# AGENDA
# OVERSIGHT BOARD
## OF THE SUCCESSOR AGENCY TO THE NORCO CRA
## REGULAR MEETING
## NORCO CITY HALL – 2870 CLARK AVENUE
## CONFERENCE ROOMS A & B
## Tuesday, July 16, 2013

CALL TO ORDER: 4:00 p.m.

ROLL CALL:

**Greg Newton, Chairperson**
*Member Appointed by the Riverside County Board of Supervisors*
**Patrick Malone, Vice-Chairperson**
*Member of the Public Appointed by the Riverside County Board of Supervisors*
**Kevin Bash**
*Member Representing the Former Norco CRA*
**Richard L. MacGregor**
*Member Appointed by the Largest Special District*
**Sherry Mata**
*Member Representing the Riverside County Superintendent of Schools*
**Aaron Brown**
*Member Representing the Riverside Community College District*
**Andy Okoro**
*Member Representing the Employees of the Agency*

PLEDGE OF ALLEGIANCE:

1. BUSINESS ITEMS:

   A. Approval of the February 28, 2013 Regular Meeting Minutes. **Recommended Action: Adopt OB Resolution No. 2013-04 approving the February 28, 2013 Regular Meeting Minutes.**

   B. Approval of the Long-Range Property Management Plan for the Successor Agency to the Norco Community Redevelopment Agency. **Recommended Action: Adopt OB Resolution No. 2013-05**.

2. PUBLIC COMMENTS:

2. FUTURE AGENDA ITEMS:

3. NEXT REGULAR MEETING DATE AND TIME: To be determined.

4. ADJOURNMENT:

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office, (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).All supporting documents are on file in the Office of the City Clerk. Any writings or documents provided to a majority of the Oversight Board regarding any item on this agenda will be available for public inspection at the City Clerk's Counter in City Hall located at 2870 Clark Avenue.*

# OB RESOLUTION NO. 2013-04

## A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FEBRUARY 28, 2013 REGULAR MEETING MINUTES

WHEREAS, on February 28, 2013, the Oversight Board of the Successor Agency to the Norco Community Redevelopment Agency (the "Oversight Board") held a regular meeting; and

WHEREAS, the Minutes of the February 28, 2013 regular meeting have been submitted for the Oversight Board's approval.

NOW, THEREFORE, BE IT RESOLVED, ordered, and determined by the Oversight Board as follows:

SECTION 1. Approval of the February 28, 2013 Minutes. The Minutes of the Oversight Board regular meeting of February 28, 2013 are hereby approved.

PASSED AND ADOPTED by the Oversight Board at a regular meeting held on July 16, 2013.

_____
Chairperson, Oversight Board

ATTEST:

_____
Brenda K. Jacobs, CMC, City Clerk
Oversight Board Secretary

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California and Oversight Board Secretary do hereby certify that the foregoing Resolution was introduced and adopted by the Oversight Board at a regular meeting held on July 16, 2013 by the following votes of the Oversight Board:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California on July 16, 2013.

_____
Brenda K. Jacobs, CMC, City Clerk
Oversight Board Secretary

# MINUTES
# OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE NORCO CRA
REGULAR MEETING
NORCO CITY HALL – 2870 CLARK AVENUE
CONFERENCE ROOMS A & B
Thursday, February 28, 2013

CALL TO ORDER: Chairperson Newton called the meeting to order at 2:06 p.m.

ROLL CALL:

Oversight Board Members Present
Greg Newton, Chairperson
Patrick Malone, Vice-Chairperson
Aaron Brown
Andy Okoro

Oversight Board Members Absent
Kevin Bash
Sherry Mata

PLEDGE OF ALLEGIANCE:

1. BUSINESS ITEMS:

A. Approval of the December 11, 2012 Regular Meeting Minutes and the January 8, 2013 Special Meeting Minutes. **Recommended Action: Adopt OB Resolution No. 2013-02 approving the December 11, 2012 Regular Meeting Minutes and the January 8, 2013 Special Meeting Minutes.**

