

# A G E N D A

## REGULAR MEETING OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE CITY OF SUISUN CITY REDEVELOPMENT AGENCY

FRIDAY, JUNE 27, 2014

2:00 P.M.

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SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

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Next Board Res. No. OB2014 – \_\_

### **ROLL CALL**

Board Members

### **PUBLIC COMMENT**

*(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).*

### **CONSENT CALENDAR**

*Consent calendar items requiring little or no discussion may be acted upon with one motion.*

- 1) Adoption of Oversight Board Resolution No. OB2014-\_\_: Approving the Administrative Budget for the Period Ending December 31, 2014 – (Garben)

### **GENERAL BUSINESS**

- 2) Actions Relating to the State Controller's Asset Transfer Review
  - A. Adoption of Oversight Board Resolution No. OB2014-\_\_: Ratifying the Transfer of Governmental Purpose Assets to the City of Suisun City – (Garben)

### **REPORTS:** *(Informational items only.)*

- 3) Chair/Boardmembers
- 4) Staff

### **ADJOURNMENT**

A complete packet of information containing Staff Reports and exhibits related to each item is available for public review at least 72 hours prior to a Board Meeting or, in the event that it is delivered to the Boardmembers less than 72 hours prior to a Board Meeting, as soon as it is so delivered. The packet is available for review in the Suisun City Manager's Office during normal business hours, and online at [www.suisun.com/Oversight-Board.html](http://www.suisun.com/Oversight-Board.html).

## AGENDA TRANSMITTAL

**MEETING DATE:** June 27, 2014

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**OVERSIGHT BOARD AGENDA ITEM:** Adoption of Oversight Board Resolution No. OB2014-\_\_: Approving the Administrative Budget for the Period Ending December 31, 2014

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**FISCAL IMPACT:** The administrative budget consists of revenues and expenses within the \$125,000 administrative cost allowance provided pursuant to state law for the period ending December 31, 2014.

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**IMPACT ON PASS THROUGHES TO OTHER TAXING ENTITIES:** This item has no impact to the existing pass-through payments to other affected taxing entities.

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**BACKGROUND:** Pursuant to HSC Section 34177(j), the Successor Agency is required to prepare and submit a proposed administrative budget to the Oversight Board for its approval. The administrative budget must include the following:

- Estimated amounts for Successor Agency administrative costs for the upcoming six-month fiscal period
  - Identify proposed sources of payment
- Proposals for arrangements of administrative and operational services provided by the City.

Pursuant to Section HSC Section 34171(b), an administrative cost allowance is provided to the Successor Agency. This allowance comes from property tax revenues and is subject to approval of the Oversight Board. The administrative cost allowance for FY 2014-15 is up to 3% of the property tax allocated to the Redevelopment Obligation Retirement Fund for each fiscal year. There is a provision that provides the administrative cost allowance shall not be less than \$250,000 for any fiscal year, unless the Oversight Board reduces this amount or a lesser amount is agreed to by the Successor Agency.

The Successor Agency developed a budget for fiscal year 2014-15 based on the \$250,000 minimum. The budget proposed for the July 1 through December 31, 2014 period was developed with the same methodology as the previous admin budgets adopted by the Oversight Board. No major changes are proposed as part of this proposed budget.

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**STAFF REPORT:** This administrative budget is for the period of July 1, 2014, through December 31, 2014. An administrative budget must be prepared by the Successor Agency for every six-month period and submitted to the Oversight Board for approval.

The administrative budget was developed using the same principals as the previous administrative budgets approved by the Oversight Board, and is consistent with the adopted 2014-15 budget of the Successor Agency. No major changes are proposed as part of this admin budget proposal.

The budget estimates for the July through December 2014 period are slightly higher with regard to personnel services, primarily due to an increase in worker's comp rates and an anticipated increase in health care costs. A slight decline in Cost Allocation Charges is anticipated, largely as a result

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**PREPARED BY:**

Jason Garben, Economic Development Director

**REVIEWED/APPROVED BY:**

Suzanne Bragdon, Executive Director

of a decrease in risk management allocation charges. Legal Fees are slightly higher than the previous period, but offset by slightly lower than the Services/Supplies line item.

Attachment 2 provides a summary explanation of each of the line items in addition to a comparison of the budget from the previous 6-month periods.

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**RECOMMENDATION:** It is recommended that the Oversight Board Adopt Oversight Board Resolution No. OB2014-\_\_: Approving the Administrative Budget for the Period Ending December 31, 2014

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**ATTACHMENTS:**

1. Staffing Summary
2. Administrative Budget Summary (July 1 through December 31, 2014)
3. Resolution No. OB2014-\_\_: Approving the Administrative Budget for the Period Ending December 31, 2014

**Suisun City Successor Agency  
Staffing Summary**

<u>Job Title</u>	<u>FTE</u>
Account Clerk I/II-II	0.05
Accountant	0.15
Assistant City Manager/Admin. Services	0.15
City Manager	0.19
Economic Development Director	0.25
Marketing Manager	0.05
Sec to City Mgr/Dep City Clerk	0.10
Senior Accountant	0.15
Assistant/Associate Planner-Associate	0.05
<b>Total Full Time Equivalent Staffing</b>	<b>1.14</b>

**Suisun City Successor Agency**

**Admin Budget Summary**

	<b>6/30/2013</b>	<b>12/31/2013</b>	<b>6/30/2014</b>	<b>12/31/2014</b>	
Employee Costs	\$79,100	\$81,400	\$81,400	\$83,600	Employee costs include salary, benefits, and taxes for 1.14 FTE employees outlined in the staffing detail. The increase relative to the period ending 12/31/14 is due to increases workers comp rates and health care benefits
Cost Allocation Charges	\$22,100	\$25,200	\$25,200	\$24,300	Cost allocation charges include overhead costs such as costs associated with the use of City Hall, information technology, and risk management. The decrease relative to the period ending 12/31/14 is primarily due to a decrease in the risk management component.
Legal Fees	\$19,000	\$8,500	\$8,500	\$9,900	Legal costs for the Successor Agency are budgeted at \$9,900. This line is generally in line with historical actuals.
Services and Supplies	\$4,800	\$9,900	\$9,900	\$7,200	Services and supplies includes costs associated with phone service/internet, postage/shipping, printer/copier expense, office supplies, travel and training, and other professional services. And are based primarily on historical actual costs.
<b>Total</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	

**RESOLUTION NO. OB 2014 - \_\_**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD ENDING DECEMBER 31, 2014**

**WHEREAS**, the California State Legislature enacted Assembly Bill 1X26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

**WHEREAS**, pursuant to Health and Safety Code Section 34173, the City Council of the City of Suisun City (the "City Council") declared that the City of Suisun City (the "City") would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the City of Suisun City (the "Dissolved RDA") effective February 1, 2012; and

**WHEREAS**, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012, to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the City; and

**WHEREAS**, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

**WHEREAS**, Health & Safety Code Section 34171(a), (b), and 34177 (j) require the Oversight Board to approve an Administrative Budget for administrative costs of the Successor Agency.

**NOW, THEREFORE, BE IT RESOLVED** that the Oversight Board to the Successor Agency does resolve as follows:

**Section 1.** The Recitals set forth above are true and correct and incorporated herein by reference.

**Section 2.** The administrative budget for the Successor Agency for the period ending December 31, 2014 is hereby approved.

**Section 3.** The Successor Agency Executive Director or designee is authorized to take all actions necessary to implement this Resolution.

**PASSED AND ADOPTED** at a regular meeting of the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of Suisun City duly held on Friday, June 27, 2014, by the following vote:

<b>AYES:</b>	BOARDMEMBERS:	_____
<b>NOES:</b>	BOARDMEMBERS:	_____
<b>ABSENT:</b>	BOARDMEMBERS:	_____
<b>ABSTAIN:</b>	BOARDMEMBERS:	_____

**WITNESS** my hand and the seal of the City of Suisun City this 27<sup>th</sup> of June, 2014.

\_\_\_\_\_  
Linda Hobson, CMC  
Secretary

## AGENDA TRANSMITTAL

**MEETING DATE:** June 27, 2014

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**OVERSIGHT BOARD AGENDA ITEM:** Adoption of Oversight Board Resolution No. OB2014-\_\_: Ratifying the Transfer of Governmental Purpose Assets to the City of Suisun City

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**FISCAL IMPACT:** None. All obligations regarding Governmental Purpose Assets were included in the All Other Funds Due Diligence Review previously approved.

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**IMPACT ON PASS THROUGHES TO OTHER TAXING ENTITIES:** This item has no impact to the existing pass-through payments to other affected taxing entities.

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**BACKGROUND:** In March 2011, prior to the formal dissolution of the Suisun City Redevelopment Agency (the “RDA”), various properties and assets were transferred by the Agency to the City of Suisun City (the “City”). The State Redevelopment Dissolution Law, which was passed in June 2011, prohibited any such transfers that occurred after January 1, 2011. The State Controller’s Office (the “Controller”) was tasked with performing an Asset Transfer Review to determine if any such improper asset transfers occurred.

The Controller issued its Asset Transfer Review in February 2014, and found that \$79.4 million in RDA assets were improperly transferred in Suisun City. Of those, \$24.8 million were transferred to the Housing Authority and approximately \$48 million were transferred to the City.

With a resolution of the Oversight Board ratifying certain transfers pursuant to California Health & Safety Code §34181, the transfers would no longer be considered improper. California Health & Safety Code §34181 states the Oversight Board must direct housing assets to the housing successor agency, and may direct governmental purpose assets to the appropriate public jurisdiction. The disposal of the remaining assets would be handled through a Long-Range Property Management Plan. Once the State Department of Finance (the “DOF”) has issued a Notice of Completion indicating all issues with RDA cash assets are settled (a Notice of Completion is not expected until the City’s lawsuit with the DOF is settled), the Successor Agency will have six months to submit a Long-Range Property Management Plan to describe the future disposition of RDA assets that are not transferred to other governmental jurisdictions. This plan will require an approval by the Oversight Board and will be subject to the review and approval of the DOF.

At the May 8, 2014 meeting of the Oversight Board, a workshop was held that provided information regarding the properties and assets that were transferred and identified as “improper transfers” in the State Controller’s Asset Transfer Review. In the case of the housing asset transfers, the Oversight Board adopted a resolution ratifying such transfers on May 8, 2014, which the DOF has approved.

This item focuses on Oversight Board consideration of the “governmental purpose” designation, and ratifying such transfers.

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**STAFF REPORT:** The Controller’s Asset Transfer Review indicates the improperly transferred assets must be transferred back to the Successor Agency for proper disposition. The Controller’s order as written would require the assets to be transferred from the City back to the Successor

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**PREPARED BY:**

Jason Garben, Economic Development Director

**REVIEWED/APPROVED BY:**

Suzanne Bragdon, Executive Director

Agency, which would then transfer them back to the City upon the approval of the Oversight Board; a cumbersome process.

To accomplish the intent of the Controller's order in an efficient manner, Staff discussed with the Controller's Office a method to streamline compliance that is consistent with the orders. The Controller has indicated it would accept resolutions of the Oversight Board ratifying the past asset transfers pursuant to applicable law (California Health & Safety Code §34181) so long as resolution is approved by the DOF (consistent with the process that was followed with the housing asset transfers).

The balance of this staff report will discuss the governmental purpose attributes of the properties listed in the attached resolution that would ratify such transfers.

### **Governmental Purpose Assets**

As previously mentioned, pursuant to H&S §34181, the Oversight Board may "direct the successor agency to transfer ownership of those assets that were construed 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...."

Given the active nature of the RDA, many assets, such as real property and notes receivable, were acquired over the years. A number of RDA properties acquired and used for governmental or public purposes were transferred from the RDA to the City in 2011 prior to the formal dissolution of the RDA. The Controller has determined that these transfers, valued at about \$48 million, did not comply with the law because they were not reviewed by the Oversight Board.

Due to the number of assets, staff provided information to the Oversight Board for initial review and discussion on May 8, 2014. The summary slides from the May 8, 2014 workshop are provided as Attachment 1 for reference.

The properties identified in the table below are found to have characteristics consistent with governmental purposes and uses. Since many properties have similar governmental purposes, the assets were grouped into six different categories where similar governmental purpose/use characteristics can be demonstrated. Detailed information regarding location of each asset and the governmental purpose findings are provided in Attachment 2. Attachment 3 provides a reconciliation to the figures stated in the State Controllers Asset Transfer Review.

