikeway and drainage basin/park space for public use as a condition of sale.

GOVERNMENT USE – WILL BE CONVEYED TO THE CITY

5. **<u>123 S. Grant Avenue</u>**: This parcel has been a public parking lot since the Redevelopment Agency purchased the property in 1993. It was acquired to help alleviate blight conditions and provide sufficient parking in the downtown area. There is no proposed development for this parcel, and the Agency is proposing to convey this property to the City of Manteca for continued use as a public parking lot.

6. **<u>2260 W. Yosemite Avenue</u>**: This is vacant property that was acquired extend Milo Candini Drive to a new intersection at Yosemite Avenue In conformity with the Circulation Element of the City's adopted General Plan. The Agency is proposing to convey this property to the City of Manteca.

7. **<u>2470 Daniels Street</u>**: This property is a storm water detention basin that is located directly behind and serves as the drainage basin for the Stadium Center shopping mall. The Agency plans to convey this property to the City. There is no revenue source for this property, thus it has no private use value.

8. **<u>220 Moffat Boulevard</u>**: This is a large property located in the downtown area next to the Union Pacific Railroad tracks. The three remnant parcels were abandoned by the Union Pacific Railroad company and were purchased by the RDA in 2008 and 2010. These properties were conveyed to the City in March 2011 and combined into one large parcel. This property was developed into the City's public transit station using grants from the Federal Transit Administration, State Proposition 1B, and local transportation funds. All revenue received from this property must go back into the City's transit fund and be used for transit related purposes.

These properties are described in greater detail in the "Inventory" section located below, with a spreadsheet of all 8 properties, a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.

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 Manteca as Successor Agency to the former Redevelopment Agency**

Date Finding of Completion Received**:** May 31, 2013

Date Oversight Board Approved LRPMP:

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

X 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.

X 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.

X Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

X 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.

X Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

X 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.

Agency Contact Information

Name: Karen L. McLaughlin	Name:
Title: City Manager	Title:
Phone: (209) 456-8050	Phone:
Email: kmclaughlin@mantecagov.com	Email:
Date:	Date:

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: ______________________ DATE: ______________________

APPROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: ______________________

INVENTORY

Section 34191.59(c)(1) of the Health and Safety Code, which was added as part of AB 1484, requires that the Long-Range Property Management Plan include an inventory of all the properties held in the Community Redevelopment Property Trust Fund. For the Manteca Successor Agency, this includes the eight (8) parcels referenced in the prior section. As per the statute, each of these properties is described below in the Long-Range Property Management Plan Spreadsheet, along with a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.

PROPERTIES TO BE SOLD

TO

PRIVATE DEVELOPER

PARCEL #1: 1115 S. AIRPORT WAY

PARCEL INFORMATION

Address: 1115 S. Airport Way

APN: 241-310-22

Acquisition Date: June 2, 2004

Current Zoning: CG – General Commercial

Property Type: Vacant Lot/Land

Lot Size: 3.1 Acres

Purpose of Acquisition: This property was purchased as part of a group of parcels that were assembled and sold to a developer for a retail shopping center. This site was left undeveloped for future expansion of the center.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property

Permissible Use Detail: This property will be put up for auction and sold to a private developer.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: Purchased as part of a number of land parcels that were then further subdivided for development. The pro rata value of this property at the time of purchase was $534,743.

Estimated Current Value: $1,239,630

Value Basis: Estimated current value based on appraisal done for another city-owned property on Daniels Street, conducted in 2012 (included in the appendix).

