

## AGENDA



### CITY OF VALLEJO OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE VALLEJO REDEVELOPMENT AGENCY SPECIAL MEETING

BOARDMEMBERS:  
Erin Hannigan, Chair  
Annette Taylor, Vice-Chair  
Pippin Dew-Costa  
Dr. Ramona Bishop  
LaGuan Lea  
Shane McAfee  
Gary Truelsen

THURSDAY, JUNE 30, 2016  
8:30 A.M.

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CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
555 SANTA CLARA STREET, VALLEJO

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This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Board without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Board will be available for public inspection at the City Clerk's Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the Board. Such documents may also be available on the City of Vallejo website at <http://www.cityofvallejo.net> subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562.

*Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990) and the federal rules and regulations adopted in implementation thereof*

**NOTICE:** Members of the public shall have the opportunity to address the Board concerning any item listed on the agenda *before or during consideration of that item. No other items may be discussed at this special meeting.*

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF THE MINUTES**

A. Approval of the Minutes from the January 28, 2016 Special Meeting

4. **OLD BUSINESS**

A. **Verbal Update on the North Vallejo Community Center Project**  
Recommendation: Status update by staff. No action is required.

5. **NEW BUSINESS**

A. **Adopt a Resolution Approving a Revision to the Vallejo Successor Agency's Long Range Property Management Plan to Retain Sites for Public Parking Use**  
Recommendation: Adopt a Resolution approving an amended Long Range Property Management Plan and, once the amended Long Range Property Management Plan is approved by the Department of Finance, authorizing the Successor Agency to transfer

certain parcels to the City of Vallejo

**6. AGENDA ITEMS FOR FUTURE MEETINGS**

**A. Discussion of Agenda Items for Future Meetings and Future Meeting Dates**

**7. ADJOURNMENT**

**CERTIFICATION:**

I, Dawn Abrahamson, Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Oversight Board for the Successor Agency of the Vallejo Redevelopment Agency, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Thursday, June 23, 2016.

Dated: June 23, 2016

  
Dawn Abrahamson, Secretary

**CITY OF VALLEJO OVERSIGHT BOARD  
FOR THE SUCCESSOR AGENCY TO THE VALLEJO REDEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
JANUARY 28, 2016**

**1. CALL TO ORDER**

The meeting was called to order by Chair Hannigan at 8:31 a.m.

**2. ROLL CALL**

**Boardmembers Present:** Chair Hannigan (Solano County Board of Supervisors' Appointee), Vice Chair Taylor (member representing Employees of Former Redevelopment Agency Appointee), Boardmembers Bishop (County Superintendent of Education Appointee), Dew-Costa (Mayor of Vallejo Appointee), McAfee (GVRD, largest Special District Appointee), and Truelsen (Solano County Board of Supervisors' Public Member Appointee)

**Boardmembers Absent:** Boardmember Lea (Chancellor of California Community College Appointee)

**Staff Present:** Kathleen Diohep, Economic Development Manager; Dawn Abrahamson, Secretary; and Michael Roush, Legal Counsel

**3. APPROVAL OF THE MINUTES**

A. Approval of the Minutes from the December 17, 2015 regular meeting

**Action:** Moved by Boardmember Dew-Costa, seconded by Boardmember McAfee and carried by unanimous vote of members present, approval of the minutes from the December 17, 2015 regular meeting (Absent-Lea).

**4. OLD BUSINESS – None.**

**5. NEW BUSINESS**

**A. Report from Legal Counsel Concerning Impacts of SB 107**

Legal Counsel Roush reviewed the impacts and aspects of SB 107.

**B. Adopt a Resolution Approving the Recognized Obligation Payment Schedule for July 1, 2016 Through June 30, 2017 (“ROPS 16-17”)**

Recommendation: Adopt a Resolution approving the Recognized Obligation Payment Schedule for July 1, 2016 through June 30, 2017 (“ROPS 16-17”)

Ms. Mayer (Consultant) presented the ROP scheduled for July 1, 2016 through June 30, 2017.

**Speakers:** None

**Action:** Moved by Boardmember Dew-Costa, seconded by Boardmember Bishop and carried by unanimous vote of members present, to adopt Resolution No. 16-001 (Absent-Lea).

