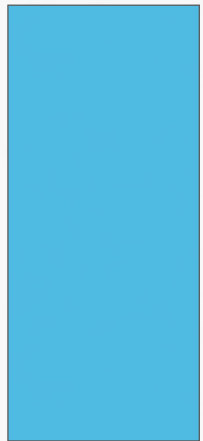




**PRELIMINARY REVIEW OF LONG-RANGE PROPERTY
MANAGEMENT PLAN AND
DESIGNATION OF SUCCESSOR AGENCY PROPERTIES
UNDER PERMISSIBLE CLASSIFICATIONS**

PREPARED AND PRESENTED BY:
KYMBERLY HORNER, INTERIM REDEVELOPMENT SERVICES MANAGER
JULY 23, 2013




RECOMMENDATION


- That the Oversight Board, receive report and provide direction to staff on the designation of Successor Agency properties to be classified under one of the following permissible classifications:
 - 1) the retention of the property for governmental use pursuant to subdivision (a) of Health and Safety Code Section 34181, 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.

FINDING OF COMPLETION

The successor agency has paid the full amount as determined during the due diligence reviews and the county auditor-controller has reported those payments to the Department of Finance. And



The successor agency has paid the full amount as determined during the July True-Up process. Or



The successor agency has paid the full amount upon a final judicial determination of the amounts due and confirmation that those amounts have been paid by the county auditor-controller.

FINDING OF COMPLETION

Allowances Under Upon receiving the finding of completion, the Successor Agency will be allowed to do the following:

Retain dissolved RDA assets per HSC Section 34191.5 (c) (2)

Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC Section 34191.4 (b) (1)

Utilize proceeds derived from bonds issued prior to Jan. 1, 2011 in a manner consistent with the original bond covenants per HSC Section 34191.4 (c)

Additionally, upon receiving the finding of completion the successor agency is required to submit a Long-Range Property Management Plan to the Department of Finance for Review and Approval per HSC Section 34191.4 (b)

GOVERNMENTAL PURPOSE PROPERTY

Submit to the Oversight Board for Approval

- All Successor Agency actions 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 of such use shall be submitted to the Oversight Board for approval

DOF Review of Oversight Board Action

- The actions of the Oversight Board shall be subject to review by the DOF pursuant to Section 34179, except that the department may extend its review period by up to 60 days

Outcomes of DOF Review

- If DOF objects to the transfer, the property shall remain with the successor agency for inclusion in the Long-Range Property Management Plan.
- If no action or objection is made by DOF, the Oversight Board action shall be considered final and conclusive

NON-GOVERNMENTAL PURPOSE PROPERTY

Due Diligence Review of LMIH Fund

- By December 1, 2012, the county auditor-controller (CAC) shall provide the DOF a report specifying the amount submitted by each successor agency pursuant to the due diligence review ("DDR") determination of the LMIH Fund and specifically noting successor agencies that failed to remit the full amount required.

Due Diligence Review of All Other Funds

- By April 20, 2013, the CAC shall provide DOF a report detailing the amount submitted by each successor agency pursuant to the DDR determination of all other funds & accounts specifically noting the successor agencies that failed to remit the full amount required.

Finding of Completion

- DOF will issue a finding of completion to the successor agency once the full amount as determined during the DDR has been paid, the CAC has reported those amounts to DOF and the full amount of the July True-Up determinations have been paid

NON-GOVERNMENTAL PURPOSE PROPERTY

Long-Range Property Management Plan

- Within six (6) of receiving a finding of completion, the successor agency shall develop a Long-Range Property Management Plan (LRPMP) and submit the plan to the Oversight Board and DOF for Approval

Property Disposition

- Upon approval of the LRPMP, the successor agency may begin to dispose of and sell property pursuant to their approved plan.

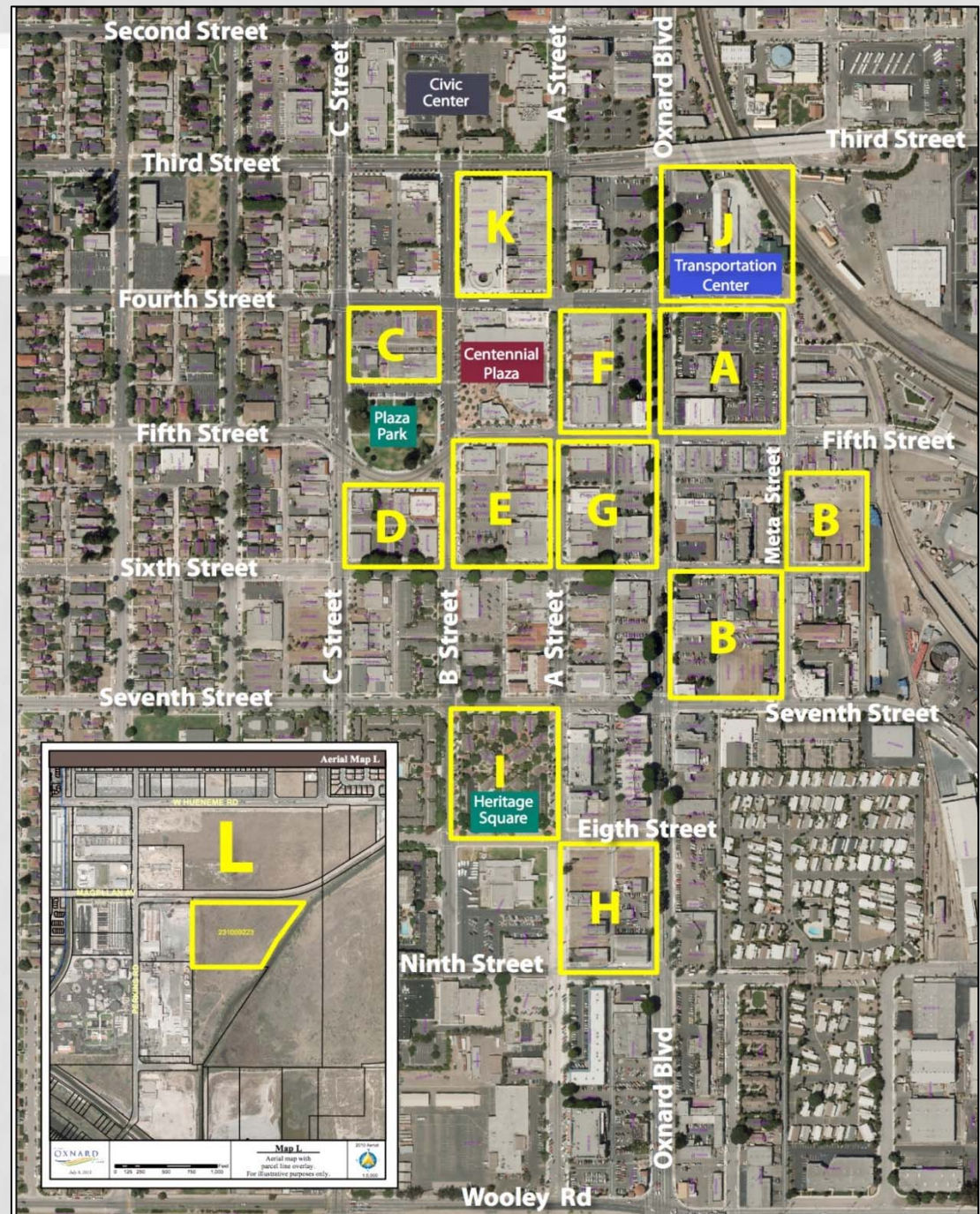
LONG-RANGE PROPERTY MANAGEMENT PLAN REQUIREMENTS

