

**NOTICE AND CALL OF SPECIAL MEETING
OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE COVINA REDEVELOPMENT AGENCY**

TO THE MEMBERS OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY:

NOTICE IS HEREBY GIVEN that a special meeting of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency is hereby called to be held on Tuesday, June 7, 2016 at 8:30 a.m. in the Council Chamber located inside City Hall, 125 East College Street, Covina, CA 91723-2199.

Said special meeting shall be for the purpose of conducting business in accordance with the attached Agenda. No other business will be discussed.

Dated: June 1, 2016

/s/ Kevin Stapleton, Chairman of the Oversight Board of the
Successor Agency to the Covina Redevelopment Agency

AFFIDAVIT OF POSTING

I, Cyndie Petersen, Secretary to the Oversight Board of the Successor Agency to the Covina Redevelopment Agency, do hereby certify that the foregoing notice of special meeting was delivered via e-mail, faxed and/or hand delivered to each member of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency; posted on the posting board at the Covina City Hall and on the City's official Internet Website as required by law; and faxed to the San Gabriel Valley Examiner and San Gabriel Valley Tribune; all on this 1st day of June, 2016.

/s/ Cyndie Petersen

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE COVINA REDEVELOPMENT AGENCY
SPECIAL MEETING AGENDA

125 E. College Street, Covina, California
Council Chamber of City Hall
Tuesday, June 7, 2016
8:30 a.m.

- As a courtesy to Oversight Board Members, staff and attendees, everyone is asked to silence all pagers, cellular telephones and any other communication devices.
- Any member of the public may address the Oversight Board during both the public comment period and on any scheduled item on the agenda. Comments are limited to a maximum of five minutes per speaker unless, for good cause, the Chairperson amends the time limit. Anyone wishing to speak is requested to submit a yellow Speaker Request Card to the Secretary to the Board; cards are located near the agendas or at the Secretary's desk.
- Please provide 10 copies of any information intended for use at the Oversight Board meeting to the Secretary to the Board prior to the meeting.
- MEETING ASSISTANCE INFORMATION: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
- DOCUMENT AVAILABILITY: Any writings or documents provided to a majority of the Oversight Board regarding any item on this agenda will be made available for public inspection at the City Clerk's Office counter at City Hall located at 125 E. College Street and the reference desk at the Covina Library located at 234 North Second Avenue during normal business hours. In addition, such writings and documents are available in the City Clerk's Office and may be posted on the City's website at www.covinaca.gov.
- Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Oversight Board unless listed on the agenda, which has been posted not less than 72 hours prior to the meeting.
- If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.
- The Secretary to the Board of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency hereby declares that the agenda for the June 7, 2016 meeting was posted on June 1, 2016 near the front entrance of the City Hall, 125 East College Street, Covina, and on the City's official Internet Website, in accordance with Section 54954.2(a) of the California Government Code.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comments
To address the Board please complete a yellow speaker request card located at the entrance and give it to the Secretary to the Board. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Board Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.
5. Adopt **Resolution No. 16-55**, a Resolution of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency approving and adopting the minutes from the Special Meeting of March 10, 2016.
6. Adopt **Resolution No. 16-56**, a Resolution of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency approving an Amended Long Range Property Management Plan designating the permissible use of the public parking lot, Lot 14, to be governmental use pursuant to the provision of SB 107 and Health and Safety Code Section 34191.3 (B).
7. Adjournment.

**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE COVINA REDEVELOPMENT AGENCY**

AGENDA REPORT

MEETING DATE: June 7, 2016 **ITEM NO.:** 5

TITLE: Adopt Resolution No. 16-55, a Resolution of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency approving and adopting the minutes from the Special Meeting of March 10, 2016.

PRESENTED BY: Brian K. Lee, Director of Community Development

RECOMMENDATION: Adopt **Resolution No. 16-55**, a Resolution of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency approving and adopting the minutes from the Special Meeting of March 10, 2016.