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#### **Governmental Purpose Assets**

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- Public Transit**
  - Train Depot Assets
- Civ Arts/Cultural Resource**
  - Lawler House
  - Harbor Theater
- Public Space/Park Area**
  - Harbor Park Common Area
  - Harbor Square Courtyard
  - Delta Cove Gazebo Common Area
  - Union Pacific Land
- Public Parking Lots**
  - Town Square Parking (Lawler House/Harbor Theater Area)
  - Waterfront Parking (North and South of Harbor Master Building)
- Coastal Access and Public Marina Facilities**
  - Waterfront Promenade
  - Parking Lots Constructed Pursuant to Cal Boating Loan
  - Sheldon Plaza Public Space/Marina Basin Expansion
  - Land Adjacent to SID Sewer Station
  - Boat Launch Parking Improvements
  - Cal Marine Sales/Service Facility
  - Pierce Island
- Rec/Community Center**
  - Joe Nelson Community Center Improvements

Health and Safety Code Section 34181(a) also provides that, “Any compensation to be provided to the successor agency for the transfer of the asset shall be governed by the agreements relating to the construction and use of the asset.” While the former Agency and the City did not enter into formal written agreements with regard to the operation and disposition of any of these facilities, these properties were acquired and/or constructed as publicly owned improvements and compensation was not required in connection with any transfer of the publicly owned improvements to the City. Since no agreement provided for the compensation to the Agency upon the transfer of such properties, no compensation was required in connection with the governmental purpose properties to the City.

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**RECOMMENDATION:** It is recommended that the Oversight Board Adopt Oversight Board Resolution No. OB2014-\_\_: Ratifying the Transfer of Governmental Purpose Assets to the City of Suisun City

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**ATTACHMENTS:**

1. Summary Slides from May 8, 2014 Workshop
2. Governmental Purpose Asset Info/Findings
3. Reconciliation Table Relative to SCO Asset Transfer Report
4. Resolution NO. OB 2014 - \_\_ A Resolution of the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of Suisun City Ratifying the Transfer of Governmental Purpose Assets to the City of Suisun City.

# ASSET FACT SHEETS

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Suisun City Oversight Board

May 8, 2014



# HOUSING ASSET FACT SHEETS

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# Housing Asset Properties

## Northwest Corner Marina Blvd & Highway 12:

30-acre vacant parcel purchased with low- and moderate-income housing funds

**Assigned Book Value: \$4,960,987**

### Assessors Parcel Number

- 0032-230-290
- 0032-230-370

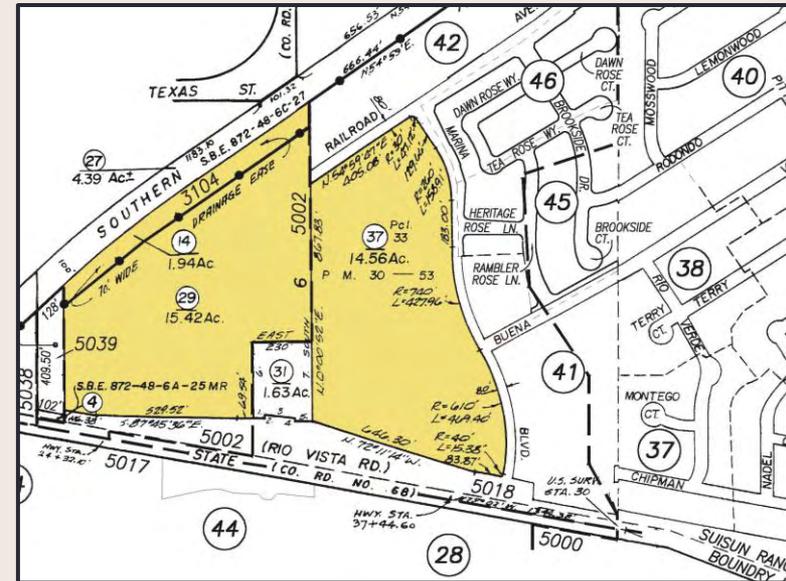
**Almond Gardens:** Garden-style apartment complex purchased with low- and moderate-income housing funds and operated as affordable housing

**Assigned Book Value: \$375,294**

**Est. Operation Funds: \$842,758**

### Assessors Parcel Number

- 0032-101-420
- 0032-102-160



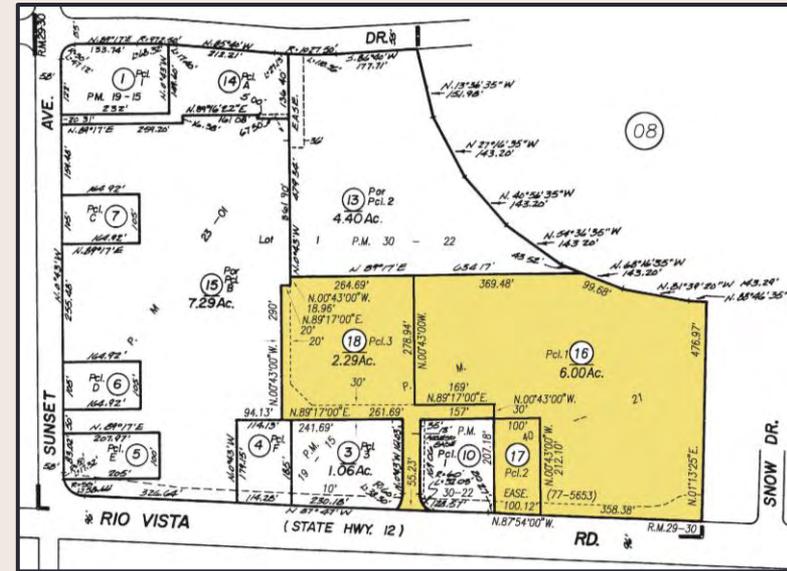
# Housing Asset Properties

**Post Office Lot:** 8-acre vacant lot adjacent to Post Office, Sunset Shopping Center and Highway 12 purchased with low- and moderate-income housing funds.

**Assigned Book Value:** \$1,127,691

## Assessors Parcel Number

- 0173-390-160
- 0173-390-180



## Southwest Corner Lotz Way & Civic Center:

Small remnant lot serving as gateway park purchased with low- and moderate-income housing funds.

**Assigned Book Value:** \$135,895

## Assessors Parcel Number

- 0032-061-240
- 0032-061-250



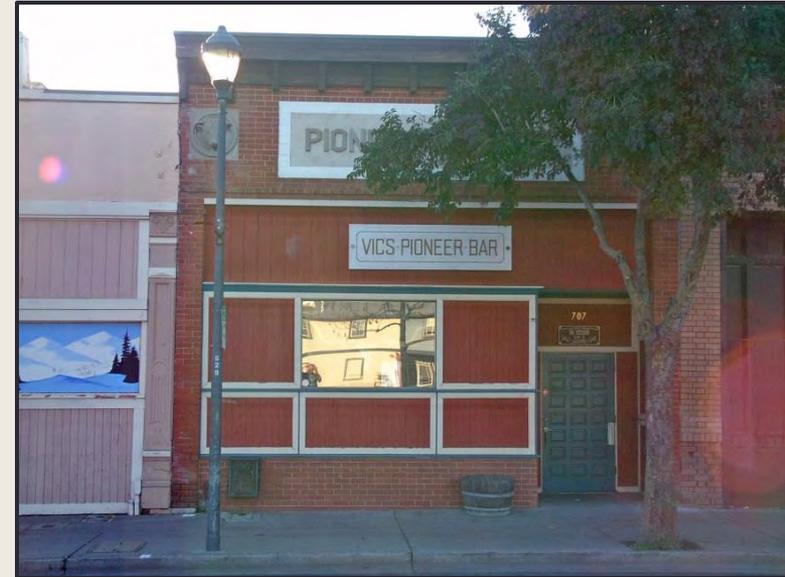
# Housing Asset Properties

**707 Main Street:** A dilapidated commercial property purchased with low- and moderate-income housing funds.

**Assigned Book Value:** \$223,128

**Assessors Parcel Number**

- 0032-130-020



# Housing Asset Loans

**Cottonwood Creek:** Development loan made with low- and moderate-income housing funds to enable construction of new affordable housing on Railroad Avenue west of Sunset Ave.

**Est. Loan Value:** \$6,645,442

**Bay Homes:** Loan made with low- and moderate-income housing funds to support improvements to Humphrey Gardens affordable housing complex

**Est. Loan & Interest Value:** \$2,001,347

**First-Time Homebuyer Loan:** 41 loans made with low- and moderate-income housing funds to enable qualifying families purchase first home from foreclosed properties

**Est. Loan Value:** \$1,883,127



*Cottonwood Creek Apartments*

**SERAF Loan:** State authorized RDA to use low- and moderate-income housing funds to make payment to state education fund.

**Est. Value:** \$6,644,478



# OTHER PROPERTY ASSETS FACT SHEETS

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# Train Depot Area Properties

**Description:** Train Depot constructed in 1914 & rehabilitated in 1992/93; only operating train station in Solano County. Includes passenger platform, bus island & stops, depot plaza and depot parking lots. Serves as a multi-modal transit hub connecting commuter rail with local transit options. City planning \$670,000 upgrade/remodel project using regional transit funds. Zoned as Main Street Commercial and Service Commercial. Depot plaza is a public space. Should be considered an integral part of depot with ownership following. Could be held by City as separate public space.

**Assigned Book Value:** \$1,450,205

## Options:

- 1) Transfer train depot, platform, plaza, bus stop and adjacent parking to City to operate as part of local transit system and commuter gateway.
- 2) Explore disposition alternatives



## Assessors Parcel Numbers

- 0032-020-240
- 0032-051-010
- 0032-051-080
- 0032-051-100



# Northeast Waterfront

**Description:** Northern portion of Marina/Waterfront including excavated/remediated oil facility property encompassing public promenade, public parking along Main Street, Sheldon Plaza, marina waterway and Harbor Lighthouse art piece. Reclaimed & developed as part of agreement with California Department of Boating & Waterways to provide public boating, fishing and recreation access to State waterway. Encumbered by State Lands Commission lease. Sheldon Plaza zoned as Mixed Use/PUD

**Assigned Book Value:** \$2,269,855

**Options:**

- 1) Parking lot, promenade and waterway developed through Boating & Waterways contract likely obligated to continue as public use assets to serve public recreational objectives.
- 2) Explore feasibility of reparcelization and disposition of areas not dedicated to public space

**Other Info:**

- 1) Any alterations to this area would likely require amendment to Bay Conservation and Development Commission permit (concerns with public access to shoreline, view corridors, public spaces, etc)



**Assessors Parcel Numbers**

- 0032-091-030
- 0032-091-210
- 0032-091-080
- 0032-091-230
- 0032-091-160



# Harbor Plaza Area

**Description:** This area includes Harbor Plaza (Main Street at Solano Street), adjacent promenade south to Morgan Street, Harbormaster Office structure, parking lots along Kellogg Street. This area was developed as part of an agreement with California Department of Boating & Waterways that provided a loan to fund construction of marina facilities.