- Date of acquisition and value at that time, an estimate of the current value of the property
- Purpose for which the property was acquired
- Parcel Data, (ie.) address, lot size, current zoning
- Current estimated value & any appraisal information
- Estimate of lease, rental, and other revenues generated from the property and contractual requirements
- History of environmental contamination
- Potential for transit-oriented development
- Brief history of previous development proposals
- **A plan that addresses the proposed use or disposition of each property within four basic use/disposition classifications**

**PERMISSIBLE USES UNDER A LONG-RANGE PROPERTY
MANAGEMENT PLAN**
(HEALTH & SAFETY CODE SECTION 34181 (A) & 34191.5)

Classification	Use/Disposition Purpose of Property	Property Transferee
Governmental Use	Retention of the property for governmental use per H & S Code Section 34181(a)	Appropriate Public Jurisdiction (Including the City)
Retention of the property for future development	Direct Use, or liquidation & Use of Proceeds per Redevelopment Plan	Host Community (City or County)
Sale of the property,	Distribution of sale proceeds to Affected Taxing Entities	Approved Purchaser
Use of the property to fulfill an enforceable obligation	Use consistent with Enforceable Obligation	Designated Enforceable Obligation Recipient

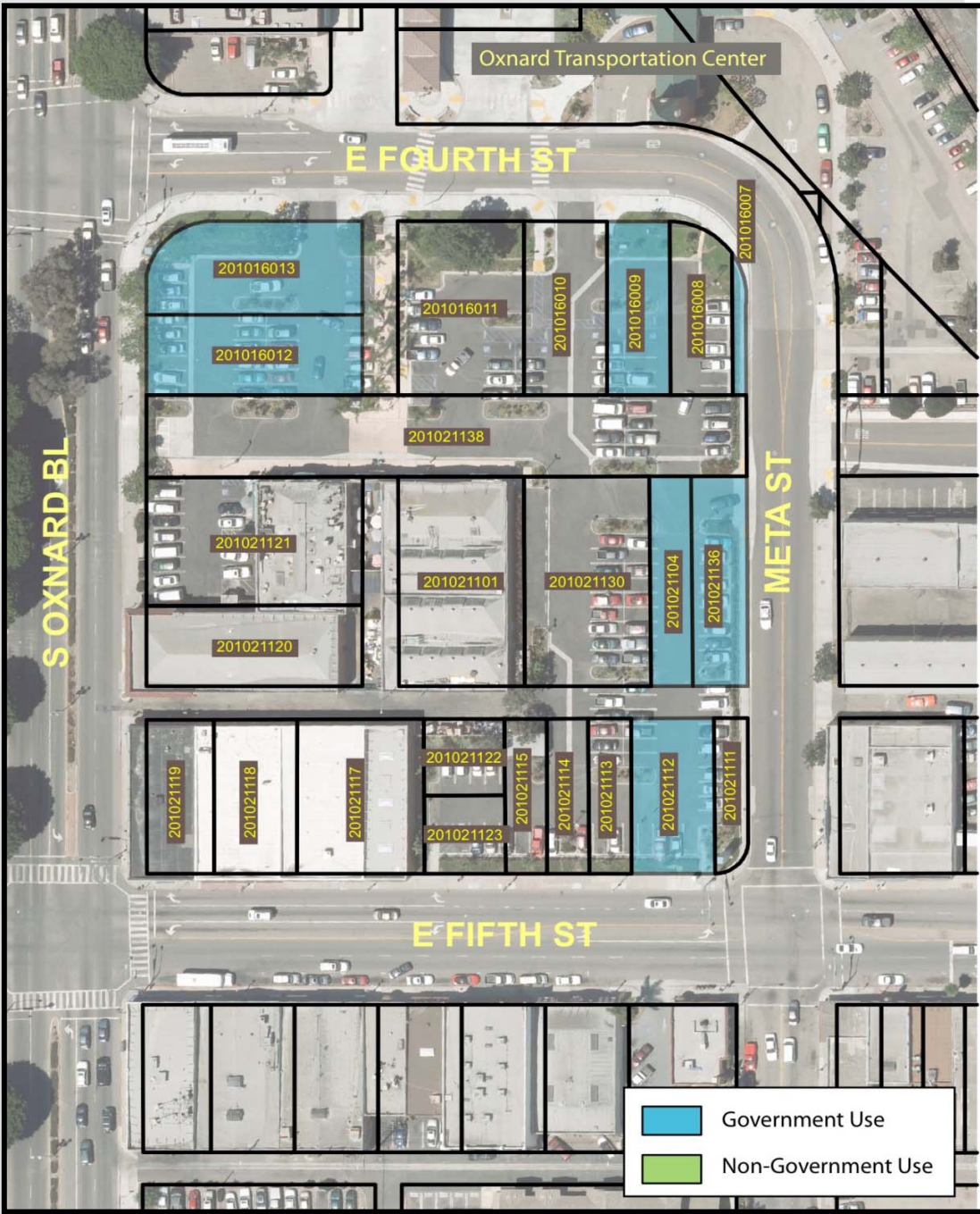
Locations of Group Areas A-L



Parking Lots Near Transportation Center and Meta Street GROUP A

Item No.	Project Area	Assessor Parcel No.	Property Description	Classification	Acquired Date	Land Area (Sq.Ft.)
1	CCRP	201016007	Parking Lot - A small strip portion of the landscaping in a City owned parking lot	GU	3/9/1984	650
2	CCRP	201016009	Parking Lot- A portion of vehicular drive aisles in a City Owned parking lot	GU	5/7/1984	4,059
3	CCRP	201016012	Parking Lot- A portion of the Parking field in a City owned parking lot	GU	11/20/1981	6,447
4	CCRP	201016013	Parking Lot -A portion of the vehicular drive aisle, parking field landscaping in a City owned parking lot	GU	11/20/1981	7,145
5	CCRP	201021104	Parking Lot-A portion of the vehicular drive aisles in a City owned parking lot	GU	1984	3,250
6	CCRP	201021112	Parking Lot-A portion of the vehicular drive aisles and landscaping in a City owned parking lot	GU	1986	4,782
7	CCRP	201021136	Parking Lot-A portion of the parking field and landscaping in a City owned parking lot	GU	1985	4,288

