

ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE TURNED OFF
IN THE COUNCIL CHAMBERS

AGENDA

OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE CITY OF REEDLEY REDEVELOPMENT AGENCY

SPECIAL MEETING

2:00 P.M. – TUESDAY, JULY 8, 2014

Meeting will be held at:

**City of Reedley Council Chambers
845 "G" Street
Reedley, California 93654**

The Council Chambers are accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or services, should be made one week prior to the meeting by contacting the City Clerk at 637-4200 ext. 212.

City of Reedley's Internet Address: www.reedley.com

Board Members

Lawrence Wilder, County of Fresno Representative
Steve Mulligan, Special District Representative
Richard Martin, County Superintendent of Schools Representative
Andy Souza, State Center Community College District Representative
Valerie Pieroni, County of Fresno Representative
Paul Melikian, City of Reedley Representative
Kevin Fabino, City of Reedley Representative

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

At this time any member of the public may address the board on items of interest which are not already on the agenda this evening. You will be permitted a single visit to the podium to state your comments, please state your name and address and limit your comments to three (3) minutes. No action shall be taken on any item not appearing on the agenda.

CONSENT AGENDA

1. MINUTES OF MEETING, FEBRUARY 25, 2014 – Recommend Oversight Board approve.

BUSINESS ITEM

2. ADOPT RESOLUTION NO. 2014-002 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

RECIEVE INFORMATION & REPORTS

3. AB 2493 FACT SHEET - REDEVELOPMENT AGENCIES: STATEWIDE ECONOMIC DEVELOPMENT, INFRASTRUCTURE CONSTRUCTION, AFFORDABLE HOUSING AND JOB CREATION

ADJOURNMENT

Certification of posting the Agenda

I declare under penalty of perjury that I am employed by the City of Reedley and that I posted this agenda on the bulletin board at City Hall, 845 G Street, Reedley, CA 93654, on July 3, 2014, at 10:00 a.m. by Ellen Moore, Assistant Planner.

A special meeting of the Reedley Oversight Board was held Tuesday, February 25, 2014, in the City of Reedley Council Chambers, 845 "G" Street, Reedley. Acting Chairman Pieroni called the special meeting to order at 2:15 p.m.

ROLL CALL

Board Members Present: Valerie Pieroni, Kevin Fabino, Richard Martin, and Paul Melikian.

Board Members Excused: Lawrence Wilder, Steve Mulligan, Andy Souza.

City Staff Present: Ellen Moore, Assistant Planner.

Others Present: None.

PUBLIC COMMENT – None.

CONSENT AGENDA

1. MINUTES OF MEETING, NOVEMBER 26, 2013

Board Member Melikian moved, Board Member Fabino seconded, to approve the MINUTES OF NOVEMBER 26, 2013 MEETING. Motion carried unanimously.

BUSINESS ITEM

2. ADOPT RESOLUTION NO. 2014-001 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE FOR JULY 1st THRU DECEMBER 31st, 2014

- Board Member Melikian provided a written and oral report to the Oversight Board regarding the Recognized Obligations Payment Schedule for July 1st thru December 31st, 2014. The Board reviewed and discussed the actions taken.

Hearing no testimony in favor or in opposition, Acting Chairman Pieroni closed this portion of the meeting.

Board Member Martin moved, Board Member Melikian seconded, to approve the action taken. Motion carried unanimously.

RECIEVE INFORMATION & REPORTS

Board Member Melikian gave an oral report and distributed a written report on the 2012-2013 Audited Financial Statements for the Successor Agency to the Reedley Redevelopment Agency.

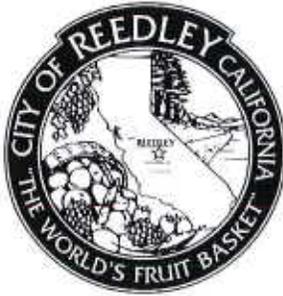
ADJOURNMENT

The meeting adjourned at 2:37 p.m.