**Assigned Book Value:** \$2,307,713

## Options:

- 1) Harbor Plaza, promenade and parking developed through Boating & Waterways contract likely obligated to continue as public use assets to serve public recreational objectives.
- 2) Disposition alternatives appear limited

## Assessors Parcel Numbers:

- 0032-142-230
- 0032-142-260
- 0032-142-270
- 0032-142-290



# Lawler House/Harbor Theater Area

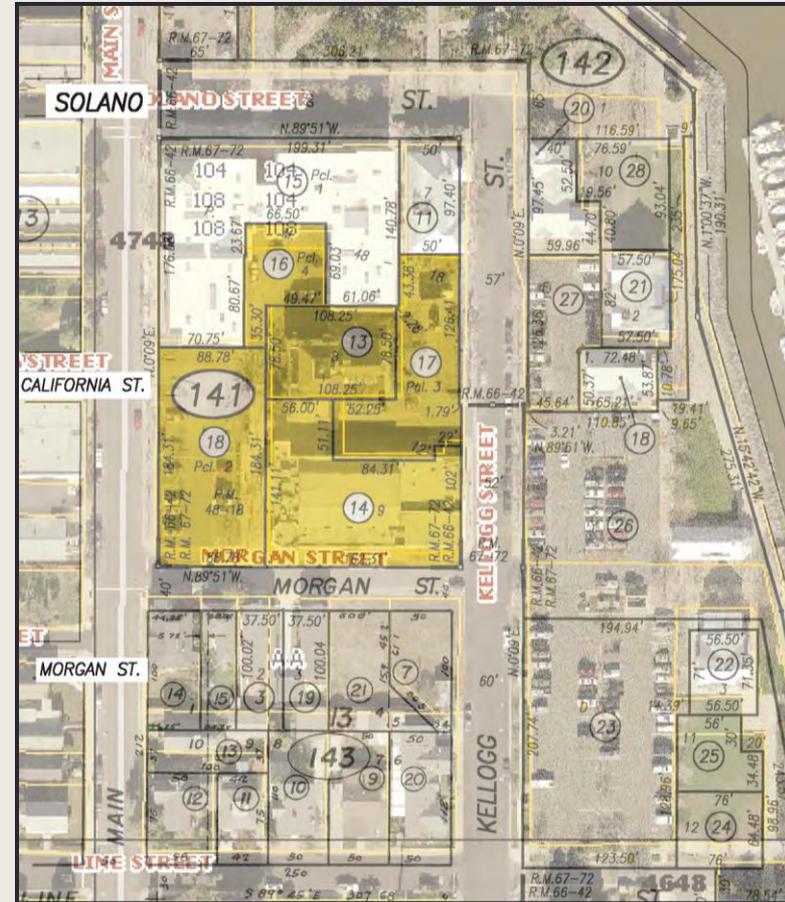
**Description:** Properties include:

- The Lawler House, which is a historic farm house relocated from eastern end of town that now serves as a location for a public art gallery and local history museum on the ground floor, and is home to a number of small businesses on the second floor.
- Harbor Theater, which has been operated in partnership with Solano Community College.
- Harbor Square Courtyard, which is a public space.
- Public parking areas and trash enclosure service local businesses.

**Assigned Book Value:** \$2,810,626

**Options:**

- 1) Explore governmental purpose uses
- 2) Explore disposition alternatives of each property



**Assessors Parcel Numbers**

- 0032-141-160
- 0032-141-130
- 0032-141-170
- 0032-141-140
- 0032-141-180



# Delta Cove Area

**Description:** Bounded Line Street and Walnut Street, the property assets are comprised of the Waterfront Promenade, associated seating & landscape areas, the street island and Gazebo feature at south end of Park Lane. Developed as part of agreement with California Department of Boating & Waterways .

**Assigned Book Value:** \$303,396

## Options:

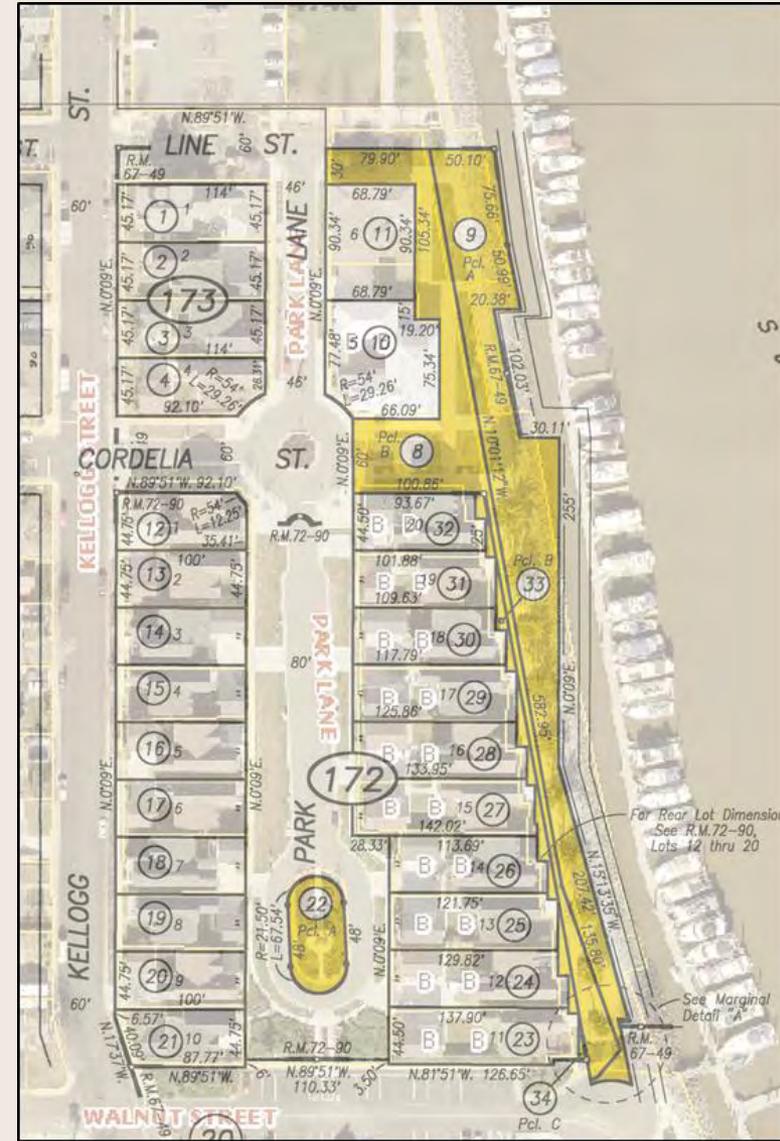
- 1) Convey to City as public promenade and streetscape, which are clear governmental purposes
- 2) Disposition alternatives appear limited

## Impacts Analysis:

- 1) No commercial or market viability.

## Assessors Parcel Numbers

- 0032-172-080
- 0032-172-330
- 0032-172-090
- 0032-172-340
- 0032-172-220



# Marine Services & Boat Launch Parking

**Description:** Located on South Kellogg Street at West Street, these properties include parking, the marine sales/service facility, and a portion of the boat launch parking lot.

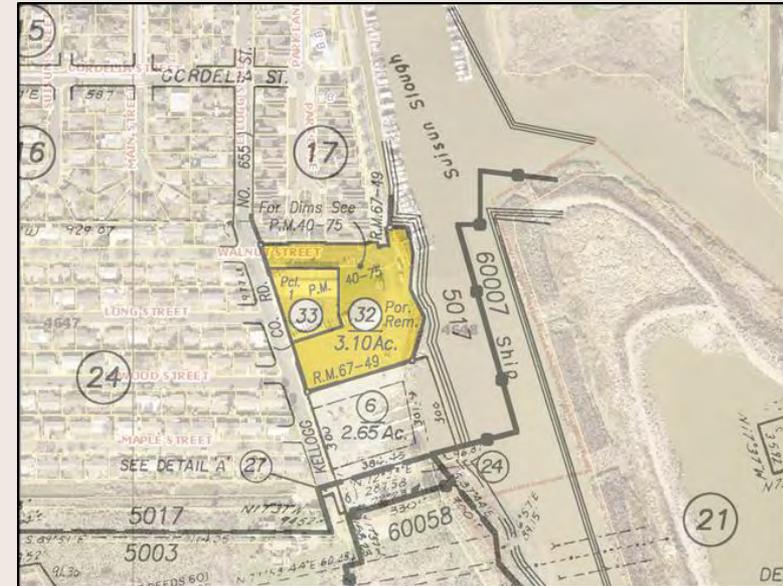
**Est. Carrying Value:** \$1,352,816

## **Options:**

- 1) Convey the public roadway, parking, and marine related assets to the City has governmental use assets.
- 2) Explore disposition alternatives

## **Assessors Parcels Numbers**

- 0032-200-320
- 0032-200-330





# South of Civic Center Area

**Description:** Approximately 7-acres comprising the former sewage treatment facility. Significant remediation is necessary before land could be reused. Zoned as Low-Density Residential or Public Facilities/Open Space.

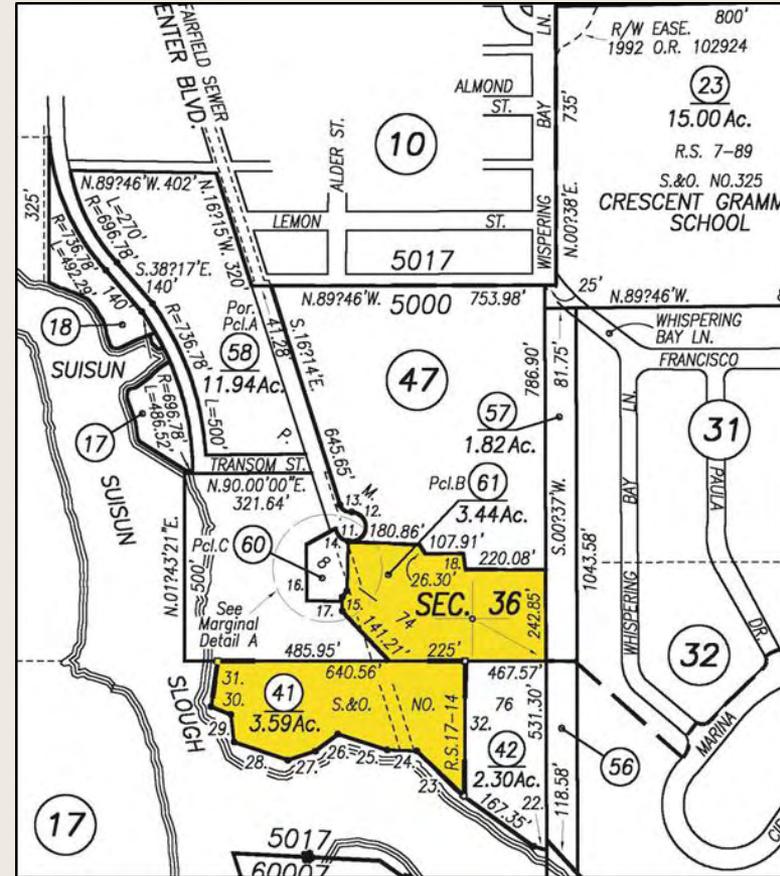
**Est. Carrying Value:** \$422,353

**Options:**

- 1) Explore disposition alternatives

**Assessors Parcel Numbers**

- 0032-180-410
- 0032-180-610



# Harbor Park

**Description:** Approximately 2.75 acres of parking lot, public walkways, landscaping and a public park in and around the Harbor Park subdivision located directly across the street from City Hall. Comprises all of the non-street public spaces in the neighborhood. Zoned as Residential Low Density.

**Est. Carrying Value:** \$322,354

## Options:

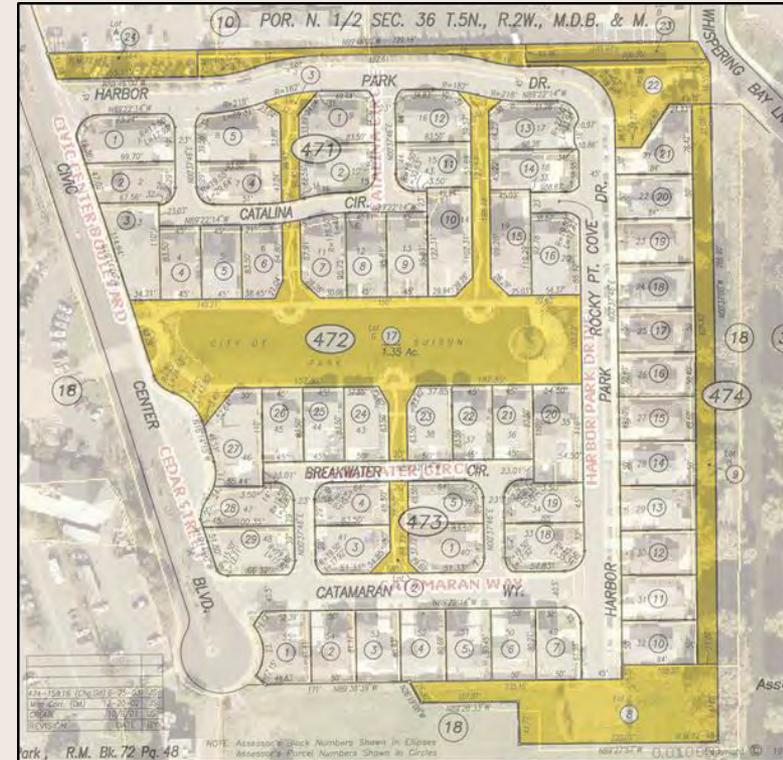
- 1) Convey to the City as a governmental use assets as a park and various public spaces.
- 2) Disposition alternatives appear

## Impacts Analysis:

- 1) Given lack of homeowners association and absence of other sale value, these assets will likely remain with the City for future maintenance.

