

ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE TURNED OFF  
IN THE COUNCIL CHAMBERS

## **AGENDA**

### **OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE CITY OF REEDLEY REDEVELOPMENT AGENCY**

#### **SPECIAL MEETING**

**2:00 P.M. – TUESDAY, AUGUST 19, 2014**

Meeting will be held at:

**City of Reedley Council Chambers  
845 "G" Street  
Reedley, California 93654**

The Council Chambers are accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or services, should be made one week prior to the meeting by contacting the City Clerk at 637-4200 ext. 212.

**City of Reedley's Internet Address:** [www.reedley.com](http://www.reedley.com)

#### Board Members

Lawrence Wilder, County of Fresno Representative  
Steve Mulligan, Special District Representative  
Richard Martin, County Superintendent of Schools Representative  
Andy Souza, State Center Community College District Representative  
Valerie Pieroni, County of Fresno Representative  
Paul Melikian, City of Reedley Representative  
Kevin Fabino, City of Reedley Representative

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

#### **PUBLIC COMMENT**

At this time any member of the public may address the board on items of interest which are not already on the agenda this evening. You will be permitted a single visit to the podium to state your comments, please state your name and address and limit your comments to three (3) minutes. No action shall be taken on any item not appearing on the agenda.

#### **CONSENT AGENDA**

1. MINUTES OF MEETING, JULY 8, 2014 – Recommend Oversight Board approve.

#### **BUSINESS ITEM**

2. ADOPT RESOLUTION NO. 2014-003 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING AN ADDENDUM TO THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

#### **RECIEVE INFORMATION & REPORTS**

None.

#### **ADJOURNMENT**

#### Certification of posting the Agenda

I declare under penalty of perjury that I am employed by the City of Reedley and that I posted this agenda on the bulletin board at City Hall, 845 G Street, Reedley, CA 93654, on August 18, 2014, at 11:00 a.m. by Ellen Moore, Assistant Planner.

A special meeting of the Reedley Oversight Board was held Tuesday, July 8, 2014, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Chairman Wilder called the special meeting to order at 2:00 p.m.

### ROLL CALL

Board Members Present: Lawrence Wilder, Steve Mulligan, Richard Martin, Valerie Pieroni, Paul Melikian.

Board Members Excused: Andy Souza and Kevin Fabino.

City Staff Present: Ellen Moore, Assistant Planner.

Others Present: Juan Garza, KCUSD Superintendent, Dr. John Quinto, KCUSD Assistant Superintendent, Georgia Linscheid and Marvin Krum.

**PUBLIC COMMENT** – None.

### CONSENT AGENDA

#### 1. MINUTES OF MEETING, FEBRUARY 25, 2014

Board Member Pieroni moved, Board Member Melikian seconded, to approve the MINUTES OF FEBRUARY 25, 2014 MEETING. Motion carried unanimously.

### BUSINESS ITEM

#### 2. ADOPT RESOLUTION NO. 2014-002 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

Board Member Melikian provided a written and oral report to the Oversight Board regarding the revisions to the Long-Range Property Management Plan. The Board reviewed and discussed the actions taken.

Representatives from KCUSD spoke about the proposed plans for the Granger Building property. Marvin Krum spoke about the proposed use for the Granger Building property. Georgia Linscheid spoke against the proposed use for the Granger Building property. Chairman Wilder closed this portion of the meeting.

Board Member Pieroni moved, Board Member Martin seconded, to approve the action taken. Motion carried unanimously.

### RECIEVE INFORMATION & REPORTS

Board Member Melikian gave an oral report on the AB 2493 Fact Sheet.

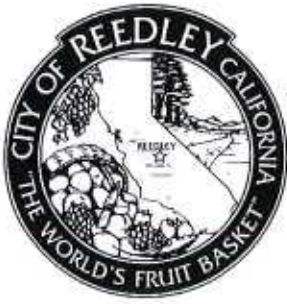
### ADJOURNMENT

Board Member Pieroni moved, Board Member Mulligan seconded, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 2:40 p.m.

