



**CITY OF PINOLE
SUCCESSOR AGENCY**

**PROPERTY MANAGEMENT PLAN
AB 1484 CLASSIFICATION**

September 16, 2014

ATTACHMENT B

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 document is the Long Range Property Management Plan for the Successor Agency to the former Redevelopment Agency of the City of Pinole and 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.
 - If the LRPMP directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified immediately above, the proceeds from the sale shall be distributed as property tax to the taxing entities.

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 reach a compensation agreement with the other taxing entities to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained.

Of the 9 parcels designated as future development, compensation agreements will be negotiated with other taxing agencies, so they may receive a pro rata share of any payment received by the City after these parcels have been transferred to the City from the Successor Agency.

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	Approved Redevelopment Plan Use	Liquidation /Maximize Value of Proceeds Use
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 East- Restaurant			X	
12	1301 Pinole Valley Rd & Henry Rd – Gateway East- Medical			X	
13	Pinole Valley Rd- Gateway East- Restaurant #2 (Caltrans)			X	
14	1300-1400 Pinole Valley Rd- Gateway West			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

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 seventeen (17) parcels 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 conveyed at no cost to the City. There are nine (9) properties listed under this category.

1. 648 Tennant Ave (youth center) employee and park parking lot, which is being used by youth center staff and 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 (Bay Trail) park 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 (Community) 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 – Pinole City Hall, which is location for all development, administration and planning departments, which is used for governmental purposes.
9. 651 Pinole Shores – Former Animal Shelter is now vacant and proposed to be used by the City's Public Works Department as corporation yard for storage.

B. Properties Transferred to the City for 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 of the approved by the Redevelopment Plan, the Three Corridors Specific Plan, and 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 bullet points 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 11, respectively. The sale price represents the highest and best use and fair market value as determined by an appraisal conducted by an MAI appraiser.

Parcels designated as future development require compensation agreements with other taxing agencies, so they may receive a pro rata share of any payment received by the City after these parcels have been transferred to the City from the Successor Agency.

C. Properties for Sale. 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. There are two properties listed under this category. The properties will be sold after an appraisal is obtained.

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