DISCUSSION:

Should the Board Members have any corrections that they feel need to be made to the Special Meeting minutes of March 10, 2016, please be sure that you clarify those changes during the meeting. If a Board Member was not in attendance at the meeting covered in the minutes, they should abstain from the vote on those particular minutes.

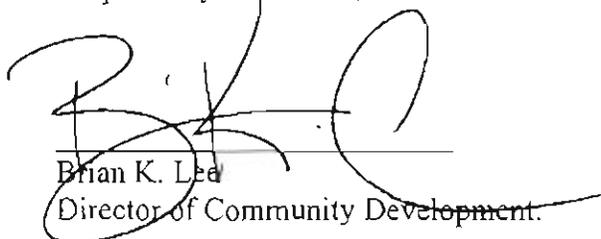
Board Members can also contact staff ahead of time to discuss any changes that they feel are necessary or to get access to the audio recording of the meeting.

FISCAL IMPACT: None.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not Applicable

Respectfully Submitted,



Brian K. Lee
Director of Community Development.

ATTACHMENTS:

A. Resolution No. 16-55

RESOLUTION NO. 16-55

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY FOR THE CITY OF COVINA, CALIFORNIA, APPROVING AND ADOPTING THE MINUTES FROM THE SPECIAL MEETING OF MARCH 10, 2016

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Covina ("Successor Agency") is the successor agency to the Covina Redevelopment Agency; and

WHEREAS, pursuant to Health and Safety Code section 34179(a), the Oversight Board has been appointed for the Successor Agency; and

WHEREAS, the Oversight Board held a special meeting on March 10, 2016.

NOW THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AND FIND AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. Approval of the Minutes. The Oversight Board hereby approves and adopts the minutes, in substantially the form attached to this Resolution as Exhibit A.

PASSED, APPROVED AND ADOPTED this 7th day of June 2016.

Kevin Stapleton, Chairman
Oversight Board of the Successor Agency to the
Covina Redevelopment Agency

ATTEST:

Cyndie Petersen
Oversight Board Secretary

CERTIFICATION

I, Cyndie Petersen, Secretary of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency for the City of Covina, do hereby CERTIFY that Resolution No. 16-55 was adopted by the Oversight Board of the Successor Agency to the Covina Redevelopment Agency at a special meeting held this 7th day of June 2016, and was approved and passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Cyndie Petersen
Oversight Board Secretary

EXHIBIT A

MINUTES
SPECIAL MEETING OF MARCH 10, 2016

[Attached behind this page]

MINUTES OF THE MARCH 10, 2016 OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY MEETING HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET, COVINA, CALIFORNIA

1. Call to Order

Vice Chairman David Hall called the Oversight Board meeting to order at 8:53 a.m.

2. Roll Call

Board Members Present: Diane Fonseca, David Hall, Vidal Marquez, Ellen Sandt

Board Members Absent: Jennifer Root, Kevin Stapleton, Edel Vizcarra

3. Pledge of Allegiance

Board Member Sandt led the Pledge of Allegiance.

4. Public Comments

None

5. Adopt Resolution No. 16-52, a Resolution of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency approving and adopting the Minutes from the Special Meeting of January 27, 2016.

On a motion made by Board Member Marquez and seconded by Board Member Fonseca the Oversight Board of the Successor Agency to the Covina Redevelopment Agency adopted **Resolution No. 16-52**, approving and adopting the minutes from the Special Meeting of January 27, 2016.

Motion carried by a vote of 4-0 as follows:

AYES: FONSECA, HALL, MARQUEZ, SANDT

NOES: NONE

ABSTAIN: NONE

ABSENT: ROOT, STAPLETON, VIZCARRA

6. Adopt Resolution No. 16-53, a Resolution of the Oversight Board for the Successor Agency, Approving the Execution and Delivery of a Non-Housing Bonds Proceeds Funding Agreement By and Between the Successor Agency and the City of Covina and Taking Certain Related Actions.

