

1 **WHEREAS**, on September 15, 2015, the Successor Agency submitted its Oversight Board-
2 approved Long-Range Property Management Plan (the “LRPMP”) to the California Department of
3 Finance (“DOF”); and

4 **WHEREAS**, on December 31, 2015, DOF approved the Successor Agency’s LRPMP and
5 notified the Successor Agency that pursuant to HSC § 34191.3, the approved LRPMP shall govern,
6 and supersede all other provisions relating to the disposition and use of all the real property assets
7 of the former redevelopment agency; and

8 **WHEREAS**, due to the manner in which the ownership name was registered within San
9 Bernardino County’s official records, the Fire Station Property did not appear as an asset of the
10 former redevelopment agency and, thus, was not included within the LRPMP; and

11 **WHEREAS**, pertinent background information and history with respect to the Fire Station
12 Property is provided in the Information Summary, attached hereto as Exhibit “A;” and

13 **WHEREAS**, although the Fire Station Property is not included within the LRPMP, HSC §
14 34181 (a) will permit the Successor Agency to transfer ownership of real property assets that were
15 constructed and used for a governmental purpose, such as roads, school buildings, parks, police and
16 fire stations, libraries, and local agency administrative buildings, to the appropriate public
17 jurisdiction (the “Government Use Assets”), subject to the approval of the Oversight Board and
18 DOF; and

19 **WHEREAS**, the Fire Station Property is a Government Use Asset, as it was acquired,
20 constructed, and used as a fire station, and will continue to be used for such purposes on a going
21 forward basis; and

22 **WHEREAS**, subject to separate approvals by the Oversight Board and DOF, adoption of
23 this Resolution will authorize the transfer of the Fire Station Property from the Successor Agency to
24 the City, at no cost for governmental purposes pursuant to a quitclaim deed, the form of which is
25 included within Exhibit “B” to this Resolution; and

26 **WHEREAS**, once the Fire Station Property is transferred to the City, the City intends to
27 transfer the Fire Station Property to the SBCFPD; and

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1 **WHEREAS**, on August 16, 2017, the Successor Agency authorized the transfer of the Fire
2 Station Property to the City by Resolution No. 2017-165 and the City accepted the transfer of the
3 Fire Station Property from the City by Resolution No. 2017-164; and

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

7 **WHEREAS**, the agenda and back-up documents including, but not limited to this
8 Resolution, were distributed to the Oversight Board and posted for public review consistent with the
9 provisions of HSC § 34181 (f) on August 24, 2017; and

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

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

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

16 **Section 2.** The Successor Agency's transfer of the Fire Station Property to the City of
17 San Bernardino at no cost for the purposes described in this Resolution is approved.

18 **Section 3.** The City Manager, as Executive Director of the Successor Agency, or his
19 designee, is hereby authorized and directed to: (i) notify DOF, in accordance with the applicable
20 provisions of the HSC; and (ii) take other such actions and execute other such documents as are
21 necessary to effectuate the intent of this Resolution.

22 **Section 4.** This Resolution shall take effect upon the date of its adoption. The
23 effectiveness of the transfer of the Fire Station Property is conditioned upon its approval by DOF.

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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 FIRE STATION NO. 221 PROPERTY TO THE CITY OF SAN BERNARDINO AND APPROVING CERTAIN RELATED ACTIONS.

PASSED, APPROVED, AND ADOPTED THIS 11th day of September 2017, by the following vote:

<u>Board Members</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
HEADRICK	X			
HILL				X
MORRIS	X			
O'TOOLE	X			
SMITH	X			
TORRES				X
(VACANT)				


 Lisa Connor, Secretary

The foregoing Resolution is hereby approved this 11th day of September 2017.


