

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, NOVEMBER 13, 2015

4:00 P.M.

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

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Oversight Board meeting may include teleconference participation by Board member Rosemary Thurston from: 437 Southport Way, Vallejo 94591. This Notice and Agenda will be posted at the teleconference location.

Next Board Res. No. OB2015 – __

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) Board Approval of the Minutes of the Regular Meetings of the Oversight Board held on September 18, 2015. – (Skinner)

GENERAL BUSINESS

- 2) Adoption of Oversight Board Resolution No. OB2015-__: Determining the Loan Agreement Between the City of Suisun City and the Former Suisun City Redevelopment Agency Regarding the Harbor Center Street Extension Project is an Enforceable Obligation Pursuant to SB 107. – (Garben)
- 3) Adoption of Oversight Board Resolution No. OB2015-__: Approving the Long-Range Property Management Plan for the Suisun City Successor Agency. – (Garben)

REPORTS: *(Informational items only.)*

- 4) Chair/Boardmembers
- 5) 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.

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MINUTES

REGULAR MEETING OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE CITY OF SUISUN CITY REDEVELOPMENT AGENCY FRIDAY, SEPTEMBER 18, 2015

2:00 P.M.

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

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Oversight Board meeting may include teleconference participation by Board member Rosemary Thurston from: 437 Southport Way, Vallejo 94591. This Notice and Agenda will be posted at the teleconference location.

Next Board Res. No. OB2015 – 04

ROLL CALL

Boardmember Kearns called the meeting to order at 2:00 pm with Board Members Guynn, Kearns, Sheldon, Thurston, present. Board Members Sanchez and Spering were absent.

PUBLIC COMMENT

None.

CONSENT CALENDAR

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

- 1) Board Approval of the Minutes of the Regular Meetings of the Oversight Board held on January 8, 2015. – (Skinner)
- 2) Board Approval of the Minutes of the Regular Meetings of the Oversight Board held on February 20, 2015. – (Skinner)

Motion by Board Member Sheldon and seconded by Board Member Thurston to approve the January 8, 2015 and February 20, 2015 minutes.

AYES: Guynn, Kearns, Sheldon, Thurston

NOES : None

ABSENT: Sanchez, Spering

GENERAL BUSINESS

- 3) Adoption of Oversight Board Resolution No. OB2015-04: Approving the Recognized Obligation Payment Schedule 15/16B (ROPS 15/16B) for the Period of January to June 2016, and Directing Transmittal Pursuant to State Law.– (Garben)

Motion by Board Member Sheldon and seconded by Board Member Thurston to approve Resolution No. OB2015-04.

AYES: Guynn, Kearns, Sheldon, Thurston

NOES : **None**

ABSENT: **Sanchez, Spering**

Adoption of Oversight Board Resolution No. OB2015-05: Approving the Administrative Budget for the Fiscal Year Ending June 30, 2016– (Garben)

Motion by Board Member Thurston and seconded by Board Member Guynn to approve Resolution No. OB2015-05.

AYES: **Guynn, Kearns, Sheldon, Thurston**

NOES : **None**

ABSENT: **Sanchez, Spering**

REPORTS: *(Informational items only.)*

- 4) Board Member Guynn asked staff to provide the Board with a copy of the Brown Act Procedures to make sure they are being followed.
- 5) Mr. Garben stated staff was working on the Long Range Property Management Plan and hoped to bring it to the Board by the end of 2015.

ADJOURNMENT

There being no further business the meeting was adjourned at 2:34 pm.

Donna Pock, Deputy City Clerk

AGENDA TRANSMITTAL

MEETING DATE: November 13, 2015

OVERSIGHT BOARD AGENDA ITEM: Adoption of Oversight Board Resolution No. OB2015-__: Determining the Loan Agreement Between the City of Suisun City and the Former Suisun City Redevelopment Agency Regarding the Harbor Center Street Extension Project is an Enforceable Obligation Pursuant to SB 107

FISCAL IMPACT: Approval of this item by the Oversight Board and California State Department of Finance (the “DOF”) would allow the Successor Agency to list the \$1,750,000 as an enforceable obligation on subsequent ROPS if a “Finding of Completion” is issued to the Successor Agency.

BACKGROUND: Between the years of 2007 and 2009, the City of Suisun City (the “City”) acquired the right of way and constructed the infrastructure improvements necessary to complete the Harbor Center Street Extension project at a cost of approximately \$2,500,000. The completion of this project led to the development of Suisun City’s first hotel in over 50 years, and was a critical element of the City’s redevelopment plan to generate ongoing revenues for the City.