On a motion made by Board Member Sandt and seconded by Board Member Fonseca the Oversight Board of the Successor Agency to the Covina Redevelopment Agency adopted **Resolution No. 16-53**, approving the Execution and Delivery of a Non-Housing Bonds Proceeds Funding Agreement By and Between the Successor Agency and the City of Covina and Taking Certain Related Actions.

Motion carried by a vote of 4-0 as follows:

AYES: FONSECA, HALL, MARQUEZ, SANDT
NOES: NONE
ABSTAIN: NONE
ABSENT: ROOT, STAPLETON, VIZCARRA

7. Adopt **Resolution No. 16-54**, a Resolution of the Oversight Board for the Successor Agency to the Covina Redevelopment Agency, Approving the Execution and Delivery of a Housing Bonds Proceeds Funding Agreement By and Between the Successor Agency and the Covina Housing Authority and Taking Certain Related Actions.

On a motion made by Board Member Sandt and seconded by Board Member Fonseca, the Oversight Board of the Successor Agency to the Covina Redevelopment Agency adopted **Resolution No. 16-54**, approving the Execution and Delivery of a Housing Bonds Proceeds Funding Agreement By and Between the Successor Agency and the Covina Housing Authority and Taking Certain Related Actions.

Motion carried by a vote of 4-0 as follows:

AYES: FONSECA, HALL, MARQUEZ, SANDT
NOES: NONE
ABSTAIN: NONE
ABSENT: ROOT, STAPLETON, VIZCARRA

8. **Adjournment**

At 9:03 a.m. Vice Chairman Hall adjourned the Oversight Board of the Successor Agency to the Covina Redevelopment Agency.

Respectfully submitted,

Cyndie Petersen
Oversight Board Secretary

Approved this ____ day of _____ 2016.

Kevin Stapleton
Chairperson

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY

AGENDA REPORT

MEETING DATE:	June 7, 2016	ITEM NO: 6
TITLE:	Approve an Amended Long Range Property Management Plan	
PRESENTED BY:	Brian Lee, Director of Community Development	
RECOMMENDATION:	Adopt Resolution No. 16-56 , a Resolution of the Oversight Board of the Successor Agency to the Covina Redevelopment Agency approving an Amended Long Range Property Management Plan designating the permissible use of the public parking lot, Lot 14, to be governmental use pursuant to the provisions of SB 107 and Health and Safety Code Section 34191.3 (B)	

BACKGROUND:

SB 107, signed into law on September 22, 2015, updates the law governing the dissolution of local redevelopment agencies. SB 107 created new requirements and deadlines, but also, in Health and Safety Code Section 34191.3(b), broadened the definition of "governmental purpose properties" to include the retention of real properties which constitute "parking facilities and lots dedicated solely to public parking" for governmental use pursuant to Section 34181, so long as the revenue from these properties does not exceed maintenance costs.

If a Successor Agency has an approved Long Range Property Management Plan (LRPMP) it may be amended once to add these governmental use properties. The Covina LRPMP was approved by the state Department of Finance on July 31, 2014. The deadline for the amendment to the LRPMP is June 30, 2016.

DISCUSSION:

Ten parcels of land are included in the approved LRPMP. One additional parcel of land, Lot 14 at 135 E. Badillo Street, previously owned by the Covina Redevelopment Agency, was not included in the LRPMP. This property is a City parking lot, a governmental purpose property, dedicated solely to public parking.

The City and the Successor Agency have always held the position that the public parking lots serve a governmental purpose and should be transferred to the City of Covina. In fact, Lot 14 was quitclaimed by the Redevelopment Agency to the City of Covina in April 2011, prior to the Dissolution Act. The DOF later reviewed the property transfer, and objected to the transfer of

the property as a governmental purpose asset, in their letter of February 21, 2014 (see Attachment A). DOF recommended that “the disposition of this property should be included in the Agency’s Long Range Property Management Plan (LRPMP).”

