

1 **WHEREAS**, on December 18, 2015, DOF provided the Successor Agency with its
2 comments on the LRPMP and on December 22, 2015 Successor Agency and DOF representatives
3 participated in a meet and review conference call meeting to discuss DOF's comments; and

4 **WHEREAS**, subsequent to the December 22, 2015 meet and review conference call
5 meeting, DOF has identified certain amendments to the LRPMP it requires as a prerequisite to its
6 approval of the LRPMP (the "DOF Determined Amendments"); and

7 **WHEREAS**, the DOF Determined Amendments will be presented to the Oversight Board
8 during its meeting to consider this Resolution; and

9 **WHEREAS**, for the LRPMP to be effective, the DOF Determined Amendments require
10 Oversight Board approval no later than the LRPMP Approval Deadline; and

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

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

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

17 **Section 2.** The DOF Determined Amendments to the Long-Range Property Management Plan,
18 as described in Exhibit "A" attached hereto, are approved.

19 **Section 3.** Subsequent to the approval of the Long-Range Property Management Plan by the
20 Oversight Board, the City Manager as Executive Director of the Successor Agency, or his designee, is
21 authorized and directed to transmit the Amended Long-Range Property Management Plan to the DOF and is
22 delegated authority to take such actions, make such revisions and execute such documents as are necessary to
23 effectuate the intent of this Resolution, including without limitation such revisions as are deemed necessary
24 or appropriate by DOF and concurred in by the Successor Agency's Executive Director.

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

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1 **RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR**
 2 **AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN**
 3 **BERNARDINO APPROVING AN AMENDMENT TO THE LONG-RANGE**
 4 **PROPERTY MANAGEMENT PLAN AND APPROVING CERTAIN**
 5 **RELATED ACTIONS**

6 PASSED, APPROVED AND ADOPTED THIS 28th day of December 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			

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15 _____
 16 Kathleen Robles, Acting Secretary

17 The foregoing Resolution is hereby approved this 28th day of December, 2015.

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

**SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
OF THE CITY OF SAN BERNARDINO**

**SUMMARY OF REVISIONS TO THE
LONG-RANGE PROPERTY MANAGEMENT PLAN**

(See Attachment)

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Inventory Matrix

The Successor Agency has jurisdiction over 230 parcels grouped into 46 sites (the “Properties”), all of which are located within the boundaries of the City and subject to the provisions of the Agency’s Project Area Redevelopment Plans and subsequent mergers and amendment, the Agency’s Five-Year Implementation Plan 2009/2010 through 2013/2014, the City’s General Plan, Municipal Code and land use regulations, and related Specific and Vision Plans. The Property Inventory Matrix is intended to summarize the information included within the site narratives that follow the Property Inventory Matrix within this LRPMP. The Successor Agency has endeavored to ensure that the site narratives illuminate and complement the Property Inventory Matrix and do not contain any contradictory information. However, in the outside event of any contradictions between the Property Inventory Matrix and the site narratives, the Property Inventory Matrix shall govern.

Changes to be made to existing future development sites

I. Disposition of Property:

The City’s policies and procedures for property disposition, located in Exhibit “A” Section II, will guide the disposition of the Property.

The following process was used in determining the ECV of the Vacant Residential Property:

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately \$3,300,000. Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

J. Implementation of the Long-Range Property Management Plan:

The **Name the Property Here** will be transferred to the City of San Bernardino for future development subsequent to securing an HSC § 34180 (f) (1) compensation agreement (the “Compensation Agreement”) with the affected taxing entities, or as may otherwise may be provided by the HSC.



Site No. 6: Baseball Stadium Park

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

Site No. 6 is the Baseball Stadium Park (the “Baseball Park”) and is proposed to be transferred to the City of San Bernardino for future development (i.e., use as a public recreation park) pursuant to HSC § 34191.5 (c)(2) and the Successor Agency believes this use is fully consistent with the intent of HSC § 34181 (a) (1).