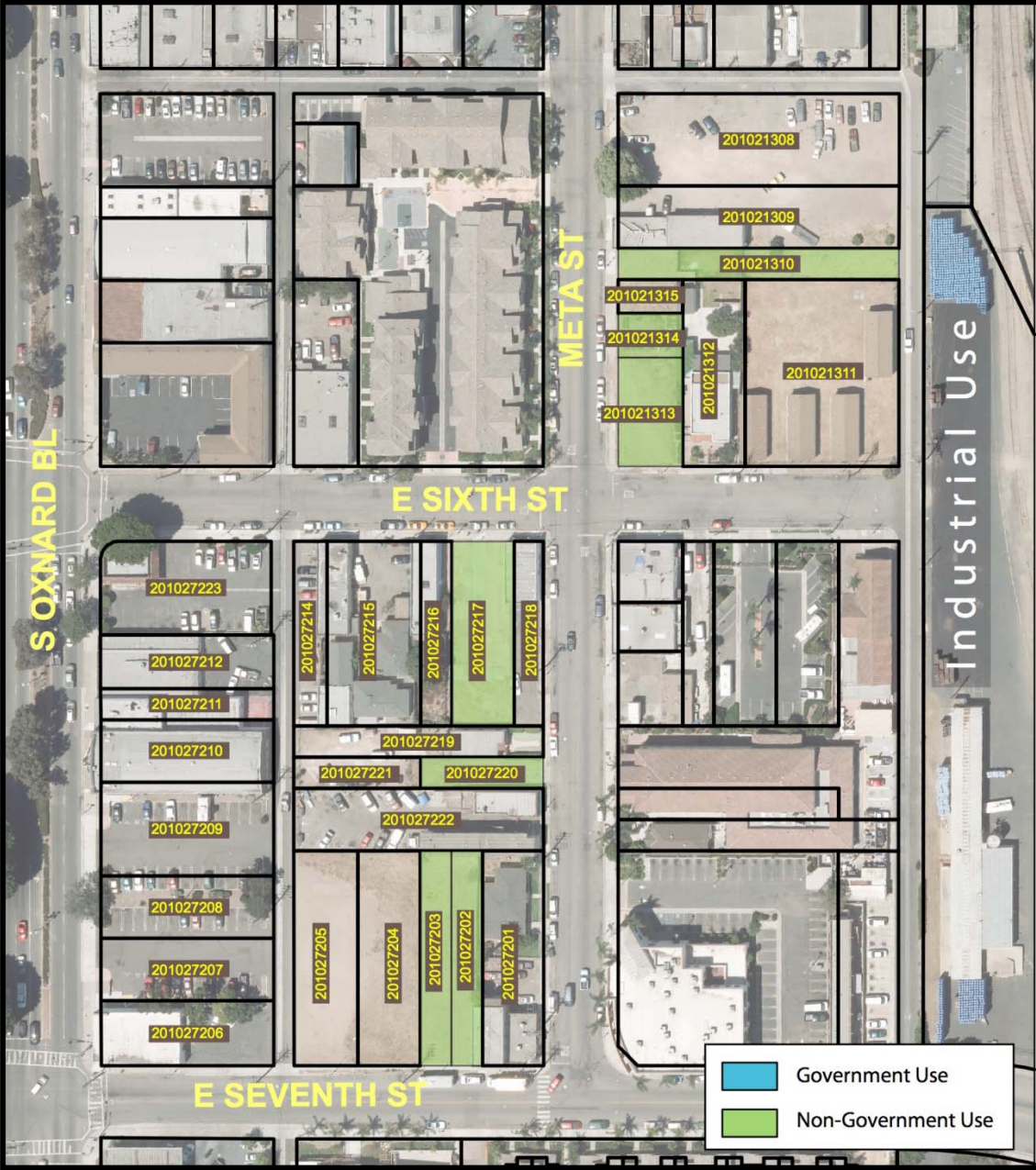
Group Area A



Meta District Area GROUP B

Item No.	Project Area	Assessor Parcel No.	Property Description	Classification	Acquired Date	Land Area (Sq.Ft.)
8	CCRP	201021310	Vacant Parcel	NGU	5/18/1990	5,628
9	CCRP	201021313	Vacant Parcel	NGU	12/30/1986	4,513
10	CCRP	201021314	Vacant Parcel	NGU	1990	1,825
11	CCRP	201027202	Vacant Parcel	NGU	1988	4,299
12	CCRP	201027203	Vacant Parcel	NGU	12/30/1986	4,299
13	CCRP	201027217	Vacant Parcel	NGU	12/30/1986	7,404
14	CCRP	201027220	Vacant Parcel	NGU	1/5/1989	2,465

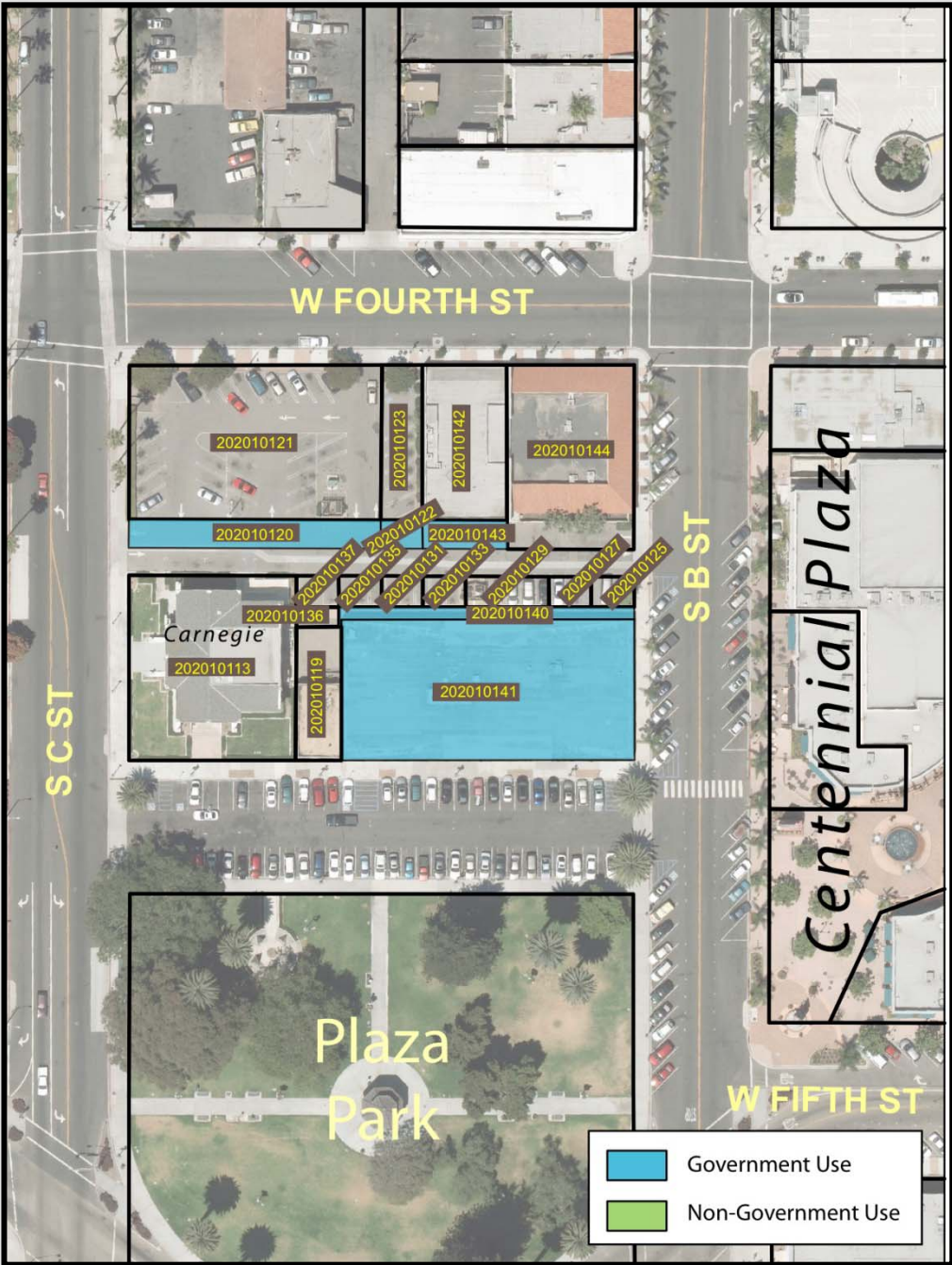
Group Area B



Pad Containing Carnegie Museum & Former Social Security Building GROUP C

Item No.	Project Area	Assessor Parcel No.	Property Description	Classification	Acquired Date	Land Area (Sq.Ft.)
15	CCRP	202010120	Parking Lot-A portion of the vehicular drive aisle in a City owned parking lot	GU	1969	2,544
16	CCRP	202010122	Parking Lot- A portion of the vehicular drive aisle in a City owned parking lot	GU	1969	422
17	CCRP	202010140	Parking Lot-A small portion of the parking field in a City owned parking lot	GU	1972	1,299
18	CCRP	202010141	Office Building (Social Security, So. Cal Gas Company & ODMD former tenants)	GU	8/8/2008	14,560
19	CCRP	202010143	A small portion of the vehicular drive aisle in a City owned parking lot	GU	1973	855