## Assessors Parcel Numbers

- 0032-471-030
- 0032-474-220
- 0032-472-170
- 0032-474-230
- 0032-473-020
- 0032-474-240
- 0032-474-080
- 0032-474-090



# Railroad Remnant

**Description:** Approximately 1 acre vacant land between Main Street and the railroad tracks just east of the Central County Bikeway bridge near the onramp to westbound Highway 12. Property was purchased to allow for the extension of Railroad Avenue to Main Street. Zoned as Service Commercial.

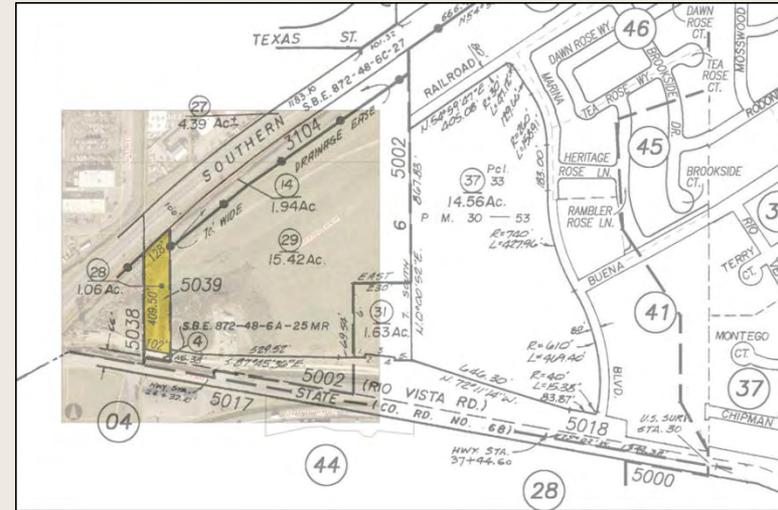
**Assigned Book Value:** \$86,851

## Options:

- 1) Convey to the City as a governmental use assets for future use as roadway.
- 2) Disposition alternatives appear limited

## Assessors Parcel Number

- 0032-230-280



# Nelson Community Center

**Description:** Located at 611 Village Drive at the corner of Merganser, the Nelson Community Center is the Recreation and Community Services Department office, houses a preschool, and offers four banquet/meeting rooms with a commercial kitchen and stage. Location for wide range of community programs and classes. Part of Heritage Park Zoned as Park/Open Space.

**Assigned Book Value:** \$3,621,649

**Options:**

- 1) Convey to the City as a governmental use asset for continued use as department offices and community services.

**Assessors Parcel Number**

- None (structure only)



# Lambrecht Sports Complex

**Description:** Approximately 79-acre sports complex on Petersen Road on the eastern edge of the City near Travis Air Force Base. Constructed to replaced Todd Park baseball fields, which were redeveloped as Harbor Park, Lambrecht houses four Little League fields, four adult softball fields and the City Corp Yard. Zoned as Park/Open Space.

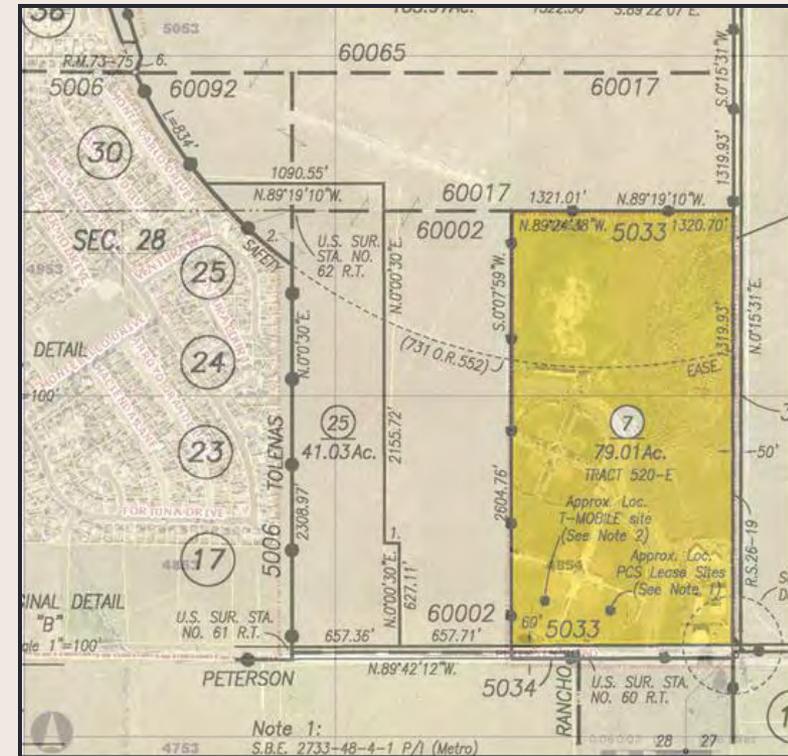
**Assigned Book Value:** \$240,772

## **Options:**

- 1) Convey to the City as a governmental use assets for continued use as public park and City Corp Yard.

## **Assessors Parcel Number:**

- 0174-160-070



# Main Street West DDA Parcels

**Description:** Multiple parcels located throughout the Waterfront District intended for residential, commercial and/or mixed-use projects as part of Main Street West Development and Disposition Agreement.

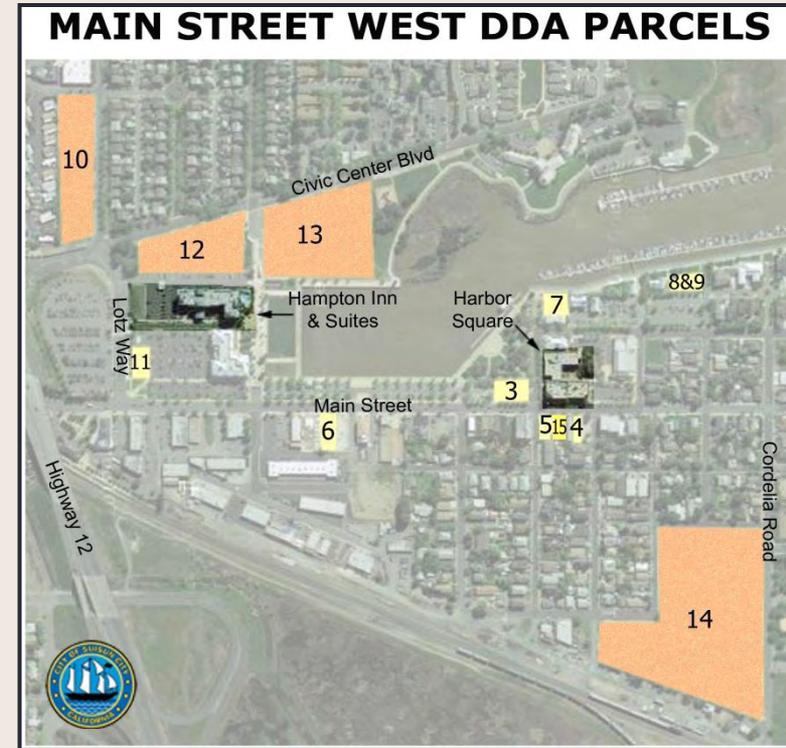
**Assigned Book Value:** \$5,640,149

## Options:

- 1) DDA Amendment in Process
- 2) Disposition Alternatives could be handled through Long Range Property Management Plan if DDA Amendment is not approved.

## Assessors Parcel Numbers

- 0032-042-300 • 0032-042-600 • 0032-061-340 • 0032-130-030
- 0032-042-360 • 0032-042-680 • 0032-061-350 • 0032-130-040
- 0032-042-440 • 0032-061-260 • 0032-061-360 • 0032-130-060
- 0032-042-460 • 0032-061-270 • 0032-061-390 • 0032-142-240
- 0032-042-480 • 0032-061-280 • 0032-082-050 • 0032-142-250
- 0032-042-500 • 0032-061-290 • 0032-091-170 • 0032-142-280
- 0032-042-520 • 0032-061-300 • 0032-091-180 • 0032-142-300
- 0032-042-540 • 0032-061-310 • 0032-091-190 • 0032-152-180
- 0032-042-560 • 0032-061-320 • 0032-091-200
- 0032-042-580 • 0032-061-330 • 0032-130-010



# Suisun City Marina

**Description:** The actual assets of the Marina itself are comprised of a lease with the State Lands Commission, a loan agreement with state Boating & Waterways, the slips & related improvements, and the slip leases. The Marina has been operated by the City as a recreational facility. The Boating & Waterways loan has been treated as an obligation of the RDA. The State Lands lease has been treated as an operational expense of the Marina.

**Assigned Book Value:** \$6,017,562

**Options:**

- 1) This facility was developed through Boating & Waterways contract likely obligated to continue as public use assets to serve public recreational objectives.
- 2) Disposition alternatives appear limited

**Assessors Parcel Numbers:**

- None (Improvements only)



## **PUBLIC TRANSIT**

### **Land Assets:**

- 0032-020-240 – Train Depot Building, Bus Stop Structures, Street Improvements, Train Loading Deck, Parking Lot
- 0032-051-010 – Landscaped Plaza/Public Area
- 0032-051-080 – Landscaped Plaza/Public Area
- 0032-051-100 – Parking Lot
- 0032-051-010 – Rail Station Plaza, 0.10 acres

### **Capital Assets**

- Bus Shelter - \$6,699
- Bus Shelter, Lotz & Main Street - \$6,699
- Rail Station - \$676,432
- Rail Station Platform - \$316,182

The Public Transit assets consist of properties and associated improvements that comprise the Suisun-Fairfield Train Depot. The Train Depot Area was purchased by the Redevelopment Agency in the early 1990s and renovated to serve as a multi-modal transit hub. The Train Depot property consists of several assessors' parcels that were assembled to accommodate parking, public spaces, bus stops, and a train depot structure. Each use was designed in a cohesive manner from a land planning perspective to function together as a multi-modal transit hub.

The Amended Downtown Waterfront Specific Plan addresses Train Depot properties specifically in Section VI – Public Facilities and Open Space stating, “*The historic Southern Pacific depot is to be rehabilitated and improved to function as an intermodal transportation facility. Site access and parking are being provided for automobiles, intercity buses, local transit, and bicycles. The depot will house waiting areas and ticketing for AMTRAK, the proposed intercity rail service between Sacramento and Oakland, as well as bus connections.*”

The Train Depot currently serves as a stop on the Capital Corridor Commuter Rail Service (32 stops daily – providing service between San Jose and Auburn), and to numerous public bus transit systems including FAST (Fairfield/Suisun public transit system), VINE Transit (Napa public transit system), Rio Vista Breeze (Rio Vista public transit), and SolTrans (Solano County transit system serving Vallejo and Benicia).

Grant funds were recently secured by the City in conjunction with the Solano Transportation Authority to provide capital improvements to the Train Depot, as well as provide funding for on-going maintenance of the facility.

The Train Depot is considered a governmental use property as is was originally acquired/renovated by the former redevelopment agency to serve the transit systems operated by the government to serve the public. As previously mentioned, there are

several assessors' parcel numbers that comprise the train depot property, and to segregate any one of the parcels or to utilize a parcel for an alternative use would significantly compromise the ability of the Train Depot to properly function for its intended public transit use.

## PUBLIC TRANSIT DIAGRAMS

### Location within Suisun City



### Parcel Maps in Neighborhood Context

Subject parcels shaded yellow in upper left section





**Photo of Passenger Platform at Train Depot**



**Photo of Bus Island at Train Depot Looking Southwest (away from Train Depot)**



**Photo of Bus Island at Train Depot Looking Northeast (toward Train Depot)**



**Photo of Train Depot & Plaza Parking at Lotz Way Terminus with Main Street**



## **CIVIC ARTS/CULTURAL RESOURCE**

The Civic Arts/Cultural Resource Assets consist of the Lawler House and the Harbor Theater.