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

Property records indicate that the Baseball Park was acquired by the Agency in several separate transactions and carries a total Book Value of \$18,071,278. The following table details the property records:

Acquisition Details of the Baseball Park				
APN	Acquisition Date	Book Value	Original APNs as Acquired by Agency	Historical Background
0136-111-23	March 1990	\$300,000	0136-101-09 0136-101-19	March 2005, Certificate of Compliance, Document No. 2005-0502595, was recorded in the County of San Bernardino, creating APN 0136-111-23
	December 1991	\$1,276,487	0136-101-24 0136-101-27	
	December 1993	\$299,019	0136-111-04 0136-111-05	
	July 1987	\$1,200,000	0136-111-17 0136-111-21	
	October 1995	\$14,995,772	0136-111-22	

The Baseball Park 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 by assembling land and preparing property for future development. The estimated current value (the “ECV”) of the Baseball Park is to be determined (“TBD”) through an appraisal.

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

The Baseball Park consists of one (1) 27.20-acre parcel (APN 0136-111-23) located at 280 S. “E” Street. The Baseball Park contains a 1,184,832 sf baseball stadium and an adjacent parking lot that were constructed in 1997. The Baseball Park is zoned Central City South (CCS-1) in the City’s General Plan. The purpose of the CCS-1 zone is to permit general retail, professional office, and medical types of uses.

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

There is no reasonable way to determine an ECV for the Baseball Park without conducting an official appraisal. An appraisal shall be conducted as part of the process to develop the Baseball Stadium. Therefore, the ECV is TBD through an appraisal.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

On June 28, 1996, the San Bernardino Stampede, Inc. (the “Team”) entered into a Lease with San Bernardino to lease the then newly constructed Baseball Park. The original term of the Lease was to December 31, 2006, with 2 5-year options, terminating on December 31, 2016. The Team is responsible for routine maintenance of the playing field and dugouts at the Baseball Park. San



Site No. 6: Baseball Stadium Park

Bernardino is responsible for all capital related maintenance and improvements to the Baseball Park including but not limited to plumbing, heating, air conditional, electrical, and lighting. The lease includes both a base and performance based rental structure that may be offset to the extent that San Bernardino is unable to meet its maintenance obligations for the Baseball Park. Due to the lack of available revenues, San Bernardino has not been able to fully fund its obligations and as a result the Team has offset its rental payment obligations resulting in no rental receipts for several years, include some prior to redevelopment dissolution. Therefore, no revenues are received by the Successor Agency with respect to the Baseball Park.

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

The majority of the Baseball Park property was purchased from the Southern Pacific Railroad. Due to the Railroad's years of operations on the property, an environmental investigation was completed prior to the Agency acquiring the property. Unfortunately, Agency staff cannot located those environmental records.

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

There is no potential for Transit Oriented Development (TOD), however, the Baseball Park lies within a ¼-mile radius of the Downtown San Bernardino TOD Area. This TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems, including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport. The transfer of the Baseball Park to the City of San Bernardino for future development advances the planning objectives of the City and the Successor Agency by creating the possibility of (i) enhancing the public recreation park use through further developing the Baseball Park site with other commercial and/or parking facilities¹; (ii) continuing the operations of the Minor League Baseball team; (iii) continuing to create employment opportunities; (iv) assisting in the elimination of blight; and (v) increasing the value of adjacent properties.

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

The Baseball Park property was acquired over a ten-year period of time. The majority of the properties acquired for the Baseball Park belonged to the Southern Pacific Railroad. The other properties contained businesses that were re-located, and former structures demolished.

I. Disposition of Property:

The disposition of the Baseball Park site will be governed by the provisions for such included within the Compensation Agreement with the taxing entities.

¹ City of San Bernardino General Plan, November 1, 2005, Appendix 10, page 49



Site No. 6: Baseball Stadium Park

J. Implementation of the Long-Range Property Management Plan:

The Baseball Park will be transferred to the City of San Bernardino for future development subsequent to securing an HSC § 34180 (f) (1) compensation agreement (the “Compensation Agreement”) with the affected taxing entities, or as may otherwise may be provided by the HSC.