**C. Adopt a Resolution Finding that City/Redevelopment Agency Pre-Dissolution Loans Were for Legitimate Redevelopment Purposes Pursuant to Health and Safety Code Section 34191.4(b) and Approving the Loan Agreement as an Enforceable Obligation**

Recommendation: Adopt a Resolution finding that City/Redevelopment Agency Pre-Dissolution Loans were for legitimate Redevelopment purposes pursuant to Health and Safety Code Section 34191.4(b) and approving the Loan Agreement as an enforceable obligation

Ms. Mayer (Consultant) provided an overview of the staff report and outlined the recommendation.

**Speakers:** None

Staff and Ms. Mayer responded to questions from Boardmembers. Boardmembers provided comment.

**Action:** Moved by Boardmember McAfee, seconded by Boardmember Dew-Costa and carried by unanimous vote of members present, to adopt Resolution No. 16-002 (Absent-Lea).

**6. AGENDA ITEMS FOR FUTURE MEETINGS**

**A. Discussion of Agenda Items for Future Meetings and Future Meeting Dates**

Economic Development Manager Diohep provided an overview of future meetings and dates and responded to questions of Boardmembers.

Chair Hannigan and Boardmember Truelsen requested an update on the Empress Theater and the North Vallejo Community Center project at a future meeting.

**7. ADJOURNMENT**

The meeting adjourned at 8:58 a.m.

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ERIN HANNIGAN, Chair

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DAWN G. ABRAHAMSON, Secretary



**DATE:** June 30, 2016

**TO:** Chairman and Members of the Oversight Board to the Successor Agency

**FROM:** Andrea Ouse, Community and Economic Development Director  
Kathleen Diohep, Economic Development Manager

**SUBJECT:** APPROVING THE VALLEJO SUCCESSOR AGENCY'S AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN AND AUTHORIZING THE TRANSFER OF PARCELS AFTER THE PLAN HAS BEEN APPROVED

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### **RECOMMENDATION**

Adopt a Resolution approving an Amended Long Range Property Management Plan and, once the Amended Long Range Property Management Plan is approved by the Department of Finance, authorizing the Successor Agency to transfer certain parcels to the City of Vallejo.