Date of Estimated Current Value: September 29, 2012

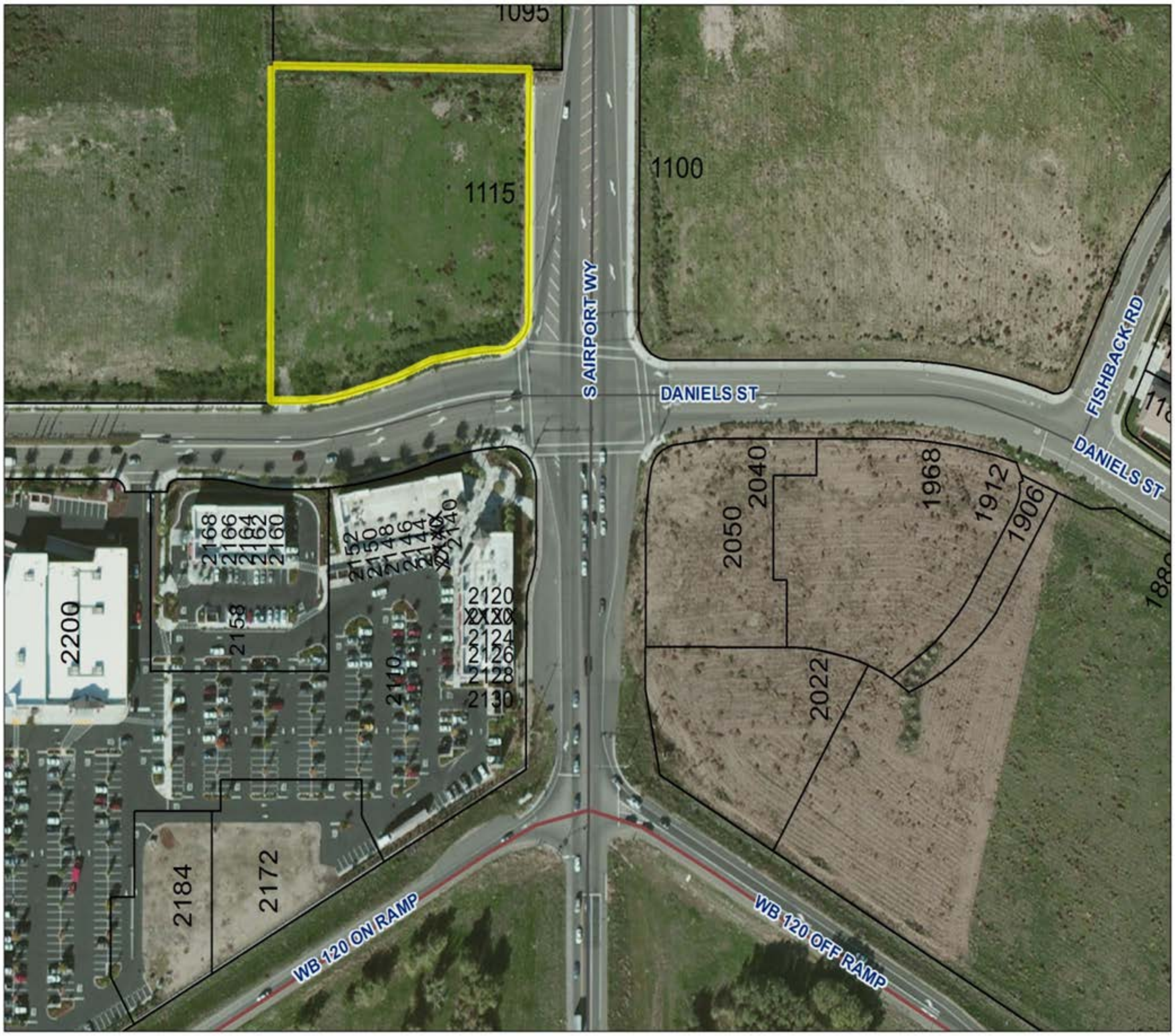
Proposed Sale Value: To be auctioned at a minimum bid price of $1,239,630

Proposed Sale Date: April 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY

1115 S AIRPORT WY

APN: 241-310-22



Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.

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ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status: None

Studies Conducted: Biological Assessment completed by Jones and Stokes– 2003.

Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates – 2004.

Environmental Noise Analysis completed by Bollard and Brennen, Inc.– 2004.

Remediation Efforts: The Environmental Initial Study concerns were the effect on biological resources, air quality and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and “Park and Ride” services are available five days a week to reduce auto emissions. To address impacts on geology and soils, the project was designed to reduce any potential soil impacts to a less-than- significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally part of a Master Plan for the retail development known as Stadium Center. Stadium Center was developed adjacent to this property, but this property remained vacant with the plan of developing future commercial retail on the property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

The Circulation Element in the 2023 Manteca General Plan includes a goal to provide Transit-Oriented Development (TOD) in appropriate locations in the City. Higher-intensity residential and commercial developments are encouraged within ¼-mile of existing and potential future high-frequency bus transit corridors, especially in areas where two or more high-frequency transit lines cross.

Construction of the Tidewater Bikeway, including the adoption and implementation of a Bicycle Master Plan, has expanded the potential for transit-oriented development. The Tidewater Bikeway Path is dispersed throughout the central core of the City and connects to the Manteca Transit Center.