Lawrence Wilder, Chairman
Reedley Oversight Board

ATTEST:

Paul Melikian, Secretary



REEDLEY OVERSIGHT BOARD

- Consent
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 2

DATE: July 8, 2014

TITLE: ADOPT RESOLUTION NO. 2014-002 OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

SUBMITTED: Paul A. Melikian, Director of Finance & Administrative Services

RECOMMENDATION

That the Oversight Board adopt Resolution 2014-002 approving a Revised Long-Range Property Management Plan as required by Health and Safety Code Section 34191.5(b) to address the disposition and use of the real property of the former Reedley Redevelopment Agency.

EXECUTIVE SUMMARY

The Oversight Board reviewed and adopted the Long-Range Property Management Plan (LRPMP) on November 5, 2013. Upon review of the submitted LRPMP, the State Department of Finance had concerns over some of the findings, and also brought to staff's attention that a small 0.12 acre vacant parcel on the city's periphery was not included in the original plan. The attached revised LRPMP addresses all questions/concerns that were brought up during the review process. The following discussion focuses only on the changes or additions to the original LRPMP. Any properties/findings not in this staff report have no changes from the original adopted plan.

The former Redevelopment Agency owns eight separate parcels in the city, consisting of a condemned industrial building with an adjacent vacant industrial parcel, four parcels making up two separate public parking lots in the city downtown, a storm water ponding basin, and a 0.12 triangular shaped parcel on the periphery of the City that is in close proximity to a regional transportation center breaking ground in early 2015.

Granger Property & Adjacent Vacant Parcel

Since the submission of the first copy of the Reedley Long Range Property Management Plan, officials from the Kings Canyon Unified School District have expressed a strong desire to acquire the property for construction of a District Administration Office and Educational Professional Development Center due to the ideal size and location of the subject properties. Upon DOF approval of this property transfer, the school district anticipates beginning the project immediately with project completion slated for December 2016.

The District has an immediate need to build this facility and has already secured 100% of the funding required to demolish the Granger building and construct their new facility. The attached Exhibit 'E' is a resolution of intent from the School Board, adopted May 2014, to acquire the subject properties from the Successor Agency. While the project will not generate additional property tax revenue to the taxing entities (as opposed to private development), it is anticipated to be a catalyst for future development along the corridor which currently has many available vacant parcels designated for commercial use. In

addition, the location of the project will add several hundred school district employees in the Downtown area adding to shopping and dining activity, which will improve sales tax receipts for taxing entities.

Officials have already completed several elements of design and budget work for the proposed project, which are included as Exhibits 'F' & 'G', Site Plans & Elevation Options and Estimated Construction Costs, respectively. Should the DOF determine that retaining the property for governmental use is an inappropriate election, the Successor Agency also supports selling the subject properties to Kings Canyon Unified for \$1.00, as called for in the School Board's resolution of intent, attached as Exhibit 'E'.

The Department of Finance has been advising staff on what information would be necessary to support this request, including acquiring a School Board resolution of intent, and providing summary project information as included in the revised LRPMP.

Downtown Parking Lots

There were two Downtown area parking lots (consisting of four separate parcels) included in the original LRPMP. Three of the parcels at 1021 'F' Street are contiguous and total 0.43 acres. The fourth parcel, shown in Exhibit 'I', is located at 1761 11th Street and totals 0.10 of an acre. The Department of Finance has requested additional supporting documentation for the Successor Agency's finding that assessments from business owners in the Downtown Parking and Business Improvement Area have historically been used to maintain the subject parking lots.

Exhibit 'K', attached, details Assessment Income & Maintenance/Capital Expenditures for Years 2009 to Present for the Downtown Parking and Business Improvement Area. (The City has earlier records going back to the 2000-01 fiscal year and are available upon request.) Specific expenditures for the maintenance and upkeep of the subject parking lots have not historically been tracked separately from other District maintenance expenditures, however all related expenses have been paid from District Assessments.

Triangular Parcel at Buttonwillow & Huntsman Avenues

The LRPMP directs that the 0.12 acre triangular shaped parcel at the intersection of Buttonwillow & Huntsman Avenues be retained for governmental use and ownership transferred to the City of Reedley. The subject 0.12 acre property, shown as Exhibit 'M', was not included in the Successor Agency's first submission of its LRPMP. City Staff was unaware that the former RDA owned the property instead of the City of Reedley. According to staff, the property was purchased with the original intent of straightening Huntsman Avenue as it intersects with Buttonwillow Avenue on the southern periphery of the City to facilitate additional traffic load from development in that area. Once the Department of Finance brought the RDA ownership to the Successor Agency, staff immediately began evaluating if the need for this property still existed.