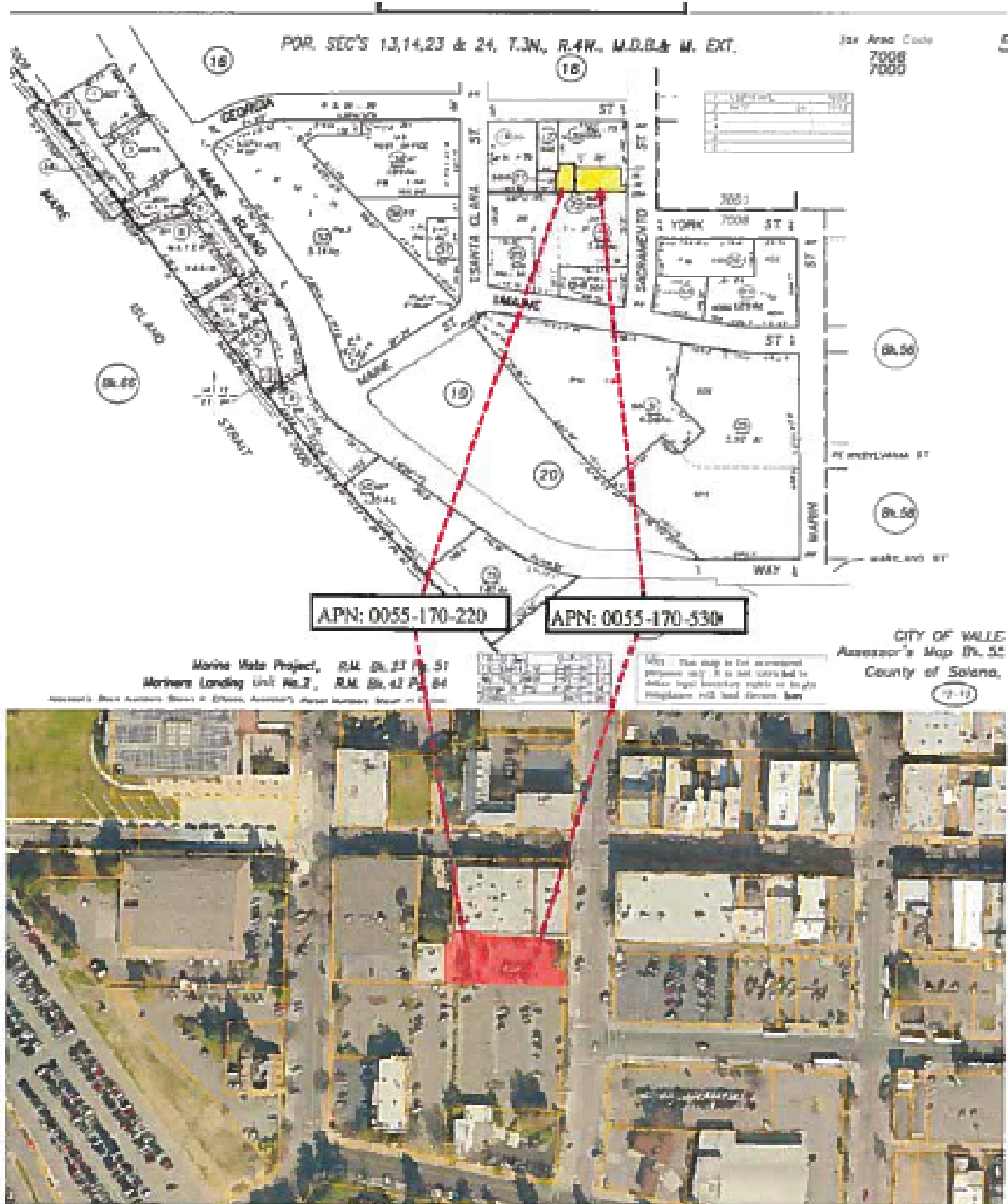
### **REASONS FOR RECOMMENDATION**

The Successor Agency's original Long Range Property Management Plan ("Original LRPMP") provides for two former redevelopment agency parcels (APN Nos. 0055-170-220 and 0055-170-530) (together "Public Parking Properties") that are currently used for public parking to be sold. However, a change in state law authorizes the Successor Agency to amend the Original LRPMP to provide for the Public Parking Properties to be conveyed to the City for governmental use. Adoption of the resolution would (1) approve the Amended Long Range Property Management Plan ("Amended LRPMP"); and (2) authorize the transfer of the Public Parking Properties to the City for a governmental use pursuant to the Amended LRPMP.

### **BACKGROUND AND DISCUSSION**

California Health & Safety Code Section 34191.5 directs successor agencies that receive a Finding of Completion from the State Department of Finance ("DOF") to prepare a long range property management plan addressing the disposition and use of the real properties of the former redevelopment agency. The Oversight Board approved the Original LRPMP in December 17, 2015 by Resolution No. 15-008. DOF approved the Original LRPMP on December 30, 2015.

The Original LRPMP provided that the Public Parking Properties would be sold. The Public Parking Properties are located south of Georgia Street and west of Sacramento Street and provide public parking and a plaza to connect the parking to commercial and retail uses on Georgia Street. The Public Parking Properties are adjacent to a city owned parking area that serves the Vallejo Transit Station. However, as staff reviewed these parcels in preparation for sale, they identified a number of issues (described in the Fiscal Impact section) that would make a sale costly and unlikely to yield significant value. The figure below shows the two sites.



Because of these issues and a recent change in law, staff now proposes that the Original LRPMP be amended to transfer the Public Parking Properties to the City for a governmental purpose.

In September 2015, the Legislature revised the Redevelopment Dissolution Law by enacting SB 107. Revised Section 34191.3(b) authorizes the Successor Agency to amend the Original LRPMP once “solely to allow for retention of real properties that constitute ‘parking facilities and lots dedicated solely to public parking’ for governmental use.” The Public Parking Properties are “lots dedicated solely to public parking.” Pursuant to SB 107, the Amended LRPMP provides that instead of being sold, the Public Parking Properties shall be transferred to the City for the governmental purpose of providing public parking. Section 34191.3 requires the Successor Agency to submit the Amended LRPMP to the Oversight Board for review and approval pursuant to Section 34179. The Successor Agency is required to submit the amendment to the DOF before July 1, 2016.