 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
FIRE STATION NO. 221 – 200 E. 3RD STREET
APN 0135-181-63
INFORMATION SUMMARY**

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

The Fire Station No. 221 property (the Fire Station Property”) is proposed to be transferred to the City of San Bernardino, at no cost, 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 Fire Station Property was acquired by the Agency on January 26, 1982, from the City’s surplus lands and it carries a Book Value of \$0.00. The Agency acquired the Fire Station Property in 1982 in order to meet the revitalization goals of the City and Agency to alleviate the existence and spread of physical and economic blight by developing the Property through the issuance of bonds to construct a fire station, which was then leased back to the City for the amount of the debt service. At the conclusion of the lease, which also was the completion of the debt service period for the bonds, the City was entitled to obtain fee simple title to the Fire Station Property from the former redevelopment agency within a prescribed period of time, which has lapsed. In other words, the City was required to request the change of ownership. Notwithstanding this, it was a commonly held belief among City staff that the Fire Station Property was held in the name of the City. In addition, the manner in which title to the Fire Station Property was reported by the County of San Bernardino County (the inference was that the City was the property owner) contributed to the Fire Station Property being over-looked when a City-wide title search was conducted to ensure that all of the former RDA’s real property would be included within the LRPMP.

The estimated current value (the “ECV”) of the Fire Station Property is \$1.00.

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

The Fire Station Property consists of one (1) 0.27-acre parcel (APN 0135-181-63) located at 200 E. 3rd Street. The Fire Station Property is zoned Commercial Office (CO) in the City’s General Plan. The purpose of the CO zone is to provide for the continued use, expansion, and new development of administrative and professional offices, hospitals, and supporting retail uses in proximity to major transportation corridors and ensure their compatibility with adjacent residential and commercial uses.

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

The Agency has determined that the ECV for the Fire Station Property is \$1.00.

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

There are no site revenues generated from the Fire Station Property.

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

1 There is no known history of environmental contamination.¹

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

4 There is no potential for Transit Oriented Development (“TOD”).

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

6 There is no other history of previous development proposals or activities in conjunction with
7 the Fire Station Property.

8 **I. Disposition of Property:**

9 The Fire Station Property is proposed to be transferred to the City of San Bernardino, at no
10 cost, for governmental use pursuant to HSC § 34181 (a).

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

12 The transfer of the Fire Station Property to the City of San Bernardino will take place upon
13 DOF’s approval of the Oversight Board Resolution specifically authorizing the transfer. The
14 transfer will occur at no cost to the City.
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¹ <http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=200+E+3rd+St.%2C+san+bemardino%2C+ca>

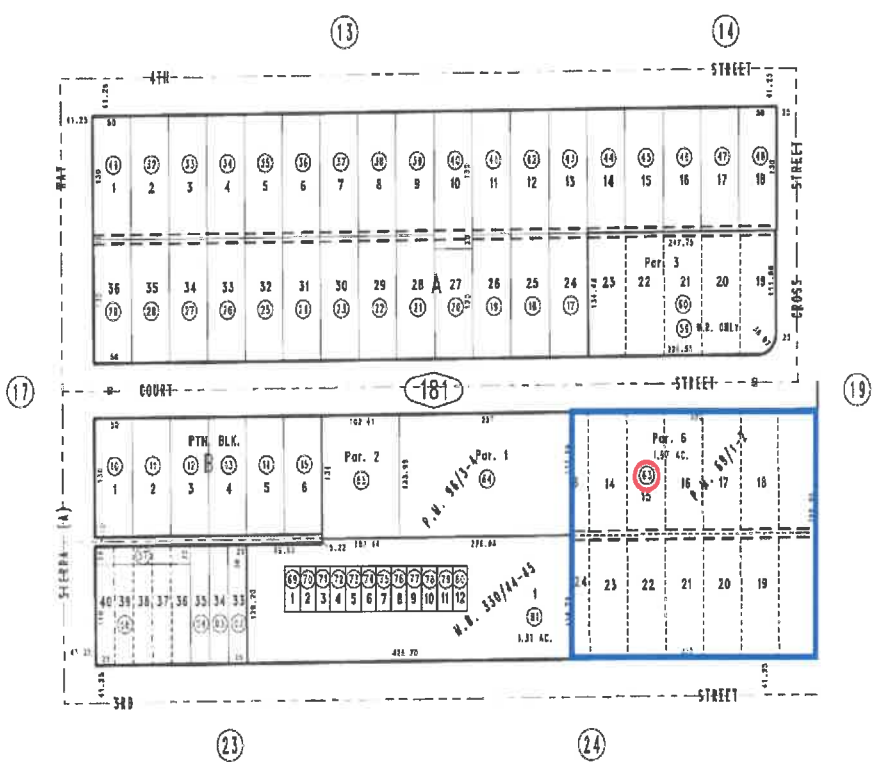
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THIS MAP IS FOR THE PURPOSE
OF AN VALUED TAXATION ONLY.