Manteca Transit is located in downtown Manteca and provides a public transportation hub to a central area of the City. Manteca Transit offers Dial-A-Ride services for those who are not in the immediate vicinity of a bus stop. There are three routes offered, with approximately 50 different bus stops throughout the City. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which has two routes that connect the City of Manteca to other cities within the County. Manteca Transit also connects the public to the Altamont Commuter Express (ACE), which is located between the cities of Manteca and Lathrop. ACE connects Manteca citizens to California's Bay Area.

1115 S. Airport Way is located across the street from a Manteca Transit bus stop. It is located in an area permitted for higher-intensity commercial development; therefore, it is conducive to transit-oriented development, however, there are no current plans to develop a transit-oriented project on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of developing it into commercial retail. The location of the property is in close proximity to Highway 120 and highly visible to a large flow of traffic.

Selling this property to a private developer advances the Successor Agency's planning objective of establishing new businesses and promoting commercial retail in the City, as described in the Economic Development Element of the 2023 General Plan and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. The goal of the Successor Agency is to effectively anticipate and address the type of infrastructure needed for future development. This property is located across the street from a high-intensity commercial development and is visible from Highway 120. It will reach its full potential once it is developed for commercial use.

PARCEL #2: 682 S. MAIN STREET

PARCEL INFORMATION

Address:	682 S. Main Street
APN:	221-050-14
Acquisition Date:	April 8, 2005
Current Zoning:	CMU – Commercial Mixed Use
Property Type:	Mixed-Use
Lot Size:	8.1 Acres
Purpose of Acquisition:	Acquired for a proposed court facility. No development has occurred on the site.

PERMISSIBLE USE DETAIL

Permissible Use:	Sale of Property
Permissible Use Detail:	This property will be put up for auction and sold to a private developer.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase:	$2,600,000
Estimated Current Value:	$3,200,000
Value Basis:	Estimated current value based on appraisal done for another vacant city-owned property on Daniels Street, conducted in 2012.
Date of Estimated Current Value:	September 29, 2012
Proposed Sale Value:	To be auctioned at a minimum bid price to be established by an additional appraisal.
Proposed Sale Date:	June 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	$330,000 over a five-year period. Property does not currently generate revenue.
Source of Income/Revenue:	This property was leased to American Modular Systems Inc. from 2005-2010.
Contractual Requirements for use of Income/Revenue:	None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status:	None
Studies Conducted:	Phase I Environmental Assessment Report competed by Kleinfelder & Associates – 2004 Soil Assessment Chemical Analysis completed by Kleinfelder & Associates – 2004 Phase II Environmental Assessment Report completed by Kleinfelder & Associates – 2005
Remediation Efforts:	No significant environmental impacts were found and no remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally purchased to be a proposed court facility. There are currently no plans for future development of this property. This property was leased to American Modular for the storage of its modular units from 2005 to 2010. There are no permanent structures on this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

682 S. Main Street is located in a business industrial section of the City of Manteca. It is located just 0.2 miles from the Manteca Transit Center. There are no current plans for transit oriented development on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to become a proposed court facility. This plan is no longer in effect.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park. A private developer will be able to eliminate the blight of the property and bring more infrastructure to the park, which is a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

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PARCEL #3: 555 INDUSTRIAL PARK DRIVE

PARCEL INFORMATION

Address:	555 Industrial Park Drive
APN:	221-190-36
Acquisition Date:	May 11, 2006
Current Zoning:	M1 – Light Industrial
Property Type:	Light Industrial
Lot Size:	4.9 Acres
Purpose of Acquisition:	Acquired to be a proposed police station. Design for the facility was completed, but no development has occurred, The project has been cancelled

PERMISSIBLE USE DETAIL

Permissible Use:	Sale of property
Permissible Use Detail:	This property has a dilapidated building on site that will need to be assessed for necessary improvements. The property will be put up for auction once it is determined safe to do so, or sold or leased at a discount due to the poor condition, subject to approval.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase:	$3,695,000
Estimated Current Value:	$1,500,000
Value Basis:	Comparative market analysis by local industrial broker in 2010, including a discount for repairs needed to bring the building up to code.
Date of Estimated Current Value:	2010
Proposed Sale Value:	To be auctioned at a minimum bid price to be established by an additional appraisal.
Proposed Sale Date:	June 1, 2014

