

AMENDED AGENDA¹

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

BOARDMEMBERS:
Annette Taylor, Vice-Chair
Marti Brown
Erin Hannigan
Melvin Jordan
LaGuan Lea
Shane McAfee
Alvaro da Silva



THURSDAY, MARCH 21, 2013
8:30 A.M.

CITY COUNCIL CHAMBERS, 2ND FLOOR
555 SANTA CLARA STREET, VALLEJO

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.

Those wishing to address the Board on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the Board to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA.

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.ci.vallejo.ca.us> 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

1. CALL TO ORDER
2. ROLL CALL
3. COMMUNITY FORUM
4. APPROVAL OF THE MINUTES
 - A. Approval of the Minutes from the February 27, 2013 Special Meeting
5. OLD BUSINESS – None.
6. NEW BUSINESS
 - A. **Transfer of Government Use Properties to the City of Vallejo**
Recommendation: Adopt Resolution Directing the Successor Agency to Transfer Ownership of Certain Real Property from the Successor Agency to the City of Vallejo Pursuant to the Dissolution Act

Removed Action Item on Public Session Review and Comment on the Due Diligence Review of All other Fund and Account Balances of the Dissolved City of Vallejo Redevelopment Agency

B. Election of Chair

Recommendation: By motion, election a Chair

C. Discussion Regarding Regular Board Meeting Dates and Times

Recommendation: Discussion regarding changing the date and time of regular Oversight Board meetings. Upon conclusion, take the appropriate action to officially change the date and time of the regular Oversight Board meetings.

7. AGENDA ITEMS FOR FUTURE MEETINGS

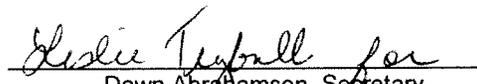
A. Discussion of Agenda Items for Future Meetings.

8. 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 6:00 p.m., March 14, 2013.

Dated: March 14, 2013



Dawn Abrahamson, Secretary



VALLEJO OVERSIGHT BOARD

For the Successor Agency to the
Former Vallejo Redevelopment Agency

BOARDMEMBERS:
Annette Taylor, Vice-Chair
Marti Brown
Erin Hannigan
Melvin Jordan
LaGuan Lea
Shane McAfee
Alvaro da Silva

MEMO: OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE VALLEJO REDEVELOPMENT AGENCY

Date: March 21, 2013
TO: Chair and Members of the Board
FROM: Ursula Luna Reynosa, Economic Development Director for the Successor Agency
SUBJECT: TRANSFER OF GOVERNMENT USE PROPERTIES TO THE CITY OF VALLEJO

RECOMMENDATION

Adopt Resolution Directing the Successor Agency to Transfer Ownership of Certain Real Property from the Successor Agency to the City of Vallejo Pursuant to the Dissolution Act

REASONS FOR RECOMMENDATION

The City of Vallejo has for many years maintained and operated parks and the JFK Library on property owned by the Successor Agency. The Successor Agency will be required to dispose of all previously owned Redevelopment Agency properties and assets as part of a Long Range Property Management Plan (LRPMP), but the Dissolution Act authorizes the Oversight Board to transfer this "governmental use" property back to the City now. Rather than wait to transfer these parcels, Staff is recommending that these parcels be transferred now to streamline and expedite the LRPMP in the future and to enable the City to continue to operate, maintain, and obtain grants to improve the properties without requiring additional approvals.

BACKGROUND AND DISCUSSION

The State of California's passage of AB x1 26 dissolved Redevelopment Agencies and replaced them with Successor Agencies effective February 1, 2012. The City of Vallejo elected to be the Successor Agency for the Vallejo Redevelopment Agency. On February 1, 2012, properties and assets owned by the former redevelopment Agency transferred to the Successor Agency. AB x1 26 was later amended by AB1484 in June of 2012, which added responsibilities, deadlines, and penalties to the Successor Agency and sponsoring City related to the dissolution of the former Redevelopment Agency property and assets. AB 1484 provided specific guidance on the disposal of properties. Under AB 1484 the Successor Agency must prepare a Long Range Property Management Plan (LRPMP) outlining the steps for dissolution of properties.

