

**RESOLUTION OB 2016-01**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING AN AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN.**

**THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
City of Glendora, California**

**THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE FORMER GLENDORA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**WHEREAS**, prior to February 1, 2012, the Glendora Community Redevelopment Agency (herein referred to as the "Former Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Glendora ("City"); and

**WHEREAS**, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

**WHEREAS**, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Glendora Community Redevelopment Agency ("Successor Agency"); and

**WHEREAS**, the Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

**WHEREAS**, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency's receipt of a "Finding of Completion" from the California Department of Finance pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a long range property management plan ("Property Management Plan") for the Former Agency's real property assets and submit the approved Property Management Plan to the Oversight Board and the Department of Finance for approval, all within six months of the date of the Finding of Completion; and

**WHEREAS**, on April 26, 2013, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the Department of Finance; and

**WHEREAS**, on September 24, 2013, by its Resolution No. CC 2013-50 (SA), the Successor Agency approved a Long Range Property Management Plan (the "Original PMP"), which Original PMP was subsequently approved by the Oversight Board on September 25, 2013,

by its Resolution No. OB 2013-50, and was subsequently submitted to the California Department of Finance (“DOF”); and

**WHEREAS**, following submittal of the Original PMP, DOF indicated, through its staff, that the Successor Agency was required to modify its Property Management Plan, and Successor Agency staff prepared a modified Property Management Plan in the form submitted in May 2014 (the “Revised 2014 LRPMP”), which Revised 2014 LRPMP was subsequently approved by DOF; and

**WHEREAS**, the Revised 2014 LRPMP (as the Original PMP) included several properties formerly owned by the Agency and which have been used as public parking lots. Such public parking lots were listed in the Revised 2014 LRPMP collectively as Site No. 3 (and as referred to herein). Site No. 1 continued to be designated for public parking under the Revised 2014 LRPMP. Site No. 3 and Site No. 1 are referred to herein as the “Public Parking Properties;” and

**WHEREAS**, at the time the Original PMP was approved and at the time the Revised 2014 LRPMP was approved, the position of DOF was that public parking lots owned by redevelopment agencies would not be treated as governmental use properties for purposes of provisions of the Dissolution Act which provided that governmental use properties were eligible for transfer from successor agencies to host cities without payment of compensation therefor; and,

**WHEREAS**, subsequent legislation has been enacted in the form of Senate Bill No. 107, Chapter 325, Statutes of 2015 (“SB 107”) which provides, at subsections (b) and (c) of Section 34191.3, in pertinent part:

(b) If the department has approved a successor agency’s long-range property management plan prior to January 1, 2016, the successor agency may amend its long-range property management plan once, solely to allow for retention of real properties that constitute “parking facilities and lots dedicated solely to public parking” for governmental use pursuant to Section 34181. An amendment to a successor agency’s long-range property management plan under this subdivision shall be submitted to its oversight board for review and approval pursuant to Section 34179, and any such amendment shall be submitted to the department prior to July 1, 2016; and,

(c) (i) Notwithstanding paragraph (2) of subdivision (a) of Section 34181, for purposes of amending a successor agency’s long-range property management plan under subdivision (b), “parking facilities and lots dedicated solely to public parking” do not include properties that, as of the date of transfer pursuant to the amended long-range property management plan, generate revenues in excess of reasonable maintenance costs of the properties.

(ii) Notwithstanding any other law, a city, county, city and county, or parking district shall not be required to reimburse or pay a successor agency for any funds spent on or before December 31, 2010, by a former redevelopment agency to design and construct a parking facility; and

**WHEREAS**, each of the parcels listed as Site No. 3, in addition to that property listed as Site No. 1, constitutes “parking facilities and lots dedicated solely to public parking”; and

**WHEREAS**, the Successor Agency desires to avail itself of the authority provided under SB 107 to amend the Revised 2014 LRPMP by that certain form of long range property management plan in the form submitted herewith as Attachment "A" (the "Amended LRPMP", under which each of the Public Parking Properties will be accorded treatment as governmental use properties which may be transferred to the City without payment therefor. The Amended LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c) and implements the provisions of SB 107 concerning public parking facilities as described above. Excepting for the modifications to address the treatment of public parking facilities afforded by SB 107, the Amended LRPMP is substantially identical to the Revised 2014 LRPMP; and

**WHEREAS**, approval of the Amended LRPMP advances the public health, safety and welfare by facilitating the ongoing availability of public parking facilities within the City; and

**WHEREAS**, by this Resolution, the Successor Agency desires to approve the Amended LRPMP in the form submitted to the Successor Agency concurrently herewith and to authorize the transmittal of the Amended as the Property Management Plan to the Oversight Board and the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE FORMER GLENDORA REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

**SECTION 2.** Each of the foregoing recitals is supported by substantial evidence.

**SECTION 3.** The Oversight Board hereby approves the Amended LRPMP as the Property Management Plan in the form submitted to the Oversight Board concurrently herewith and authorizes Planning staff to transmit said Property Management Plan to the Oversight Board and the Department of Finance for approval.

**SECTION 4.** This Resolution shall be effective immediately upon adoption.

**SECTION 5.** The Board Secretary shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

**APPROVED and PASSED** this 27<sup>th</sup> day of January, 2016.

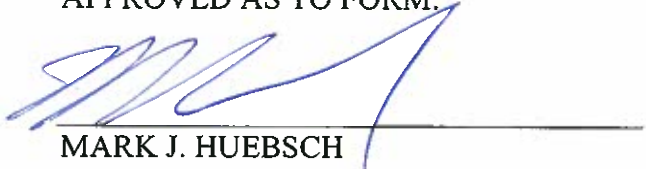
Oversight Board of Successor Agency  
to the Glendora Redevelopment Agency

BY: 

VALERIE ESCALANTE

Chair

APPROVED AS TO FORM:




MARK J. HUEBSCH  
Successor Agency Special Counsel

I, Kathleen R. Sessman, Board Secretary for the Oversight Board of the Successor Agency for the former Glendora Redevelopment Agency of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the Oversight Board of the Successor Agency for the former Glendora Redevelopment Agency of the City of Glendora at a regular meeting held on the 27<sup>th</sup> day of January, 2016, by the following vote:

AYES:	BOARD MEMBERS:	Blaydow, Chaldu, Shivers, Hamlow and Escalante
NOES:	BOARD MEMBERS:	None.
ABSENT:	BOARD MEMBERS:	Flores and Rasmussen
ABSTAIN:	BOARD MEMBERS:	None.

Dated: January 28, 2016

  
KATHLEEN R. SESSMAN  
Board Secretary