**M/S Malone/Newton to Adopt OB Resolution No. 2013-02 approving the December 11, 2012 Regular Meeting Minutes and the January 8, 2013 Special Meeting Minutes. The motion was carried by the following roll call vote:**

| | |
|---|---|
| **AYES:** | **BROWN, MALONE, NEWTON, OKORO** |
| **NOES:** | **NONE** |
| **ABSENT:** | **BASH, MATA** |
| **ABSTAIN:** | **NONE** |

B. Approval of the Recognized Obligation Payment Schedule (ROPS) 13-14A. **Recommended Action: Adopt OB Resolution No. 2013-03, approving the ROPS 13-14A.**

**M/S Malone/Newton to Adopt OB Resolution No. 2013-03, approving the ROPS 13-14A. The motion was carried by the following roll call vote:**

| | |
|---|---|
| **AYES:** | **BROWN, MALONE, NEWTON, OKORO** |
| **NOES:** | **NONE** |
| **ABSENT:** | **BASH, MATA** |
| **ABSTAIN:** | **NONE** |

2. PUBLIC COMMENTS: None

3. FUTURE AGENDA ITEMS: None

4. NEXT REGULAR MEETING DATE AND TIME: To be determined

5. ADJOURNMENT: There being no further business to come before the Oversight Board, Chairperson Newton adjourned the meeting at 2:20 p.m.

# OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY STAFF REPORT

| | |
|---|---|
| TO: | Chairperson and Members of the Oversight Board |
| FROM: | Beth Groves, Executive Director |
| DATE: | July 16, 2013 |
| SUBJECT: | Review and Approval of the Long-Range Property Management Plan for the Successor Agency to the Norco Community Redevelopment Agency |
| RECOMMENDATION: | Adopt **OB Resolution No. 2013-05**, approving the Long-Range Property Management Plan for the Successor Agency to the Norco Community Redevelopment Agency. |

SUMMARY: Pursuant to Health and Safety Code Section 34191.5, 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 (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency. The Successor Agency to the Norco Community Redevelopment Agency received its finding of Completion notification letter on March 21, 2013. Therefore, the LRPMP is required to be submitted to Finance no later than September 21, 2013 and it is recommended that the Oversight Board approve the proposed LRPMP as submitted.

BACKGROUND/ANALYSIS: The LRPMP has been prepared by the Successor Agency to the Norco Community Redevelopment Agency (the "Successor Agency") in accordance with Health and Safety code Section 34195.5. The instructions from Finance included the following:

The LRPMP shall do all of the following:

1. Include 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 inventory shall consist of all of the following information:
    - The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
    - The purpose for which the property was acquired.
    - Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

- An estimate of the current value of the parcel including, if available, any appraisal information.
- An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
- The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
- A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
- A brief history of previous development proposals and activity, including the rental or lease of property.

2. 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, county, or city and county.
   - 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, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

The proposed LRPMP includes all of the required information and disposition plan for all of the properties listed, which were not previously considered by the Oversight Board for transfer or disposition purposes. At its meeting held on June 20, 2012, the Oversight Board approved the transfer/disposition of the former Norco Community Redevelopment Agency real property and other assets held by the City of Norco. Subsequent to that meeting, and under AB 1484, successor agencies were provided with new direction in regards to the disposal of former redevelopment agency properties, more specifically the disposal/transfer of governmental purpose property and non-governmental purpose

property. On November 7, 2012, the Successor Agency approved resolutions transferring/quitclaiming all of the assets, with the exception of the two sites held for resale, to the City of Norco. As no objection was received from the DOF, following the submittal of the action (submitted on July 10, 2012) taken by the Oversight Board on June 20, 2012, the action taken by the Successor Agency was considered final and conclusive and the quitclaim deeds were recorded and the assets designated as Governmental Purpose Property were transferred to the City of Norco. Note that all of this information is detailed in the proposed LRPMP.