### **LAWLER HOUSE**

#### **Land Assets:**

APN 0032-141-130 Lawler House

#### **Capital Assets**

Lawler House Rehab – \$6,197

Painting-Lawler House - \$1,235

Lawler House Improvements - \$49,373

The Lawler House, located at the historic Suisun Plaza location, is a historic farm house relocated from the eastern end of town that now serves as a public art gallery and local history museum, with office space upstairs for four small businesses. The Lawler House serves as a civic and cultural centerpiece of the Town Square element of the Downtown Waterfront Specific Plan. The Amended Downtown Waterfront Specific Plan addresses Town Square specifically in Section VI – Public Facilities and Open Space stating in part. “the historic Suisun Plaza is to be rebuilt as central open space and focal point for Main Street...” The Lawler House serves a governmental purpose in that it was relocated to the Town Square to fulfill the Public Facilities and Open Space component of the Specific Plan to serve as a focal point for Main Street and provides cultural and civic resources through its use as a public art gallery and local history museum.

### **HARBOR THEATER**

#### **Land Assets:**

APN 0032-141-140 Harbor Theater

#### **Capital Assets – Buildings**

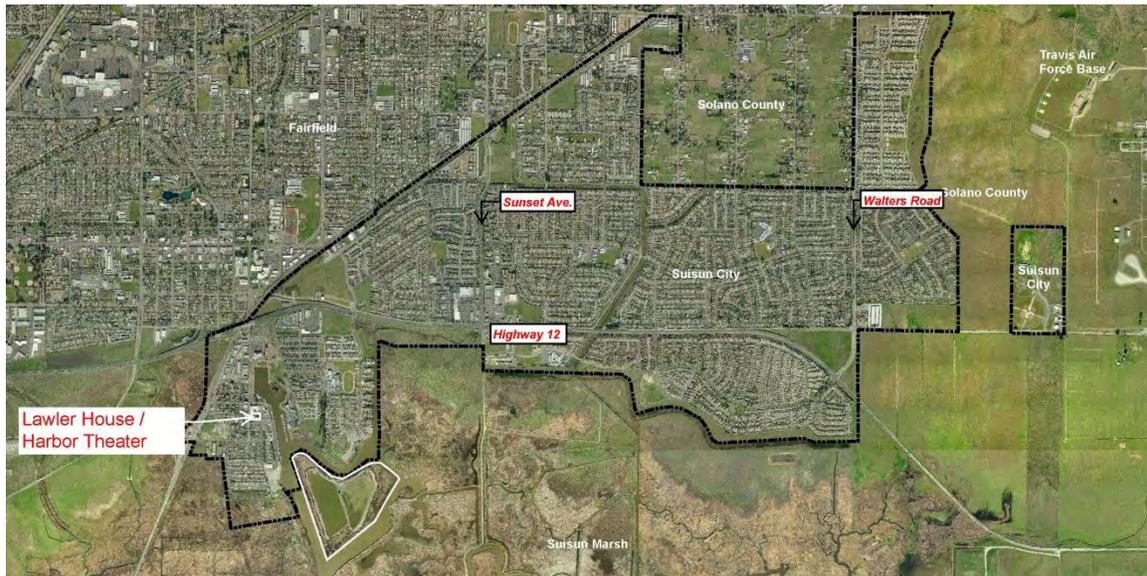
Harbor Theater - \$1,224,098

The Harbor Theater, located at the historic Suisun Plaza location, is a structure that was renovated by the Redevelopment Agency to serve the community as a performing arts theater with classroom space operated for many years by Solano Community College and utilized by both the College’s Theater Department and local youth and community theater groups. The Harbor Theater serves as a civic and cultural centerpiece of the Town Square element of the Downtown Waterfront Specific Plan. The Amended Downtown Waterfront Specific Plan addresses Town Square specifically in Section VI – Public Facilities and Open Space stating in part. “the historic Suisun Plaza is to be rebuilt as central open space and focal point for Main Street...” The Harbor Theater serves a governmental purpose by fulfilling the Public Facilities and Open Space component of the Specific Plan to serve as a focal point for Main Street, and provides cultural and civic resources through its use as community theater facility. Further, the Community College’s role in operating the facility through a lease arrangement with the former RDA

for use in conjunction with the College's theater program demonstrates the facility's governmental purpose by supporting a California Community College. Due to the dissolution of the former redevelopment agency, the lease with the college expired, but ongoing operation of the facility has been consistent with the original lease terms. Discussions with the college have been ongoing to maintain the excellent working relationship between the college and the City of Suisun City to allow for continued use of the facility by the college as well as the community at large.

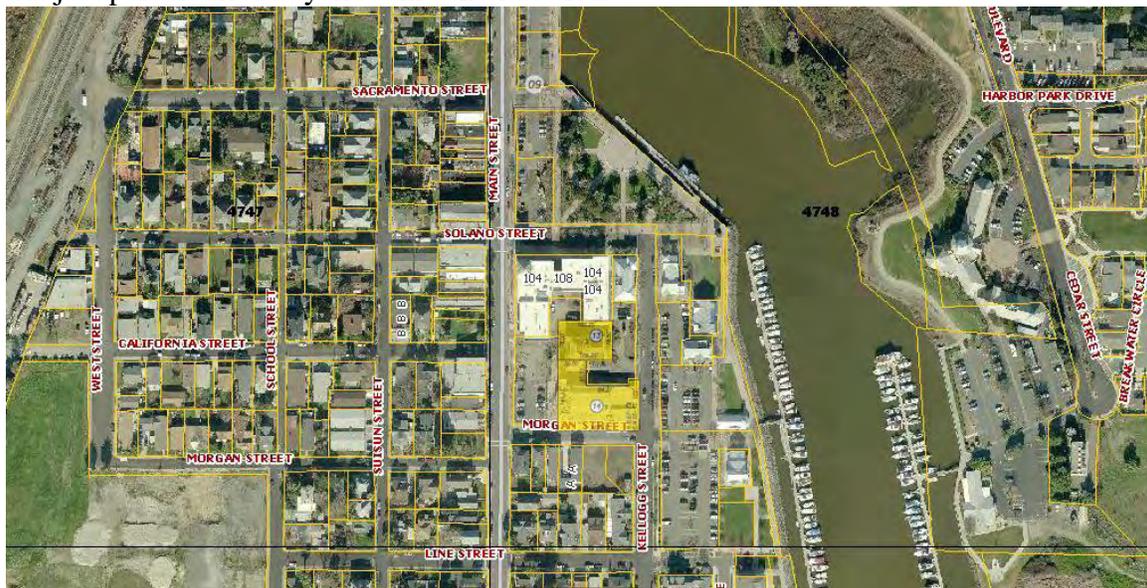
## CIVIC ARTS AND CULTURAL RESOURCES DIAGRAMS

### Location within Suisun City



### Parcel Map Neighborhood Context

Subject parcels shaded yellow in center section



# Parcel Maps in Detail



**Photo of Lawler House**



**Photo of Harbor Theater**



## **PUBLIC SPACE/PARK AREA**

### **Land Assets**

0032-471-030 - Harbor Park  
0032-472-170 - Park in Harbor Park  
0032-473-020 - Harbor Park  
0032-474-080 - Harbor Park  
0032-474-090 - Harbor Park  
0032-474-220 - Harbor Park  
0032-474-230 - Harbor Park  
0032-474-240 - Harbor Park  
0032-141-160 - Courtyard  
0032-172-220 - Gazebo in Delta Cove  
0032-230-280 - Union Pacific Acquisition

### **Capital Assets**

Recreation Community Center - \$3,867,184  
Main St. Improvements and Courtyard - \$3,044,122

Parks, public spaces, and insuring adequate road access and circulation to future developments ties this collection of parcels together. Each provides a governmental use in its own right.

The Historic Downtown and Waterfront Specific Plan and the Urban Waterfront Restoration and Implementation Plan describe integrated parks, open spaces, walkways and plazas as part of the public access vision for the entire waterfront area, extending roughly from Main Street to Civic Center Blvd. The adopted Plans included public projects designed to be catalysts for private investments, and these parks and open spaces were parts of that planning. All of these properties are accessible to the public, and are maintained by the City through Maintenance Assessment District funding or City general funds.

The Union Pacific acquisition is a small (less than one acre) parcel purchased by the Agency to obtain the necessary right of way to allow for completion of a bike path extension along the north side of Main Street west of Marina Boulevard that tied the Central County Bikeway to the Train Depot Transit Center and the Waterfront District, and to provide for right of way for the future extension of Railroad Avenue. The Union Pacific Acquisition parcel fulfills the governmental purpose of maintaining an adequate circulation and transportation system for the community, improving access to transit facilities and encouraging alternative modes of transportation that reduces greenhouse gas emissions.

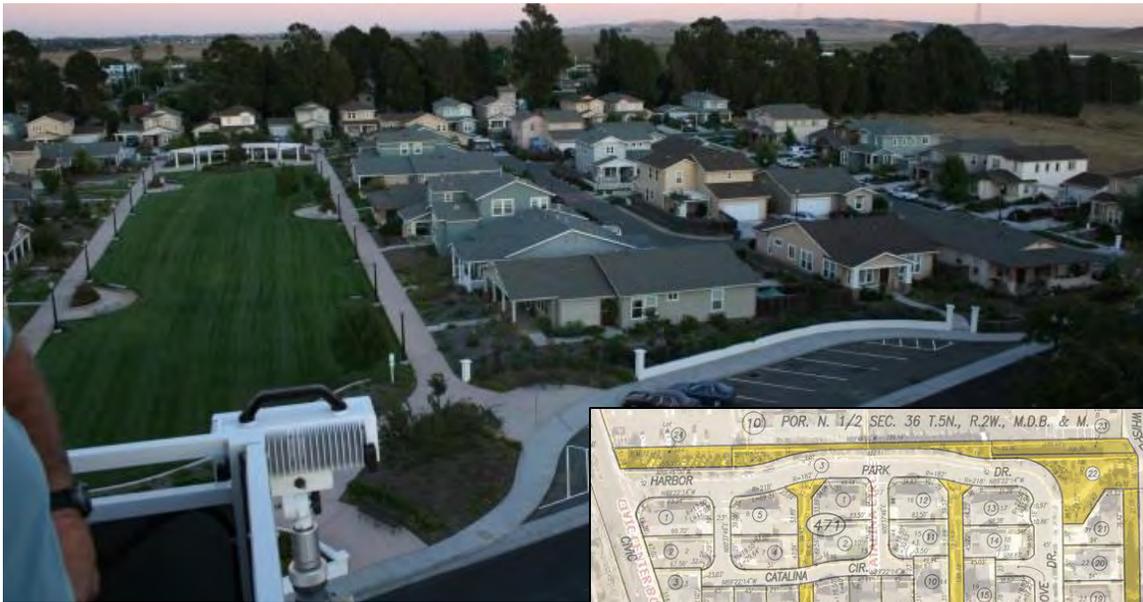
By nature of being public spaces, public park areas or future roadways, these properties serve a governmental purpose.

# PUBLIC SPACE/PARK AREA DIAGRAMS

## Location within Suisun City



## Harbor Park Common Area parcel detail and photo



# Harbor Square Courtyard parcel detail and photo



**Delta Cove Gazebo parcel detail and photo**





## **PUBLIC PARKING LOTS**

### **Land Assets**

0032-141-170 - Parking lot behind Lawler House

0032-141-180 - Parking lot in front of Harbor Theatre

0032-142-230 - Parking lot along Kellogg/Public Promenade

0032-142-270 - Parking lot in front of Athenian Grill

The properties listed above were former RDA properties that were developed by the former agency specifically as public parking consistent with the Amended Downtown Waterfront Specific Plan. The Specific Plan addresses public parking facilities throughout the document as parking is a critical element to land planning. Specifically, it is important to point out that Section VI of the Specific Plan (Public Facilities and Open Space) states “Parking Facilities: Common parking facilities are located in the Caltrans Park-n-Ride lot north of Florida Street, on the east side of Main Street, adjacent to the expanded marina basin, in and around the Town Square, on Main Street itself, and adjacent to the north portion of the marina slips south of the Town Square.” Further, in Section IV of the Specific Plan (Land Use Regulation), it is stated that “existing and proposed new uses within most of the commercial districts will be met by a combination of private, off-street parking associated with specific uses and properties; and both on and off street public parking facilities. Thus, any other use of the existing public parking facilities would undermine the goals, standards, and applications of parking throughout the downtown and would significantly compromise the significant investments of the Agency throughout the area served by the public parking facilities. The Urban Waterfront Restoration Plan and Implementation Program provides an outline of the role of selective, key public investments to spur private investment to complete the entire project area.