In June 2009, the City and its former Redevelopment Agency (the “Agency”) adopted resolutions providing for reimbursement of the costs incurred by the City to complete the Harbor Center Street Extension project. At that time, the City and the Agency adopted resolutions authorizing the repayment as a lump sum amount of \$2,500,000 during FY 2009-10. However, given the continued declines in assessed values resulting in lower tax increment revenues to the Agency, it was decided through the budgeting process to reimburse the City over a four-year period. By allowing this obligation to be reimbursed over a four-year period, the Agency was able to ensure it had sufficient annual working capital, while the City was able to ensure it had the necessary annual reserves as a result of the payment schedule. This reimbursement consisted of simple repayment for actual costs incurred by the City without any interest factored into the arrangement.

Ultimately, this obligation was paid off in March 2011, when the Agency paid the outstanding balance of \$1.75 million to the City. Three months later in June 2011, AB26 was passed by the Legislature and signed into law by the Governor. Pursuant to AB26, however, payments made on loan agreements to cities by the former redevelopment agency after January 1, 2011, were deemed invalid retroactively, and subject to reversal. Thus, the DOF has deemed \$1.75 million of payments made from the Agency to the City invalid, and has ordered the amount returned from the City to the Successor Agency for distribution to the affected taxing entities pursuant to the dissolution law.

STAFF REPORT: SB 107 was signed into law on September 22, 2015, and included several revisions to the laws governing the dissolution of the former redevelopment agencies throughout the State. One of the provisions amended by SB 107 was the definition of “loan agreements,” particularly between the former redevelopment agency and the city. The definition of loan agreement was amended to explicitly include agreements between a former agency and city,

PREPARED BY:

Jason Garben, Development Services Director

REVIEWED/APPROVED BY:

Suzanne Bragdon, Executive Director

whereby the city contracted with a third party on behalf of the former redevelopment agency for the development of infrastructure in connection with a redevelopment project, and the agency was obligated to reimburse the city.

In this situation, the City acted on behalf of the Redevelopment Agency to carry out the Harbor Center Street Extension project as the City used its power of eminent domain to acquire the right of way necessary to construct the project. The improvements resulted in a significant benefit to the project area of the former Redevelopment Agency as the roadway eliminated blight and led to the construction of the Hampton Inn and Suites, which was consistent with the Agency's Implementation Plan for the project area. Thus, this loan agreement between the City and Agency regarding the Harbor Center Street Extension fits extremely well within the context of the SB107 language defining the term "loan agreement."

Under State law, loan agreements (such as the Harbor Center Street Extension agreement) entered into between a city and former redevelopment agency shall be deemed enforceable obligations if the Oversight Board, acting upon a request from the Successor Agency, makes a finding that the loan was for legitimate redevelopment purposes. At its November 3, 2015, the Successor Agency adopted a resolution requesting the Oversight Board consider a resolution making such findings as related to the Harbor Center Street Extension project.

It is important to note the Successor Agency needs a Finding of Completion from the DOF to take advantage of this mechanism "validating" certain loan agreements. The Successor Agency will not receive a Finding of Completion unless the City returns the \$1,750,000 to the Successor Agency, or agrees to a repayment plan that is approved by the DOF. The Oversight Board approval of the Harbor Center Loan Agreement would position the Successor Agency to potentially include this item as an enforceable obligation on future ROPS, should the DOF issue a Finding of Completion.

Thus, it is recommended the Oversight Board adopt the attached resolution determining the Harbor Center Street Extension loan agreement to be an enforceable obligation (pending the issuance of a Finding of Completion from the DOF), and make the necessary findings that the Harbor Center Street Extension loan agreement was for legitimate redevelopment purposes.