D Street Parking Lot

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

Site No. 13 is the N. “D” Street Parking Lot (the “Parking Lot”) and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

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

Property records indicate that the Parking Lot was acquired by the Agency on November 21, 1996, and carries a total Book Value of \$210,000. The following table details the property records:

<i>Acquisition Details of the Parking Lot</i>				
<i>APN</i>	<i>Acquisition Date</i>	<i>Book Value</i>	<i>Original APNs as Acquired by Agency</i>	<i>Historical Background</i>
0134-141-34	January 1996	\$60,000	0134-141-18	Parcels were assembled for the development and construction of the Caltrans District 8 complex
		\$150,000	0134-141-19	

The Agency acquired the Parking Lot as part of a larger land acquisition in order to meet the revitalization goals of the City and Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for the future development of the Caltrans District 8 complex. The estimated current value (the “ECV”) of the Parking Lot is \$1.00.

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

The Parking Lot consists of one (1) 0.43-acre parcel (APN 0134-141--34) located on N. “D” Street, approximately 350 feet north of W. 4th Street. The Parking Lot is zoned Commercial Regional-Downtown (CR-2) in the City’s General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state governmental/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

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

The Agency has determined that the ECV for the Parking Lot is \$1.00. No fees are charged for the use of the Parking Lot and therefore, the maintenance of the Parking Lot is borne by the Successor Agency causing a negative cash flow scenario. Since the Parking Lot is used by Caltrans employees and patrons, local businesses, and has a negative cash flow, the Parking Lot’s ECV is determined to be \$1.00.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Parking Lot.

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

There is no known history of environmental contamination.²

² <http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=5th+and+d+st+san+bernardino>



D Street Parking Lot

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

There is no potential for Transit oriented Development (“TOD”), however, this Parking Lot is located within a ½-mile radius of the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems, including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport. The transfer of the Parking Lot to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to (i) continue to achieve and maintain a balance between parking supply and demand; (ii) develop a comprehensive parking district; and (iii) continue to serve the public and surrounding businesses.

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

The Parking Lot is used by Caltrans employees and patrons for overflow parking needs. It was constructed in the 1990’s, along with the Caltrans District 8 complex located at 464 W. 4th Street. There is no other history of previous development proposals or activities in conjunction with the Parking Lot.

I. Disposition of Property:

The Parking Lot is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. Implementation of the Long-Range Property Management Plan:

The transfer of the Parking Lot to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF’s approval of the LRPMP; or (ii) DOF’s approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.



D Street Vacant Commercial Property

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

Site No. 46 is the N. “D” Street Vacant Commercial Property (the “Vacant Commercial Property”) and is proposed to be sold by the Successor Agency.

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

Property records indicate that the Vacant Commercial Property was acquired by the Agency on November 21, 1996, and carries a total Book Value of \$87,180. The Agency acquired the Vacant Commercial Property as part of a larger land acquisition in order to meet the revitalization goals of the City and Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for the future development of the Caltrans District 8 complex. The estimated current value (the “ECV”) of the Vacant Commercial Property is \$73,000.

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

The Vacant Commercial Property consists of two (2) parcels (APNs 0134-141-28, -29) totaling 0.22 acres located at 480 and 478 N. “D” Street. The Vacant Commercial Property is zoned Commercial Regional-Downtown (CR-2) in the City’s General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state governmental/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

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

To determine an ECV for the Vacant Commercial Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately \$73,000. Local factors were not taken into consideration in determining the ECV of this site. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. Therefore, the actual value of the property may vary significantly from the ECV. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

There are no site revenues generated from the Vacant Commercial Property.

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

There is no known history of environmental contamination.³

³ <http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=5th+and+d+st+san+bernardino>



D Street Vacant Commercial Property

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

There is no potential for a TOD in conjunction with Vacant Commercial Property, however, the Vacant Commercial Property is located within a ½-mile radius of the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems, including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport. Selling the Vacant Commercial Property advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

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

There is no history of previous development proposals or activities in conjunction with the Vacant Commercial Property.

I. Disposition of Property:

The Successor Agency's policies and procedures for property disposition, located in Exhibit "A" Section II, will guide the disposition of the Property.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately \$73,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.



D Street Vacant Commercial Property

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.