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RESOLUTION NO. SBOB/2015-04

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO AUTHORIZING THE SUCCESSOR AGENCY TO TRANSFER THE 1350 SOUTH "E" STREET PROPERTY TO THE CITY OF SAN BERNARDINO AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, pursuant to Health and Safety Code (the "HSC") § 34172 (a)(1), the Redevelopment Agency of the City of San Bernardino was dissolved February 1, 2012; and

WHEREAS, consistent with the provisions of the HSC, on January 9, 2012 the Mayor and Common Council of the City of San Bernardino elected to serve in the capacity of the Successor Agency to the Redevelopment Agency of the City of San Bernardino (the "Successor Agency"); and

WHEREAS, the Oversight Board for the Successor Agency (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, per HSC § 34181 (a), the Successor Agency may transfer ownership of those assets that were constructed 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 (the "Government Use Assets"); and

WHEREAS, successor agencies may transfer Government Use Assets to the appropriate public jurisdiction pursuant to: i) an Oversight Board-approved Long-Range Property Management Plan (in compliance with HSC § 34191.5); or ii) if a LRPMP has not yet been approved, an Oversight Board-approved resolution relating to the transfer of one or more sites, (in compliance with HSC § 34191.3); and

WHEREAS, by way of the recordation of a quitclaim deed, on December 3, 2014 the San Bernardino Economic Development Corporation ("SBEDC") transferred all of its ownership rights to 1350 S. "E" Street (the "1350 S. "E" Street Property") to the Successor Agency; and

WHEREAS, the 1350 S. "E" Street Property is a Government Use Asset as it has been acquired, improved and used as a local agency administrative building and will continue to be used for such purposes on a going forward basis; and

1 **WHEREAS**, pertinent background information and history with respect to the 1350 S. "E"
2 Street Property is provided in the Information Summary, attached hereto as Exhibit "A"; and

3 **WHEREAS**, consistent with the foregoing, the Successor Agency has a commitment from the
4 City's Water Department to reoccupy the property and to fund the costs of repair and renovation, subject
5 to the transfer of the property to the City at no cost; and

6 **WHEREAS**, consistent with the foregoing and HSC § 34181 (a), the Successor Agency plans
7 to transfer the 1350 S. "E" Street Property to the City for governmental use purposes; and

8 **WHEREAS**, per HSC § 34181 (f), all actions taken pursuant to HSC § 34181 (a), shall be
9 approved by resolution of the Oversight Board at a public meeting after at least 10 days' notice to the
10 public of the specific proposed actions; and

11 **WHEREAS**, the agenda and back-up documents including, but not limited to this Resolution,
12 were distributed to the Oversight Board and posted for public review consistent with the provisions of
13 HSC § 34181 (f) on the same date; and

14 **WHEREAS**, all of the prerequisites with respect to the approval of this Resolution have been
15 met.

16 **NOW, THEREFORE, BE IT RESOLVED** by the Oversight Board for the Successor Agency to
17 the Redevelopment Agency of the City of San Bernardino, as follows:

18 **Section 1.** The foregoing recitals are true and correct and are a substantive part of this
19 Resolution.

20 **Section 2.** The Successor Agency's transfer of the 1350 S. "E" Street Property to the City of
21 San Bernardino at no cost for the purposes described in this Resolution is approved.

22 **Section 3.** The City Manager, as Executive Director of the Successor Agency, or designee,
23 is hereby authorized and directed to: i) notify the State Department of Finance concerning this Resolution,
24 in accordance with the applicable provisions of the HSC; and ii) take such other actions and execute such
25 other documents as are necessary to effectuate the intent of this Resolution.

26 **Section 4.** This Resolution shall take effect upon the date of its adoption

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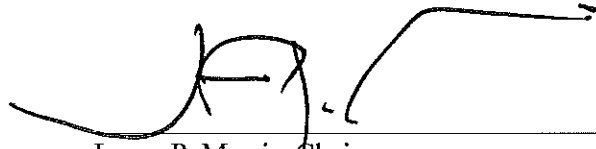
A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO AUTHORIZING THE SUCCESSOR AGENCY TO TRANSFER THE 1350 SOUTH "E" STREET PROPERTY TO THE CITY OF SAN BERNARDINO AND APPROVING CERTAIN RELATED ACTIONS

PASSED, APPROVED AND ADOPTED THIS 13th day of April 2015, by the following vote:

Board Members	Ayes	Nays	Abstain	Absent
HEADRICK	X			
HILL	X			
LONGVILLE				X
MACIAS-HARRISON	X			
MORRIS	X			
O'TOOLE				X
SMITH	X			


Secretary

The foregoing Resolution is hereby approved this 13th day of April 2015.


James P. Morris, Chairman
Oversight Board for the
Successor Agency to the Redevelopment
Agency of the City of San Bernardino

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
OF THE CITY OF SAN BERNARDINO
1350 S. "E" STREET PROPERTY
LOCAL AGENCY ADMINISTRATIVE BUILDING
INFORMATION SUMMARY

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A. Permissible Use (HSC 34191.5(c)(2)):

The 1350 S. "E" Street Property (the "1350 S. "E" Street Property") is to be retained for governmental use pursuant to HSC 34181(a) as a local agency administrative building by the City of San Bernardino.