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status: None

Studies Conducted: Inspection of Asbestos completed by Hazardous Materials Associates, Inc. – 1988

Phase I Environmental Assessment Report completed by Certified Earth Metrics – 1993

Facility Inspection of Asbestos completed by Enviro Solutions, Inc. – 1997

Phase I Environmental Assessment Report completed by Geologica, Inc. – 2003

Facility Inspection of Asbestos done by JW Mack Consulting- 2004

San Joaquin Valley Air Pollution District Report – 2004

Remediation Efforts: No potential environmental issues were discovered through the environmental assessment reports. No significant amount of asbestos was detected. No remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was previously owned by Qualex Inc. The land was originally purchased by the Redevelopment Agency to become the City's new police station. It was considered an ideal location for the Police Department due to the large abandoned building on the property, which could be used to house the station. Further building inspections showed unforeseen expenses to bring the building up to code with current building standards. There are currently no plans for future development of the property. The building located on the property is used for storage, and for Police and Fire personnel training exercises. The City is planning on selling the property to a private developer.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

555 Industrial Park Drive is located in an industrial park that is in a centralized area of the city, with a variety of other land uses in the vicinity including residential and commercial. This property is not conducive to transit-oriented development due to its close proximity to the city's transit station.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased to become the new police station. The intention was to remove the blight of the dilapidated abandoned building located on the property and help improve the surrounding property values. The property was also purchased to provide the Police Department with more-adequate working conditions. The advancement of these goals were not met due to unforeseen expenses to bring the abandoned building up to code.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park, a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan

A private developer will be able to eliminate the blight of the property, providing better public safety through the rehabilitation of the dilapidated building. A private developer will also bring more infrastructure to the industrial park. All of these outcomes will advance the planning objectives of the Successor Agency.

PARCEL #4: 600-800 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 600-800 Moffat Boulevard

APN: 221.040.61

Acquisition Date: October 7, 1996

Current Zoning: P – Park

Property Type: Public Park

Lot Size: 7.6 Acres

Purpose of Acquisition: This property was acquired with the intention of eliminating blight by eventually selling the property to a private developer and stimulating economic growth in the downtown area.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property

Permissible Use Detail: This property is recommended for liquidation, with retention of the Bikeway and drainage basin/park space for public use as a condition of sale.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $613,035

Estimated Current Value: $275,000

Value Basis: Value based upon other vacant land for sale in the immediate vicinity at $192,000 per acre. Assumes that the usable portion of the parcel is 3 acres, with the balance of the property to be preserved by the owner as public use as a condition of sale.

Date of Current Value: June 2013

Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.

Proposed Sale Date: July 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	None
Source of Income/Revenue:	None
Contractual Requirements for use of Income/Revenue:	None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status:	None
Studies Conducted:	Phase I Environmental Site Assessment Report completed by Levine Fricke – 1991 Phase II Environmental Assessment Report completed by Levine Fricke – 1995
Remediation Efforts:	The property was found to be clear of contaminants. No potential environmental issues were discovered. No remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This is a large property that runs adjacent to the Union Pacific Railroad tracks. The property (formerly the Tidewater Railroad) was abandoned by Union Pacific Railroad. The City of Manteca purchased the property from the railroad in 1996 in order to help eliminate blight. The Redevelopment Agency proposed to purchase this property from the City of Manteca in 2007, with the goal of selling the property to a private developer and stimulating economic growth in the downtown area. Currently, this property has part of the Citywide Tidewater Bikeway located on it. No other development has been done on the property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

600 Moffat Boulevard contains a portion of the Tidewater Bikeway on the property. The Bikeway connects to Manteca Transit Center, just .35 miles away. Due to the close proximity of the Manteca Transit Center, and the Bikeway already in existence on the property, there is no further planning for transit-oriented development on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of eliminating blight on an abandoned property and selling the property to a private developer in order to stimulate economic growth. These goals are laid out in both the 2001 Manteca Downtown Improvement Plan and the Economic Development Element of the 2023 General Plan.

The Downtown Improvement Plan sets a goal of increasing pedestrian and bicycle transportation. This property is currently meeting this goal through the Tidewater Bikeway that is located on the property.