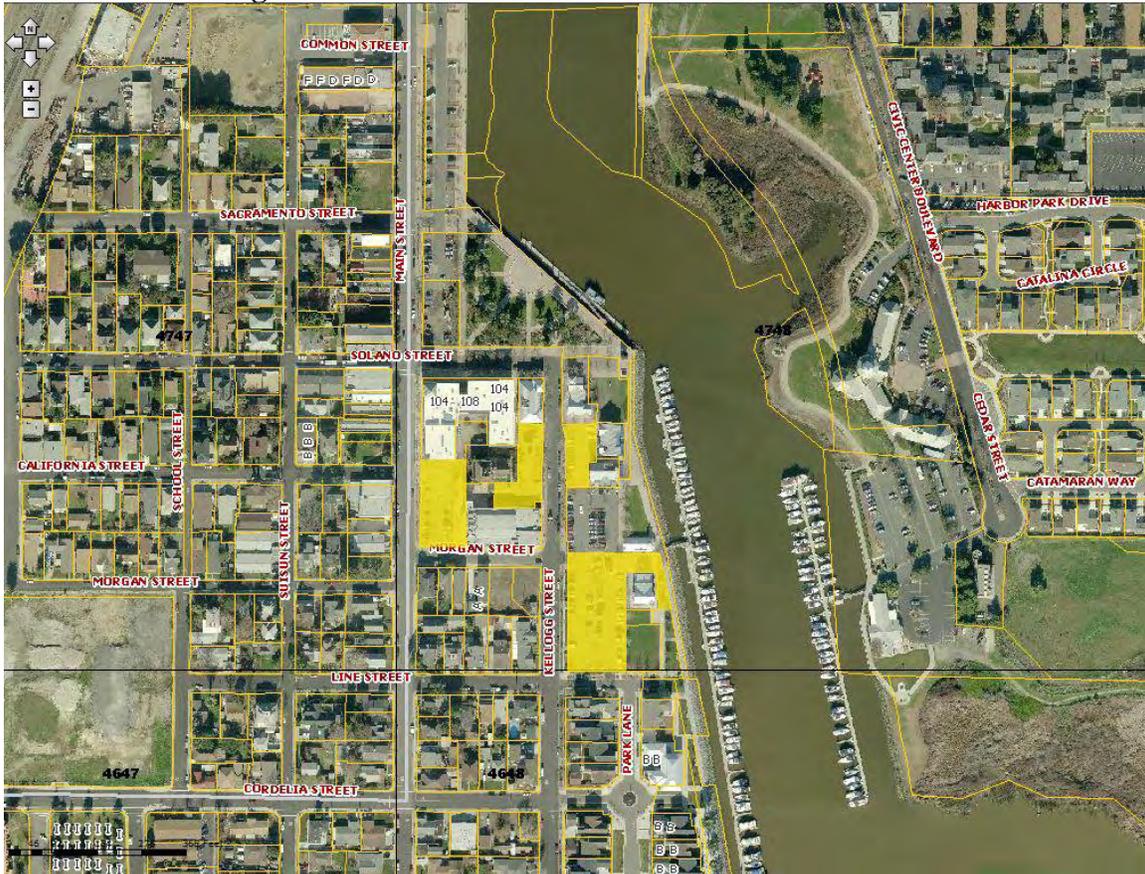
Further, Streets and Highways Code Section 32501 provides that supplying of public parking facilities are “public uses and purposes”, and “governmental functions.” Further, California courts have held that public parking is a public use or improvement which serves a public purpose. For example, in *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957), the First District Court of Appeal recognized the provision of publicly – controlled off-street parking for public use is “a purpose which modern developments and practices make most necessary to the well-being of the citizens of a city” and that the purposes to which the parking projects were to be devoted were public ones, citing Section 32501 of the Streets and Highways Code. *Larson*, at 361-362. Further, in *Whittier v Dixon*, 24 Cal 2d 644 (1944), the California Supreme Court noted that the Legislature had expressly authorized the acquisition of parking places to serve the public, which was a valid public purpose: “Just as public streets can be used for parking of motor vehicles, property can be acquired for the same use. Moreover, public parking places relieve congestion and reduce traffic hazards and therefore serve a public purpose. They might be compared to municipal airports, which have been recognized as public improvements.” *Whitter*, at 667. Under California law, it is well established that public parking lots, such as those listed above serving Suisun City, are public improvements that serve a governmental purpose.

# PUBLIC PARKING LOTS DIAGRAMS

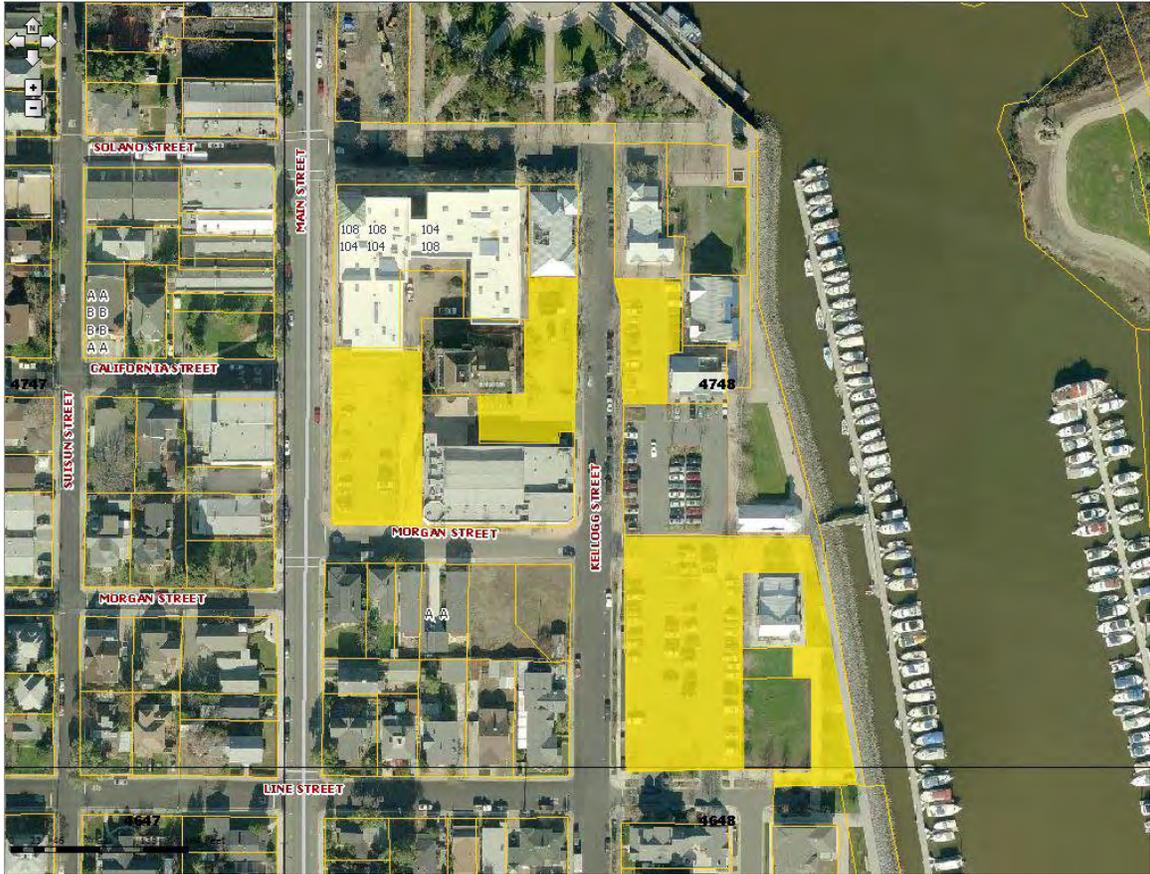
## Location within Suisun City



## Parcels within Neighborhood Context



# Parcel Detail



## **COASTAL ACCESS AND PUBLIC MARINA FACILITIES**

### **Land Assets**

0032-091-030 – North-Eastern Waterfront Promenade (Day Park)/Under Water  
0032-091-080 – North-Eastern Corner Sacramento & Main Street Parking/Public Promenade  
0032-091-160 – East side of Waterfront Public Promenade  
0032-091-210 – South-Eastern Corner of Driftwood & Main St Parking/Public Promenade  
0032-091-230 – Sheldon Plaza/Under Water  
0032-142-260 – Harbor Master/Parking/Public Promenade  
0032-142-290 – Public Promenade  
0032-172-080 – Promenade along Delta Cove  
0032-172-090 – Promenade along Delta Cove  
0032-172-330 – Promenade along Delta Cove  
0032-172-340 – Promenade along Delta Cove  
0032-180-410 – South of SID pump station  
0032-180-610 – South-East of SID pump station  
0032-200-320 – Boat Launch Parking/Excess Land  
0032-200-330 – Cal Marine Building  
0032-210-010 – Pierce Island

### **Capital Assets – Buildings**

Marina Rehab - \$6,189,334  
Mobile Office 28X8 - \$5,227  
Boat Launch Docks - \$315,000  
Boat Launch Restroom - \$88,301  
Town Plaza - \$1,608,725  
Delta Cove Promenade - \$176,000  
Two Gazebos - \$17,600  
Lighthouse Construction - \$679,770  
1240 Kellogg Marine Sales/Service Structure - \$535,295  
Sheldon Plaza - \$1,046,555

### **Capital Assets – Concrete Walkways**

Marina Downtown - \$274,172

### **Capital Assets – Parking Lots**

Marina Downtown - \$511,007

The assets listed above are all assets that were necessary components to develop and create the Suisun City waterfront as it exists to today. Each asset listed was initially acquired as a key component of restoring and improving public access to the shoreline, waterways, and to maintain navigable waters. The former agency acted as the lead in acquiring and developing the assets and was responsible for maintaining the integrity of

the initial purpose of this huge undertaking that ultimately created one of the most important public assets in Suisun City that provides a regional benefit to the public. In

The Suisun City Marina and Waterfront were built, starting in 1979, as a restoration of public access to an important shoreline of the San Francisco Bay and Suisun Marsh with significant support and funding from the California Department of Boating and Waterways, the California State Coastal Conservancy and the U.S. Army Corps of Engineers, among others. Each of these entities studied, endorsed and funded Suisun City's plans and funding requests (many of which were through competitive processes) to fulfill their legislative mandates to facilitate and expand access to the California shoreline, provide for and improve access to California waterways, and to maintain navigable waters of the United States. A key method of achieving these legislative directives and governmental purposes is to partner with willing local governmental agencies, such as Suisun City, to build these public assets, which are available to all Californians in perpetuity.

Underlying the entire Marina and Waterfront project, were the City's General Plan, the Historic Downtown and Waterfront Specific Plan, the Urban Waterfront Restoration Plan and Implementation Program (the "Urban Waterfront Plan"), and the supporting environmental documentation for each.

Using proceeds from a competitive grant from the California State Coastal Conservancy, the City in 1987 produced the Urban Waterfront Plan, which described a series of boating accesses, parks, plazas, and open spaces along the entirety of the Suisun City Waterfront with the express purposes of expanding public access. The Plan's executive summary states that it should accomplish four primary objectives:

1. Establish a waterfront strategy that is consistent with the State Coastal Conservancy aims and legislation.
2. Evaluate the feasibility of specific projects identified by the City as well as provide alternative proposals for better access, visitor-serving and recreational land uses and opportunities.
3. Prepare a detailed action plan for selected projects and a funding package for developing public access, recreation and visitor-serving uses.
4. To update the 1983 Specific Plan for the Downtown and Waterfront area.