Under SB 107, the LRPMP may be amended to allow for retention of real property that constitutes “parking facilities and lots dedicated solely to public parking.” Amendment No. 1 to the LRPMP, attached as Attachment C, adds Parcel 11, (Lot 14) to the LRPMP, which comprises a portion of APN number 8445-009-912. Parcel 11 in the attached Amended LRPMP provides particulars related to Lot 14. After its addition to the LRPMP, Parcel 11 will be transferred to the City for retention of real properties that constitute parking facilities and lots dedicated solely to public parking for governmental use pursuant to Section 34181.

Pursuant to Health and Safety Code Section 34181, the Oversight Board shall direct the Successor Agency to transfer ownership of Lot 14, to the City of Covina.

The public parking lot was constructed and is used to serve the public’s parking needs with affordable parking and does not generate any revenues in excess of reasonable maintenance costs for such facilities. Therefore, the public parking lot qualifies as an asset used for a governmental purpose under Health and Safety Code Section 34181(a)(1) and (2) of the dissolution laws. Parking is free in the parking facility for up to four hours. The limited revenue generated is by sale of monthly permits (see Attachment D). The public parking facility requires a general fund subsidy, as the revenue collected from the sale of monthly permits does not produce a positive cash flow sufficient to pay for all of the maintenance costs.

Lot 13, also a portion of the same APN, 8445-009-912, belongs to the Covina Parking Authority and was previously established by DOF in their letter of February 21, 2014, as an approved transfer. Lot 13 is not part of this discussion. See Attachment B for a plot plan.

If approved by the Oversight Board, this staff report and resolution will be attached as an addendum to the LRPMP dated July 31, 2014, adding Parcel 11 to the existing list of properties numbered 1 through 10. Upon approval by the DOF, the Oversight Board is directing the Successor Agency to transfer Lot 14 (a portion of APN 8445-009-912), a property used exclusively for public parking purposes, to the City of Covina under the provisions of the LRPMP.

FISCAL IMPACT:

No fiscal impact is associated with approval of the staff recommendation.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

None.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'BKL', with a long horizontal flourish extending to the right.

Brian K. Lee
Director of Community Development

ATTACHMENTS:

- A. DOF letter of February 21, 2014
- B. Plot Plan
- C. Amendment No. 1 to the Long Range Property Management plan
- D. Income statement, Lot 14
- E. Resolution



REVISED

February 21, 2014

Ms. Lisa Brancheau, Assistant to the City Manager
City of Covina
125 East College Street
Covina, CA 91723

Dear Ms. Brancheau:

Subject: Oversight Board Action Determinations

This letter supersedes California Department of Finance's (Finance) letter dated August 14, 2013. The City of Covina Successor Agency (Agency) notified the California Department of Finance (Finance) of its Oversight Board (OB) Resolution No. 13-22. Pursuant to Health and Safety Code (HSC) section 34179 (h), Finance has completed its review of the OB action.

Subsequent to our August 14, 2013 determination letter, the Agency requested that Finance re-examine our previous determination. Based on our review of additional information and application of the law, Finance continues to partially approve the proposed disposition of these properties as follows:

Lot 13

Finance no longer objects to the Agency transferring a parking lot (Lot 13) through the quit claim process to the City of Covina (City). It is our understanding; the Agency sold Lot 13 to the Covina Parking Authority (Authority) in 1999, but the property continued to be listed as an Agency asset. In April 2011, an accounting entry was made to correct the property transfer. In addition, the Agency provided supporting documentation for the sale of Lot 13 to the Authority prior to redevelopment dissolution. Since the property is not an asset of the Agency, the accounting fix to transfer Lot 13 to the City is allowed.