### **FISCAL IMPACT**

The Original LRPMP valued the Public Parking Properties at approximately \$96,720 (\$6 per square foot). Upon further review, staff has determined that it will be extremely difficult, if not impossible, to find a buyer willing to purchase the Public Parking Properties for this price because they have no direct street access, and because they are interconnected with Vallejo Transit Station parking areas. Additionally, to effectuate this sale, the Successor Agency would need to conduct a boundary line survey and obtain a lot line adjustment to separate the Public Parking Properties from the City-owned parking site to the south. If the Public Parking Properties are conveyed to the City for governmental use, the access, boundary, and lot-line adjustment issues would be resolved, and other costs of sale (e.g., survey, appraisal, title insurance, fees, etc.) that would significantly diminish or eliminate the net proceeds from the sale would be avoided. Given the constraints of the lots and the transaction costs associated with the sale, staff estimates that forgone land sale proceeds are less than \$50,000.

On the other hand, retaining the Public Parking Properties as public parking will support retail uses on Georgia Street and the overall downtown area. Thus, the taxing entities will benefit from increased and increasing property values in the downtown area.

### **ENVIRONMENTAL REVIEW**

Approval of the Amended LRPMP does not require analysis under the California Environmental Quality Act (CEQA) because the simple transfer of properties, in itself, will not have a foreseeable significant effect on the environment per Public Resources Code section 15061(b)(3).

### **ATTACHMENTS**

1. Amendment to Original LRPMP
2. Resolution of the Oversight Board
3. Resolution of the City Council
4. Resolution of the Successor Agency

### **CONTACT**

Kathleen Diohep, Economic Development Manager, 707-553-7283, Kathleen.Diohep@cityofvallejo.net

**AMENDMENT TO LONG RANGE PROPERTY MANAGEMENT PLAN  
OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
OF THE CITY OF VALLEJO**

In 2015, in accordance with the Redevelopment Dissolution Law (AB1x 26, as amended), the Successor Agency to the Redevelopment Agency of the City of Vallejo (“**Successor Agency**”) prepared a Long Range Property Management Plan addressing the disposition and use of the real properties of the former Redevelopment Agency of the City of Vallejo (“**RDA**”). The Oversight Board to the Successor Agency (“**Oversight Board**”) approved the LRPMP (“**Original LRPMP**”) on December 17, 2015 by Resolution No. 15-008. The California Department of Finance (“**DOF**”) approved the Original LRPMP by letter dated December 30, 2015.

The Original LRPMP directed that the following two public parking lot properties, designated by the Original LRPMP as Property No. 14 (APN 0055-170-220) and Property No. 15 (0055-170-530) and depicted in Exhibit A hereto (together, the “**Public Parking Properties**”), would be sold:

<b>Property</b>	<b>APN</b>	<b>Acres</b>	<b>Location</b>	<b>Current Use</b>
14	0055 170 220	.12	South of Georgia St and West of Sacramento St	Pedestrian plaza providing access from Property No. 15 (public parking lot) to Vallejo Bus Transit and retail uses on Georgia Street
15	0055 170 530	.25	South of Georgia St and West of Sacramento St	Public parking lot next to Vallejo Bus Transit

On September 22, 2015, the Legislature amended the Redevelopment Dissolution Law by enacting SB 107. Amended Health and Safety Code section 34191.3(b) authorizes the Successor Agency to amend the Original LRPMP once “solely to allow for retention of real properties that constitute ‘parking facilities and lots dedicated solely to public parking’ for governmental use.” That section further requires the Successor Agency to submit the Oversight Board-approved amendment to the DOF before July 1, 2016.

