



**CITY OF PINOLE
SUCCESSOR AGENCY**

**AMENDED
PROPERTY MANAGEMENT PLAN
AB 1484 CLASSIFICATION**

November 4, 2015

Amended Long Range Property Management Plan Successor Agency to the Former Redevelopment Agency of the City of Pinole

Introduction

As part of the dissolution process of former redevelopment agencies, State Assembly Bill 26 (ABX1 26) required successor agencies to dispose of real property assets owned by former redevelopment agencies “expeditiously and in a manner aimed at maximizing value.” State Assembly Bill 1484 (AB 1484) clarified how successor agencies should dispose of these assets with direction to prepare a Long Range Property Management Plan (LRPMP) governing the disposition and use of the former Agency owned properties to be submitted to their Oversight Board and the State Department of Finance within six months of receiving a Finding of Completion. The Successor Agency to the former Redevelopment Agency of the City of Pinole (Successor Agency) received its Finding of Completion on September 23, 2014, which requires the LRPMP to be submitted no later than March 22, 2015.

Section 34191.5 of the Health and Safety Code, which was added by AB 1484, requires that the LRPMP include an inventory and site history of each of the former Agency owned properties as well as a plan for the future use or disposition of each site. AB 1484 allows for four permissible uses of the properties, including the retention of the property for governmental use, the retention of the property for future development, the use of the property to fulfill an enforceable obligation (either through sale of the property or revenue received), or the sale of the property.

This amended Long Range Property Management Plan (the “Amended Plan”) supersedes and replaces the Long Range Property Management Plan (“Original Plan”) approved by the Oversight Board on October 1, 2014, as Resolution No. 2014-05, and sets forth the strategy and process of the City of Pinole as Successor Agency (“Successor Agency”) to dispose of former Pinole Redevelopment Agency real property assets. The Amended Long Range Property Management Plan for the Successor Agency to the former Redevelopment Agency of the City of Pinole incorporates the following:

- Include an inventory of all properties in the Property Trust Fund. The inventory consist of all of the following information:
 - The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
 - The purpose for which the property was acquired.

- Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
- An estimate of the current value of the parcel including, if available, any appraisal information.
- An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
- The history of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts.
- A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
- A brief history of previous development proposals and activity, including the rental or lease of property.
- Address the use or disposition of all of the properties in the Property Trust Fund. Permissible uses include the retention of the property for governmental use, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The LRPMP shall separately identify and list properties in the Property Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:
 - If the LRPMP directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the City.
 - The proceeds from the sale of properties through either future development or sale/liquidation shall be sent to the County to be distributed to the taxing entities. Prior to the approval of the LRPMP, if any of the properties generate revenues through a lease, for any purpose other than to fulfill an enforceable obligation, the revenues will be sent to the County to be distributed to the taxing agencies.

According to Health and Safety Code § 34180 (f), if a City wishes to retain any properties or other assets for future redevelopment activities, it must enter into a compensation agreement with the taxing entities.

Of the 6 properties (#10 - #15) designated as future development, compensation agreements will be negotiated with the taxing entities.

Amendments to the Long Range Property Management Plan

Following review of the Agency’s Long Range Property Management Plan by the Department of Finance, the Agency was informed that an Agency owned property was not referenced on the Plan. That property is now included as part of the Amended LRPMP (See #18). The excluded parcel is one of six parcels which comprise the 830-850 San Pablo Ave – Pinole Shores II development site (See #16).

Summary of Property Owned by the Successor Agency

The Successor Agency owns and controls various properties within the City of Pinole. Each site and the required information under AB 1484 will be discussed in detail in the “Summary” matrix. Table 1 below is an overview of the classification of the Successor Agencies properties.

Table 1

	Property	AB 1484 Classification			
		Governmental Purpose Use	Enforceable Obligation Use	Future Development	Sale/ Liquidation
1	648 Tennant Ave. - Parking Lot	X			
2	2180 Prune St. - Parking Lot	X			
3	813 Fernandez Ave. - Parking Lot	X			
4	798 Fernandez Ave. - Parking Lot	X			
5	601 Tennent Ave. -Youth Center	X			
6	San Pablo Ave. - Fernandez Park	X			
7	San Pablo Ave. - Entrance Sign	X			
8	2131 Pear St. – City Hall Complex	X			
9	651 Pinole Shores - Animal Shelter	X			
10	2361 San Pablo Ave. - Former Bank			X	
11	Pinole Valley Rd. - Gateway Project - Restaurant			X	
12	1301 Pinole Valley Rd. & Henry Rd. – Gateway Project- Medical			X	
13	Pinole Valley Rd. - Gateway Project- Restaurant #2 (Caltrans)			X	
14	1300-1400 Pinole Valley Rd. - Gateway Project			X	
15	2301 San Pablo Ave. – Corner Lot			X	

16	830-850 San Pablo Ave. Pinole Shores II				X
17	600 Tennant Ave. - Blackies				X
18	* 830-850 San Pablo Ave. - Pinole Shores II – APN: 402-230-022				X

* While the excluded parcel (#18) is part of the 830-850 Pinole Shores Development (#16) it has been shown separately for purposed of disclosure.