The Economic Development Element of the 2023 General Plan lists the objective of studying Moffat Boulevard to determine the best development strategy for the area and to use the Redevelopment Agency in partnership with property owners to implement the strategy. A secondary objective is to promote professional office and residential development in the downtown area, as further described in the and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

By selling off the parcel with the public use restriction intact, the Agency can ensure that the bike path and adjacent park remains intact, while development of the remaining property occurs.

PROPERTIES TO BE CONVEYED FROM THE SUCCESSOR AGENCY TO THE CITY OF MANTECA

PARCEL #5: 123 S. GRANT AVENUE

PARCEL INFORMATION

Address: 123 S. Grant Avenue

APN: 221.020.35

Acquisition Date: April 21, 1993

Current Zoning: CBD – Commercial Business District

Property Type: Parking Lot/Structure

Lot Size: .5 Acres

Purpose of Acquisition: This property was acquired to be a public parking lot to serve the downtown area to help relive the blight condition of insufficient available parking.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be transferred to City to ensure it remains a public parking facility in the downtown area.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $151,030

Estimated Current Value: $185,000

Value Basis: Determined by comparative market analysis from local broker data.

Date of Current Value: October 2013

Proposed Sale Value: Proposed to be transferred to City

Proposed Sale Date: February 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	None
Source of Income/Revenue:	None
Contractual Requirements for use of Income/Revenue:	None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status:	None
Studies Conducted:	No records of studies have been found for this site.
Remediation Efforts:	None

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was purchased in 1993 to be used as public parking in the downtown area. This site has been utilized for public parking since acquired, with no proposed development plans.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

123 S. Grant Avenue is located within two blocks of a Manteca Transit bus station, reducing the need for transit-oriented development on this site. The property is located in the Central Business District – the heart of downtown, in an area not conducive to high-intensity commercial development. There are no plans to develop a transit-oriented project on this site.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of utilizing it for public parking in the downtown area. Continued use of this property as a public parking lot advances the goal of the Successor Agency to provide easy public access to the downtown area in order to stimulate economic growth and eliminate the potential for blight.

One goal of the Economic Development Element of the 2023 General Plan is to enhance the commercial environment of the downtown area and meet the demand for public parking. This improves property values and increases circulation in the downtown area.

The Economic Development Element also describes the goal of supporting downtown merchants by providing solutions to problems specific to the downtown area. The Successor Agency is meeting this objective by addressing the lack of parking in the downtown area and providing a public parking lot as a solution.

The 2001 Manteca Downtown Improvement Plan also describes the goal of meeting parking supply and demand with the objective of parking being available no more than four blocks from shopping and office space. The Successor Agency is meeting this planning objective through this strategically placed public parking lot, located in the "core" downtown area.

Conveying this property to the City of Manteca will ensure that this property remains a public parking facility and continues to meet the objectives described above.

PARCEL #6: 2260 W. YOSEMITE AVENUE

PARCEL INFORMATION

Address: 2260 W. Yosemite Avenue

APN: 241.300.06

Acquisition Date: December 26, 2006

Current Zoning: M1 – Light Industrial

Property Type: Vacant Lot/Land

Lot Size: 1.9 Acres

Purpose of Acquisition: This property was acquired to extend Milo Candini Drive north to Yosemite Avenue, a major traffic corridor through the City.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City to become a public roadway.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $751,351

Estimated Current Value: $188,000

Value Basis: Determined by comparative market analysis from local broker data.

Date of Current Value: October 2013

Proposed Sale Value: Proposed to be transferred to City

Proposed Sale Date: February 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status: None

Studies Conducted: No records of studies have been found for this site.

Remediation Efforts: With no plans to begin development on the property, no environmental assessments have been completed on the property to date, thus no remediation efforts have been needed.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This is vacant property that was acquired with the intention of extending Milo Candini Drive, located to the south of the property, north to West Yosemite Avenue. This is part of the plan to develop higher-intensity commercial and recreational uses along Highway 120. The extension of the road is intended to help alleviate traffic concerns if this development occurs.

This property was acquired at the time of a road widening project on West Yosemite Avenue, and the acquisition assisted in that project as well.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

2260 W. Yosemite Avenue was acquired with the intention of extending Milo Candini Drive to West Yosemite Avenue, a major traffic corridor through the City of Manteca. The extension of this road will alleviate high traffic volumes if high-intensity commercial and recreational development occurs along Highway 120. There are otherwise no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to meet future infrastructure needs. The purchase of the property assisted with widening West Yosemite Avenue, a major traffic corridor of the City. The property was also acquired in anticipation of needing to extend Milo Candini Drive north to West Yosemite Avenue. This will be necessary if high-intensity commercial and recreational development occurs to the south of West Yosemite Avenue along Highway 120.