Staff is in the process of preparing this LRPMP for the over 70 different parcels the Successor Agency now owns. Many of these parcels have long been operated and maintained by the City of Vallejo for governmental uses, such as the waterfront parks, Georgia Street Pedestrian Mall and JFK library. Others are part of Disposition and Development Agreements for future development. THE LRPMP is a detailed document requiring the history of the parcel, value at time of purchase and current value, lease and rental information, and any environmental contamination. The LRPMP will identify properties to be retained for government use, to be retained for future use, to be sold, and those that are needed to fulfill an enforceable obligation. However, governmental use property may be transferred before the LRPMP is done.

It will take time to research and compile the information required for the LRPMP, which is due to the

Department of Finance (DOF) within six months of a Finding of Completion. The Finding of Completion is issued after DOF review of the housing and non-housing assets as part of the due diligence audits, payment of any amounts owing, and resolution of any disputes regarding the July 2012 "true-up" payment. The housing due diligence audit was approved by the Oversight Board last November, and has been reviewed by DOF. The non-housing audit is subject to an action by the Oversight Board at their March 21, 2013 meeting.

Rather than wait to transfer the governmental purpose and use parcels as part of the LRPMP, Staff is recommending that these parcels be transferred now to streamline and expedite the LRPMP in the future and to clarify the City's authority to continue to operate and maintain the parks and library and receive various grants. If the Successor Agency remains the owner of the properties, complicated approvals from the Oversight Board and DOF may be needed for the City to receive state and federal grants or take certain actions involving the properties, even though the City has always been responsible for operating and maintaining them.

In accordance with California Health and Safety Code Section 34181(a) the Oversight Board may direct the Successor Agency to: "Dispose of all assets and properties of the former redevelopment agency; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset."

Staff is recommending that 13 parcels used for government purpose and use be transferred now. These parcels include Service Club Park, Waterfront Park, Independence Park, Georgia Pedestrian Mall (Paseo) and pocket park, Unity Plaza, JFK Library.

The Waterfront Plan established planning goals for public spaces along the waterfront. It goes on to say "balance commercial, residential, employment and transportation uses with recreational, festival, events, and other associated uses so that each are accommodated and each help to create synergy for the waterfront and downtown as they function in combination with one another". All of the park parcels being transferred that are included in the Waterfront Plan are designated for Public Access/Parks/Plaza and most are shown on the BCDC Plan for Waterfront Park/Beach. The library is designated as Public Facility. The Downtown Specific plan identifies the paseos as providing the "pedestrian access that connects the downtown to the transit station, to Georgia Street and Santa Clara Street, and encourages the connection to the waterfront...Paseos are attractive gathering spaces, separate from noise and safety concerns of vehicular movements." The Downtown Specific plan states that Unity Plaza and the Festival Green are the primary civic spaces in downtown. They provide the enhanced civic space connection between the Downtown and the Waterfront, and are designed as multi-purpose spaces that are used for various events.

APN	Use	Description
055-160-030	Public Open Space	Service Club Park
055-160-040	Public Open Space	Service Club Park
055-160-050	Public Open Space	Service Club Park
055-160-060	Public Open Space	Service Club Park
055-160-160	Public Open Space	Unity Plaza
055-160-190	Public Open Space	Georgia Pedestrian Mall
055-160-240	Public Open Space	Georgia Street Pocket Park
055-160-310	Public Open Space	Georgia Pedestrian Mall
055-170-100	Public Open Space	Waterfront Park

055-170-170	Public Open Space	Georgia Pedestrian Mall
055-170-410	Public Open Space	Independence Park
055-170-550	Public Open Space	Waterfront Park
055-160-590	Pubic Facility Gov't Use	JFK Library

Attachment #1 is the Resolution transferring the parcels. Exhibit A to the Resolution provides a summary description of the parcels and land uses.

As required under AB1484, a Notice of Intent to Transfer the properties was advertised in the legal notice section of the Vallejo Times Herald ten days prior to the Oversight Board meeting. The transfer of properties is subject to the review of the State Department of Finance (DOF). The DOF has five business days after it receives notice of the Oversight Board's action to request review. If the DOF requests review, it has 100 days from the date of its request to approve the transfers or return them to the Oversight Board for reconsideration. If the DOF does not request review, the transfers will be effective five business days after the Oversight Board action, and the Oversight Board's action cannot be challenged by any party 60 days after the Oversight Board approved the transfer. The DOF normally requests review of property transfers.