\_\_\_\_\_  
Lawrence Wilder, Chairman  
Reedley Oversight Board

ATTEST:

\_\_\_\_\_  
Paul Melikian, Secretary



## REEDLEY OVERSIGHT BOARD

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 2

DATE: August 19, 2014

TITLE: ADOPT RESOLUTION NO. 2014-003 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING AN ADDENDUM TO THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

SUBMITTED: Paul A. Melikian, Director of Finance & Administrative Services 

### RECOMMENDATION

That the Oversight Board adopt Resolution 2014-003 approving an Addendum to the Revised Long-Range Property Management Plan as adopted on July 8, 2014, and as required by Health and Safety Code Section 34191.5(b) to address the disposition and use of the real property of the former Reedley Redevelopment Agency.

### EXECUTIVE SUMMARY

The Oversight Board reviewed and adopted the Long-Range Property Management Plan (LRPMP) on November 5, 2013. Upon review of the submitted LRPMP, the State Department of Finance (DOF) had concerns over some of the findings, and also brought to staff's attention that a small 0.12 acre vacant parcel on the city's periphery was not included in the original plan. A Revised LRPMP was brought before the Oversight Board on July 8, 2014 that addressed all questions/concerns that were brought up during the review process.

After staff submitted the Revised LRPMP, the DOF communicated that the plan was still missing certain property information; such as the date of acquisition, value of property at time of acquisition, current estimate of property, potential for transit-oriented development, etc. that is required to be included for the plan to be formally accepted. Most of this information was not readily available during the development of the plan, therefore was not included initially. Staff has done additional research to find or estimate the information as closely as possible, and included it in the attached Property Inventory Data document. The document has been sent to the DOF prior to this meeting to ensure that it contained all necessary information.

### FISCAL IMPACT

There is no fiscal impact of approving the Addendum to the Revised Long Range Property Management Plan. Staff at the DOF have indicated that the Successor Agency can expect to see a formal response to the Revised LRPMP within a week of submitting this Addendum.

### ATTACHMENTS

Resolution No. OB 2014-003  
Property Inventory Data  
Staff Report Dated July 8, 2014

**OB RESOLUTION NO. 2014-003**

**A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING AN ADDENDUM TO THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, as authorized by applicable law, the City of Reedley has elected to serve as the Successor Agency to the former Reedley Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare long-range property management plans to address the disposition and use of the real property of the former Reedley Redevelopment Agency; and

**WHEREAS**, the Successor Agency prepared a long-range property management plan ("Plan") in accordance with Health and Safety Code Section 34191.5, and initially approved the Plan at a duly noticed public meeting held on November 5, 2013 and subsequently submitted the Plan to the California Department of Finance for review ("DOF"); and

**WHEREAS**, the DOF has reviewed the Plan and identified specific areas that require supporting information and the inclusion of one additional property before DOF staff can complete their review; and

**WHEREAS**, the Oversight Board has received, reviewed and adopted the Revised Plan and considered all written and oral staff reports regarding the Revised Plan and any written and oral public comments on the Revised Plan, during a duly noticed public meeting held on July 8, 2014; and

**WHEREAS**, the DOF has subsequently reviewed the Revised Plan and responded that the document is missing information about the subject properties, and advised the Successor Agency that their review cannot be completed without this information; and

**WHEREAS**, the missing property information has been compiled as attached to this Resolution as Exhibit "A"; and

**WHEREAS**, the Oversight Board finds that the Addendum to the Revised Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5.

**NOW, THEREFORE**, the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency does hereby resolve as follows:

Section 1. Finds and determines that the foregoing recitals are true and correct.

Section 2. The Addendum to the Revised Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved to be included as part of the Revised Plan as adopted on July 8, 2014.

Section 3. Successor Agency staff is hereby authorized and directed to transmit the approved Addendum to the Revised Plan and this Resolution to the Department of Finance for review and approval in accordance with the requirements of Health and Safety Code Section 34191.5.