Conveying this property to the City meets Successor Agency planning objectives laid out in the Economic Development Element of the 2023 General Plan because the purchase of the property was in anticipation of future infrastructure needs. It also meets the goal of providing adequate public infrastructure to serve for planned economic growth, which was also included in the Manteca RDA 2009-2014 Five Year Implementation Plan

.

PARCEL #7 - 2470 DANIELS STREET

PARCEL INFORMATION

Address: 2470 Daniels Street

APN: 241.530.03

Acquisition Date: May 28, 2004

Current Zoning: CG – General Commercial

Property Type: Other

Lot Size: 4.8 Acres

Purpose of Acquisition: This property was purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. As part of the project, the City and the RDA entered into a Stormwater Basin Agreement with the developer, which was recorded on title and commits the City to perpetually operating this facility.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City to ensure it remains a storm water detention basin that continues to meet essential public infrastructure requirements. There is no revenue source for this property, thus it has no private use value. The City funded materials and construction costs for the basin, thus it is an equitable obligation of the Redevelopment Agency to convey this property to the City.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: **$827,988**
Estimated Current Value: $0

Value Basis: Since the property serves as a storm water detention basin, it has no development potential. Development value is $0

Date of Current Value: October 2013
Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: February 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	None
Source of Income/Revenue:	None
Contractual Requirements for use of Income/Revenue:	None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status:	None
Studies Conducted:	Biological Assessment completed by Jones and Stokes – 2003 Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates– 2004 Environmental Noise Analysis done by Bollard & Brennen, Inc. – 2004
Remediation Efforts:	The Environmental Initial Study concerns were the effect on biological resources, air quality, and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and “Park and Ride” services are available five days a week to reduce auto emissions. To address geology and soils impacts, the project was designed to reduce any potential soil impacts to a less-than- significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

2470 Daniels Street was originally part of a master plan for a large retail development project known as Stadium Center. After Stadium Center was developed, this property became a storm water detention basin, per the Development Agreement for Stadium Center. No other development proposals have been received for this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

This property currently serves as a storm water detention basin and there are no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was intended to be a storm water basin, as part of the Development Agreement between the developers of Stadium Center and the Redevelopment Agency.

This property meets the planning objective of the Successor Agency to adequately plan for necessary public infrastructure. This property meets an important need to the City by capturing excess storm water and preventing flooding and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. Conveying this property to the City will help ensure this property remains a storm water basin.

PARCEL #8 - 220 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 220 Moffat Boulevard

APN: 221-030-25

Acquisition Date: August 17, 2010

Current Zoning: CBD – Central Business Overlay

Property Type: Public Building

Lot Size: 3.28 Acres

Purpose of Acquisition: Three adjoining properties were originally acquired by the RDA in 2008 and 2010. The parcels were assembled into one parcel with the intent of conveying the property to the City for development of a multimodal transit center, in compliance with grant requirments.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: A public transit station was developed on the property to serve local residents, opening in September 2013. The project was funded by grants from the Federal Transit Administration, State of California Prop 1B, and local transportation funds, and the land was used as the City's contribution to the project. All revenue from the facility must go back into the transit fund to be used solely for transportation purposes. There is no revenue source for this property that has a private use value.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: $1,215,000