Lot 14

Finance continues to object to the transfer of property on Badillo Street, to the City as a governmental purpose asset. It is our understanding; this property is currently being used as a parking lot; therefore, its use is considered to be for public and not for governmental purposes. HSC section 34181 (a) lists governmental purpose assets to include roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings. This property does not qualify under this definition and is therefore ineligible for transfer. While parking structures have a public purpose, they do not serve a government purpose as defined in HSC section 34181 (a). The disposition of this property should be included in the Agency's Long Range Property Management Plan (LRPMP). For guidance related to the LRPMP process, please refer to our website.

Ms. Lisa Brancheau
February 21, 2014
Page 2

Lot 15

Finance's determination, as stated in our August 14, 2013 determination letter remains unchanged for transferring Lot 15 located on 135 East Badillo Street from the City to the Agency. Since the property was not constructed and was not being used for governmental purpose, ownership will revert back to the Agency.

This is our determination with respect to the OB action taken.

As authorized by HSC section 34179 (h), Finance is returning your OB action to the board for reconsideration.

Please direct inquiries to Kyle Oltmann, Supervisor, or Hugo Lopez, Lead Analyst at (916) 445-1546.

Sincerely,

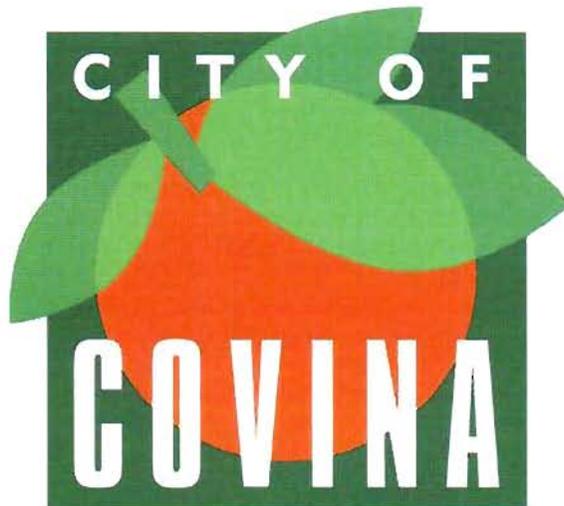


JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Dilu De Alwis, Finance Director, Culver City
Ms. Kristina Burns, Manager, Los Angeles County Department of Auditor-Controller
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office

AMENDMENT NO. 1
To the
LONG RANGE
PROPERTY MANAGEMENT PLAN

SUCCESSOR AGENCY TO THE FORMER
COVINA REDEVELOPMENT AGENCY



125 East College Street

Covina CA 91723

Original DOF approval: July 31, 2014
Amendment No. 1 application: May 2016

**Amendment No. 1 to the
Long Range Property Management Plan
Successor Agency to the former Covina Redevelopment Agency**

BACKGROUND

On September 24, 2013, the Oversight Board, by Resolution No. 13-29 approved the Long Range Property Management Plan (LRPMP) for the Successor Agency to the Covina Redevelopment Agency. The LRPMP was submitted to the Department of Finance (DOF) on September 24, 2013.

On July 30, 2014, the Oversight Board, by Resolution No. 14-36, approved and adopted clarifying revisions to the LRPMP, which was submitted to DOF. The LRPMP was approved by DOF on July 31, 2014.

The Long Range Property Management Plan includes ten properties. They include the following:

1. 520 - 528 South Citrus Ave.
2. 602 - 626 South Citrus Ave. & 128 E. Rowland St.
3. 633- 635 South Citrus Ave. (SOLD)
4. 135 East Badillo Street
5. Parcel No. 8405-001-918 located on Cienega St. off of North Grand Ave.
6. Parcel No. 8434-012-902 located on Cutter Way off of West San Bernardino Rd.
7. 1000 N. Park Ave. (Parcel No. 8422-001-901)
8. Parcel No. 8408-001-909 located on the corner of West Arrow Hwy. and North Azusa Ave.
9. Parcel No. 8431-014-900 located in between the Taste of Texas building and the City of Covina public parking lot (SOLD)
10. Parcel No. 8409-019-916 located between a residential development located off of Rimsdale to the west and Walmart located to the east.