At this time, the Oversight Board is recommended to approve the proposed LRPMP for submittal to Finance for its approval. Upon Finance approval, the recommended actions will be proposed to the Successor Agency for its approval and action will be taken to dispose of the two properties through a formal legal process.

Attachment: LRPMP
Resolution No. 2013-05

# OB RESOLUTION NO. 2013-05

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN**

WHEREAS, on March 21, 2013, the Successor Agency to the Norco Community Redevelopment Agency (the "Successor Agency") received its Finding of Completion from the Department of Finance; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5, 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 the Department of Finance a Long-Range Property Management Plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, a LRPMP has been completed and submitted to the Oversight Board for its approval.

NOW, THEREFORE, BE IT RESOLVED, ordered, and determined by the Oversight Board as follows:

SECTION 1. Approval of the LRPMP. The LRPMP is hereby approved.

SECTION 2. Submittal to the Department of Finance. The LRPMP shall hereby be submitted to the Department of Finance for its approval prior to the September 21, 2013 deadline.

PASSED AND ADOPTED by the Oversight Board at a regular meeting held on July 16, 2013.

_____
Chairperson, Oversight Board

ATTEST:

_____
Brenda K. Jacobs, CMC, City Clerk
Oversight Board Secretary

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California and Oversight Board Secretary do hereby certify that the foregoing Resolution was introduced and adopted by the Oversight Board at a regular meeting held on July 16, 2013 by the following votes of the Oversight Board:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California on July 16, 2013.

_____
Brenda K. Jacobs, CMC, City Clerk
Oversight Board Secretary

# LONG-RANGE PROPERTY MANAGEMENT PLAN

*Successor Agency to the Norco Community Redevelopment Agency*

*July 18, 2013*

# LONG-RANGE PROPERTY MANAGEMENT PLAN
## *Successor Agency to the Norco Community Redevelopment Agency*

### BACKGROUND AND PURPOSE OF THE PLAN

The Plan has been prepared by the Successor Agency to the Norco Community Redevelopment Agency (the "Successor Agency") in accordance with Health and Safety code Section 34195.5.

### INVENTORY OF PROPERTY

Following is the required information regarding the inventory of the property, which constitutes the only real property transferred from the former Norco Community Redevelopment Agency (the "Former Norco CRA") and owned by the Successor Agency. This inventory is organized to address the specific inventory subsections listed in health and Safety Code Section 34191.5(c)(1).

**(A) Acquisition Information.**

1. APNs 122-070-023 & 026 Single Parcel

   The property was approved for acquisition by the Former Norco CRA on February 21, 2001. The purchase price paid for the property, which represented its value at the time of purchase, was $65,000, plus the required administrative expenses.

2. APNs 126-120-033, 034 & 038

   The parcels were approved for acquisition by the Former Norco CRA on November 5, 2008. The purchase price paid for the property, which represented its value at the time of purchase, was $1,330,000, plus the required administrative expenses.

**(B) Purpose of Acquisition.**

1. APNs 122-070-023 & 026 Single Parcel

   The property was purchased from Norco/Corona Associates for the purpose of encouraging future redevelopment of the adjacent parcels located within the Gateway Specific Plan area.