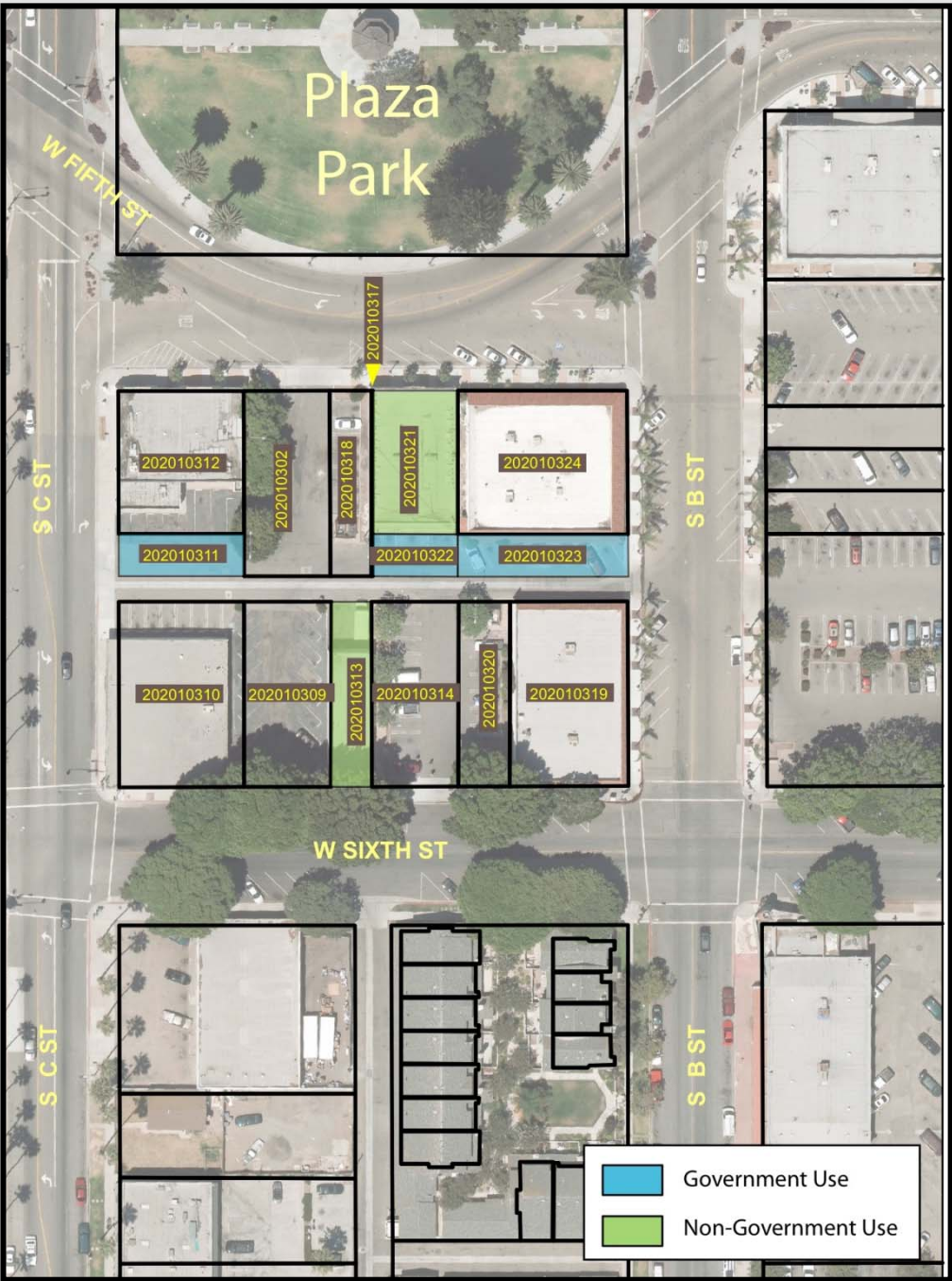
Group Area C



Commercial Pad Across from Plaza Park GROUP D

Item No.	Project Area	Assessor Parcel No.	Property Description	Classification	Acquired Date	Land Area (Sq.Ft)
20	CCRP	202010311	Parking Lot-A portion of the drive aisle serving two private parking areas (Ramirez Ins office & other businesses	GU	Not Available	1,846
21	CCRP	202010313	Retail Bldg (former Elizabeth's Furniture)	NGU	9/21/2010	2,611
22	CCRP	202010317	Small portion of parking area adjacent to former Plaza Laundromat	GU	1969	96
23	CCRP	202010321	Commercial building (former Plaza Laundromat)	NGU	2010	4,224
24	CCRP	202010322	Small parking area behind the former Plaza Laundromat	GU	1973	1,251
25	CCRP	202010323	Small parking area behind privately owned building	GU	1972	2,509