The foregoing resolution was introduced and adopted by the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency at a special meeting held on August 19, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: August 19, 2014

APPROVED:

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Lawrence Wilder  
Chairman, Oversight Board

ATTEST:

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Paul A. Melikian  
Secretary, Oversight Board



Successor Agency: Reedley  
 County: Fresno

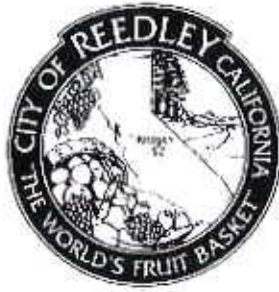
**EXHIBIT 'A' - LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA**

No.	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY (If applicable)		Property Value	
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value		Proposed Sale Date
1	1801 10th Street (Granger Bldg)	368-010-35T	Parking Lot/Structure	Governmental Use		Transfer ownership to Kings Canyon Unified School District for construction of a District Administration Office & Learning Center	2001	\$ 250,000	\$ 25,000	8/06/14	Agency Estimate	\$ 1.00		
2	Vacant Parcel adjacent to Granger Bldg	368-010-85T	Vacant Lot/Land	Governmental Use		Transfer ownership to Kings Canyon Unified School District for construction of a District Administration Office & Learning Center	2001	15,000	15,000	8/06/14	Agency Estimate	\$ 1.00		
3	1761 11th Street Parking Lot	368-162-13T	Parking Lot/Structure	Governmental Use		Transfer ownership to the City of Reedley due to a historical investment of Downtown Parking and Business Improvement District funds for maintenance of these lots, which offer free parking to the public patronizing downtown merchants.	1991	10,000	15,200	8/06/14	Agency Estimate	n/a	n/a	
4	1021 "F" Street Parking Lot	368-171-02T	Parking Lot/Structure	Governmental Use		Transfer ownership to the City of Reedley due to a historical investment of Downtown Parking and Business Improvement District funds for maintenance of these lots, which offer free parking to the public patronizing downtown merchants.	1982	4,000	13,700	8/06/14	Agency Estimate	n/a	n/a	
5	1021 "F" Street Parking Lot	368-171-03T	Parking Lot/Structure	Governmental Use		Transfer ownership to the City of Reedley due to a historical investment of Downtown Parking and Business Improvement District funds for maintenance of these lots, which offer free parking to the public patronizing downtown merchants.	1982	8,000	26,000	8/06/14	Agency Estimate	n/a	n/a	
6	1045 "F" Street Parking Lot	368-171-23T	Parking Lot/Structure	Governmental Use		Transfer ownership to the City of Reedley due to a historical investment of Downtown Parking and Business Improvement District funds for maintenance of these lots, which offer free parking to the public patronizing downtown merchants.	1982	8,000	26,000	8/06/14	Agency Estimate	n/a	n/a	
7	Stormwater Ponding Basin	370-350-07T	Other	Governmental Use		Transfer ownership to the City of Reedley as this property cannot be used for any other purpose than a stormwater drainage basin.	2000	250,000	250,000	8/06/14	Agency Estimate	n/a	n/a	
8	Triangular Shaped Parcel	370-350-16T	Vacant Lot/Land	Governmental Use		Transfer ownership to the City of Reedley for intersection modifications necessary due to increased traffic volume from the Central Valley Transportation Center.	2000	5,000	5,000	8/06/14	Agency Estimate	n/a	n/a	