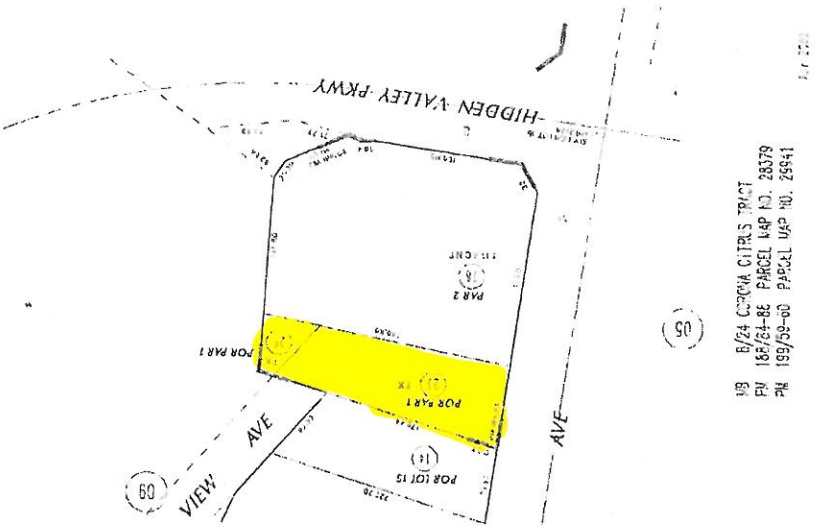
2. APNs 126-120-033, 034 & 038

   The parcels were purchased for the purpose of facilitating potential expansion of and improvements to, the Norco Auto Mall, with a long-term goal of expanding or attracting a new auto dealership.

**(C) Parcel Data.**

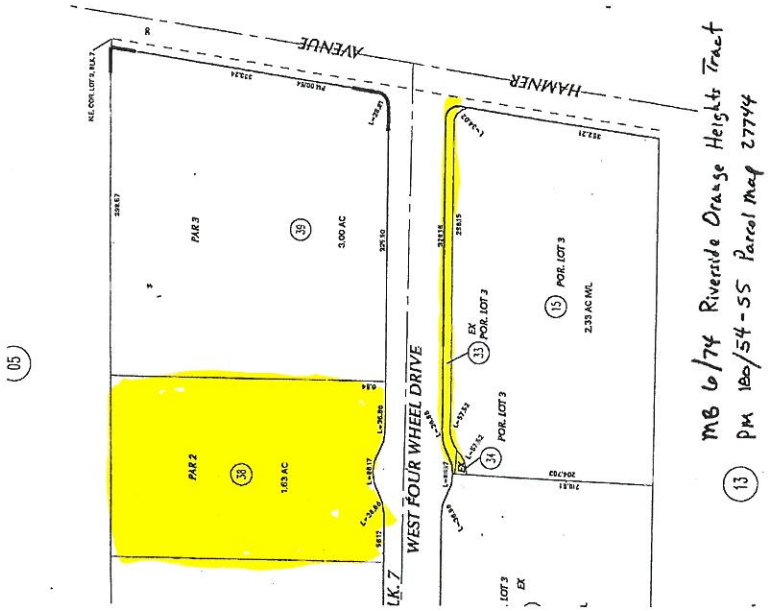
1. <u>APNs 122-070-023 & 026 Single Parcel</u>

The property is a 0.4-acre, 17,424 sq. ft., vacant lot located adjacent to 1695 Hidden Valley Parkway and zoned Commercial.



2. APNs 126-120-033, 034 & 038

The parcels include a 1.63-acre, 71,002 sq. ft., vacant lot located on West Four Wheel Drive behind 2100 Hamner Avenue. Two other remnant parcels are included consisting of .110 acres, 4,791 sq. ft.



**(D) Current Value.**

1. APNs 122-070-023 & 026 Single Parcel

   **$130,000 (per appraised value dated May 3, 2013)**

2. APNs 126-120-033, 034 & 038

   **APN 126-120-038 -- $780,000 (per appraised value dated May 3, 2013)**
   **APNs 126-120-033 & 34 -- $1,000 - $2,000 (per appraised value dated May 3, 2013)**

**(E) Revenues Generated by the Property; contractual Requirements.**

1. APNs 122-070-023 & 026 Single Parcel

   The property does not generate any lease, rental, or other revenue. There is no contractual requirement related to disposition of the property.

2. APNs 126-120-033, 034 & 038

   The parcels do not generate any lease, rental, or other revenue. There is no contractual requirement related to disposition of the property.

**(F) Environmental Contamination and Remediation.**

1. APNs 122-070-023 & 026 Single Parcel

   To the Successor Agency's knowledge, the property does not have any history of environmental contamination or remediation efforts.

2. APNs 126-120-033, 034 & 038

   To the Successor Agency's knowledge, the parcels do not have any history of environmental contamination or remediation efforts.

