

RESOLUTION NO. OBSA15-31

A RESOLUTION OF THE OVERSIGHT BOARD TO CARSON SUCCESSOR AGENCY APPROVING A SECOND AMENDMENT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN TO MEMORIALIZE THE TRANSFER OF REFLECTIONS MINI-PARK LOCATED AT 21208 SHEARER AVENUE FROM THE CARSON SUCCESSOR AGENCY TO THE CITY OF CARSON

WHEREAS, as a result of the passage of Assembly Bill 26 from the 2011-12 First Extraordinary Session of the California Legislature (ABx1 26), the Carson Redevelopment Agency (RDA) was dissolved on February 1, 2012; and

WHEREAS, pursuant to Assembly Bill 1484 of the 2011-12 Legislative Session (AB 1484) which amended ABx1 26 (ABx1 26 and AB 1484, collectively, the "Dissolution Act"), the Successor Agency for the former RDA (Successor Agency) is a separate public agency now charged with winding down the RDA's affairs, including making payments due for enforceable obligations (as defined in the Dissolution Act), and perform obligations required pursuant to enforceable obligations; and

WHEREAS, pursuant to Health and Safety Code section 34179.5 within six months after receiving a Finding of Completion from the Department of Finance (Finance), the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Finance approved the Successor Agency's Long Range Property Management Plan (Plan) on October 23, 2013; and

WHEREAS, on July 29, 2014 Finance approved an amendment to the Successor Agency's Plan to use sales proceeds from land listed on the Plan to be set aside in a special reserve account to be used towards payment of the enforceable obligation described in the Recognized Obligation Payment Schedule (ROPS) as "The Blvds – Reimburse for remediation" (Obligation); and

WHEREAS, the Successor Agency is now being asked to amend its Plan at the request of the California State Controller to memorialize the transfer of Reflections Mini-Park, located at 21208 Shearer Avenue (Park), from the Successor Agency to the City of Carson (City); and

WHEREAS, said amendment is being requested because the transfer of the Park occurred prior to the requirement of Due Diligence Audits, Plans, and Findings of Completion; therefore, the Park was not included in the Agency's original Plan; and

WHEREAS, the State Controller has completed its asset transfer review for the Agency's assets and the Agency received a letter dated April 29, 2015 from the State Controller approving the transfer of the Park and requesting that the transaction be memorialized by amending the LRPMP; and

WHEREAS, the Oversight Board has been duly established and operating pursuant to Health and Safety Code section 34179; and

[MORE]

WHEREAS, the Oversight Board has taken into consideration its fiduciary responsibility to the holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD AS FOLLOWS:

Section 1. That the above recitals are true, correct, and incorporated herein.

Section 2. The Oversight Board hereby directs that the Plan be amended to include the transfer of the Park to the City.

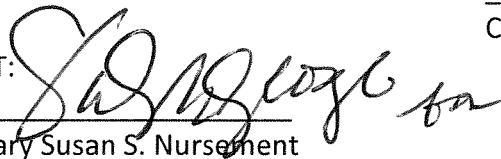
Section 3. The Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this 29th day of June, 2015.



Chairman Jim Dear

ATTEST:


Secretary Susan S. Nursement

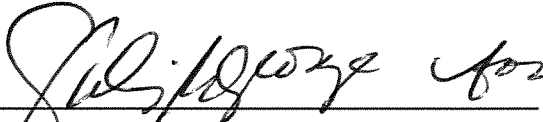
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Susan S. Nursement, Secretary of the Oversight Board to the Former Carson Redevelopment Agency, do hereby certify that the whole number of members of the Board is seven; that the foregoing resolution, being Resolution No. OBSA15-31 was duly and regularly adopted by said Board at a meeting of the Oversight Board, duly held on the 29th day of June 2015, and that the same was passed and adopted by the following vote:

AYES: BOARD MEMBERS: Dear, Curry, Gray, Hidalgo, Kaji, Sztorch and Walsh

NOES:

ABSENT: BOARD MEMBERS: Hidalgo



Secretary Susan S. Nursement

RESOLUTION NO. OBSA13-07

A RESOLUTION OF THE OVERSIGHT BOARD TO THE FORMER
CARSON REDEVELOPMENT AGENCY, APPROVING AND ADOPTING
THE LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, as a result of the passage of Assembly Bill 26 from the 2011-12 First Extraordinary Session of the California Legislature (ABx1 26), the Carson Redevelopment Agency (RDA) was dissolved on February 1, 2012; and