Property Inventory

Health and Safety Code Section 34191.5 requires that the Long Range Property Management Plan include an inventory of all properties owned by the Former Redevelopment Agency of the City of Pinole, which are held in a Property Trust Fund. The Successor Agency to the former Redevelopment Agency of the City of Pinole has possession of eighteen (18) properties that were referenced in the previous section and have been included in this plan. The properties have been placed into different categories based upon the specifics of the property and approach to its disposition.

A. Properties that will be used for government purpose. These properties have no commercial value, including remnant pieces, landscape areas, ROW, slope area and properties that are governmental use. The staff recommends that these properties be transferred to the City. There are nine (9) properties listed under this category.

1. 648 Tennant Ave (Parking Lot) employee and Fernandez Park parking lot. This lot is used by Youth Center Staff and the public accessing the City's Park.
2. 2180 Prune Street (City Hall) parking lot which is primarily used by City for employee, police, and code enforcement staff for parking of vehicles as well as visitor parking.
3. 813 Fernandez Ave (Parking Lot) which is used as parking for direct access to the Bay Trail for walking, jogging and promotion of wetlands area.
4. 798 Fernandez Ave (Parking Lot) used to provide off-street parking to commercial and institutional (bank) businesses.
5. 601 Tennant Ave. (Youth Center) which serves as the center for City run youth programs and activities.
6. Fernandez Park Patio includes an outdoor gazebo located in Fernandez Park.

7. San Pablo Ave - vacant site which is the location of a City entrance sign with City logo.
8. 2131 Pear Street – (City Hall Building) which is the location for all development, administration and planning departments.
9. 651 Pinole Shores – a vacant parcel which is proposed to be used by the City's Public Works Department as a Corporation Yard.

B. Properties Transferred to the City for Future Development. The properties are intended to be transferred to the City on a short-term basis and soon thereafter sold to interested parties and/or developers to carry out the vision as approved by the Redevelopment Plan, the Three Corridors Specific Plan, and the Redevelopment Implementation Plan. There are six properties listed under this category.

10. 2361 San Pablo Ave – Former Bank of Pinole which was purchased from the City for the commercial and retail development.
11. Pinole Valley Road Gateway East – Vacant Pad which was purchased for development of a regional commercial, medical or retail development.
12. 1301 Pinole Valley Road & Henry Rd – Vacant Pad which was purchased for development of a regional commercial, medical or retail development.
13. Pinole Valley Road Gateway East – Vacant Pad (Caltrans) which was purchased for development of a regional commercial, medical or retail development or parking lot for commercial overflow.
14. 1300-1400 Pinole Valley Rd which was purchased for development of a regional commercial, medical or retail development.
15. 2301 San Pablo Ave – vacant site which is located in the Downtown and proposed for future development.

With respect to properties #11-14, the City has been in negotiations with Thomas Gateway LLC and Agape Assets LLC, for the sale of the properties for development, in the amounts of \$3,700,000 for properties No. 11, 13, & 14, and \$470,000 for property 12, respectively. The sale price represents the highest and best use and fair market value as determined by an appraisal conducted by an MAI appraiser.

The City will enter into Compensation Agreements with the affected taxing agencies.

C. Properties for Sale/Liquidation. Those properties are to be marketed through direct contact with interested parties and through the use of brokers. Proposals would be evaluated based upon acceptable development plans.

Appraisals of these properties will be obtained to maximize the sale value. The proceeds from the sale will be used to fulfill enforceable obligations and/or remitted to the County Auditor-Controller for distribution to the taxing agencies.

There are three (3) properties listed under this category.

16. 830-850 San Pablo Ave. – Pinole Shores II, this property along with an adjacent parcel was purchased with the intent of developing both sites but this property remains undeveloped and is proposed to be sold.
17. 600 Tennant Ave – Blackies was purchased with the intent to rehab the restaurant. The properties remain vacant and undeveloped and will be sold at Fair Market Value as interest is received.
18. 830-850 San Pablo Avenue – Pinole Shores II, APN: 402-230-022 - This parcel (#18) is part of the development site known as 830-850 Pinole Shores (#16). This parcel was previously excluded when the initial LRPMP was submitted. The parcel has been shown separately for purposed of disclosure.