RECOMMENDATION: It is recommended that the Oversight Board Adopt Oversight Board Resolution No. OB2016-__: Determining the Loan Agreement Between the City of Suisun City and the Former Suisun City Redevelopment Agency Regarding the Harbor Center Street Extension Project is an Enforceable Obligation Pursuant to SB 107

ATTACHMENTS:

1. Resolution No. OB2014-__: Determining the Loan Agreement Between the City of Suisun City and the Former Suisun City Redevelopment Agency Regarding the Harbor Center Street Extension Project is an Enforceable Obligation Pursuant to SB 107

RESOLUTION NO. OB 2015 - __

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY DETERMINING THE LOAN AGREEMENT BETWEEN THE CITY OF SUISUN CITY AND THE FORMER SUISUN CITY REDEVELOPMENT AGENCY REGARDING THE HARBOR CENTER STREET EXTENSION PROJECT IS AN ENFORCEABLE OBLIGATION PURSUANT TO SB 107

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, 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, the City advanced \$2,500,000 for infrastructure improvements commonly referred to as the Harbor Center Street Extension Project that resulted in a significant benefit to the project area of the Agency, as the roadway eliminated blight and led to the construction of the Hampton Inn and Suites, which was consistent with the Agency’s Implementation plan for the project area; and

WHEREAS, by way of resolution, the former redevelopment agency of the City of Suisun City (the “Agency”) entered into the Harbor Center Street Extension Loan Agreement (the “Loan Agreement”) to reimburse the City for the \$2,500,000 used in association with the completion of the Harbor Center Street Extension Project; and

WHEREAS, as a result of the laws governing the dissolution of redevelopment agencies throughout the State of California, payments made on loan agreements to cities by the former redevelopment agency after January 1, 2011, were deemed invalid retroactively, and subject to reversal; and

WHEREAS, the State of California Department of Finance deemed \$1.75 million of payments made from the Agency to the City invalid, and ordered the amount returned to the Successor Agency for distribution to the affected taxing entities pursuant to the dissolution law; and

WHEREAS, upon the Successor Agency’s receipt of a finding of completion from the DOF, certain loans between former redevelopment Agencies and Cities may be repaid pursuant to Health and Safety Code §34191.4; and

WHEREAS, SB 107 was signed into law on September 22, 2015, and amended Health and Safety Code §34191.4 to explicitly include agreements between the former redevelopment agency and city, whereby the city contracted with a third party on behalf of the former redevelopment agency for the development of infrastructure in connection with a redevelopment project, and the agency was obligated to reimburse the city; and

WHEREAS, the Loan Agreement between the City and Agency regarding the Harbor Center Street Extension fully satisfies the requirements of the revised language contained in Health and Safety Code §34191.4(b)(2)(C)(i); and

WHEREAS, pursuant to Health and Safety Code §34191.4(b)(1), the Oversight Board must approve loan agreements between the former redevelopment agency and city and make findings the loan was for legitimate redevelopment purposes in order for such loans to become enforceable obligations eligible for repayment; and

WHEREAS, the Successor Agency adopted a resolution on November 3, 2015 requesting the Oversight Board to determine the Loan Agreement between the City and Agency is an enforceable obligation pursuant to the amendments to the dissolution law made pursuant to SB 107.

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 Oversight Board finds the Harbor Center Street Extension Loan Agreement was for legitimate redevelopment purposes and is approved as an enforceable obligation subject to the Successor Agency receiving a finding of completion.

Section 3. Pursuant to Health and Safety Code Section 34179(h), this Resolution shall be effective five (5) business days after proper notification hereof is given to the California Department of Finance unless the California Department of Finance requests a review of the actions taken in this Resolution, in which case this Resolution will be effective upon approval by the California Department of Finance.

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, November 13, 2015, by the following vote:

AYES:	BOARDMEMBERS:	_____
NOES:	BOARDMEMBERS:	_____
ABSENT:	BOARDMEMBERS:	_____
ABSTAIN:	BOARDMEMBERS:	_____

WITNESS my hand and the seal of the City of Suisun City this 13th of November, 2015.

Linda Hobson, CMC
Secretary

AGENDA TRANSMITTAL

MEETING DATE: November 13, 2015

OVERSIGHT BOARD AGENDA ITEM: Adoption of Oversight Board Resolution No. OB2015-__: Approving the Long Range Property Management Plan for the City of Suisun City Successor Agency

FISCAL IMPACT: There would be no fiscal impact associated with the approval of the Long-Range Property Management Plan (the Plan). However, proceeds from the sale of properties identified in the Plan will result in distribution of funds to affected taxing entities pursuant to the redevelopment dissolution laws.

BACKGROUND: Pursuant to Health and Safety Code §34191.5, the Successor Agency is required to prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency. The LRPMP shall be submitted to the Oversight Board and Department of Finance for approval. The LRPMP shall do all of the following:

1. Include an inventory of properties
2. Address the use or disposition of all of the properties.
 - a. Permissible uses include:
 - i. The retention of the property for governmental use
 - ii. The retention of the property for future development
 - iii. The sale of the property
 - iv. The use of the property to fulfill an enforceable obligation.