Accordingly, pursuant to Health and Safety Code section 34191.3(b), as amended by SB 107, the Original LRPMP is amended as follows:

1. The designation of the Public Parking Properties is hereby changed from “**Category 2 - Properties Available for Sale**” to “**Category 4 - Properties to be Retained for Governmental Use.**”

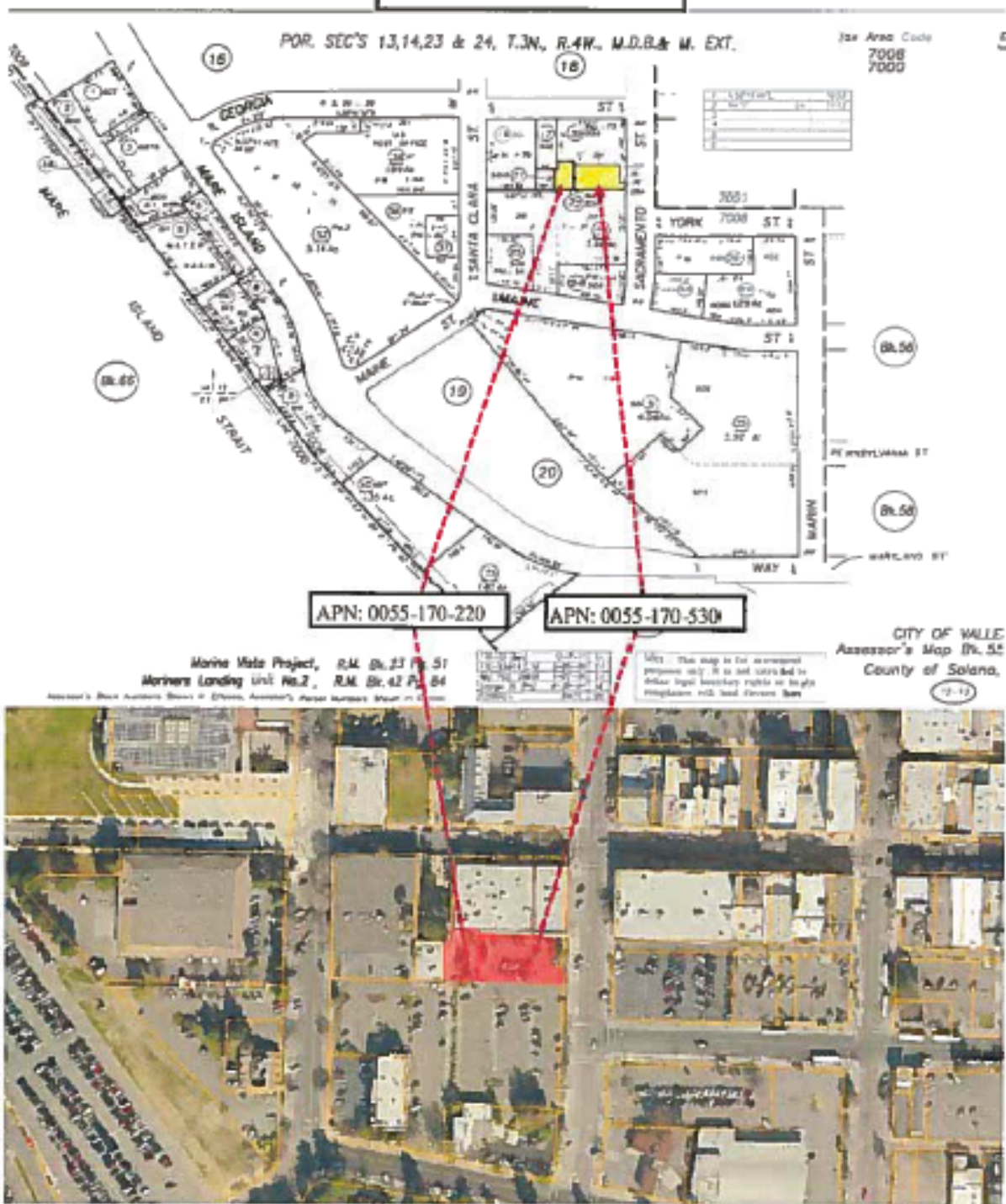
2. The Public Parking Properties shall be transferred to the City of Vallejo to be retained for governmental use.

Except as amended by this Amendment, the Original LRPMP remains unmodified and in full force and effect in accordance with its terms.