WHEREAS, pursuant to Assembly Bill 1484 of the 2011-12 Legislative Session (AB 1484) which amended ABx1 26 (ABx1 26 and AB 1484, collectively, the "Dissolution Act"), the Successor Agency for the former RDA (Successor Agency) is a separate public agency now charged with winding down the RDA's affairs, including making payments due for enforceable obligations (as defined in the Dissolution Act), and perform obligations required pursuant to enforceable obligations; and

WHEREAS, pursuant to Health and Safety Code section 34179.5 within six months after receiving a Finding of Completion from the Department of Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, the Successor Agency anticipates completing the Finding of Completion process within the 2013 calendar year; and

WHEREAS, Oversight Board has been duly established and operating pursuant to Health and Safety Code section 34179; and

WHEREAS, the Oversight Board has taken into consideration its fiduciary responsibility to the holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD AS FOLLOWS:

Section 1. That the above recitals are true, correct, and incorporated herein.

Section 2. The Oversight Board has reviewed and approves the Long-Range property management Plan.

Section 3. The Oversight Board hereby directs that the proceeds of sales of property pursuant to the Long-Range Management Plan will go to the County Auditor-Controller for distribution to the taxing entities.

[MORE]

Section 4. The Oversight Board directs staff to transmit to the Department of Finance the Long-Range Property Management Plan once the Finding of Completion has been issued.

Section 5. The Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this 23rd day of September, 2013.

A handwritten signature in cursive script, appearing to read "Jim Dear", is written over a horizontal line.

Chair Jim Dear

ATTEST:

A handwritten signature in cursive script, appearing to read "Susan S. Nursement", is written over a horizontal line.

Secretary Susan S. Nursement


STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Susan S. Nursement, Secretary of the Oversight Board to the Former Carson Redevelopment Agency, do hereby certify that the whole number of members of the Board is seven; that the foregoing resolution, being Resolution No. OBSA13-07 was duly and regularly adopted by said Board at a meeting of the Oversight Board, duly held on the 23rd day of September, 2013, and that the same was passed and adopted by the following vote:

AYES: BOARD MEMBERS: Dear, Curry, Gray and Sztorch

NOES:

ABSENT: BOARD MEMBERS: Hidalgo, Kaji and Walsh


Secretary Susan S. Nursement

Successor Agency: City of Carson
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5		HSC 34191.5 (c)(1)(A)		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			
No.	Permissible Use	Acquisition Date	Value at Time of Purchase	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning
1	MH	7/28/2003	\$3,404,500	<p>This 5-acre property (Site) is the remnant of a former 10-acre parcel. The other 5-acre parcel was sold to BP in 2009 pursuant to a 2005 disposition and development agreement (DDA) with the former Carson Redevelopment Agency (Agency). And, BP had a seven year option to purchase the Site, which expired in November 2012. The BP option effectively precluded the Site from being marketed or sold during the option period.</p> <p>Stouffer Chemical (Stouffer) owns approximately 10 acres adjacent to the Site on the west. There has been interest from some in the past, to purchase the Stouffer property and the Site to create a larger site for light industrial development. And, although this makes sense, it is not necessary in that the Site is well suited for independent purchase and development. Therefore, the Successor Agency should be allowed to market and liquidate the Site for fair market value relative to the zoning and character of the immediate vicinity.</p>	2254 E. 223rd St.	7315-007-903	5.0/217,800	MH
2	CA	10/5/1996	\$10,500,000	<p>This 4.1-acre property (Site), although located along the I405 freeway, is about 20 feet below the freeway grade and is constrained by slope, rail road and billboard easements. In the past the former Carson Redevelopment Agency (Agency) had a few parties interested in purchasing the Site for plans ranging from corporate headquarters to auto dealers to hotel/motel developments. Ultimately none followed through for different reasons. The fact that the Site is across the street from BP's new 15-acre office park and another 15 acres of vacant land, five acres of which is the Successor Agency's at 2245 E. 223rd Street, makes this a desirable property.</p> <p>So, although there are some developmental constraints, the Site's location is still quite desirable for the right use. Therefore, once again, the Successor Agency should be allowed to market and liquidate the Site for fair market value relative to the zoning and character of the immediate vicinity.</p>	2403 E. 223rd St.	7315-012-900	3.31/144,184	CA
3	ML-D	5/31/2002	\$375,000	<p>This small 0.65-acre property (Site) was acquired with the dual purpose of assemblage and the clean-up of Main Street. The Site has been actively marketed, and at one point the former Carson Redevelopment Agency (Agency) had an exclusive negotiating agreement (ENA) with a developer for the Site. Ultimately that ENA expired when the developer failed to perform.</p> <p>The City is currently in talks with the Los Angeles County Fire Department (LACFD) for its use of the Site for a new fire station. This would be in compliance with the mitigation requirements for the 157-acre Boulevards development project a quarter mile to the north of the Site. The City contracts with LACFD for fire service, and LNR, the developer of the Boulevards, would financially assist LACFD with building construction. To date the Agency has contributed in excess of \$60 million for remediation of the 157-acre Boulevards property and use of the Site as a fire station will be in compliance with the Agency's OPA, and with the City's specific plan and EIR for the development. Therefore, the Site should transfer to the county fire department for no cost per (2)(A) of Section 34191.5</p>	20820 S. Main St.	7336-016-900, 906	0.58/25,265	ML-D
4	CG	7/1/1978	0	<p>This small property (Site) was acquired by the former Carson Redevelopment Agency (Agency) through a court decree during the widening of Avalon Blvd. The Site, which abuts Dominic's Italian Restaurant, has been restricted for use as a public parking lot since it was acquired. The city also officially recognizes it for use by Dominic's to handle the restaurant's overflow parking. In reality, Dominic's is an illegal non-conforming use due to the limited parking on its own property, and therefore requires the use of the Site for its operation. In fact, Dominic's was using the Site at the time of the Avalon Blvd. road widening and filed suit against the city over concerns of losing the ability to park on the Site, and thus be forced out of business. That is when the Agency became involved and obtained the Site.</p> <p>The Successor Agency (SA) would like to transfer the Site to the owners of Dominic's for the following reasons: ownership of the Site by Dominic's will relieve it of its illegal non-conforming use status; because the lot's primary use is that of a public parking lot, the Agency did not charge, nor does the SA charge Dominic's or its customers to park there; Dominic's ownership of the Site will increase property taxes as governmental entities don't pay taxes; currently the ownership of the Site by the SA is a potential insurance liability for the SA and the City of Carson.</p> <p>The proposed method of disposition for the Site is to sell it to the owner's of Dominic's for one dollar, with a deed restriction that it be used for parking only while Dominic's is owned by the entity that takes title to the Site. The Site is too small to be sold independently and used for another individual purpose. Moreover, sale of the Site by the SA to another entity that would not allow for parking by Dominic's patrons could arguably be considered inverse condemnation.</p>	24219 S. Avalon Blvd.	7406-018-908 & 909	0.22/9,966	CG