The City of Reedley and the Kings Canyon Unified School District (KCUSD) have been working collaboratively for the past 10 years to develop an innovative, state-of-the-art, high-performance, LEED certified, Solar-Powered Central Valley Transportation Center (CVTC) approximately ¼ mile east of the subject intersection at Buttonwillow & Huntsman Avenues. The project has already received \$1.48 million in State grant funding, with both the City and KCUSD investing a significant amount of match funding to complete Phase I of the project in 2015. A schematic design and Executive Summary of the project has been attached as Exhibit 'N'.

The traffic impact of this project is anticipated to be significant due to the relocation of school district and city facilities. The City Engineer has advised that the current angle of the subject intersection of 62 degrees is far below the Caltrans minimum of 75 degrees for traffic safety/visibility purposes. His opinion is attached as Exhibit 'O'. Also attached as Exhibit 'P' is a letter of support from the school district for the straightening of Huntsman Avenue at the intersection with Buttonwillow Avenue. The project is located

on Huntsman Avenue, approximately ¼ mile east of Buttonwillow Avenue. When this project is completed in 2015, approximately 71 school buses, 14 garbage trucks, and 150 white fleet cars and trucks will be stationed at the Central Valley Transportation Center, all utilizing the subject intersection as the primary method of getting to and from the facility. This will have a significant impact on the intersection, with special safety considerations for the school buses.

BACKGROUND

The Successor Agency received its Finding of Completion (FOC) dated May 24, 2013 from the State Department of Finance. The agency is required submit its Long Range Property Management Plan, addressing the disposition and use of the real property of the former Reedley Redevelopment Agency, within six months of the date of the FOC. The Long-Range Property Management Plan includes an inventory of all properties in the Community Redevelopment Property Trust Fund, which was established to serve as the repository of the former redevelopment agency's real properties.

The Plan must also address the use or disposition of all of the properties in the Community Redevelopment Property Trust Fund. Permissible uses include:

- 1) the retention of the property for governmental use pursuant to subdivision (a) of Section 34181,
- 2) the retention of the property for future development,
- 3) the sale of the property, or
- 4) the use of the property to fulfill an enforceable obligation.

The plan shall separately identify and list properties in the trust 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 plan 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 plan 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 in the bullet directly above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
- Property shall not be transferred to a successor agency City unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

FISCAL IMPACT

There is no immediate fiscal impact of approving the Revised Long Range Property Management Plan. The storm water ponding basin cannot be used for any other purpose and has no private party value. The parking lots are free use, therefore staff believes they have no value to a private party as a parking lot. In addition, the Downtown Parking & Business Improvement Area has made its funds available over the years for maintenance of these lots, therefore business owners in Downtown have invested in them. And lastly, the 'Granger' Building and vacant adjacent parcel is anticipated to generate considerably more value to the taxing entities if developed as a school district facility due to the expected spin-off development that would occur in the area.

ATTACHMENTS

Resolution No. OB 2014-002
Revised Long Range Property Management Plan

OB RESOLUTION NO. 2014-002

A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY TO THE FORMER REEDLEY REDEVELOPMENT AGENCY APPROVING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, as authorized by applicable law, the City of Reedley has elected to serve as the Successor Agency to the former Reedley Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare long-range property management plans to address the disposition and use of the real property of the former Reedley Redevelopment Agency; and

WHEREAS, the Successor Agency prepared a long-range property management plan (“Plan”) in accordance with Health and Safety Code Section 34191.5, and initially approved the Plan at a duly noticed public meeting held on November 5, 2013 and subsequently submitted the Plan to the California Department of Finance for review (“DOF”); and

WHEREAS, the DOF has reviewed the Plan and identified specific areas that require supporting information and the inclusion of one additional property before DOF staff can complete their review; and

WHEREAS, the Oversight Board has received, reviewed and considered the Revised Plan as attached to this Resolution as Exhibit “A”; and considered all written and oral staff reports regarding the Revised Plan and any written and oral public comments on the Revised Plan, during a duly noticed public meeting held on July 8, 2014; and

WHEREAS, the Oversight Board finds that the Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5.