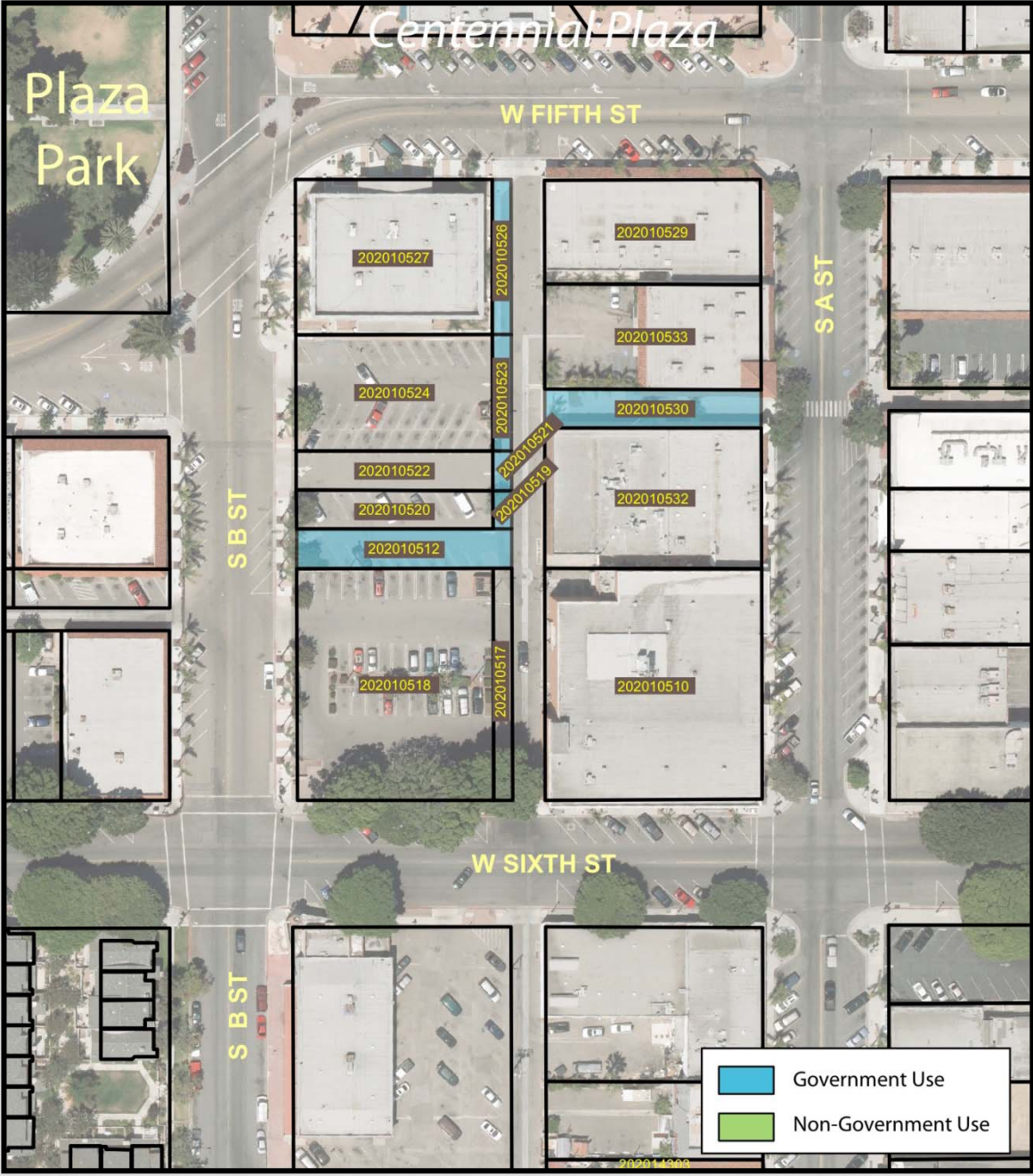
Group Area D



Parking Lots Near 4 Square Church & Breezeway Near “The Kitchen” GROUP E

Item No.	Project Area	Assessor Parcel No.	Property Description	Classification	Acquired Date	Land Area (Sq.Ft.)
26	CCRP	202010512	A small portion of the parking lot south of 4Square Church (parking lot owner unknown) and a portion of the public alleyway adjacent to the east side of the church	GU	8/28/1981	3,510
27	CCRP	202010519	A small portion of the public alleyway east of and adjacent to the parking lot south of 4 Square Church	GU	1968	297
28	CCRP	202010521	A small portion of the public alleyway east of and adjacent to the parking lot south of 4 Square Church	GU	1969	306
29	CCRP	202010523	A small portion of the public alleyway east of and adjacent to the parking lot south of 4 Square Church	GU	1969	900
30	CCRP	202010526	A small portion of the alleyway east of & adjacent to 4Square Church	GU	1973	1,193
31	CCRP	202010530	Breezeway Next to “The Kitchen” on “A” Street	GU	1969	3,436

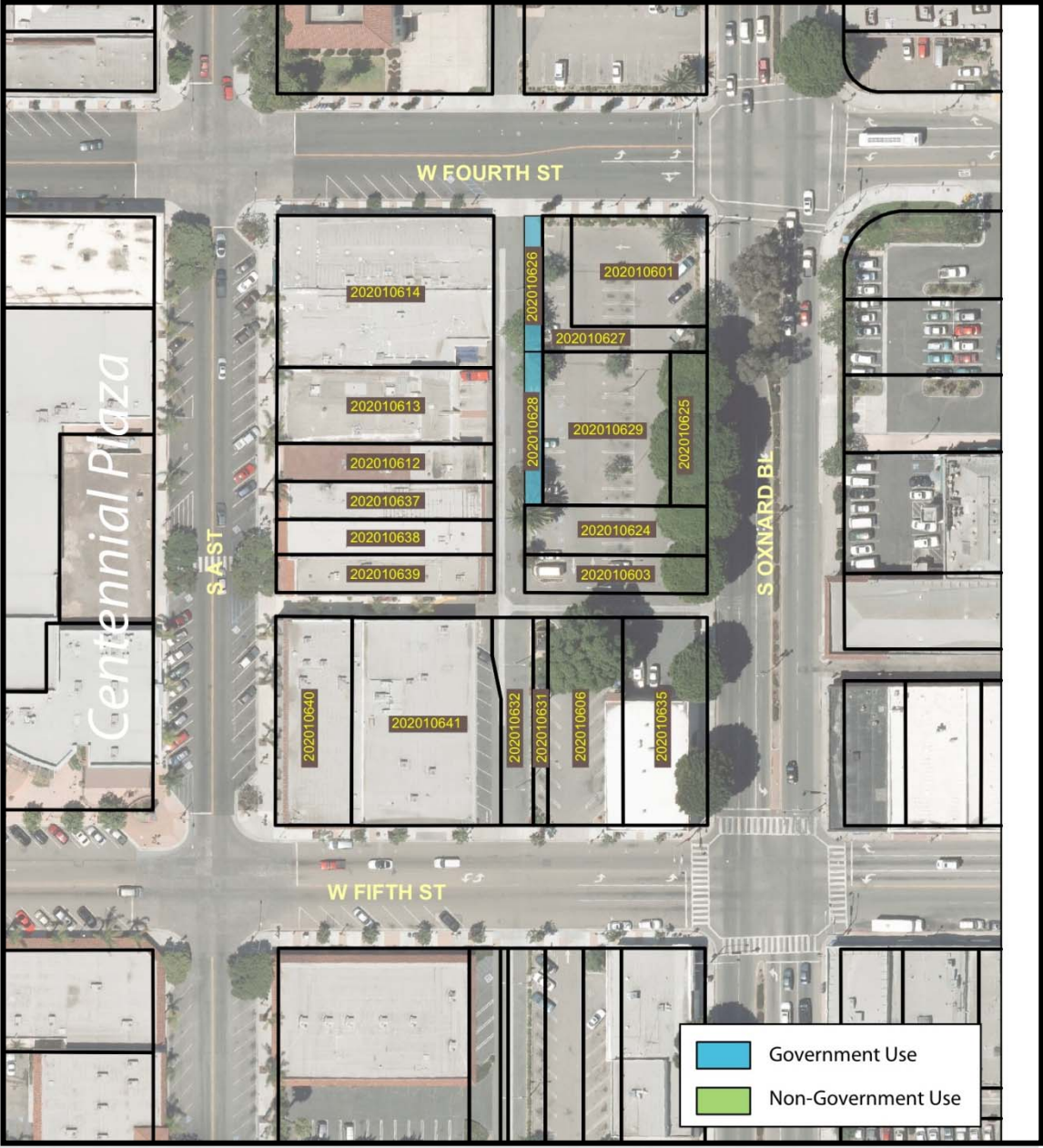
Group Area E



Downtown Parking Lots (Near A/C Formal Wear Store) Group F

Item No.	Project Area	Assessor Parcel No.	Property Description	Classification	Acquired Date	Land Area (Sq.Ft.)
32	CCRP	202010626	Portion of accessway to private parking area	GU	1969	1,073
33	CCRP	202010628	Small landscape area of City parking lot	GU	1972	1,207

Group Area F



Parking Lot Near Rancho Furniture GROUP G

Item No.	Project Area	Assessor Parcel No.	Property Description	Classification	Acquired Date	Land Area (Sq.Ft.)
34	CCRP	202010719	Small parking area east of A/C Formal Wear	GU	1970	2,786
35	CCRP	202010721	Small portion of parking area north of Rancho Furniture	GU	1969	600