There is no required format for the Plan, however the DOF created a relatively simple template to assist and ensure all the statutorily required property information is included. Staff has utilized the DOF template in order to ensure statutory compliance and to help expedite DOF review, as DOF staff indicated it is the preferred format since they are familiar with the template and the statutory requirements are easily identified.

By having a LRPMP in place, the Oversight Board is still required to approve each sale of property, but the sale is not subject to DOF review if sold pursuant to the approved Long Range Property Management Plan. Thus, having a LRPMP in place helps expedite the sale of property.

STAFF REPORT: The properties included in the Plan consist of the properties encumbered by the Main Street West Disposition and Development Agreement, and seven other parcels that were determined to be “Governmental Purpose” properties by the Successor Agency and Oversight Board, but were ultimately denied by the DOF and are to be reconsidered.

Main Street West Properties

All of the properties encumbered by the Main Street West DDA fall under the category which allow for the use of property to fulfill an enforceable obligation. The Successor Agency intends to sell the Main Street West properties to a third party (Main Street West Partners, LLC) to fulfill

PREPARED BY:

Jason Garben, Development Services Director

REVIEWED/APPROVED BY:

Suzanne Bragdon, Executive Director

an enforceable obligation (the Main Street West DDA). The Main Street West DDA has been subject to a lawsuit filed by Main Street West Partners, however, DOF representatives recently initiated settlement talks with MSW Partners to resolve the case. If the Main Street West DDA is terminated in the future, the Main Street West properties would fall under the “sale of property” category as a disposition contingency. In any circumstance, the properties would be sold for a fair market value as determined by an independent professional real estate appraiser with knowledge of the local real estate market. Staff estimates the current value of the Main Street West properties between \$5,000,000 and \$6,000,000. As previously mentioned, the proceeds from the sale of these properties would be distributed to the affected taxing entities.

Other Properties

The remaining properties consist of seven parcels that were originally identified as “governmental use” properties pursuant to Health and Safety Code §34181(a) by the Successor Agency and Oversight Board. However, the DOF determined the properties did not qualify for governmental purposes. The following provides an outline for each of the seven parcels:

Parking Lots

Two properties (APN’s 0032-141-170 and 0032-142-270) are parking lots (lot east of Lawler House and lot west of Athenian Grill). With the recent passage of SB 107 in the late summer of 2015, these properties should be classified within the “governmental purpose” category and remain with the City of Suisun City. The “Governmental Purpose” term was amended to include parking facilities and lots dedicated solely to public parking in Health and Safety Code §34181.

South Civic Center Properties

Two properties (APN’s 0032-180-410 & 610) are vacant parcels (located at the southern terminus of Civic Center Boulevard). These properties are listed in the “sale of property” category. The properties would be marketed and sold at a fair market value as determined by an independent professional real estate appraiser with knowledge of the local real estate market. Estimating the current market value of the properties is difficult due to soil remediation necessary as a result of natural geo-technical conditions, in addition to remnants of a former sewer treatment facility located on a portion of this property. The former redevelopment agency entered into an agreement to sell the property in October of 2007 for approximately \$400,000. As previously mentioned, the proceeds from the sale of these properties would be distributed to the affected taxing entities.

Cal Marine Property

The Cal Marine property (APN 0032-200-330) consists of a 10,500± square foot steel frame marine sales and service facility located on approximately 0.85-acres of land. The property is currently leased on a month-to-month term to California Marine Sports for \$3,500 per month. The property was originally developed and occupied by Adams Marine. Adams Marine ground leased the property from the agency; the ground lease restricted the use of the property to a marine sales and service facility. The intent of the City and former redevelopment agency was to require this property be utilized as a marine sales and service facility as it serves a vital purpose in creating a viable and functional marina. Further, this property was purchased with funding from a Coastal

Conservancy grant to increase public access to State waterways. **Thus, this property is recommended to be reconsidered as a Governmental Purpose property and remain with the City of Suisun City.** Alternatively, the asset could be listed for sale with a deed restriction limiting the use of the property for marina sales and service activities. Staff estimated the value of this asset at approximately \$400,000 based on the current rent of \$3,500 per month. However, if sold, the sale price should be based on a fair market value as determined by an independent professional real estate appraiser with knowledge of the local real estate market.