Staff believes that the taxing entities that share in the property tax base will continue to benefit from the continued use of these government purposed parcels. The waterfront parks are required to be maintained as public open space by State Lands and BCDC permits. The other community plazas, pedestrian malls, and pocket parks and plazas are an important recreational and open space resource for the community and provide a location for many important local events. The JFK Library is clearly a governmental purpose use. Staff believes that the continue use of these parcels provide the public amenities and spaces that will benefit the currently existing and proposed private development around them. It is important to take this step, to ensure the parcels remain part of the public realm, can be effectively operated and maintained by the City, and will continue to be an amenity for the community and future private development.

Other Successor Agency owned parcels such a those associated with the Vallejo Yacht Club, ferry facilities,, parking lots, Kaiser spur track, South Marina Development, and other commercial facilities will be included in the LRPMP or, if they are used for a governmental purpose, such as the ferry facilities, staff may return at a later date to suggest transfer to the appropriate public agency. Staff is in the process of verifying and updating information on these parcels. Staff intends to have this LRPMP ready when the Finding of Completion is issued by DOF, so that it can be submitted to DOF, and the Successor Agency can begin to dispose of its assets in a timely and reasonable way.

FISCAL IMPACT

The cost to maintain these governmental use and purpose parcels is included in the City of Vallejo budget.

ATTACHMENTS

#1 - Resolution 13-_____, including Exhibit A - Vallejo Successor Agency Government Purpose and Use Parcels for Transfer to City

#2 – Aerial Map of Transfer Parcels

#3 – Waterfront Map

CONTACT

Ursula Luna-Reynosa, Economic Development Manager

RESOLUTION 13-__

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FORMER VALLEJO REDEVELOPMENT AGENCY, DIRECTING THE TRANSFER OF PROPERTY CONSTRUCTED AND USED FOR GOVERNMENTAL PURPOSES FROM THE SUCCESSOR AGENCY TO THE CITY OF VALLEJO, AND MAKING RELATED FINDINGS AND DECLARATIONS

WHEREAS, ABx1 26 (the "Dissolution Act") was enacted in late June 2011 and was held by the California Supreme Court to be largely constitutional on December 29, 2012; and

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Vallejo ("RDA Successor Agency") is the successor agency to the former Vallejo Redevelopment Agency ("Agency"); and

WHEREAS, Health and Safety Code section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

WHEREAS, the Oversight Board is the RDA Successor Agency's oversight board pursuant to Health and Safety Code section 34179(a); and

WHEREAS, on June 27, 2012, the Legislature passed and the Governor signed AB 1484, the primary purpose of which is to make technical and substantive amendments to the Dissolution Act based on experience to-date at the state and local level in implementing that act. As a budget "trailer bill", AB 1484 took immediate effect upon signature by the Governor; and

WHEREAS, pursuant to AB1x 26, as modified by *California Redevelopment Association v. Ana Matosantos*, on February 1, 2012, all real property owned by the Agency was transferred to the RDA Successor Agency pursuant to Health and Safety Code Section 34175(b); and

WHEREAS, Health and Safety Code Section 34181(a) authorizes the Oversight Board to direct disposition by the RDA Successor Agency to the appropriate public agency of real property that was constructed and used for a governmental purpose, specifically including property used for parks and libraries; and

WHEREAS, the properties listed in Exhibit A attached hereto and incorporated by reference (the "Properties") are used for park and library purposes, as further described in Exhibit A, and the City, as the public jurisdiction generally responsible for the ownership, operation and maintenance of municipal public facilities in the City of Vallejo, is the appropriate public agency to receive title to the Transfer Properties; and

WHEREAS, Health and Safety Code Section 34177(e) authorizes the RDA Successor Agency to dispose of the Properties to the City pursuant to the Oversight Board's direction and approval; and

WHEREAS, public notice of the proposed actions set forth in this Resolution was published in the RDA Successor Agency's newspaper of general circulation on March 10, 2013 in compliance with the requirement of Health and Safety Code Section 34181(f); and

WHEREAS, the accompanying staff report provides supporting information upon which the action set forth in this Resolution is based.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER VALLEJO REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference. The Recitals, together with information provided by the RDA Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

SECTION 2. CEQA Compliance. The transfer of the Properties to the City is exempt from the requirements of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (as an action resulting in continuation of an existing facility) and Section 15325(f) (as a transfer to preserve open space or lands for park purposes).