Site Numbers 1 – 3 listed above contain enforceable obligation requirements. Site Numbers 4 – 10 listed above can be sold with Oversight Board Approval. Sites 3 and 9 have been sold.

The properties, and the details pertaining to their disposition or use, are described in greater detail in the Inventory section of the LRPMP.

The First Amendment seeks to amend the Long Range Property Management Plan, adding one additional parcel, Parcel 11. The property has been used as a public parking lot since 1998. Revenue generated for monthly parking does not exceed maintenance expenses.

LEGISLATIVE AUTHORITY

SB 107, signed into law on September 22, 2015, updates the law governing the dissolution of local redevelopment agencies. Health and Safety Code Section 34191.3(b), broadened the definition of "governmental purpose properties" to include the retention of real properties which constitute "parking facilities and lots dedicated solely to public parking" for governmental use pursuant to Section 34181, so long as the revenue from these properties does not exceed operation and maintenance costs.

Health and Safety Code Section 34191.3 (b) and (c) reads as follows:

(b) If the department has approved a successor agency's long-range property management plan prior to January 1, 2016, the successor agency may amend its long-range property management plan once, solely to allow for retention of real properties that constitute "parking facilities and lots dedicated solely to public parking" for governmental use pursuant to Section 34181. An amendment to a successor agency's long-range property management plan under this subdivision shall be submitted to its oversight board for review and approval pursuant to Section 34179, and any such amendment shall be submitted to the department prior to July 1, 2016.

(c) (i) Notwithstanding paragraph (2) of subdivision (a) of Section 34181, for purposes of amending a successor agency's long-range property management plan under subdivision (b), "parking facilities and lots dedicated solely to public parking" do not include properties that, as of the date of transfer pursuant to the amended long-range property management plan, generate revenues in excess of reasonable maintenance costs of the properties.

PARCEL 11

Amendment No. 1 to the LRPMP adds Parcel 11.

11. Portion of Parcel No. 8445-009-912 (Lot 14), 135 W. Badillo Street, Covina

Site Number 11 is a governmental use, pursuant to H&SC 34191.3(b). The property is to be transferred to the City for retention of real properties that constitute parking facilities and lots dedicated solely to public parking.

Parcel 11 amends the original LRPMP. The property (Lot 14 of APN 8445-009-912) was quitclaimed by the Redevelopment Agency to the City of Covina in April 2011. The DOF reviewed the property transfer, and objected to the transfer of the property as a governmental purpose asset, in their letter of February 21, 2014. DOF recommended that "the disposition of this property should be included in the Agency's Long Range Property Management Plan (LRPMP)." This property is a City parking lot, a governmental purpose property, dedicated solely to public parking. The parking facility does not generate any revenues in excess of reasonable maintenance costs of such facilities. This site is in need of transfer from the Property Trust Fund to the City for continued governmental use.

Parcel #11



South View of 135 E. Badillo Street, Lot 14

Date of acquisition and its value at that time, and an estimate of current value

The public parking lot is located at 135 E. Badillo St. It was purchased by the Covina Redevelopment Agency in 1998 for \$113,563, as part of a larger purchase, and fronts on a secondary arterial, Badillo Street, in the heart of downtown Covina. The total square footage of the property is 9,270 square feet and estimated value is \$122,827.50.

The purpose for which the property was acquired

The property was acquired by the Covina Redevelopment Agency for municipal/governmental purposes for ongoing efforts to redevelop, revitalize and/or eliminate blight in the redevelopment project area. The site was improved in 1999 when the parking lot was constructed, funded with public purpose bond money as well as

funds from the Covina Parking Authority. Through the governmental provision of public parking lots throughout the downtown area, the municipality provides the umbrella for the public to meet the governmentally-required parking entitlements to operate businesses.