B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):

Property records indicate that the 1350 S. "E" Street Property was acquired by the Agency during August 2008, and has a book value of \$2,506,800. The 1350 S. "E" Street Property was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the 1350 S. "E" Street Property is approximately \$1.00.

C. Site Information (HSC 34191.5(c)(1)(C)):

The 1350 S. "E" Street Property consists of two (2) parcels (APNs 0141-252-04, -06), which on a combined basis totals 3.08 acres. The 1350 S. "E" Street Property contains one single-story 7,045 square foot administrative building and two single-story ancillary buildings (i.e., one consisting of 2,600 square feet that has been used for administrative purposes and the other consisting of 1,660 square feet that has been used for storage and workshop purposes). The property is zoned Commercial General (CG-1) in the City's General Plan. The purpose of the CG-1 zone is to provide for the continued use, enhancement, and new development of retail, personal service, entertainment, office, and related commercial uses along major transportation corridors and intersections to service the needs of the residents; reinforcing existing commercial corridors and centers and establishing new locations as residential growth occurs. The CG-1 zone is compatible with a local agency administrative office building use.

1 **D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

2 ECV of the 1350 S. "E" Street Property is based on the property's use as a local government
3 administrative office building. It is for the reason stated above that the ECV of the 1350 S. "E"
4 Street Property is estimated at approximately \$1.00.

5 **E. Site Revenues (HSC 34191.5(c)(1)(E)):**

6 There are no site revenues generated from the 1350 S. "E" Street Property.

7 **F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

8 There is no known history of environmental contamination.¹

9 **G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning
10 Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

11 There is no potential for Transit Oriented Development in conjunction with the 1350 S. "E" Street
12 Property. The retention of the 1350 S. "E" Street Property for a local agency administrative office
13 building use (in this case by the City) advances the planning objectives of the City and the
14 Successor Agency.

15 **H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

16 On February 15, 1960, the City purchased one parcel of land consisting of approximately 3.55
17 acres or 154,638 square feet (identified as 1350 S. "E" Street - APN 0141-252-02) from the City
18 of Riverside for water system-related purposes. On May 23, 1966, pursuant to Resolution No.
19 8184, a 50-year lease with the San Bernardino Valley Municipal Water District ("SBVMWD")
20 was approved. Per the terms of the lease, the SBVMWD was to construct an administrative office
21 building for SBVMWD's use. During July 1969, the SBVMWD also constructed a storage and
22 workshop building. Pursuant to Resolution No. 94-380, on December 19, 1994 the City of San
23 Bernardino sold approximately 133,200 square feet of APN 0141-252-02, inclusive of all
24 structures and appurtenances, to the SBVMWD for \$190,000. This sale had the effect of creating
25 APN 0141-252-04, which is somewhat horseshoe shaped. The City retained the balance of the
26 site, which is in the center of the street frontage, for a sewer lift station. Thereafter, the City
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28 ¹ <http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1350+S+E+street+san+bernardi+o>

1 fenced off the lift station leaving an excess of 2.25 feet on the west and 6 feet on the south of the
2 property, or a total of 965 square feet. In 1998, the SBVMWD purchased this excess property,
3 which had the effect of creating APN 0141-252-06. The combination of APNs 0141-252-04 and
4 06 constitute the 1350 S. "E" Street Property.

5 Having outgrown their facilities at 1350 S. "E" Street, during 2008 the SBVMWD relocated their
6 administrative headquarters to 380 E. Vanderbilt Way, San Bernardino. During August of 2008
7 the SBVMWD sold the 1350 S. "E" Street Property to the former redevelopment agency. Shortly
8 after acquisition, the property was re-occupied and used by the City of San Bernardino's
9 Department of Parks and Recreation. Due to several severe physical plant failures and
10 deficiencies (i.e., most notably, plumbing and HVAC system failures) with respect to the
11 administrative office building together with the Successor Agency's shortfall in funding for
12 property maintenance, during 2013 it was necessary that the City of San Bernardino's Department
13 of Parks and Recreation vacate the property. Further, during the period of vacancy, the property
14 has suffered from significant amounts of vandalism that together with the previously deferred
15 maintenance have made the 1350 S. "E" Street Property uninhabitable. Most recently, the City's
16 Water Department has committed to reoccupy the property and to fund the costs of repair and
17 renovation, subject to the transfer of the property to the City.

18 *I. Sale of Property:*

19 The 1350 S. "E" Street Property is proposed to be transferred to the City at no cost and retained
20 for governmental use pursuant to HSC 34181(a), in this instance a local agency administrative
21 function.

22 *J. Implementation of Transfer:*

23 The transfer of the 1350 S. "E" Street Property to the City of San Bernardino will take place upon
24 the earlier occurrence of: i) DOF's approval of the LRPMP; or ii) DOF's approval of a resolution
25 specifically authorizing the transfer. The transfer will occur at no cost to the City.
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