SECTION 3. Disposition of Properties. Consistent with Health & Safety Code Sections 34181(a) and 34191.3, the Oversight Board hereby directs the RDA Successor Agency to transfer ownership of the Properties by grant deed to the City as the appropriate public agency to own, operate, and maintain properties used and constructed for park and library purposes.

SECTION 4. Further Actions. The Oversight Board hereby authorizes the RDA Successor Agency Executive Director or the Executive Director's designee to execute the grant deed and to take any other action and execute any other documents, in consultation with the Vallejo City Attorney, acting in the capacity of counsel to the RDA Successor Agency, as may be necessary to implement the transfer of the Properties to the City pursuant to the terms approved in this Resolution.

SECTION 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 6. Certification. The City Clerk of the City of Vallejo, acting on behalf of the Oversight Board as its Secretary, shall certify to the adoption of this Resolution.

SECTION 7. Notification. The RDA Successor Agency is hereby directed to notify the California Department of Finance of the actions set forth in this Resolution in accordance with Health and Safety Code Section 34181(f).

SECTION 8. Effective Date. This Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h) and Section 34181(f).

PASSED AND ADOPTED this 21th day of March, 2013 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson

ATTEST:

Dawn G. Abrahamson, Secretary

EXHIBIT A

PROPERTIES TO BE TRANSFERRED TO CITY

VALLEJO SUCCESSOR AGENCY TRANSFER PARCELS

<p>APN: 055-160-030 Street Address: Mare Island Way Description: Services Club Park Current Use: Open Space/Park Proposed Use: Open Space/Park Size: 43,560 sq. ft. (lot) Waterfront Plan: Public Access/Parks/Plaza BCDC Plan: Waterfront Park/Beach Encumbrance: State Lands Commission Exchange Agreement, BCDC Permit</p>	
<p>APN: 055-160-040 Street Address: Mare Island Way Description: Services Club Park Current Use: Open Space/Park Proposed Use: Open Space/Park Waterfront Plan: Public Access/Parks/Plaza BCDC Plan: Waterfront Park/Beach Size: 47,045 sq. ft. (lot) Encumbrance: State Lands Commission Exchange Agreement, BCDC Permit</p>	<p>Same as 055-160-030</p>
<p>APN: 055-160-050 Street Address: Mare Island Way Description: Services Club Park Current Use: Open Space/Park Proposed Use: Open Space/Park Waterfront Plan: Public Access/Parks/Plaza BCDC Plan: Waterfront Park/Beach Size: 65,776 sq. ft. (lot) Encumbrance: State Lands Commission Exchange Agreement, BCDC Permit</p>	

<p>APN: 055-160-060 Street Address: 301 Mare Island Way Description: Services Club Park Current Use: Open Space/Park Proposed Use: Open Space/Park Waterfront Plan: Public Access/Parks/Plaza BCDC Plan: Waterfront Park/Beach Size: 58,370 sq. ft. (lot) Encumbrance: State Lands Commission Exchange Agreement, BCDC Permit</p>	<p>Same as 055-160-050</p>
<p>APN: 055-160-160 Street Address: Georgia Street Description: Unity Park Plaza Current Use: Open Space/Park Proposed Use: Open Space/Park Size: 18,075 sq. ft. (lot) Waterfront Plan: Public/Access/Parks/Plaza</p>	
<p>APN: 055-160-190 Street Address: off Sacramento Street Description: Georgia Pedestrian Mall/Pocket Park Current Use: Open Space/ Walkway/Park Proposed Use: Open Space/ Walkway/Park Size: 5,500 sq. ft. Downtown Specific Plan: Georgia Mall Paseo</p>	

<p>APN: 055-160-240 Street Address: 212 Georgia Street Description: Georgia Pocket Park Current Use: Open Space/Walkway/Park Proposed Use: Open Space/Walkway/Park Size: 10,445 sq. ft. Downtown Specific Plan: Georgia Mall Paseo</p>	
<p>APN: 055-160-310 Street Address: No direct street access Description: Georgia Pedestrian Mall/Pocket Park Current Use: Open Space/ Walkway/Park Proposed Use: Open Space Walkway/Park Size: 6,618 sq. ft. Downtown Specific Plan: Georgia Mall Paseo</p>	
<p>APN: 055-160-590 Street Address: 505 Santa Clara Description: JFK Library Current Use: Solano County Library/ City offices Proposed Use: Solano County Library/ City Offices Size: 1.49 acre Waterfront Plan: Public Facility</p>	