NOW, THEREFORE, the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency does hereby resolve as follows:

Section 1. Finds and determines that the foregoing recitals are true and correct.

Section 2. The Revised Long-Range Property Management Plan attached to this Resolution as Exhibit “A” is hereby approved.

Oversight Board Resolution 2014-002
Approval of a Revised Long-Range Property Management Plan
July 8, 2014

Section 3. Successor Agency staff is hereby authorized and directed to transmit the approved Revised Plan and this Resolution to the Department of Finance for review and approval in accordance with the requirements of Health and Safety Code Section 34191.5.

The foregoing resolution was introduced and adopted by the Oversight Board of Successor Agency to the former Reedley Redevelopment Agency at a regular meeting held on July 8, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: July 8, 2014

APPROVED:

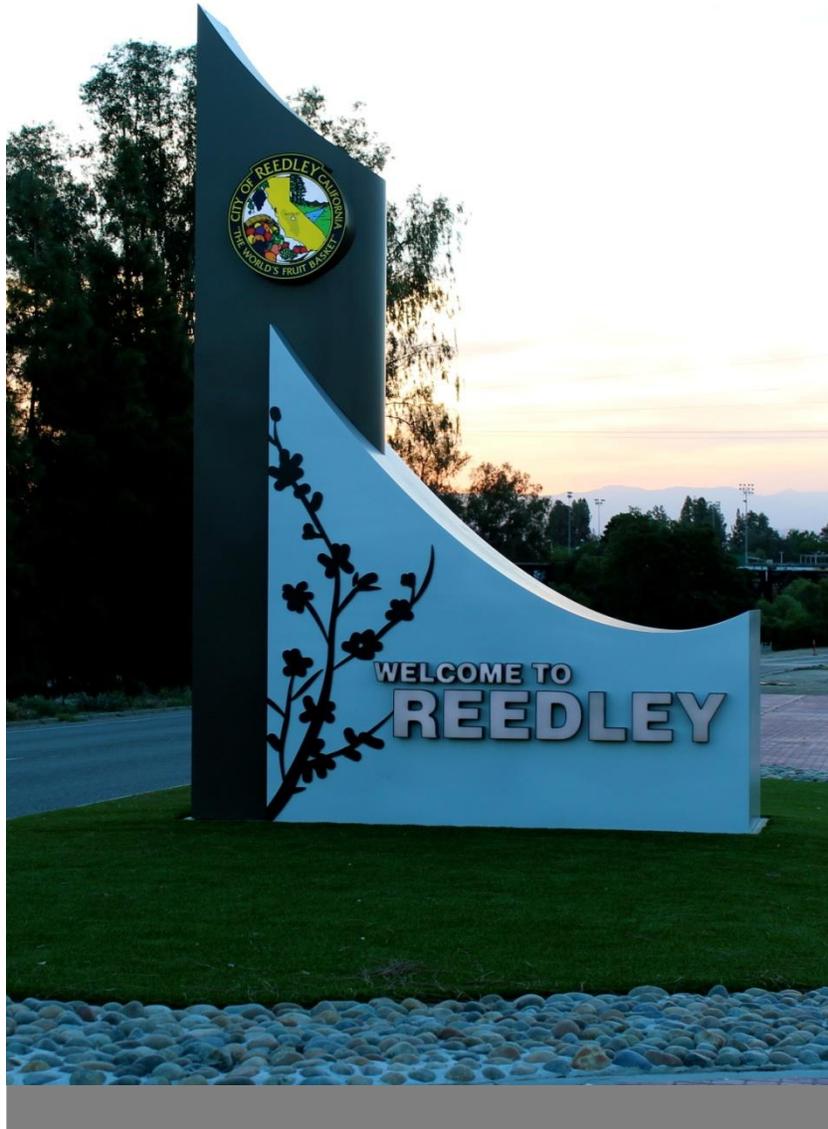
Lawrence Wilder
Chairman, Oversight Board

ATTEST:

Paul A. Melikian
Secretary, Oversight Board

City of Reedley as Successor Agency to the Former Redevelopment Agency

REVISED Long Range Property Management Plan



City of Reedley as Successor Agency to the Former Redevelopment Agency REVISED Long Range Property Management Plan