Estimated Current Value: $0

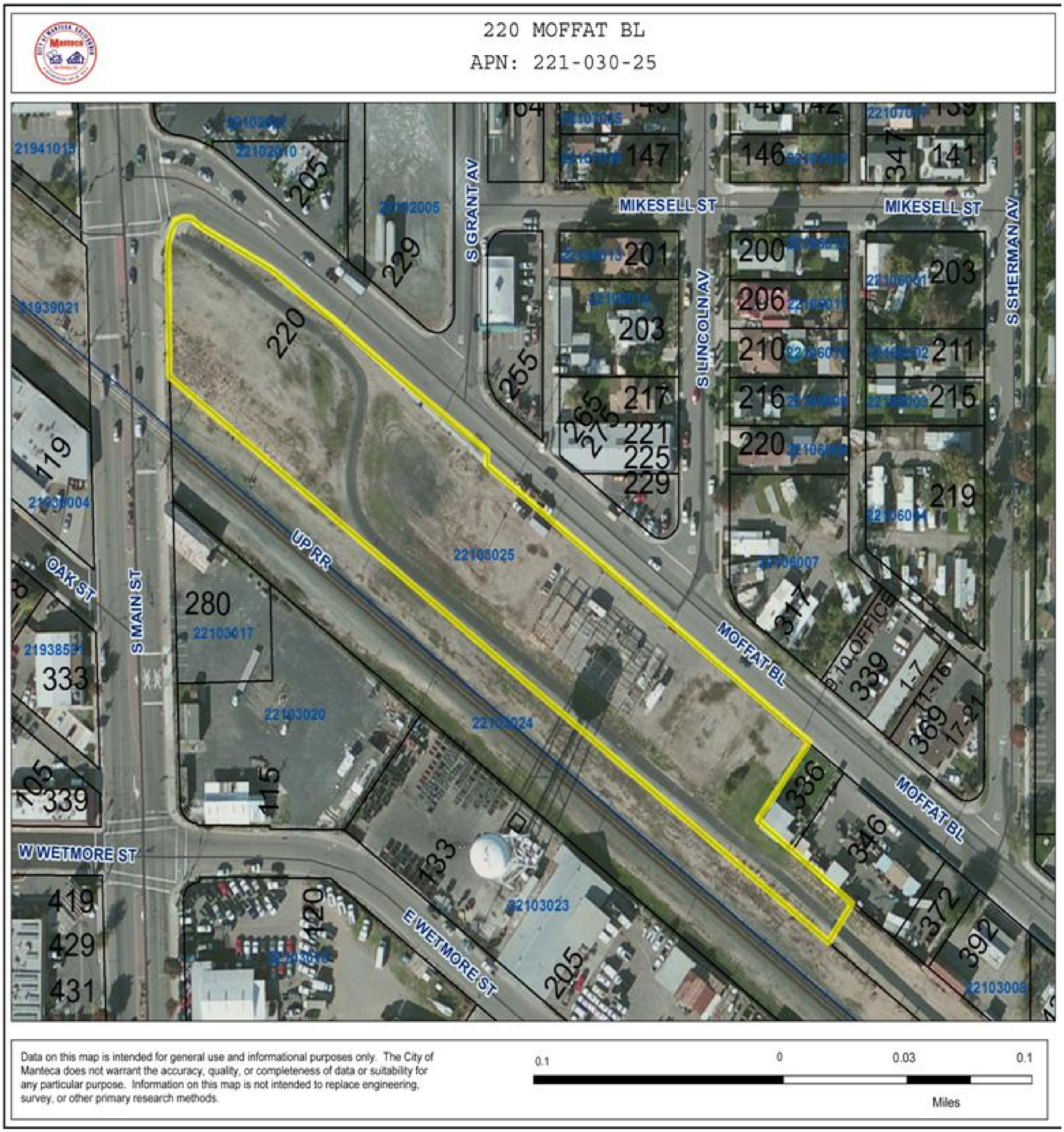
Value Basis: The property is fully developed as a public multi-modal transit facility. It has no value for commercial development.

Date of Current Value: October 2013

Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: February 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other:	Some revenue may be received for renting of the community room. However, any funds received from private use of the community space is required to be deposited into the City of Manteca Transit fund for maintenance and operations of the building and associated parking areas.
Source of Income/Revenue:	Revenue from rental fees for the on-site community room.
Contractual Requirements for use of Income/Revenue:	All income/revenue from this property must go back into the transit fund and be used for transportation related projects per the grant funding agreement.

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status:	None
Studies Conducted:	Phase I Environmental Site Assessment Report done by Levine Fricke – 1991 Phase II Environmental Site Assessment Report done by Levine Fricke – 1995 Phase I Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010 Phase II Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010
Remediation Efforts:	Findings were that the intent of the project is to provide increased access to bus transit and ridesharing which helps reduce vehicle emissions in the City. A Mitigated Negative Declaration proposes measures to reduce impacts related to air quality through dust control measures and diesel bus idling limitations. The Mitigated Negative Declaration also proposed soil assessment, on-site drum assessment and a lead based paint and asbestos survey to address concerns of hazardous materials. Concerns about water quality and impacts were addressed with an on-site storm water collection system. The Mitigated Negative Declaration determined all impacts discussed above are less than significant.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was abandoned railroad right-of-way owned by Union Pacific. The Redevelopment Agency purchased three separate parcels in 2008 and 2010 with the intent of conveying the property to the City for development of a multimodal site. This eliminated blight in the downtown area. It is now the Manteca Transit Station and part of the city-wide Tidewater Bikeway.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