<p>APN: 055-170-100 Street Address: Mare Island Way Description: Waterfront Park Current Use: Open Space/ Park Proposed Use: Park Size: 58,806 sq. ft. Waterfront Plan: Public/Access Parks/Plaza BCDC Plan: Waterfront Park/Beach Encumbrance: State Lands Commission Exchange Agreement, BCDC Permit</p>	
<p>APN: 055-170-170 Street Address: off Georgia Street Description: Georgia Pedestrian Mall/Pocket Park Current Use: Open Space/Walkway/Park Proposed Use: Open Space/Walkway/Park Size: 9,300 sq. ft. Downtown Specific Plan: Georgia Mall Paseo</p>	
<p>APN: 055-170-410 Street Address: 287 Mare Island Way Description: Independence Park Current Use: Open Space/Park Proposed Use: Open Space/Park Size: 18,005 sq. ft. Waterfront Plan: Public/Access Parks/Plaza BCDC Plan: Waterfront Park/Beach Encumbrance: State Lands Commission Exchange Agreement, BCDC Permit</p>	

APN: 055-170-550

Street Address: 1 -3 Curtola Parkway

Description: portion of Waterfront Park

Current Use: Open Space

Proposed Use: Open Space/Park

Size: 69,696 sq. ft.

**Waterfront Plan: Public/Access
Parks/Plaza**

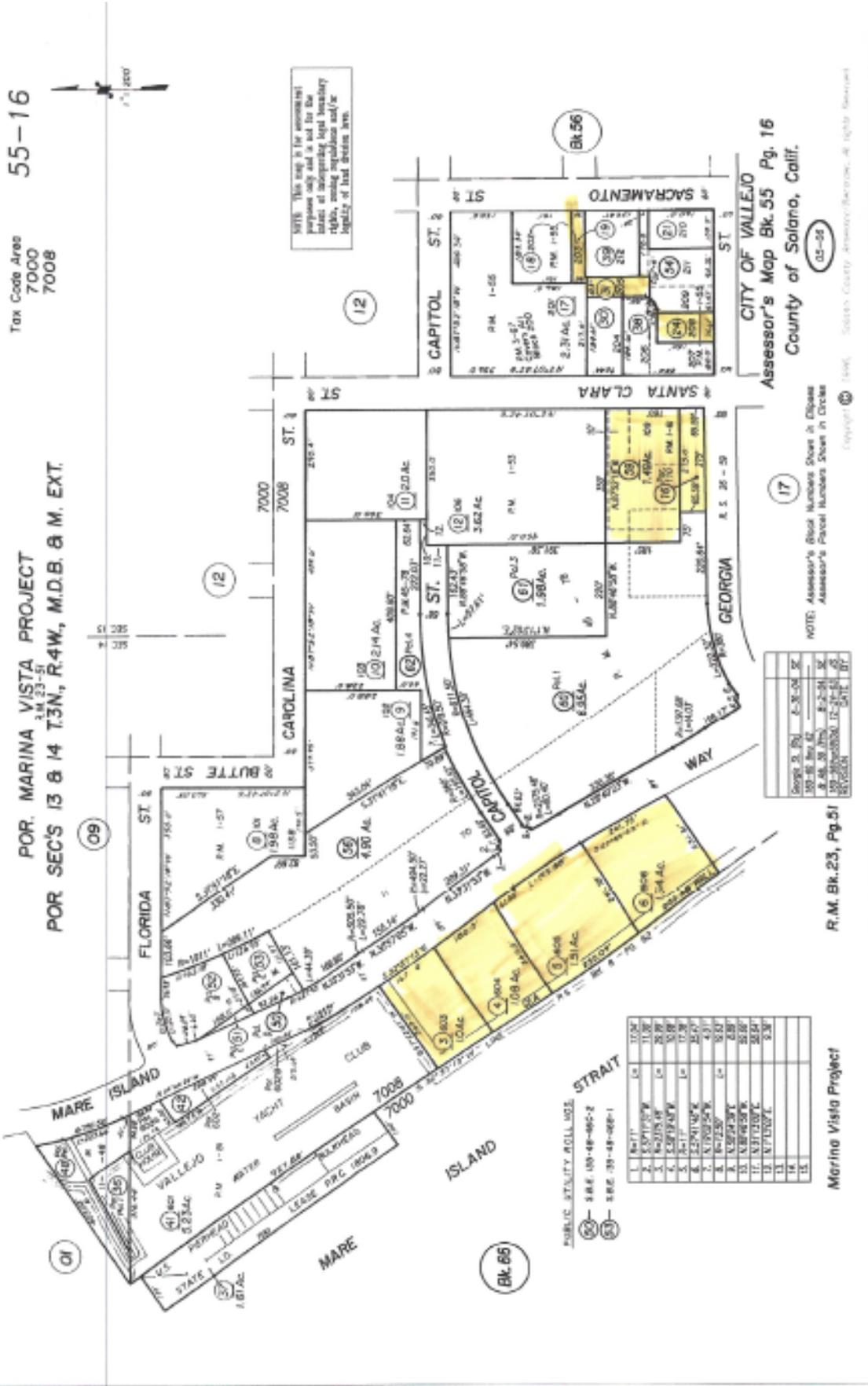
BCDC Plan: Waterfront Park/Beach

**Encumbrance: State Lands Commission
Exchange Agreement, BCDC Permit**



Tax Code Area
7000
7008

POR. MARINA VISTA PROJECT
3 M. 23-51
POR SECS 13 & 14 T.3N., R.4W., M.D.B. & M. EXT.



NOTE: This map is for assessment purposes only and is not for the purpose of interpreting legal boundary rights, zoning regulations and/or legality of land division lines.

CITY OF VALLEJO
