



CITY OF DEL REY OAKS

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AGENDA

MEETING OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY FOR DEL REY OAKS THURSDAY, JANUARY 9, 2014 AT 6:00 P.M. CHARLIE BENSON MEMORIAL HALL, CITY HALL

1. 6:00 P.M. - ROLL CALL – *Board Members*

2. **PUBLIC COMMENTS:**

Anyone wishing to address the Oversight Board on matters not appearing on the Agenda may do so now. The public may comment on any other matter listed on the Agenda at the time the matter is being considered. *There will be a time limit of not more than three minutes for each speaker. No action will be taken on matters brought up under this item and all comments will be referred to staff.*

3. **NEW BUSINESS:**

- A. Appoint Chair and Vice Chair for the Oversight Board
- B. Consider Long Range Property Management Plan as Approved by the Successor Agency to the Former Redevelopment Agency of Del Rey Oaks on December 17, 2013 by Resolution SA2013-01.

4. **ADJOURNMENT**

Information distributed to the Board at the meeting becomes part of the public record. A copy of written material, pictures, etc. must be provided to the secretary for this purpose.

All enclosures and materials regarding these agenda items are available for public review at the Del Rey Oaks City Hall, 650 Canyon Del Rey Road, Del Rey Oaks.

RESOLUTION NO. SA2013-01

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER DEL REY OAKS REDEVELOPMENT AGENCY APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO AB 1484 SECTION 34191.5 FOR DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER REDEVELOPMENT AGENCY.

WHEREAS, the City of Del Rey Oaks Successor Agency prepared a Long Range Property Management plan, which identifies the real property assets of the former Del Rey Oaks Redevelopment Agency, including the Agency's preferred methods of disposing of those assets pursuant to AB 1484 Section 34191.5; and

WHEREAS, the Successor Agency to the former Del Rey Oaks Redevelopment Agency at a noticed public meeting reviewed and approved the City of Del Rey Oaks Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Del Rey Oaks Redevelopment Agency; and

WHEREAS, on December 29, 2011, the California Supreme Court ruled that the Dissolution Act is largely constitutional and the Alternative Redevelopment Program Act is unconstitutional; and

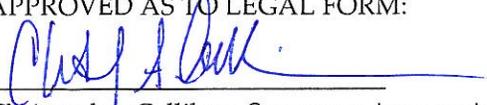
NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE FORMER DEL REY OAKS REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

- Section 1. The above recitals are true and correct, and are a substantive part of this Resolution.
- Section 2. The Del Rey Oaks Successor Agency Long Range Property Management Plan prepared pursuant to AB 1484 Section 34191.5 is hereby approved in the form set forth in Exhibit "1" attached hereto and incorporated herein by reference.
- Section 3. The staff and the Successor Agency to the Former Del Rey Oaks Redevelopment Agency hereby authorize and direct, jointly and separately, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

I hereby certify that the foregoing was duly passed and adopted by the Successor Agency of the Former Del Rey Oaks Redevelopment Agency, Monterey County, State of California, at a regular meeting thereof held on December 17, 2013, by the following vote:

AYES: Council Members Allion, Cecilio, Ventimiglia, Vice Mayor Clark, Mayor Edelen
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST: 
Daniel Dawson, Successor Agency Executive Director

APPROVED AS TO LEGAL FORM:

Christopher Callihan, Successor Agency Attorney

CITY OF DEL REY OAKS SUCCESSOR AGENCY

Long Range Property Management Plan (AB 1484 Section 34191.5)

H&S Section 34191.5 (c) (A-H)	Description	Former Fort Ord Army Base Conveyance
A	Property Description Date of Acquisition Value of Property at Acquisition	Parcels E29a, E29b.1, E31a, E31b, E31c and E36 March 6, 2006 \$1
B	Purpose Acquired	Economic Development Conveyance – The US Army transferred the property to the Fort Ord Reuse Authority to promote Economic Development Activities to replace lost jobs and economic benefits due to base closure. The Economic Development Conveyance requires that the property be used in a manner that promotes economic development in the area. The Fort Ord Reuse Authority transferred the property to the City in accordance with Government Code Section 67678 which requires the use of the property consistent with the Base Reuse Plan and that all proceeds from the sale of the property be distributed equally to the Fort Ord Reuse Authority and the City
C	Assessor Parcel # and lot size (acres) Zoning	Parcels E29a, E29b.1, E31a, E31b, E31c and E36 Total 360 acres Visitor Serving and Light Industrial per the Fort Ord Base Reuse Plan administered by the Fort Ord Reuse Authority.
D	Estimate of Current Value of parcels	Nominal value due to the restrictions placed on acceptable uses under the FORA Base Reuse Plan, restrictive covenants related to hazardous substances including Unexploded Ordnance, the lack of infrastructure serving the property and limited water available to serve the property.
	Appraisal Information Available	No

E	<p>Estimate of revenues generated by property</p> <p>Contractual requirements for disposition of funds</p>	<p>< \$0</p> <p>Health and Safety Code Section 67678 requires that all proceeds from the sale or lease of the property be equally divided between the City and the Fort Ord Reuse Authority. The City is also bound by the terms of the Implementation Agreement entered into with the Fort Ord Reuse Authority that requires that the City pay to the Fort Ord Reuse Authority 50% of any proceeds</p>
<p>H&S Section 34191.5 (c) (A-H)</p> <p>F</p>	<p>Description</p> <p>Environmental History</p>	<p>Former Fort Ord Army Base Conveyance</p> <p>Closed Military Training Base – small arms and missile training including potential Unexploded Ordnance. The Property has been the site of extensive cleanup efforts by the US Army but continues to be subject to restrictive covenants. The property was previously used as part of the firing range for the Fort Ord Army Base and may continue to be the site of unexploded ordnance as well as other hazardous materials.</p>
G	<p>Potential for Transit Oriented Development</p>	<p>FORA has a Transportation and Circulation Plan in place for the developable portions of the former Base. The development of the property must comply with the Base Reuse Plan including the Transportation and Circulation Plan.</p>
H	<p>History of Previous Development Proposals</p>	<p>There was a Development Proposal for the site that died due to unavailability of water and lack of funding, the proposer is claiming development rights in court and the City has spent \$400K to date for attorneys.</p>
(2)	<p>Planned Disposition</p>	<p>Property to be retained by the City pursuant to Health and Safety Code Section 34181(a) as a governmental use property. The uses for the property are proscribed by the Fort Ord Base Reuse Plan, the terms of the economic development conveyance from the US Army and the requirements of the Fort Ord Reuse Authority Act.</p>