Harbor Square Courtyard

The Harbor Square Courtyard (APN 0032-141-060) consists of a 5,272± square foot public courtyard utilized for public events. The space is open to the public, and can be rented for private events through the City's Recreation and Community Services Department, similar to other City parks and public spaces such as the waterfront plaza. The area is essentially a large patio (or courtyard) surrounded on three sides by the Harbor Square mixed-use building, and includes a large outdoor fireplace, landscaping, and lighting. **This property is recommended to be reconsidered as a Governmental Purpose property and remain with the City of Suisun City as park/open space.**

Lawler House

The Lawler House (APN 0032-141-130) is a 3,900± square foot historic farm house situated on an 8,498 square foot parcel of land. The ground floor of the property serves as home to a public art gallery/studio operated by the Fairfield-Suisun Visual Arts Association and a local history museum operated by the Solano History Exploration Center. The 2nd floor of the Lawler House is leased to four small businesses in four separate spaces between approximately 200 and 400 square feet. 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. **Therefore, it is recommended this property be reconsidered as a Governmental Purpose property and remain with the City of Suisun City.** Alternatively, the asset could be listed for sale with a deed restriction limiting the use of the ground floor for activities that promote civic and cultural activities. If sold, the sale price should be based on a fair market value as determined by an independent professional real estate appraiser with knowledge of the local real estate market.

Next Steps

It is important to note the DOF will not approve a Long Range Property Management Plan unless the Successor Agency receives a finding of completion. Thus, by submitting the Plan, should a finding of completion be issued, the Successor Agency would be in a position to have a Long Range Property Management Plan in place.

RECOMMENDATION: It is recommended the Oversight Board Adopt Oversight Board Resolution No. OB2015-__: Approving the Long Range Property Management Plan for the City of Suisun City Successor Agency

ATTACHMENTS:

1. Resolution No. OB2015-__: Approving the Long Range Property Management Plan for the City of Suisun City Successor Agency
2. Long Range Property Management Plan
3. Property Map

RESOLUTION NO. OB 2015 - __

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO
THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY APPROVING
THE LONG RANGE PROPERTY MANAGEMENT PLAN FOR THE CITY OF SUISUN
CITY SUCCESSOR AGENCY**

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 §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, 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 §34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code §34181; and

WHEREAS, pursuant to Health and Safety Code §34191.5, the Successor Agency is required to prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, the Successor Agency received and accepted the LRPMP at its meeting on November 3, 2015; and

WHEREAS, an overview of the properties identified in the LRPMP was presented to the Oversight Board at its meeting held on November 13, 2015.

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 Oversight Board hereby approves the Long Range Property Management Plan attached hereto as Exhibit A, and hereby directs staff to forward to the DOF for review pursuant to the laws governing redevelopment dissolution.

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, November 13, 2015, by the following vote:

AYES:	BOARDMEMBERS:	_____
NOES:	BOARDMEMBERS:	_____
ABSENT:	BOARDMEMBERS:	_____
ABSTAIN:	BOARDMEMBERS:	_____

WITNESS my hand and the seal of the City of Suisun City this 13th of November, 2015.

Linda Hobson, CMC
Secretary

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Successor Agency: City of Suisun City
County: Solano