Parcel data, including address, lot size and current zoning

The property address is 135 East Badillo Street. The property is a portion of Assessor's Parcel Number 8445-009-912, which includes Lots 13 and 14. Lot 13, also a public parking lot, was previously established by DOF in their letter of February 21, 2014, as an approved transfer, and is not a part of this discussion. The total lot size of Lot 14 is 9,270 square feet. The current zoning Town Center Specific Plan 5 (TCSP-5) and is in a zone of transition where Town Center Specific Plan 4 (TCSP-4) regulations could be applicable as well.

An estimate of the current value of the parcel, including any appraisal information if available

There has not been a recent appraisal performed on the property. Records of a recent similar sale, of a parcel in use as a public parking lot, in close proximity to the site, estimates the value to be \$122,827.50.

An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues

The property is a public parking lot, providing 18 spaces of parking, free for use to the public in four hour periods. All-day parking is subject to purchase of a parking pass. Estimated revenue from parking permits is \$767 per year. Estimated maintenance costs are approximately \$1,027 per year. A positive cash flow is not produced; the general fund subsidizes the provision of public parking.

Any history of environmental contamination or remediation efforts

There is no known history of environmental contamination on this site.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency

The parking lot may be used by persons using local and regional transit. It is within walking distance of bus stops and the San Bernardino Metrolink line.

A brief history of previous development proposals and activities, including the rental or lease of property

The site has been operated as a public parking lot since 1998.

As allowed under SB 107, and Health and Safety Code Section 34191.3(b), the property will be transferred to the City for retention of real properties that constitute "parking facilities and lots dedicated solely to public parking" for governmental use pursuant to Section 34181.

LOT 14
Portion of APN #
8445-009-912



FRADILLO ST

E BAILEY ST

100.57 Feet

Covina, CA



City of Covina

Public Works Department/Police Department

Municipal Parking District

Parking Lot 8/Parcel 14

Revenue from day-parking permits				\$767.00
		per space	18 spaces	
Total number of spaces	1732			
Parking Control Personnel	34153.14	19.72		
Maintenance of Machine	5998.85	3.46		
Motor pool	18972	10.95		
Indirect cost allocation	<u>33480</u>	<u>19.33</u>		
	92603.99	53.47	962.40	
Parking lot maintenance	900		<u>64.29</u>	
Total Expenses				1026.69
Net Income				-259.69

Note: does not include maintenance of lighting, electrical costs, insurance, sweeping, deferred maintenance or depreciation expense.

Attachment E

RESOLUTION NO. 16-56

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN DESIGNATING THE PERMISSIBLE USE OF THE PUBLIC PARKING LOT 14 TO BE GOVERNMENTAL USE PURSUANT TO THE PROVISIONS OF SB 107 AND HEALTH AND SAFETY CODE SECTION 34191.3 (b) AND AUTHORIZING AND DIRECTING THE TRANSFER OF LOT 14 TO THE CITY OF COVINA

WHEREAS, pursuant to AB X1 26 (which became effective in June 2011) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the Covina Redevelopment Agency ("former Agency") was dissolved as of February 1, 2012, and the Successor Agency of the former Covina Redevelopment Agency ("Successor Agency") was constituted; and

WHEREAS, the Oversight Board to the Successor Agency of the Covina Redevelopment Agency ("Oversight Board") was established to direct the Successor Agency pursuant to Assembly Bill X1 26, chaptered and effective on June 27, 2011, and Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

WHEREAS, among the duties of successor agencies under the Dissolution Act is the preparation of a Long Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

WHEREAS, pursuant to Health & Safety Code ("HSC") Section 34191.5(b), successor agencies are required to send LRPMPs to the Oversight Board and the DOF no later than six months following the issuance of the finding of completion; and