**(G) Potential for Transit-Oriented Development and Advancement of Planning Objectives.**

1. APNs 122-070-023 & 026 Single Parcel

   The property has no potential for transit-oriented development. There are a number of constraints to development as well as use of the property.

2. APNs 126-120-033, 034 & 038

   APN 126-120-038 was purchased for the purpose of holding special events to increase foot traffic in the Auto Mall with a long-term goal of either expanding the adjacent auto dealership site or combining the parcel with a school bus parking lot site to attract a new auto dealership.

   APNs 126-120-033 & 34 were purchased for public street and road purposes; therefore, the parcels have no potential for transit-oriented development and are not included in the City's planning objectives.

**(H) History of Development Proposals and Activity.**

1. APNs 122-070-023 & 026 Single Parcel

   To the Successor Agency's knowledge, there is no history of development proposals or activity.

2. APNs 126-120-033, 034 & 038

   To the Successor Agency's knowledge, there is no history of development proposals or activity.

**(I) Proposed Disposition of Property.**

1. APNs 122-070-023 & 026 Single Parcel

   The Successor Agency will liquidate and sell the property and the proceeds of the sale will be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(C).

2. APNs 126-120-033, 034 & 038

   **APN 126-120-038**
   The Successor Agency will liquidate and sell the property and the proceeds of the sale will be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(C).

   **APNs 126-120-033 & 34**
   The Successor Agency will quitclaim the two remnant parcels to the City of Norco for governmental purposes, in accordance with the terms of Health and Safety Code Section 34181(a), as they are specified for street purposes.

**GOVERNMENTAL PURPOSE PROPERTY**

**Other Remnant Parcels Owned and NOT Held for Resale (No Carrying Asset Value) – Transactions Completed for Transfer to the City of Norco:**

**APN 131-112-016**
Public Parking Lot (.45 acres)
Quit Claimed to Norco CRA in 1994
Located on Old Hamner between the Public Library and the American Legion Hall

**APN 125-180-007**
Street Right-of-Way (.25 acres of which there is 1,515 sq. ft. of surplus)

**APN 125-150-041**
Street Right-of-Way (.20 acres)

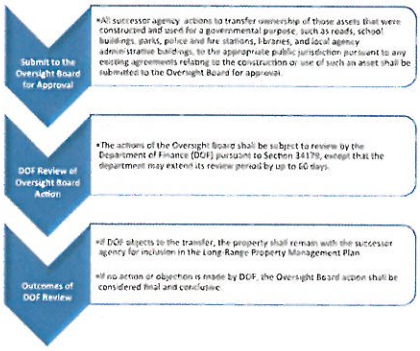
**Other Remnant Building Owned by the former Norco CRA:**

**Mobile Home**
Storage Trailer (24' x 60')
Located next to the Public Library/leased for historical archive storage
Asset Carrying Value as of January 31, 2012: $0

**Auto Mall Sign**
Located adjacent to Interstate 15 and the Norco Auto Mall
Asset Carrying Value as of January 31, 2012: $236,948

At its meeting held on June 20, 2012, the Oversight Board to the Successor Agency of the Norco Community Redevelopment Agency (the "Oversight Board") approved the transfer/disposition of the Former Norco CRA real property and other assets held by the City of Norco. Subsequent to that meeting, and under AB 1484, successor agencies were provided with new direction in regards to the disposal of former redevelopment agency properties, more specifically the disposal/transfer of governmental purpose property and non-governmental purpose property. On November 7, 2012, the Successor Agency approved resolutions transferring/quitclaiming all of the assets, with the exception of the two sites held for resale, to the City of Norco.

HSC section 34181 (a) lists governmental purpose assets to include roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings. The following chart outlines the steps successor agencies can take to transfer property for governmental purposes:




As no objection was received from the DOF, following the submittal of the action (submitted on July 10, 2012) taken by the Oversight Board on June 20, 2012, the action taken by the Successor Agency was considered final and conclusive and the quitclaim deeds were recorded and the assets designated as Governmental Purpose Property were transferred to the City of Norco.