EXHIBIT 'A' - LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Other Prope

HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?
Removal of Blight	1.01	Acres	ML (Light Industrial) Zone District	25,000	n/a	No	No	No	Yes	No
Removal of Blight	0.67	Acres	ML (Light Industrial) Zone District	15,000	n/a	No	No	No	Yes	No
Provide additional parking to Downtown Business District	0.1	Acres	CC (Central & Community Commercial) Zone District	15,200	n/a	No	No	No	Yes	No
Removal of Blight & Provide additional parking to Downtown Business District	0.09	Acres	CC (Central & Community Commercial) Zone District	13,700	n/a	No	No	No	Yes	No
Removal of Blight & Provide additional parking to Downtown Business District	0.17	Acres	CC (Central & Community Commercial) Zone District	26,000	n/a	No	No	No	Yes	No
Removal of Blight & Provide additional parking to Downtown Business District	0.17	Acres	CC (Central & Community Commercial) Zone District	26,000	n/a	No	No	No	Yes	No
Stormwater basin for adjacent industrial park parcels.	2.24	Acres	RCO (Resource Conservation & Open Space) Zone District	250,000	n/a	No	No	No	Yes	No
Development of Industrial Park	0.12	Acres	MH (Heavy Industrial) Zone District	5,000	n/a	No	No	No	Yes	No



## REEDLEY OVERSIGHT BOARD

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 2

DATE: July 8, 2014

TITLE: ADOPT RESOLUTION NO. 2014-002 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

SUBMITTED: Paul A. Melikian, Director of Finance & Administrative Services 

### RECOMMENDATION

That the Oversight Board adopt Resolution 2014-002 approving a Revised Long-Range Property Management Plan as required by Health and Safety Code Section 34191.5(b) to address the disposition and use of the real property of the former Reedley Redevelopment Agency.

### EXECUTIVE SUMMARY

The Oversight Board reviewed and adopted the Long-Range Property Management Plan (LRPMP) on November 5, 2013. Upon review of the submitted LRPMP, the State Department of Finance had concerns over some of the findings, and also brought to staff's attention that a small 0.12 acre vacant parcel on the city's periphery was not included in the original plan. The attached revised LRPMP addresses all questions/concerns that were brought up during the review process. The following discussion focuses only on the changes or additions to the original LRPMP. Any properties/findings not in this staff report have no changes from the original adopted plan.

The former Redevelopment Agency owns eight separate parcels in the city, consisting of a condemned industrial building with an adjacent vacant industrial parcel, four parcels making up two separate public parking lots in the city downtown, a storm water ponding basin, and a 0.12 triangular shaped parcel on the periphery of the City that is in close proximity to a regional transportation center breaking ground in early 2015.

#### Granger Property & Adjacent Vacant Parcel

Since the submission of the first copy of the Reedley Long Range Property Management Plan, officials from the Kings Canyon Unified School District have expressed a strong desire to acquire the property for construction of a District Administration Office and Educational Professional Development Center due to the ideal size and location of the subject properties. Upon DOF approval of this property transfer, the school district anticipates beginning the project immediately with project completion slated for December 2016.

The District has an immediate need to build this facility and has already secured 100% of the funding required to demolish the Granger building and construct their new facility. The attached Exhibit 'E' is a resolution of intent from the School Board, adopted May 2014, to acquire the subject properties from the Successor Agency. While the project will not generate additional property tax revenue to the taxing entities (as opposed to private development), it is anticipated to be a catalyst for future development along the corridor which currently has many available vacant parcels designated for commercial use. In



addition, the location of the project will add several hundred school district employees in the Downtown area adding to shopping and dining activity, which will improve sales tax receipts for taxing entities.

Officials have already completed several elements of design and budget work for the proposed project, which are included as Exhibits 'F' & 'G', Site Plans & Elevation Options and Estimated Construction Costs, respectively. Should the DOF determine that retaining the property for governmental use is an inappropriate election, the Successor Agency also supports selling the subject properties to Kings Canyon Unified for \$1.00, as called for in the School Board's resolution of intent, attached as Exhibit 'E'.

The Department of Finance has been advising staff on what information would be necessary to support this request, including acquiring a School Board resolution of intent, and providing summary project information as included in the revised LRPMP.

#### Downtown Parking Lots

There were two Downtown area parking lots (consisting of four separate parcels) included in the original LRPMP. Three of the parcels at 1021 'F' Street are contiguous and total 0.43 acres. The fourth parcel, shown in Exhibit 'I', is located at 1761 11th Street and totals 0.10 of an acre. The Department of Finance has requested additional supporting documentation for the Successor Agency's finding that assessments from business owners in the Downtown Parking and Business Improvement Area have historically been used to maintain the subject parking lots.