The former Redevelopment Agency owns eight separate parcels in the city, consisting of a condemned industrial building with an adjacent vacant industrial parcel, four parcels making up two separate public parking lots in the city downtown, a storm water ponding basin, and a 0.12 triangular shaped parcel on the periphery of the City that is in close proximity to a regional transportation center breaking ground in early 2015. Each section of this Plan references properties (and corresponding reference numbers) of the attached Exhibit 'A', Reedley Successor Agency Property List, and summarized below:

Reedley Successor Agency Property Inventory

	APN	Address	Approximate Lot Dimensions	Acreage	Existing Land Use	Planned Land Use Designation	Zone District Designation
1	368-010-35T	1801 10th Street	100' X 99.95'	1.01 acres	Granger Building	Public/ Institutional Facility	ML (<i>Light Industrial</i>) Zone District
2	368-010-85T		290' X 99.95'	0.67 acres	Vacant	Public/ Institutional Facility	ML (<i>Light Industrial</i>) Zone District
3	368-162-13T	1761 11th Street	50' X 87'	0.10 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
4	368-171-02T	1021 "F" Street	25' X 150'	.09 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
5	368-171-03T		50' X 150'	0.17 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
6	368-171-23T	1045 "F" Street	50' X 150'	0.17 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
7	370-350-07T		297.11' X 329.11'	2.24 acres	Stormwater Ponding Basin	Public/ Institutional Facility	RCO (<i>Resource Conservation & Open Space</i>) Zone District
8	370-350-16T		138.26' x 103.18' (triangular-shaped)	0.12 acres	Vacant	Light Industrial	MH (<i>Heavy Industrial</i>) Zone District
<u>Source Documents:</u>							
City of Reedley General Plan Land Use Map, adopted February 25, 2014 by City Council Resolution 2014-018							
City of Reedley Zoning Map, July 8, 2010							
<u>Note:</u>							
1. Lots 4, 5 & 6 are collectively a public use parking lot.							

'Granger' Building & Adjacent Vacant Lot - Properties # 1 & 2

The Plan directs that the Successor Agency retain the subject properties for governmental use, and immediately transfer ownership to the Kings Canyon Unified School District for construction of a District Administration Office and Educational Professional Development Center; including demolishing the building identified on Property #1 and combining the two adjoining parcels. The properties are shown in Exhibit 'D'. Since the submission of the first copy of the Reedley Long Range Property Management Plan (November 2013), officials from the Kings Canyon Unified School District have expressed a strong desire to acquire the property for construction of a District Administration Office and Educational Professional Development Center due to the ideal size and location of the subject properties. Upon DOF approval of this property transfer, the school district anticipates beginning the project immediately with project completion slated for December 2016.

The District has an immediate need to build this facility and has already secured 100% of the funding required to demolish the Granger building and construct their new facility. The attached Exhibit 'E' is a resolution of intent from the School Board, adopted May 2014, to acquire the subject properties from the Successor Agency. While the project will not generate additional property tax revenue to the taxing entities (as opposed to private development), it is anticipated to be a catalyst for future development along the corridor which currently has many available vacant parcels designated for commercial use. In addition, the location of the project will add several hundred school district employees in the Downtown area adding to shopping and dining activity, which will improve sales tax receipts for taxing entities.

Officials have already completed several elements of design and budget work for the proposed project, which are included as Exhibits 'F' & 'G', Site Plans & Elevation Options and Estimated Construction Costs, respectively. The District has assured the Successor Agency that all funding necessary to complete the project is in place. Should the DOF determine that retaining the property for governmental use is an inappropriate election, the Successor Agency also supports selling the subject properties to Kings Canyon Unified for \$1.00, as called for in the School Board's resolution of intent, attached as Exhibit 'E'.

Background

In 1892, the Granger's Bank of California, based in San Francisco, built the brick warehouse on 10th Street for grain storage. The warehouse is 60 feet wide and 348-foot long with solid brick walls that are 12 inches thick. The facility is 20,880 square feet on the inside with a 2,800 sq ft covered porch. It was capable of holding 4,000 tons of grain. When wheat was king in the Reedley area, the Granger building was the largest grain storage building west of the Mississippi River. The California Associated Raisin Company later used the building as a raisin packing plant, which made it the largest raisin packing plant in the world at the time. In the 1930's, the California Prune & Apricot Association used it for a fruit packing facility. In the 1940's the building was used for boxing matches. In the 1950's the building was reportedly used as a grower's supply warehouse for fertilizer, seed, and agricultural chemicals. This use continued until the 1970's, when it was sold again and used for the manufacture of packing materials (boxes, wrapping, etc.) for the agricultural industry.