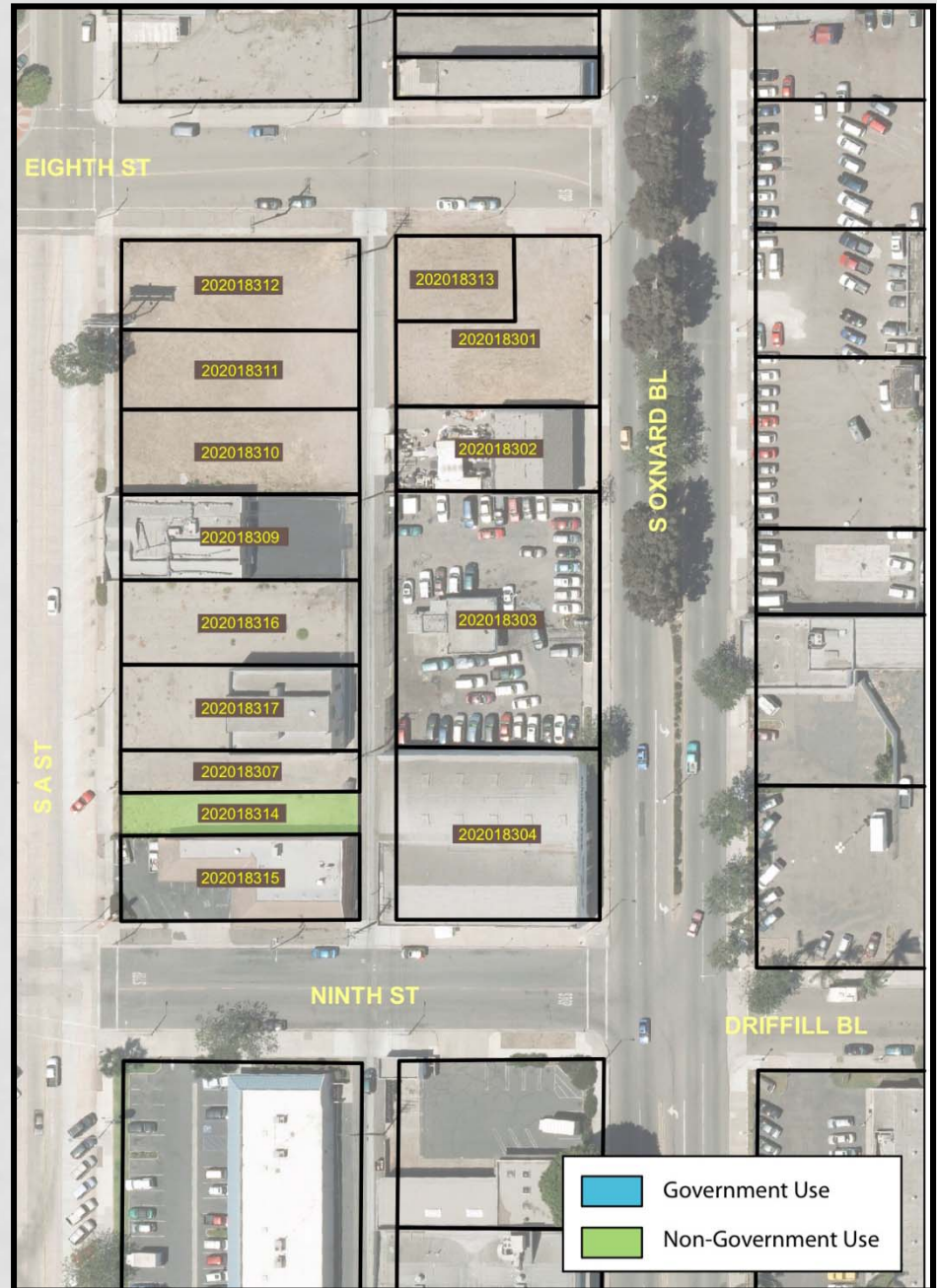
Group Area G



Former Old Mexico Building Vacant Lot GROUP H

Item No.	Project Area	Assessor Parcel No.	Property Description	Classification	Acquired Date	Land Area (Sq. Ft.)
36	CCRP	202018314	Vacant Parcel (former Old Mexico Restaurant Site)	NGU	2-25-2005	3,491

Group Area H

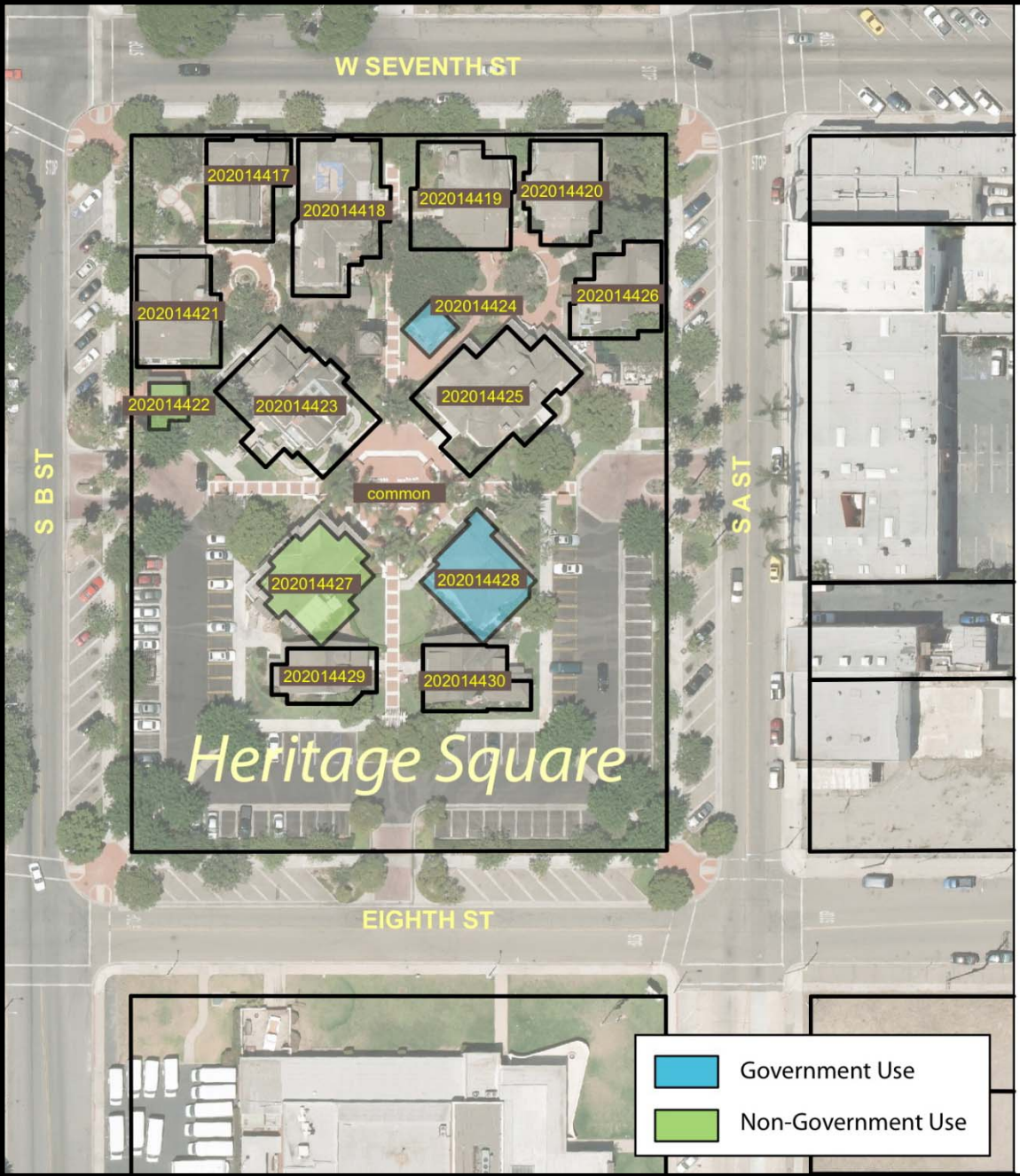


Heritage Square Properties GROUP I

Item No.	Project Area	Assessor Parcel No.	Property Description	Classification	Acquired Date	Land Area (Sq.Ft.)
37	CCRP	202014422	Heritage Square Small Office Building 720 South "B" Street	NGU	Not Available	516
38	CCRP	202014424	Heritage Square Small Office Building 715 South "A" Street Visitor's Center	GU	1991	505
39	CCRP	202014427	Heritage Square Offices 731 South "A" Street Restaurant "La Dolce Vita Di Mare"	GU	Not Available	2,559
40	CCRP	202014428	Heritage Square Church/Hall 740 South "B" Street	NGU	Not Available	2,435