Exhibit 'K', attached, details Assessment Income & Maintenance/Capital Expenditures for Years 2009 to Present for the Downtown Parking and Business Improvement Area. (The City has earlier records going back to the 2000-01 fiscal year and are available upon request.) Specific expenditures for the maintenance and upkeep of the subject parking lots have not historically been tracked separately from other District maintenance expenditures, however all related expenses have been paid from District Assessments.

#### Triangular Parcel at Buttonwillow & Huntsman Avenues

The LRPMP directs that the 0.12 acre triangular shaped parcel at the intersection of Buttonwillow & Huntsman Avenues be retained for governmental use and ownership transferred to the City of Reedley. The subject 0.12 acre property, shown as Exhibit 'M', was not included in the Successor Agency's first submission of its LRPMP. City Staff was unaware that the former RDA owned the property instead of the City of Reedley. According to staff, the property was purchased with the original intent of straightening Huntsman Avenue as it intersects with Buttonwillow Avenue on the southern periphery of the City to facilitate additional traffic load from development in that area. Once the Department of Finance brought the RDA ownership to the Successor Agency, staff immediately began evaluating if the need for this property still existed.

The City of Reedley and the Kings Canyon Unified School District (KCUSD) have been working collaboratively for the past 10 years to develop an innovative, state-of-the-art, high-performance, LEED certified, Solar-Powered Central Valley Transportation Center (CVTC) approximately ¼ mile east of the subject intersection at Buttonwillow & Huntsman Avenues. The project has already received \$1.48 million in State grant funding, with both the City and KCUSD investing a significant amount of match funding to complete Phase I of the project in 2015. A schematic design and Executive Summary of the project has been attached as Exhibit 'N'.

The traffic impact of this project is anticipated to be significant due to the relocation of school district and city facilities. The City Engineer has advised that the current angle of the subject intersection of 62 degrees is far below the Caltrans minimum of 75 degrees for traffic safety/visibility purposes. His opinion is attached as Exhibit 'O'. Also attached as Exhibit 'P' is a letter of support from the school district for the straightening of Huntsman Avenue at the intersection with Buttonwillow Avenue. The project is located

on Huntsman Avenue, approximately ¼ mile east of Buttonwillow Avenue. When this project is completed in 2015, approximately 71 school buses, 14 garbage trucks, and 150 white fleet cars and trucks will be stationed at the Central Valley Transportation Center, all utilizing the subject intersection as the primary method of getting to and from the facility. This will have a significant impact on the intersection, with special safety considerations for the school buses.

## **BACKGROUND**

The Successor Agency received its Finding of Completion (FOC) dated May 24, 2013 from the State Department of Finance. The agency is required submit its Long Range Property Management Plan, addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, within six months of the date of the FOC. The Long-Range Property Management Plan includes an inventory of all properties in the Community Redevelopment Property Trust Fund, which was established to serve as the repository of the former redevelopment agency's real properties.

The Plan must also address the use or disposition of all of the properties in the Community Redevelopment Property Trust Fund. Permissible uses include:

- 1) the retention of the property for governmental use pursuant to subdivision (a) of 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.

The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

- If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city.
- If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in the bullet directly above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
- Property shall not be transferred to a successor agency City unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

## **FISCAL IMPACT**

There is no immediate fiscal impact of approving the Revised Long Range Property Management Plan. The storm water ponding basin cannot be used for any other purpose and has no private party value. The parking lots are free use, therefore staff believes they have no value to a private party as a parking lot. In addition, the Downtown Parking & Business Improvement Area has made its funds available over the years for maintenance of these lots, therefore business owners in Downtown have invested in them. And lastly, the 'Granger' Building and vacant adjacent parcel is anticipated to generate considerably more value to the taxing entities if developed as a school district facility due to the expected spin-off development that would occur in the area.

## **ATTACHMENTS**

Resolution No. OB 2014-002  
Revised Long Range Property Management Plan