5	MH	3/5/2001	\$368,500	<p>This is a small odd shaped lot; only 0.57-acres and about 420 feet long and 60 feet wide (Site). It is sandwiched between a Southern California Edison high-tension wire easement and a four story hotel. The Site was originally an automobile salvage yard. The former Carson Redevelopment Agency (Agency) purchased it to clean it up and mitigate blight in the area. The Agency did remediate the Site by cleaning the soil, which was contaminated in spots mostly with the acid from car batteries and motor oil. For this the Agency received a No Further Action letter from the Los Angeles County Fire Department. The Site has an 11 foot wide restrictive easement along the entire northern property line that allows only for parking or driving, no structures.</p> <p>The Agency has continued to market the site over the years. In 2005 the Agency actually entered into a disposition and development agreement (DDA) with an owner/developer who was going to develop the Site and have his own company office there as well. Ultimately he terminated the DDA as he thought the cost of the Site, at \$12.75 per square foot, was too high for his proposed development program.</p> <p>Due to its size, shape and development restrictions the Site is believed best suited for an owner/user. The Successor Agency should be allowed to continue to market and liquidate the Site for fair market value.</p>	17505 S. Ma	7339-003-90	0.66 Acre 28,750 SF	MH
6	MU-CS	7/15/2002	\$175,000	<p>Originally purchased by the former Carson Redevelopment Agency (Agency) in hopes of assembling it with adjacent larger parcels, this tiny 3,485 square foot property (Site) is undevelopable by itself. The Agency did have a disposition and development agreement (DDA) in 2007 with the owners of the immediately adjacent 1-acre property. The development proposal of the DDA included the Site and another 1.75-acre Agency-owned property adjacent to the developer's 1-acre property. Unfortunately the developer failed to perform and the DDA was terminated. Subsequently, however, the Agency did a DDA with the Related Company (Related) for the 1.75-acre Agency-owned property, and Related completed a 64-unit affordable multi-family housing project on it in June 2012. Both the Agency and Related tried to acquire the other developer's 1-acre property but the developer would not sell.</p> <p>Currently that developer is willing to sell their one acre, and the Carson Housing Authority (Authority) is working towards acquiring it to contribute to what will become Phase II of Related's original 64-unit development. This will be part of the Authority's assistance to the proposed 9% tax credit project. The other Authority assistance will be contribution of the Site to the Phase II development.</p> <p>Therefore, since the Site is otherwise undevelopable, it is the intention of the SA to contribute it, along with the adjacent land owner's property once it is acquired by the Authority, to Related for development of approximately 35 affordable, multi-tenant residential units. This, in fact, was always the intended use for the Site. Should this not occur, the Site should be held until such time as a development project is identified that can make use of the Site.</p>	401 E. Cars	7334-018-90	0.08/3,485	MU-CS
7	MU-CS	11/19/01	\$ 550,000	<p>This is a small, vacant square-shaped corner lot only 0.39-acres (Site) in size. It forms the S/W corner of Carson Street and Figueroa Street and is bounded by 405 freeway on the east, by Carson Street on the north, and is part of the intersection that forms the eastern entrance to the city at Carson and Figueroa Streets. The Site was originally a gas station. The former Carson Redevelopment Agency (Agency) purchased it to mitigate blight in the area. The former owner remediated the Site and provided the Agency with a letter of indemnification. Both the Agency and the Housing Authority have entertained development proposals from developers over the years but none of them were pursued. This was because the owner of the adjacent property refused to sell his property to the Agency for assemblage with the Site, which is necessary for a marketable project. Due to its size and location, the Site is best suited for development only if assembled with the adjacent property in order to create a marketable project and better comply with the Carson Street Master Plan. However, should a qualified buyer make an appropriate offer the Site will be sold at fair market value.</p>	600 W. Carson	7343-020-902-904	0.39	MU-CS
8	MU-CS	7/9/01 & 1/10/02	\$323,000 & \$129,667	<p>This is a small, vacant square-shaped corner property, only 0.37-acres (Site). It forms the S/E corner of Carson Street and Figueroa Street and is part of the intersection that forms the eastern entrance to the city on Carson Street. The former Carson Redevelopment Agency (Agency) purchased it to mitigate blight in the area and with the intention of assembling it with adjacent property to create a more developable and marketable site. Although the Agency attempted more than once to acquire the adjacent properties to the east and south of the Site, neither owner was willing to sell their land at a rational price. Due to its size and location, the Site is best suited for development only if assembled with the adjacent property in order to create a marketable project and better comply with the Carson Street Master Plan. However, should a qualified buyer make an appropriate offer the Site will be sold at fair market value.</p>	526 W. Carson & 21704 Figueroa	7343-019-900 & 7343-019-901	0.37	MU-CS
9	MU-CS	11/16/01	\$ 1,775,000	<p>This is a vacant, 2.2-acre parcel(s) of land just west of the N/W corner of Carson Street and Avalon Boulevard (Site). The Site has frontage on Carson Street and lies between the Villagio multi-tenant apartment project on the west side and a strip center with a gas station on the east side. Purchased many years ago by the former Carson Redevelopment Agency (Agency), the Site has been the subject of a request for proposal (RFP) for a mixed-use affordable housing development. Although no developer entered into a development agreement with the Agency, mainly due to the economy and residential market at the time, the Carson Housing Authority had begun to market the Site again in early 2013. As a result of the Department of Finance's decision to award ownership of the Site to the Successor Agency (SA) once done, the Authority plans to purchase the Site from the SA. The Authority will then partner with a residential developer to create a mixed-use residential project on the Site.</p>	615 E. Carson	7337-011-900 & 7337-011-901	2.2	MU-CS

10		05/31/2002	\$375,000	<p>The property is a former brownfield developed into a passive park. The former Carson Redevelopment Agency acquired the property with the intent of developing housing. The site's contamination issues along with its small size hindered the development of a housing project. The site was an eyesore to the community for many years and had always been vacant. In an effort to eliminate blight, the former redevelopment agency remediated the site and developed it into a passive park with drought tolerant landscaping. The agency then transferred the property to the city in March 8, 2011. The City manages and operates the park which is open to the public. The environmental restrictions imposed by the Regional Water Quality Control Board, after the agency completed its environmental remediation, restrict the property to park-use only. The Carson Successor Agency should be allowed to transfer the park at no cost to the City of Carson for governmental use pursuant and in accordance with paragraph (c) (2) (A) of Section 34191.5 of the Health & Safety Code.</p>	20820 Shearer Avenue	7334-003- 906 & 907	0.29 acres/ 12,938 SF	OS
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