Using this State-funded plan as the basis of implementing the governmental purpose of increasing access to important State waterways,

- The Coastal Conservancy issued \$374,000 in grants to purchase several key parcels underlying the Promenade the surrounding Marina, including Parcels 0032-200-320 (Boat Launch Parking/Excess Land) and 0032-200-330 (Cal Marine Building) in 1989.
- Boating and Waterways loaned, in 1989, the City and Redevelopment Agency more than \$10 million to build the marina improvements outlined in the Urban Waterfront Plan. Through four subsequent amendments, this loan program encompassed all the Marina boat slips and guest dock, the Walnut Street parking lot, the harbor master building and adjacent parking lot, the parking lot along

Main Street from Driftwood to Sacramento Street, the restroom building at the north end of the Marina, the parking lot on Driftwood Drive near Civic Center Blvd., the parking lot behind City Hall adjacent to the boat slips, and the entire public promenade that was designed to connect all these assets to each other and to the Downtown. A key responsibility of the City and RDA was to assemble the land necessary to make these loan-funded improvements possible, and to pay any expenses in excess of the loan amount. This loan will not be fully repaid until 2022.

- The State Land Commission entered a lease with the City and Redevelopment Agency to allow the operations of the Marina, and later encumbered that lease to secure the Boating and Waterways loan agreement.
- In 1990, Boating and Waterways issued a \$333,000 grant to expand the Boat Launch first built in 1980 with a \$220,000 Boating and Waterways grant. The expansion included additional parking on the parcel purchased with Coastal Conservancy funds to facilitate a public park described in the Urban Waterfront Plan.

Each of these agreements require permanent signage declaring the State's investment, as well as directional signage to direct Northern California residents and visitors to the public assets.

The properties underlying the former SID Pump Station (parcels 0032-180-410 and 0032-180-610) were secured to serve as Suisun Hill Park under the Urban Waterfront Plan. It was described as

“The abandoned sewage plant commands a key position for the public enjoyment of the large marsh areas and view south of the East Waterfront. It should be developed as a hill with attractive pathways, viewpoints as well as parking areas.”

In both the Urban Waterfront Plan and the Boating and Waterways Marina Loan, extensive dredging was required, funded and implemented to continue access to the Federal Navigation Channel previously maintained by the U.S. Army Corps of Engineers to support oil shipping by Sheldon Oil located at the northern end of the Suisun City Waterfront. Pierce Island was identified in the Plan as a necessary location for acceptance of the dredge spoils, and the Corps of Engineers was instrumental in coordinating State and Federal approvals to allow its use as such. Pierce Island continues to be used periodically for dredge spoils, and supports the governmental purpose of maintaining boating access to the Suisun Marsh.

This category includes a number of capital assets that support the coastal and boating access intent of the marina. Briefly, these assets are

- Marina Rehab (\$6,189,334) – The outstanding loan from the California Department of Boating and Waterways to rehabilitate the marina
- Mobile Office 28X8 (\$5,227) – A support building that houses the fuel dock computer equipment

- Boat Launch Docks (\$315,000) – A loan from the California Department of Boating and Waterways to upgrade the boat launch area with pedestrian access recreational docks
- Boat Launch Restroom (\$88,301) - A loan from the California Department of Boating and Waterways to install new public restrooms at the boat launch
- Town Plaza (\$1,608,725) – The capital improvements that comprise Harbor Plaza
- Delta Cove Promenade (\$176,000) – Extension of the public pedestrian promenade circling the entire marina
- Two Gazebos (\$17,600) – Two architectural features designed to provide a pedestrian level sense of place. One is located in Harbor Plaza and the other in Delta Cove
- Lighthouse Construction (\$679,770) – Construction of iconic public art feature on the eastern edge of the Marina directly across from Harbor Plaza to enhance the pedestrian level sense of place. Nearby development projects are contractually obligated to contribute to the cost of this feature.
- 1240 Kellogg Marine Sales/Service Structure (\$535,295) – Marina supporting service facility adjacent to the boat launch and fueling station.
- Sheldon Plaza (\$1,046,555) – A public plaza and park facility at the north end of the Marina designed to service future berths and public recreational needs.

The regional and statewide importance of the public recreational access provided by the Suisun City Marina was underscored in 2011 when the California State Parks Planning Division recommended the Marina serve as one of a handful of designated recreational gateways to the Suisun Marsh in its Recreational Proposal for the Sacramento-San Joaquin Delta and Suisun Marsh. The Feasibility Study for a Sacramento-San Joaquin Delta National Heritage Area published in 2012 noted Suisun City a launch location for public excursions into a future federally designated natural heritage area. In 2014, the San Francisco Water Trail, a partnership of several regional and state agencies, designated the marina as a Water Trail Site for access to this expanding public resource.

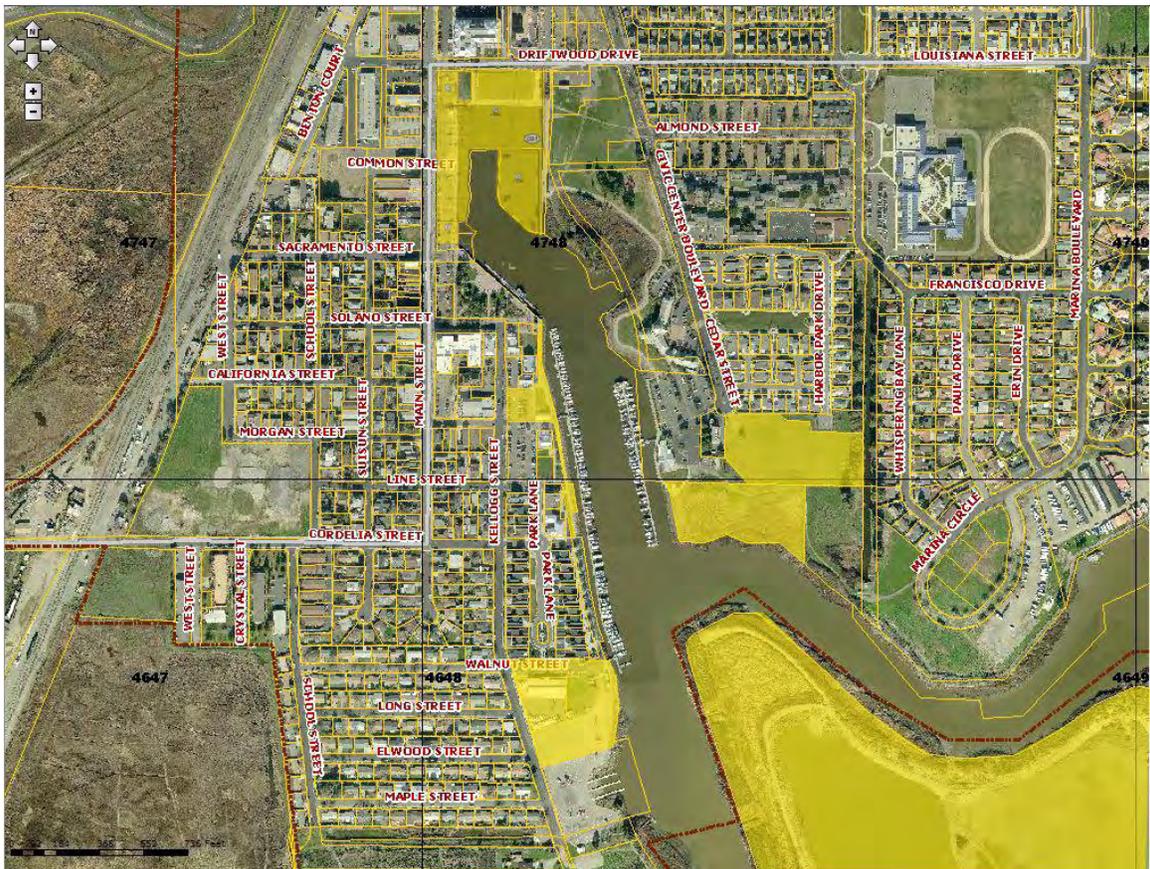
Collectively, each of these coastal access and marina assets is a piece of a complex puzzle that fulfills the Legislature's governmental purpose of improving and providing public access to the San Francisco Bay and Suisun Marsh in partnership with local government. Remove any one piece, and the integrity of the whole is compromised. These properties should be under the control of the City as the local agency responsible for maintaining these assets of statewide significance to ensure a functioning public marina and with access to the coast line, state waterways and Suisun Marsh is available to the public into perpetuity.

# COASTAL ACCESS AND MARINA FACILITIES DIAGRAMS

## Location within Suisun City



## Parcels in Neighborhood Context

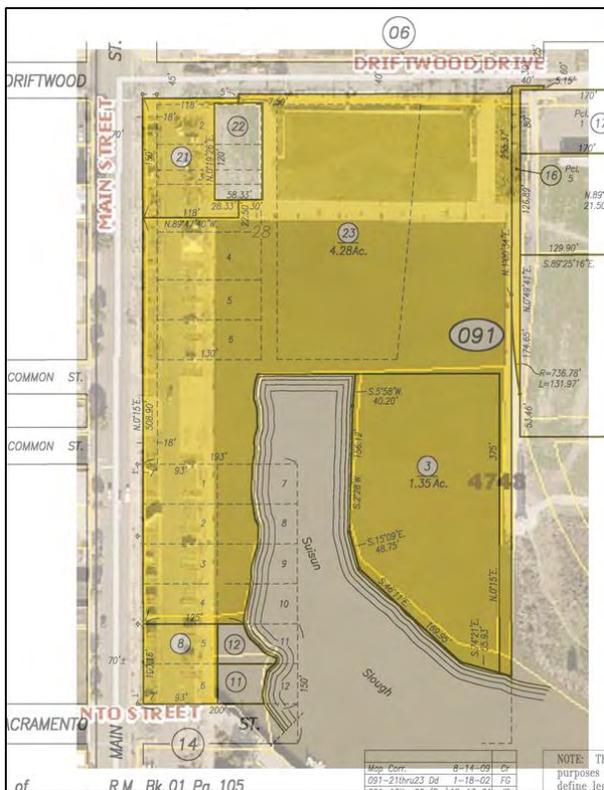


## Parcel Details

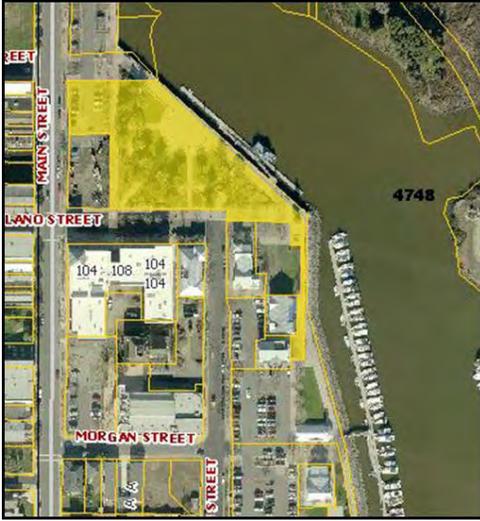
### Harbor Master Building, Parking Lot and Promenade



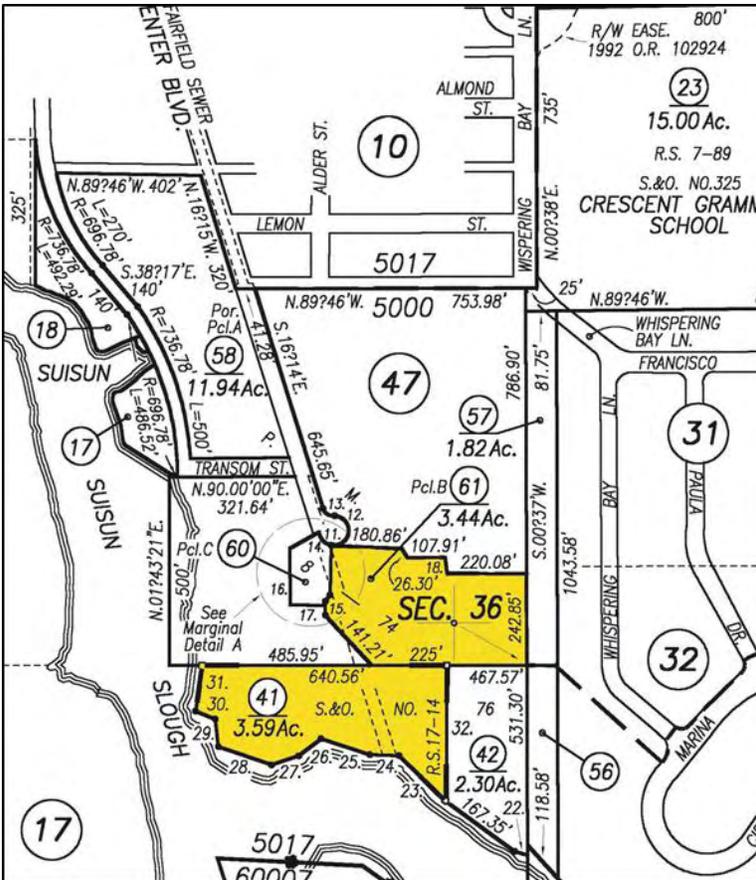
### Sheldon Plaza, Main Street Parking Lots and Promenade