LONG RANGE PROPERTY MANAGEMENT PLAN

HSC 34191.5 (c)(1)(G)			HSC 34191.5 (c)(1)(A)							SALE OF PROPERTY (if applicable)		HSC 34191.5 (c)(1)(B)				HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
No.	Address or Description	APN	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	APN	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?							
1	MSW DDA Parcel 3 - Northeast corner of Main Street and Solano Street, Suisun City, CA	0032-142-300	N/A	N/A	75,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-142-300	7,459	Square Feet	Waterfront Commercial (WC)	75,000	0	No	No	Yes	No	Yes						
2	MSW DDA Parcel 4 - 717 Main Street, Suisun City, CA 94595	0032-130-060	7/27/01	148,500	22,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-130-060	2,131	Square Feet	Main Street Commercial (MC)	22,000	0	No	No	Yes	No	Yes						
3	MSW DDA Parcel 5 - 701 Main Street, Suisun City, CA	0032-130-010	10/29/04		50,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Land assemblage/future development	0032-130-010	4,425	Square Feet	Main Street Commercial (MC)	50,000	0	No	No	Yes	No	Yes						
4	MSW DDA Parcel 6 - 419 Main Street, Suisun City, CA 94595	0032-082-050	4/13/01	209,000	72,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-082-050	7,183	Square Feet	Main Street Commercial (MC)	72,000	0	No	No	Yes	No	Yes						
5	MSW DDA Parcel 7 - South of Eastern most terminus of Solano Street, Suisun City, CA	0032-142-280	N/A	N/A	95,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-142-280	6,372	Square Feet	Waterfront Commercial (WC)	95,000	0	No	No	Yes	No	Yes						
6	MSW DDA Parcel 8 - East of Kellogg, South of Morgan, Suisun City, CA	0032-142-250	N/A	N/A	75,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-142-250	4,300	Square Feet	Waterfront Commercial (WC)	75,000	0	No	No	Yes	No	Yes						
7	MSW DDA Parcel 9 - East of Kellogg, South of Morgan, Suisun City, CA	0032-142-240			80,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-142-240	4,900	Square Feet	Waterfront Commercial (WC)	80,000	0	No	No	Yes	No	Yes						
8	MSW DDA Parcel 10 - North of Lotz Way, East of Civic Center Boulevard, Suisun City, CA	0032-042-300	12/12/91	91,093	500,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-042-300	5,662	Square Feet	Residential Medium Density (RM)	500,000	0	No	No	Yes	No	Yes						
9		0032-042-360	8/30/91	65,920			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-042-360	5,662	Square Feet	Residential Medium Density (RM)													
10		0032-042-440	10/8/91	100,952			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-042-440	5,750	Square Feet	Residential Medium Density (RM)													
11		0032-042-460	10/11/00	46,045			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-042-460	5,750	Square Feet	Residential Medium Density (RM)													
12		0032-042-480	10/11/00	46,045			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-042-480	5,750	Square Feet	Residential Medium Density (RM)													
13		0032-042-500	10/23/91	24,387			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-042-500	5,750	Square Feet	Residential Medium Density (RM)													
14		0032-042-520	6/15/07	7,481			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-042-520	575	Square Feet	Residential Medium Density (RM)													
15		0032-042-540	10/16/90	147,105			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-042-540	5,175	Square Feet	Residential Medium Density (RM)													
16		0032-042-560	6/1/90	146,256			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-042-560	5,750	Square Feet	Residential Medium Density (RM)													
17		0032-042-580	6/1/90	136,965			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-042-580	5,750	Square Feet	Residential Medium Density (RM)													
18		0032-042-600	6/1/90	134,236			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-042-600	5,750	Square Feet	Residential Medium Density (RM)													
19		0032-042-680	11/27/91	102,986			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-042-680	9,147	Square Feet	Residential Medium Density (RM)													
20	MSW DDA Parcel 11 - Southwest quadrant of Lotz Way and Main Street, Suisun City, CA	0032-061-390	2001	N/A	75,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-061-390	7,150	Square Feet	Mixed Used/ PUD (C/O/R)	75,000	0	No	No	Yes	No	Yes						
21	MSW DDA Parcel 12 - Southwest quadrant of Civic Center Boulevard and Lotz Way, Suisun City, CA	0032-061-260	6/15/90	N/A	750,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-061-260	5,471	Square Feet	Mixed Used/ PUD (C/O/R)	750,000	0	No	No	Yes	No	Yes						
22		0032-061-270	6/15/90				Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-061-270	6,250	Square Feet	Mixed Used/ PUD (C/O/R)													
23		0032-061-280	6/15/90				Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-061-280	3,125	Square Feet	Mixed Used/ PUD (C/O/R)													
24		0032-061-290	6/15/90				Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-061-290	3,125	Square Feet	Mixed Used/ PUD (C/O/R)													
25		0032-061-300	6/15/90				Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-061-300	6,250	Square Feet	Mixed Used/ PUD (C/O/R)													
26		0032-061-310	6/15/90				Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-061-310	6,250	Square Feet	Mixed Used/ PUD (C/O/R)													
27		0032-061-320	6/15/90				Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-061-320	12,087	Square Feet	Mixed Used/ PUD (C/O/R)													
28		0032-061-330	6/15/90				Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-061-330	10,562	Square Feet	Mixed Used/ PUD (C/O/R)													
29		0032-061-340	12/14/90				Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-061-340	6,250	Square Feet	Mixed Used/ PUD (C/O/R)													
30		0032-061-350	11/20/91				Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-061-350	6,250	Square Feet	Mixed Used/ PUD (C/O/R)													
31		0032-061-360	8/30/91				Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-061-360	6,250	Square Feet	Mixed Used/ PUD (C/O/R)													
32	MSW DDA Parcel 13 - West of Civic Center Boulevard, South of Driftwood Drive	0032-091-170	N/A	N/A	1,500,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-091-170	13,600	Square Feet	Mixed Used/ PUD (C/O/R)	1,500,000	0	No	No	Yes	No	Yes						
33		0032-091-180	N/A	N/A			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-091-180	38,511	Square Feet	Mixed Used/ PUD (C/O/R)													
34		0032-091-190	N/A	N/A			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-091-190	83,635	Square Feet	Mixed Used/ PUD (C/O/R)													
35		0032-091-200	N/A	N/A			Agency Estimate	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-091-200	16,116	Square Feet	Mixed Used/ PUD (C/O/R)													
36	MSW DDA Parcel 14 - Northwest corner of Cordelia Street and School Street	0032-152-180	10/25/06	2,500,000	2,000,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-152-180	324,086	Square Feet	Public/ Facilities/ Open Space (P/O/S)	2,000,000	0	No	Yes	Yes	No	Yes						
37	MSW DDA - 711 Main Street, Suisun City, CA	0032-130-030	2/2009	90,000	20,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Land assemblage/future development	0032-130-030	2,191	Square Feet	Main Street Commercial (MC)	20,000	0	No	No	Yes	No	Yes						
38	MSW DDA - 713 Main Street, Suisun City, CA	0032-130-040	2/2009	90,000	10,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Land assemblage/future development	0032-130-040	1,085	Square Feet	Main Street Commercial (MC)	10,000	0	No	No	Yes	No	Yes						
39	Parking Lot, east of Lawler House, Western line of Kellogg Street, Suisun City, CA	0032-141-170	N/A	N/A	N/A	N/A	Not Provided	N/A	N/A	Parking	0032-141-170	11,434	Square Feet	Main Street Commercial (MC)	N/A	0	No	No	No	No	No						