Assessor's Map Bk. 55 Pg. 16
County of Solano, Calif.

NOTE: Assessor's Block Numbers Shown in Dashed
Assessor's Parcel Numbers Shown in Circles

Block 55	1-31-04	55
Block 56	1-31-04	56
Block 57	1-31-04	57
Block 58	1-31-04	58
Block 59	1-31-04	59
Block 60	1-31-04	60
Block 61	1-31-04	61
Block 62	1-31-04	62
Block 63	1-31-04	63
Block 64	1-31-04	64
Block 65	1-31-04	65
Block 66	1-31-04	66
Block 67	1-31-04	67
Block 68	1-31-04	68
Block 69	1-31-04	69
Block 70	1-31-04	70
Block 71	1-31-04	71
Block 72	1-31-04	72
Block 73	1-31-04	73
Block 74	1-31-04	74
Block 75	1-31-04	75
Block 76	1-31-04	76
Block 77	1-31-04	77
Block 78	1-31-04	78
Block 79	1-31-04	79
Block 80	1-31-04	80
Block 81	1-31-04	81
Block 82	1-31-04	82
Block 83	1-31-04	83
Block 84	1-31-04	84
Block 85	1-31-04	85
Block 86	1-31-04	86
Block 87	1-31-04	87
Block 88	1-31-04	88
Block 89	1-31-04	89
Block 90	1-31-04	90
Block 91	1-31-04	91
Block 92	1-31-04	92
Block 93	1-31-04	93
Block 94	1-31-04	94
Block 95	1-31-04	95
Block 96	1-31-04	96
Block 97	1-31-04	97
Block 98	1-31-04	98
Block 99	1-31-04	99
Block 100	1-31-04	100

PUBLIC UTILITY COLL. USE

56 - 888 100-48-00-2

55 - 888 100-48-00-1

1	1.00 AC	100
2	1.00 AC	100
3	1.00 AC	100
4	1.00 AC	100
5	1.00 AC	100
6	1.00 AC	100
7	1.00 AC	100
8	1.00 AC	100
9	1.00 AC	100
10	1.00 AC	100
11	1.00 AC	100
12	1.00 AC	100
13	1.00 AC	100
14	1.00 AC	100
15	1.00 AC	100

Marina Vista Project

R.M. Bk. 23, Pg. 51

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THE VALLEJO STATION PROJECT AND WATERFRONT PROJECT
Figure 1: PARCEL MAP

SOURCE: City of Vallejo