220 Moffat Boulevard is the location of the Manteca Transit Station. Manteca Transit provides a multi-modal public transportation hub, offering local bus service and connection to regional transit. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which routes that connect the City of Manteca to other cities within the region, including the Dublin BART station. Manteca Transit also connects the public to the Altamont Corridor Express (ACE), which is located between the cities of Manteca and Lathrop. ACE and BART connect local citizens to the Silicon Valley and the San Francisco Bay Area.

This property has reached its full potential for transit oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

The acquisition of this property meets the Successor Agency's planning objective of providing adequate public infrastructure to serve economic growth and adequate circulation throughout the downtown area, a goal specifically described in the 2001 Downtown Improvement Plan. The project is also in conformity with the and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

Agenda Item No. 4

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Karen L. McLaughlin, Executive Director

Date: November 14, 2013

Subject: Correspondence Relating to the Use of Bond Proceeds

Recommendation:

Receive and file correspondence from the California Department of Finance relating to the use of bond proceeds for local projects.

Background:

On September 24, 2013, the Oversight Board approved the 13-14B Recognized Obligation Payment Schedule (ROPS), for the period January 1 through June 30, 2014. That ROPS schedule included estimated expenditures relating to five projects that would utilize "stranded" bond proceeds.

On October 22, 2013, the Oversight Board approved funding agreements between the Successor Agency and the City of Manteca relating to these five projects. Those projects are:

- Union Road Bridge Widening
- South Area Regional Infrastructure
- McKinley/Highway 120 Interchange
- Access Road Milo Candini
- Community Park

The purpose of those funding agreements is to allow the City to be the lead agency on expending the funds included in the 13-14B ROPS, rather than wait for subsequent ROPS to include funding reimbursements.

On November 8, 2013, the Successor Agency was notified by the California Department of Finance (DOF) that the September 24 action taken by the Oversight Board to include some funding for these projects on the 13-14B ROPS was approved. The Successor Agency is awaiting final word from DOF on the funding agreements approved by the Oversight Board.

Staff wanted to report back to the Oversight Board on the progress of these actions. As we receive additional approvals, we will keep the Oversight Board apprised of these actions and next steps.

Fiscal Impact:

Once the funding agreements receive final approval from the DOF, the Successor Agency will be authorized to withdraw unspent bond proceeds remaining from the 2005 Manteca Redevelopment Bond Issue in the amounts authorized in ROPS 13-14B. Each of the associated projects was one of the 2005 listed projects, and bond funds can be spent for these purposes. Once the bond funds are received, the City will bring forward additional related contracts and actions required to complete the identified projects.

DEPARTMENT OF FINANCE
CALIFORNIA

EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

November 8, 2013

Ms. Suzanne Mallory, Finance Director
City of Manteca Successor Agency
1001 West Center Street
Manteca, CA 95337

Dear Mr. Mallory:

Subject: Approval of Oversight Board Action

The City of Manteca Successor Agency (Agency) notified the California Department of Finance (Finance) of its September 24, 2013 Oversight Board (OB) Resolution on September 25, 2013 Pursuant to Health and Safety Code (HSC) section 34179 (h), Finance has completed its review of the OB action.

Based on our review and application of the law, OB Resolution No. 2013-07 approving the proposed bond proceeds funding agreement between the Agency and the City of Manteca (City) is approved. It is our understanding that the bond proceeds will be used to finance infrastructure and development related projects to serve residents in the City and support economic development in the southern part of San Joaquin County. The Agency received its Finding of Completion on May 31, 2013. Therefore, pursuant to HSC section 34191.4 (c), the Agency may utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants.

This is our determination with respect to the OB action taken.

Please direct inquiries to Wendy Griffe, Supervisor, or Medy Lamorena, Lead Analyst at (916) 445-1546.

Sincerely,

JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Donald Smail, Economic Development Manager, City of Manteca
Mr. Jay Wilverding, Auditor-Controller, County of San Joaquin
California State Controller's Office