Ptn. Wozencraft Place
M.B. 5/47

City of San Bernardino 0135 - 18
Tax Rate Area
7062

Assessor



January 2005

Tract No. 17704, W.B. 530/44-45, Condo Plan 06-0027336
Ptn. Parcel Map No. 9122, P.M. 96/3-4
Ptn. Parcel Map 7140, P.M. 65/1-2

Ptn. N.E. 1/4, Sec. 10
T.1S., R.4W.

Assessor's Map
Book 0135 Page 18
San Bernardino County

REVISED
10/25/07 RW
02/11/08 GL

Form of Quitclaim Deed
(Not for Signature)

RECORDING REQUESTED BY

Successor Agency to the
Redevelopment Agency of the
City of San Bernardino

WHEN RECORDED MAIL TO:

City of San Bernardino
300 North D Street, 6th Floor
San Bernardino, CA 92418

Attn: Andrea M. Miller, City
Manager

(Space Above Line For Use By Recorder)

APN: _____

This document is exempt from the
payment of a recording fee pursuant to
Government Code Section 27383

DOCUMENTARY TRANSFER TAX
\$NONE

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Successor Agency to the Redevelopment Agency of the City of San Bernardino, a public body, corporate and politic (the "Grantor") does hereby remise, release and quitclaim to the City of San Bernardino, a public body, corporate and politic (the "Grantee"), any interest that Grantor may have in the real property in the City of San Bernardino, County of San Bernardino, State of California, described in Attachment "A" attached hereto and incorporated herein by this reference.

SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE
CITY OF SAN BERNARDINO, a public entity

Dated _____

By: NOT FOR SIGNATURE
Andrea M. Miller, Executive Director

1 A notary public or other officer completing this certificate verifies only the
2 identity of the individual who signed the document to which this certificate
is attached, and not the truthfulness, accuracy, or validity of that document.

3
4 State of California } ss
County of San Bernardino }

5 On _____ before me, _____, Notary Public,
6 personally appeared _____ who proved to me on the basis of satisfactory
7 evidence to be the person whose name is subscribed to the within instrument and who
8 acknowledged to me that he/she executed the same in his/her authorized capacity, and by his/her
signature on the instrument the person, or entity upon behalf of which the person acted, executed the
instrument.

9
10 I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

11 WITNESS my hand and official seal.

12
13 _____
14 (Signature of Notary)

(This area for official notarial seal)

LEGAL DESCRIPTION

Address:
APN(s):

LEGAL DESCRIPTION

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by written deed or grant dated _____, 2017 from the Successor Agency to the Redevelopment Agency of the City of San Bernardino to the City of San Bernardino, is hereby accepted by the undersigned officer or agent on behalf of the City of San Bernardino, pursuant to authority conferred by the City of San Bernardino on August 16, 2017, pursuant to Resolution No. 2017-164 and the City of San Bernardino consents to recordation thereof by its duly authorized officer.

Dated this ___ day of _____, 2017.

By: NOT FOR SIGNATURE
Andrea M. Miller, City Manager
City of San Bernardino

Provides for:

Site No.	Site Reference Name	Address	APN
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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss
County of San Bernardino }

On _____ before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and who acknowledged to me that he/she executed the same in his/her authorized capacity, and by his/her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary)

(This area for official notarial seal)