Group Area

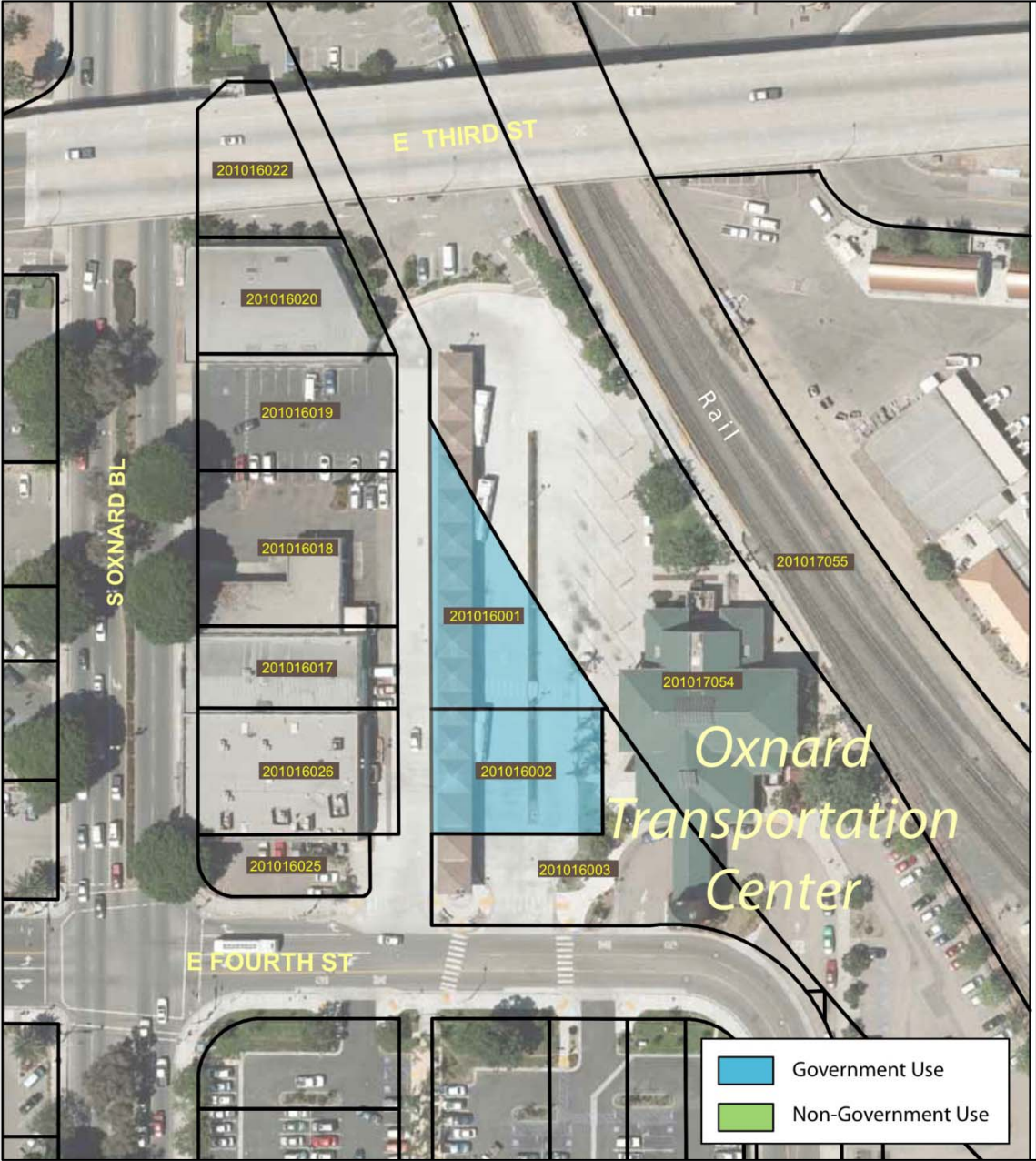
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Transportation Center GROUP J

Item No.	Project Area	Assessor Parcel No.	Property Description	Classification	Acquired Date	Land Area (Sq.Ft.)
41	CCRP	201016001	Portion of the Oxnard Transportation Center	GU	4/16/1987	
42	CCRP	201016002	Portion of the Oxnard Transportation Center	GU	4/17/1985	

Group Area J



Downtown Parking Structure GROUP K

Item No.	Project Area	Assessor Parcel No.	Current Land Use	Classification	Acquired Date	Land Area (Sq.Ft)
43	Downtown	202009418	Portion of vehicular access aisle and parking field	GU	1970	1,201
44	Downtown	202009420	Alley Access/Third St Parking Structure	GU	1968	1,201
45	Downtown	202009422	Alley Access/Third St Parking Structure	GU	1968	1,191