### Harbor Plaza parcel detail and photo



### Land Adjacent to SID Sewer Station



**Boat Launch Parking Lot, Walnut Street Parking Lot and Marine Services Facility**



**Photo of Boat Launch Parking Lot**



**Photo of Boat Launch Restroom**

**Photo of Walnut Street Parking and Marina Support Facility Looking East**



**Photo of Walnut Street Parking and Marina Support Facility Looking West**



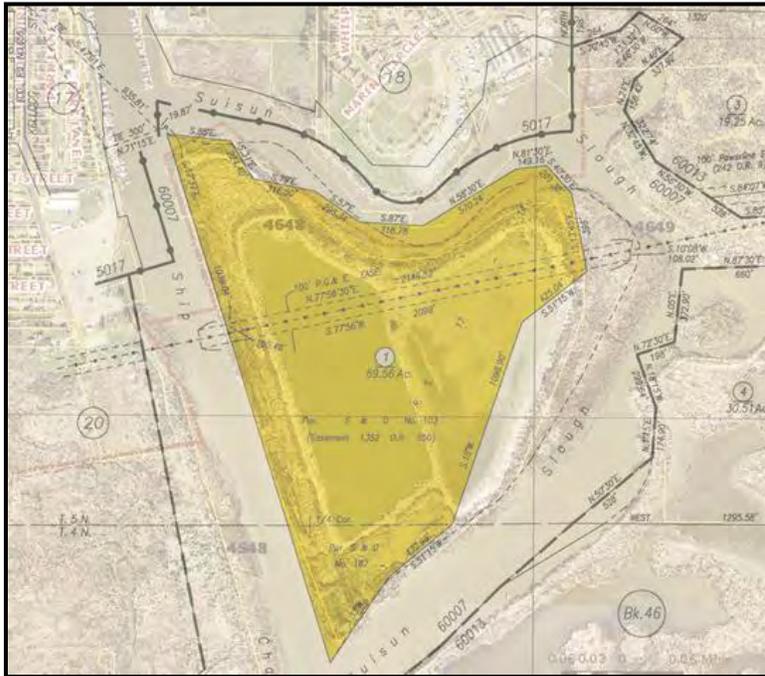
**Photo of Boat Launch Amenities**



**Photo of Marina Fuel Dock Support Building**



# Pierce Island



## REC/COMMUNITY CENTER

### Capital Assets

Recreation Community Center - \$3,867,184

The Joseph A. Nelson Community Center was constructed with funding from the RDA on a portion of Heritage Park, owned by the City, specifically as a public recreational facility. The Center houses the City Recreation and Community Services offices, a pre-school, and public meeting and event space.

By nature of being public space or public park area, this facility serves a governmental purpose.

### REC/COMMUNITY CENTER DIAGRAMS



**RESOLUTION NO. OB 2014 - \_\_\_**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY RATIFYING THE TRANSFER OF GOVERNMENTAL PURPOSE ASSETS TO THE CITY OF SUISUN CITY**

**WHEREAS**, the California State Legislature enacted Assembly Bill 1X26 (the “Dissolution Act”) to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

**WHEREAS**, pursuant to Health and Safety Code Section 34173, the City Council of the City of Suisun City (the “City Council”) declared that the City of Suisun City (the “City”) would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the City of Suisun City (the “Dissolved RDA”) effective February 1, 2012; and

**WHEREAS**, pursuant to AB 1484 ("AB 1484"), enacted June 27, 2012, to amend various provisions of the Dissolution Act, the Successor Agency is now declared to be a separate legal entity from the City; and

**WHEREAS**, the Dissolution Act provides for the appointment of an oversight board (the “Oversight Board”) with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

**WHEREAS**, Health and Safety Code Section 34181(a) provides the Oversight Board may direct the Successor Agency to transfer ownership of an asset that was constructed and used for a governmental purpose to the appropriate jurisdiction; and

**WHEREAS**, Health and Safety Code Sections 34191.3 and 34191.5 suspended the requirements of Section 34181(a) pending the preparation of a long range property management plan pursuant to Section 34191.5, except for transfers of property for a governmental use; and

**WHEREAS**, prior to and following enactment of the Dissolution Act the former Redevelopment Agency transferred various assets to the City of Suisun City that were constructed and used for a governmental purpose; and

**WHEREAS**, the State Controller conducted its Asset Transfer Review under the Dissolution Act, and released its report dated February 2014, which concluded the governmental purpose assets were not properly transferred to the appropriate public jurisdiction; and

**WHEREAS**, the State Controller has indicated a resolution of the Oversight Board ratifying the Governmental Purpose Asset Transfers and subsequent review and approval by the DOF would correct the related findings noted in the State Controllers Asset Transfer Review; and

**WHEREAS**, the assets identified on Exhibit A (the “Governmental Purpose Assets”) attached hereto were found by the Oversight Board to have been constructed for and/or used for a governmental purpose.

**NOW, THEREFORE, BE IT RESOLVED** that the above recitals are true and correct.

**BE IT FURTHER RESOLVED**, the Oversight Board hereby ratifies the transfer of the Governmental Purpose Assets identified in Exhibit A, attached hereto, to the City of Suisun City.

**BE IT FURTHER RESOLVED**, that the Oversight Board authorizes and directs the Successor Agency staff to provide the DOF with written notice and information regarding the action taken by the Oversight Board pursuant to this resolution. Such notice and information shall be provided by electronic means and in a manner of the DOF's choosing.

**PASSED AND ADOPTED** at a regular meeting of the Oversight Board to the Successor Agency to the Redevelopment Agency of the City of Suisun City duly held on Friday, the 27<sup>th</sup> of June, 2014, by the following vote:

<b>AYES:</b>	BOARDMEMBERS:	_____
<b>NOES:</b>	BOARDMEMBERS:	_____
<b>ABSENT:</b>	BOARDMEMBERS:	_____
<b>ABSTAIN:</b>	BOARDMEMBERS:	_____

**WITNESS** my hand and the seal of the City of Suisun City this 27<sup>th</sup> of June, 2014.

\_\_\_\_\_  
Linda Hobson, CMC  
Secretary

**EXHIBIT A**  
**Suisun City Redevelopment Agency**  
**Governmental Purpose Assets**

Assets	Description	Value In SCO Review	Governmental Purpose
<b>Capital Assets- Land</b>			
0032-020-240	Train Station	134,118	Public Transit
0032-051-010	Train Station Plaza/Parking	154,820	Public Transit
0032-051-080	Train Station Plaza/Parking	22,353	Public Transit
0032-051-100	Train Station/Parking Lot	28,235	Public Transit
0032-091-030	North-Eastern Waterfront Promenade (Day Park)/Under Water	-	Coastal Access and Public Marina Facilities
0032-091-080	North-Eastern Corner of Sacramento & Main Street Parking/Public Promenade	91,777	Coastal Access and Public Marina Facilities
0032-091-160	East side of Waterfront Public Promenade	10,588	Coastal Access and Public Marina Facilities
0032-091-210	South-Eastern Corner of Driftwood & Main St Parking/Public Promenade	37,647	Coastal Access and Public Marina Facilities
0032-091-230	Sheldon Plaza/Under Water	504,471	Coastal Access and Public Marina Facilities
0032-141-130	Lawler House	539,675	Civic Arts and Culture
0032-141-140	Harbor Theatre	403,798	Civic Arts and Culture
0032-141-160	Courtyard	-	Public Space/Park Area
0032-141-170	Parking lot behind Lawler House	-	Public Parking Lot
0032-141-180	Parking lot in front of Harbor Theatre	-	Public Parking Lot
0032-142-230	Parking lot along Kellogg/Public Promenade	90,588	Public Parking Lot
0032-142-260	Harbor Master/Parking/Public Promenade	112,941	Coastal Access and Public Marina Facilities
0032-142-270	Parking lot in front of Athean Grill	18,824	Public Parking Lot
0032-142-290	Public Promenade	196,471	Coastal Access and Public Marina Facilities
0032-172-080	Promenade along Delta Cove	45,882	Coastal Access and Public Marina Facilities
0032-172-090	Promenade along Delta Cove	60,000	Coastal Access and Public Marina Facilities
0032-172-220	Gazabo in Delt Cove	9,412	Public Space/Park Area
0032-172-330	Promenade along Delta Cove	5,882	Coastal Access and Public Marina Facilities
0032-172-340	Promenade along Delta Cove	353	Coastal Access and Public Marina Facilities
0032-180-410	South of SID pump station	422,353	Coastal Access and Public Marina Facilities
0032-180-610	South-East of SID pump station	-	Coastal Access and Public Marina Facilities
0032-200-320	Boat Launch Parking/Excess Land	364,706	Coastal Access and Public Marina Facilities
0032-200-330	Cal Marine Building	100,000	Coastal Access and Public Marina Facilities
0032-210-010	Peirce Island	8,176,471	Coastal Access and Public Marina Facilities
0032-230-280	Union Pacific Acquisition	86,851	Public Space/Park Area
0032-471-030	Harbor Park	7,059	Public Space/Park Area
0032-472-170	Park in Harbor Park	158,824	Public Space/Park Area
0032-473-020	Harbor Park	7,059	Public Space/Park Area
0032-474-080	Harbor Park	54,118	Public Space/Park Area
0032-474-090	Harbor Park	35,294	Public Space/Park Area
0032-474-220	Harbor Park	37,647	Public Space/Park Area
0032-474-230	Harbor Park	10,588	Public Space/Park Area
0032-474-240	Harbor Park	11,765	Public Space/Park Area
0032-051-010	RAIL STATION PLAZA ,0.10 ACRES	183,569	Public Transit
<b>Capital Assets- Buildings/Improvements</b>			
	LAWLER HOUSE REHAB	6,197	Civic Arts and Culture
	BUS SHELTER	6,699	Public Transit
	BUS SHELTER LOTZ & MAIN STREET	6,699	Public Transit
	RAIL STATION	676,432	Public Transit
	RAIL STATION PLATFORM	316,182	Public Transit
	TOWN PLAZA	1,608,725	Public Space/Park Area
	HARBOR THEATRE	1,224,098	Civic Arts and Culture
	MARINA REHAB	6,189,334	Coastal Access and Public Marina Facilities
	MOBILE OFFICE 28X8	5,227	Coastal Access and Public Marina Facilities
	BOAT LAUNCH DOCKS	315,000	Coastal Access and Public Marina Facilities
	BOAT LAUNCH RESTROOM	88,301	Coastal Access and Public Marina Facilities
	RECREATION COMMUNITY CENTER	3,867,184	Rec/Community Center
	DELTA COVE PROMENADE	176,000	Coastal Access and Public Marina Facilities
	TWO GAZEBOS	17,600	Coastal Access and Public Marina Facilities
	LIGHTHOUSE CONSTRUCTION	679,770	Coastal Access and Public Marina Facilities
	ADAM'S MARINE BLDG-1240 KELLOGG	535,295	Coastal Access and Public Marina Facilities
	Sheldon Plaza	1,046,555	Coastal Access and Public Marina Facilities
	PUBLIC ART-TREE SCULPTURES	(666)	Coastal Access and Public Marina Facilities
	LAWLER HOUSE IMPRVTS	49,373	Civic Arts and Culture
	MAIN ST IMPRVMTS + COURTYARD	3,044,122	Public Space/Park Area
	Marina Downtown	274,172	Coastal Access and Public Marina Facilities
	Marina Downtown	511,007	Coastal Access and Public Marina Facilities