The effectiveness of this Amendment is subject to the approval of the Oversight Board and the DOF.

**EXHIBIT A**



RESOLUTION NO. \_\_\_\_

**RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY  
TO THE REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO  
APPROVING AN AMENDED LONG RANGE PROPERTY MANAGEMENT  
PLAN FOR THE DISPOSITION AND USE OF FORMER REDEVELOPMENT  
AGENCY PROPERTIES**

**WHEREAS**, in accordance with the Redevelopment Dissolution Law (AB1x 26, enacted June 28, 2013, as amended), the City Council of the City of Vallejo (“City”) elected and determined that the City should become the successor agency (“Successor Agency”) to the former Redevelopment Agency of the City of Vallejo (the “Redevelopment Agency”) commencing upon the dissolution of the Redevelopment Agency on February 1, 2012; and

**WHEREAS**, the Redevelopment Dissolution Law requires the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency, as directed by the oversight board created pursuant to Health and Safety Code Section 34179 of the California Health and Safety Code (“Oversight Board”); and

**WHEREAS**, following the successful completion of certain statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance (“Department of Finance”) by letter dated October 16, 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 properties for governmental use pursuant to Health and Safety Code Section 34181(a), retention of properties for future development, sale of properties, and use of properties to fulfill enforceable obligations; and

**WHEREAS**, on December 17, 2015 by Resolution No. 15-008, the Oversight Board approved the Successor Agency’s original LRPMP (“Original LRPMP”); and

**WHEREAS**, by letter dated December 30, 2015, the Department of Finance approved the Successor Agency’s Original LRPMP; and

**WHEREAS**, the Original LRPMP provided for two properties (APN 0055-170-220 and 0055-170-530) located south of Georgia Street and west of Sacramento Street that provide public parking and a plaza to connect the parking to commercial and retail uses on Georgia Street (“Public Parking Properties”) to be sold; and

**WHEREAS**, On September 22, 2015, the Legislature amended the Redevelopment Dissolution Law by enacting SB 107; and

**WHEREAS**, Health and Safety Code Section 34191.3(b), as amended by SB 107, authorizes the Successor Agency to amend the Original LRPMP once “solely to allow for retention of real properties that constitute ‘parking facilities and lots dedicated solely to public parking’ for governmental use.” The Successor Agency must submit the proposed amendment to the Oversight Board for review and approval, and any such amendment must be submitted to the DOF before July 1, 2016; and

**WHEREAS**, the Public Parking Properties are parking lots that are dedicated solely to public parking; and

**WHEREAS**, the governing board of the Successor Agency has determined that the Original LRPMP should be amended pursuant to Section 34191.3 to provide for the transfer of the Public Parking Properties to the City so that they can continue to be used for the governmental purpose of providing public parking (“Amended LRPMP”); and

**WHEREAS**, On June 28, 2016, in Resolution No. \_\_\_\_\_, the governing board of the Successor Agency approved the Amended LRPMP; and

**WHEREAS**, on June 28, 2016 by Resolution No. \_\_\_\_\_, the City of Vallejo agreed to accept properties conveyed by the Successor Agency pursuant to the Amended LRPMP; and

**WHEREAS**, the Amended LRPMP has been prepared in accordance with the requirements of Health and Safety Code, sections 34191.3 and 34191.5 and the Oversight Board has reviewed and considered the Amended LRPMP; and

**WHEREAS**, the governing board of the Successor Agency has determined it is in the best interest of the Successor Agency to proceed with the disposition and use of former Redevelopment Agency properties pursuant to the Amended LRPMP; and

**WHEREAS**, the Oversight Board finds that the Amended LRPMP is consistent with the Redevelopment Dissolution Law, and that the conveyance of the Public Parking Properties from the Successor Agency to the City of Vallejo will not materially impact the funds available for distribution to the taxing entities.

**NOW THEREFORE**, the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Vallejo hereby resolves as follows:

1. The Amended LRPMP attached to the Staff Report accompanying this Resolution is hereby approved.

2. Successor Agency staff is hereby authorized to make such minor, technical and clarifying revisions to the Amended LRPMP as are deemed necessary to carry out the purposes and intent of this Resolution and the Dissolution Law.