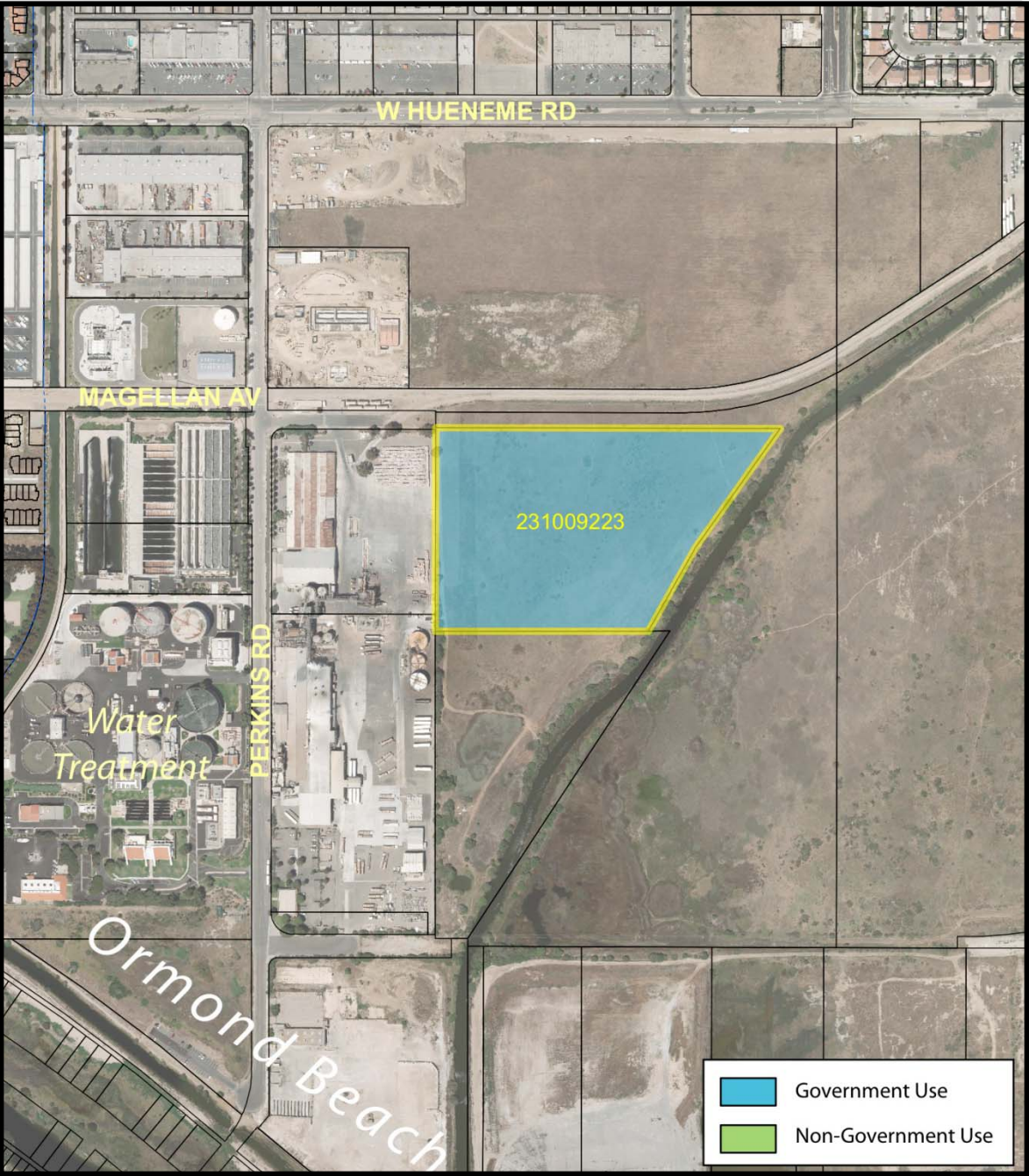
Group Area K



Ormond Beach GROUP L

Item No.	Project Area	Assessor Parcel No.	Property Description	Classification	Acquired Date	Land Area (Sq.Ft.)
46	Ormond Beach	231009223	Vacant Land	GU	2004	568,894

Group Area L

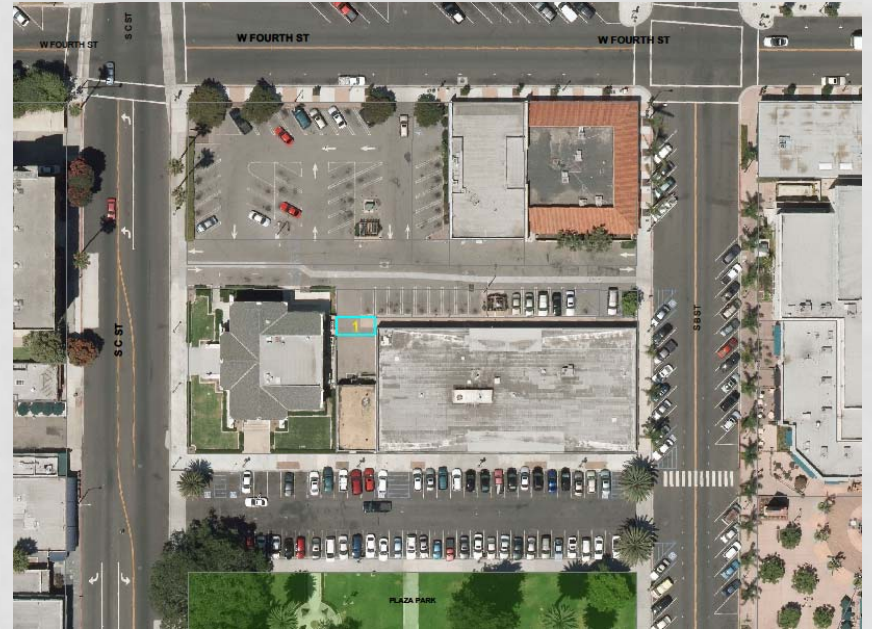


PROPERTIES UNDER REVIEW

Properties Under Review			ATTACHMENT 3
Item No.	Assessor Parcel No.	Property Description	
1	202010136	Parking Lot	
2	202010517	Parking Lot	
3	202010632	Alley Way	
4	202027202	Hobson Way vicinity	Map Not Available ERROR WITH APN
5	201021111	Lot on E. Fifth and Meta Sts. Landscape/drainage (Order of Condemnation)	
6	201021104	Vehicular Drive Asilo Parking Lot At Meta Street And Fourth Street	
7			
NOTES:			
1	A title search is required for each of these parcels to determine if they have been conveyed to Oxnard Community Development Commission Successor Agency by the right of accession, or if any of them have been deeded to another entity prior to June 26, 2011.		
2	The Ventura County Recorder's Office can only research the current owner of property if they have a current APN. Some APNs have changed over the years as a result of parcels having been combined. County computer records only list deeds by their instrument/document numbers and, therefore, APN and map cannot be located for deeds that only contain a book and page number.		
		Revised 07.12.13	

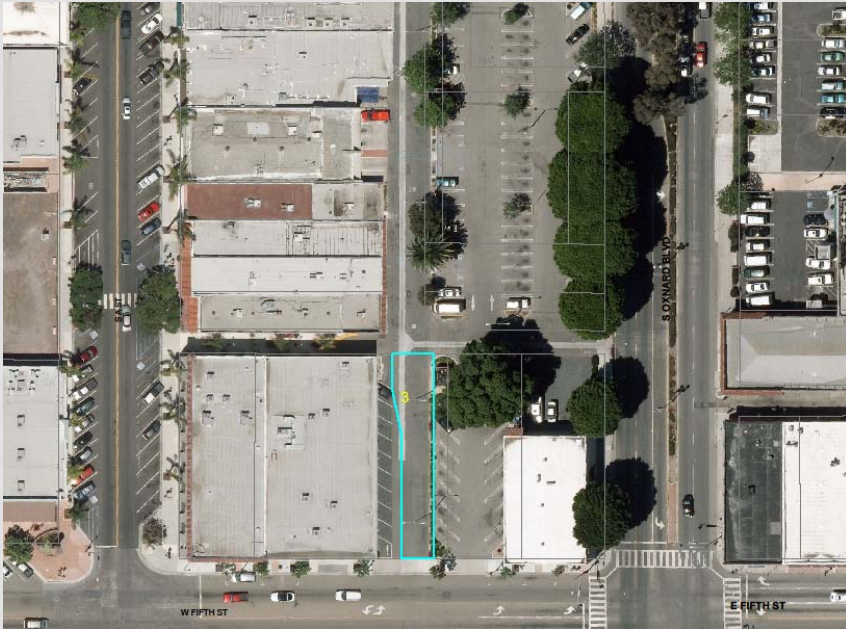
PROPERTIES UNDER REVIEW

Properties 1 & 2



PROPERTIES UNDER REVIEW

3 & 5



PROPERTIES UNDER REVIEW

6



TIME LINE

- Successor Agency/City Council Consideration: September 2013
- Oversight Board Consideration: September 2013
- Initial Department of Finance Review: October 2013
- Extended Department of Finance Review: January 2014
- DOF Approval of the Plan: January 2014
- Transfer of Governmental Use Properties: January 2014
- Placing properties for sale and disposition of property April 2014-April 2015, subject to and in accordance with the schedule and requirements of the approved LRPMP.

Questions

ASK ME ABOUT SUCCESSOR AGENCY HOUSING ASSETS!

- Property that was acquired with LMIH Funds for affordable housing purposes is transferred to the "Housing Successor Agency"
- The former "Old Mexico" building in the downtown was acquired with LMIH Funds