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Successor Agency: City of Suisun City
County: Solano

LONG RANGE PROPERTY MANAGEMENT PLAN

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY (If applicable)				HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Address or Description	APN	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	APN	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
40	Parking Lot, East of Kellogg, North of Morgan, South of Solano Street, Suisun City, CA	0032-142-270	N/A	N/A	N/A	N/A	Not Provided	N/A	N/A	Parking	0032-142-270	7,010 Square Feet	Main Street Commercial (MC)	N/A	0	No	No	No	No	No	
41	South Civic Center Property - Located at the terminus of Civic Center Boulevard	0032-180-410	N/A	N/A	200,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	2016	Former sewer treatment	0032-180-410	156,380 Square Feet	Public Facilities/ Open Space (P/O/S) (South-west corner of the parcel) Residential Low Density (RL) (majority of parcel)	200,000	0	No	No	Yes	No	Yes	
42	South Civic Center Property - Located at the terminus of Civic Center Boulevard	0032-180-610	N/A	N/A	200,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	2016	Former sewer treatment	0032-180-610	149,846 Square Feet	Public Facilities/ Open Space (P/O/S)	200,000	0	No	No	Yes	No	Yes	
43	Cal Marine Building 1240 Kellogg St, Suisun City, CA 94585	0032-200-330	N/A	N/A	400,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	2016	Marina/public access to state waterway	0032-200-330	37,026 Square Feet	Waterfront Commercial (WC)	400,000	42,000	Yes	No	No	No	No	
44	Harbor Square Courtyard (Located within the southeast quadrant of Main Street and Solano Street)	0032-141-160	N/A	N/A	N/A	N/A	Not Provided	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-141-160	5,272 Square Feet	Main Street Commercial (MC)	N/A	0	No	No	No	No	No	
45	Lawler House, 718 Main Street, Suisun City, CA	0032-141-130	N/A	N/A	N/A	N/A	Not Provided	N/A	2016	Civic/Cultural Resource	0032-141-130	8,498 Square Feet	Main Street Commercial (MC)	N/A	17,610	Yes	No	No	No	No	

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Downtown *Suisun City*

Long-Range Property Management Plan Properties



- KEY:**
- Main Street West Properties
 - Other Properties