3. Successor Agency staff is hereby authorized and directed to transmit the approved Amended LRPMP and this Resolution to the State Department of Finance for its final review and approval in accordance with the requirements of Health and Safety Code Section 34191.5.

4. Successor Agency staff is hereby authorized to convey property to the City of Vallejo pursuant to the approved Amended LRPMP and to take all other actions as provided for and authorized by the Amended LRPMP.

5. Successor Agency staff is hereby further authorized to take all actions necessary with respect to the implementation of the approved Amended LRPMP consistent with this Resolution and its basic purposes.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO ON JUNE 30, 2016 BY THE FOLLOWING VOTE:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Erin Hannigan, Chair

ATTEST:

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Dawn G. Abrahamson, Secretary

RESOLUTION NO. \_\_\_ N.C.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO  
ACCEPTING PROPERTIES FROM THE SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO PURSUANT TO ITS  
AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN**

**WHEREAS**, in accordance with the Redevelopment Dissolution Law (AB1x 26, enacted June 28, 2013, as amended), the City Council of the City of Vallejo (“City”) elected and determined that the City should become the successor agency (“Successor Agency”) to the former Redevelopment Agency of the City of Vallejo (the “Redevelopment Agency”) commencing upon the dissolution of the Redevelopment Agency on February 1, 2012; and

**WHEREAS**, the Dissolution Law requires the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency, as directed by the oversight board created pursuant to Section 34179 of the California Health and Safety Code (“Oversight Board”); and

**WHEREAS**, following the successful completion of certain statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance (“Department of Finance”) by letter dated October 16, 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**, on June 23, 2015 by Resolution 15-005, the City of Vallejo agreed to accept properties transferred to it by the Long Range Property Management Plan; and

**WHEREAS**, on December 17, 2015 by Resolution No. 15-008, the Oversight Board approved the Successor Agency’s original LRPMP (“Original LRPMP”); and

**WHEREAS**, by letter dated December 30, 2015, the Department of Finance approved the Successor Agency’s Original LRPMP; and

**WHEREAS**, the Original LRPMP provided for two properties (APN 0055-170-220 and 0055-170-530) located south of Georgia Street and west of Sacramento Street that provide public parking and a plaza to connect the parking to retail and commercial uses on Georgia Street (“Public Parking Properties”) to be sold; and

**WHEREAS**, On September 22, 2015, the Legislature amended the Redevelopment Dissolution Law by enacting SB 107; and

**WHEREAS**, Health and Safety Code Section 34191.3(b), as amended by SB 107, authorizes the Successor Agency to amend the Original LRPMP once “solely to allow for retention of real properties that constitute ‘parking facilities and lots dedicated solely to public parking’ for governmental use.” The Successor Agency must submit the proposed amendment to the

Oversight Board for review and approval, and any such amendment must be submitted to the Department of Finance before July 1, 2016; and

**WHEREAS**, the Public Parking Properties are parking lots that are dedicated solely to public parking; and

**WHEREAS**, the governing board of the Successor Agency has determined that the Original LRPMP should be amended pursuant to Section 34191.3 to provide for the transfer of APN 0055-170-220 and 0055-170-530 to the City so that both properties can continue to be used for the governmental purpose of providing public parking (“Amended LRPMP”); and

**WHEREAS**, the City desires to accept the properties that the Amended LRPMP designates for conveyance to the City, including APN 0055-170-220 and 0055-170-530, and is willing to take on the obligations required by the Amended LRPMP.

**NOW, THEREFORE**, the City Council of the City of Vallejo hereby resolves as follows:

1. The City is hereby authorized to accept properties conveyed to it by the Successor Agency pursuant to the Amended LRPMP, including the Public Parking Properties.

2. The City Manager is hereby authorized to take all actions and execute all documents, including certificates of acceptance, necessary with respect to the City’s acceptance of the properties that will be transferred to the City pursuant to the Amended LRPMP and as otherwise may be consistent with this Resolution and its basic purposes.