WHEREAS, a finding of completion was awarded to the Successor Agency on April 18, 2013; and

WHEREAS, the Successor Agency submitted a LRPMP to the State, in accordance with the provisions of Section 34191.5 of the Dissolution Act, indicating the intended disposition and use of the real property assets of the former Agency, which LRPMP was approved by the DOF on July 31, 2014; and

WHEREAS, on September 23, 2015, SB 107 was enacted by the State of California and added HSC Section 34191.3(b), which allows successor agencies whose LRPMP was approved before January 1, 2016, to amend the LRPMP once, solely to allow for retention of real properties that constitute "parking facilities and lots dedicated solely to public parking"; and

WHEREAS, HSC Section 34191.3(c) provides that, for the purpose of an amendment to a LRPMP pursuant to HSC Section 34191.3(b), the subject property must not be one which, as of the date of transfer pursuant to the amended LRPMP, generates revenues in excess of reasonable maintenance costs of the property; and

WHEREAS, pursuant to HSC Section 34179(h) as amended by Assembly Bill 1484, written notice and information about all actions taken by the Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing, and an Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review; and

WHEREAS, the Successor Agency prepared a First Amendment to the LRPMP, amending the disposition plan to include Lot 14, a portion of APN 8445-009-912, and allowing the transfer of the property to the City of Covina for continued use as a public parking lot; and

WHEREAS, the Oversight Board finds that the changes proposed to the LRPMP are consistent with HSC Section 34191.3 and desires to approve the First Amendment to the LRPMP and transmit it to the DOF as required; and

WHEREAS, notice of the proposed action presented in this Resolution was posted at least ten days before this Oversight Board meeting;

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. Approval of First Amendment. The Oversight Board hereby approves and adopts the First Amendment to the LRPMP, in the form attached hereto as Exhibit A, as required by HSC Section 34191.3, designating Lot 14, a portion of APN 8445-009-912, in the LRPMP, a property to be retained for government use pursuant to HSC Section 34181. Upon the effectiveness of this Resolution pursuant to the Dissolution Act, the LRPMP shall be deemed so amended, effective immediately, and Successor Agency staff is directed to attach this Resolution, including Exhibit A hereto, to the Successor Agency's LRPMP.

SECTION 3. Transfer of Lot 14. Upon the effectiveness of this Resolution pursuant to the Dissolution Act, the Successor Agency shall be authorized and directed to proceed with the completion of the transfer of Lot 14 to the City pursuant to the amended LRPMP without further Oversight Board action.

SECTION 4. CEQA Compliance. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) (the "Guidelines"), the Oversight Board has determined that the approval of the proposed amendment to the LRPMP and the transfer of Lot 14 to the City is not a project pursuant to

CEQA and is exempt from CEQA because they are organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of such amendment to the LRPMP or transfer of Lot 14 may have a significant effect on the environment, and thus the actions are exempt from CEQA (Guidelines Section 15061(b)(3)).

SECTION 5. Further Authorization. The members of this Oversight Board and the staff of the Successor Agency are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution and the Agreement, and all such actions previously taken are hereby ratified.

PASSED, APPROVED AND ADOPTED this 7th day of June, 2016.

Kevin Stapleton
Oversight Board Chairperson

ATTEST:

Cyndie Petersen
Oversight Board Secretary

CERTIFICATION

I, Cyndie Petersen, Secretary to the Oversight Board of the Successor Agency to the Covina Redevelopment Agency, hereby certify that Resolution No. 16-56 was adopted by the Oversight Board of the Successor Agency to the Covina Redevelopment Agency held this 7th day of June, 2016, and was approved and passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Cyndie Petersen
Oversight Board Secretary

EXHIBIT A TO
OVERSIGHT BOARD RESOLUTION 16-56
The First Amendment to the LRPMP
(Please see Exhibit C to the Staff Report)