Adopted by the Council of the City of Vallejo at a regular meeting held on June 28, 2016 with the following vote:

\_\_\_\_\_  
OSBY DAVIS, MAYOR

ATTEST:

\_\_\_\_\_  
DAWN G. ABRAHAMSON, CITY CLERK

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO APPROVING AN AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN FOR THE DISPOSITION AND USE OF FORMER REDEVELOPMENT AGENCY PROPERTIES**

**WHEREAS**, in accordance with the Redevelopment Dissolution Law (AB1x 26, enacted June 28, 2013, as amended), the City Council of the City of Vallejo (“City”) elected and determined that the City should become the successor agency (“Successor Agency”) to the former Redevelopment Agency of the City of Vallejo (the “Redevelopment Agency”) commencing upon the dissolution of the Redevelopment Agency on February 1, 2012; and

**WHEREAS**, the Redevelopment Dissolution Law requires the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency, as directed by the oversight board created pursuant to Section 34179 of the California Health and Safety Code (“Oversight Board”); and

**WHEREAS**, following the successful completion of certain statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance (“Department of Finance”) by letter dated October 16, 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**, on June 23, 2015 by Resolution 15-005, the City of Vallejo agreed to accept properties the Successor Agency transferred to it pursuant to an approved Long Range Property Management Plan; and

**WHEREAS**, on December 17, 2015 by Resolution No. 15-008, the Oversight Board approved the Successor Agency’s original LRPMP (“Original LRPMP”); and

**WHEREAS**, by letter dated December 30, 2015, the Department of Finance approved the Successor Agency’s Original LRPMP; and

**WHEREAS**, the Original LRPMP provided for two properties (APN 0055-170-220 and 0055-170-530) located south of Georgia Street and west of Sacramento Street that provide public parking and a plaza to connect the parking to retail and commercial uses on Georgia Street (“Public Parking Properties”) to be sold; and

**WHEREAS**, On September 22, 2015, the Legislature amended the Redevelopment Dissolution Law by enacting SB 107; and

**WHEREAS**, Section 34191.3(b), as amended by SB 107, authorizes the Successor Agency to amend the Original LRPMP once “solely to allow for retention of real properties that constitute ‘parking facilities and lots dedicated solely to public parking’ for governmental use.” The Successor Agency must submit the proposed amendment to the Oversight Board for review and approval, and any such amendment must be submitted to the Department of Finance before July 1, 2016; and

**WHEREAS**, the Public Parking Properties are parking lots that are dedicated solely to public parking.

**NOW, THEREFORE**, the Board of the Successor Agency to the Redevelopment Agency of the City of Vallejo hereby resolves as follows:

1. The Original LRPMP is hereby amended to provide for the transfer of the Public Parking Properties (APN 0055-170-220 and 0055-170-530) to the City so that both properties can continue to be used for the governmental purpose of providing public parking.

2. The Amended Long Range Property Management Plan attached to the Staff Report accompanying this Resolution (“Amended LRPMP”) is hereby approved.

3. Successor Agency staff is hereby authorized to make such minor, technical and clarifying revisions to the Amended LRPMP as are deemed necessary to carry out the purposes and intent of this Resolution and the Dissolution Law.

4. Successor Agency staff is hereby authorized and directed to transmit the approved Amended LRPMP and this Resolution to the Oversight Board for review and approval in accordance with the requirements of Health and Safety Code Section 34191.5.

5. Successor Agency staff is hereby authorized to further amend the submitted Amended LRPMP to reflect additional changes required as part of the Oversight Board and final Department of Finance review and approval process.

6. Successor Agency staff is hereby authorized to convey the Public Parking Properties to the City of Vallejo pursuant to the approved Amended LRPMP and to take all other actions as provided for and authorized by the approved Amended LRPMP, including without limitation, the transfer of those Public Parking Properties to the City.

7. Successor Agency staff is hereby further authorized to take all actions necessary with respect to the implementation of the Amended LRPMP consistent with this Resolution and its basic purposes.

Adopted by the Vallejo City Council as Governing Board of the Successor Agency to the former Vallejo Redevelopment Agency at a joint special meeting held on June 28, 2016, by the following vote:

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OSBY DAVIS, CHAIR

ATTEST:



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DAWN G. ABRAHAMSON, SECRETARY