The building was last used as a weekend auction site. However all use of the facility was discontinued after the City of Reedley condemned the building after the Reedley Redevelopment Agency purchased the property in 2001. The structure had developed significant cracks over the years that building officials determined pose an imminent danger and as such, is uninhabitable. The property has sat vacant for at least 7-8 years.

Around the time of the City RDA's purchase of the building a local contractor had estimated that the cost to demolish the Granger building was approximately \$318,000. However, that estimate was some time ago and the cost has no doubt escalated along with increases in tipping fees and construction costs. This cost to demolish and restore the parcel to unimproved land is important to consider, since it appears that the cost of demolition clearly exceeds the current fair market value of the site. The Grainger building sits on a 1.01 acre parcel.

The adjoining 0.67 acre parcel is also owned by the RDA, and is unimproved. However, the two subject properties must be merged into one single parcel to maximize its utilization and value. This is because neither parcel in and of itself is large enough to accommodate commercial/industrial development, and secondly, the unimproved parcel (APN 368-010-85T) is currently land locked and is of no value since it does not and has not been granted any access to a local street.

Downtown Parking Lots - Properties # 3, 4, 5 & 6

The Plan directs that the parking lots be retained for governmental use, and ownership transferred to the City of Reedley, due to a historical investment of Downtown Parking and Business Improvement District funds for maintenance of these lots, which offer free parking to the public patronizing downtown merchants.

The Successor Agency to the former RDA owns four parcels that are used as free public parking lots originally purchased, developed and maintained for the city downtown. It is unknown when these parcels were purchased as none of the staff associated with the former RDA are still employed with the City and no internal records were found.

Three of the parcels at 1021 'F' Street are contiguous and total 0.43 acres if the size of all three parcels are added together. Please reference Exhibit 'H' for additional information. The carrying value of all three parcels on F Street in the City financial system's fixed assets module is \$30,000 (recorded as one). The fourth parcel, shown in Exhibit 'I', is located at 1761 11th Street and totals 0.10 of an acre. All four parcels provide free parking to customers shopping in the Downtown. The parking lots have historically been maintained with funds available from assessments collected in the Downtown Parking and Business Improvement Area, a parking and business improvement area (or district) proposed by downtown business owners and approval of the City Council on February 4, 1986, in accordance with the Parking and Business Improvement Area Law of 1979 (Streets and Highways Code Section 36500 et seq.). The assessments levied and collected from business owners within the Area pay a monthly service fee for enhanced services from the City, including weekly landscape maintenance and litter control of the four parcels owned by the former RDA that make up two separate parking lots.

Title 7, Chapter 9 of the Reedley Municipal Code is attached to this plan as Exhibit 'J', and is the section of the City code that deals with the establishment, boundaries, assessments, uses of revenue, and establishment of the committee to oversee the collection and use of assessments.

There is no charge to park in these lots or anywhere else in the City. Parking meters and collection of parking revenue are in fact specifically prohibited under Title 6, Chapter 2, Section 3 of the Reedley Municipal Code. Assessments collected within the Downtown Parking and Business Improvement Area have historically been available and used to maintain the lots owned by the former RDA. One of the lots (property #3) is located within the boundaries of the Downtown Parking and Business Improvement Area, with the second lot (properties #4, 5 & 6) lying directly adjacent to the Area. Both lots directly serve customers shopping at businesses within the Downtown Parking and Business

Improvement Area. Exhibit 'C' shows the parking lots in relation to the Downtown Parking and Business Improvement Area.

Additionally, the City of Reedley adopted its 2030 General Plan Update in February 2014, which designates these parking lots as having a Central Downtown Commercial land use designation. Parking facilities are a permitted use consistent with the Reedley Municipal Code and the 2030 General Plan Update, and these parking facilities also help implement Land Use Policy LU 2.7.25, which states that off-street parking for commercial areas shall be designed to adequately support surrounding land use patterns and shall include landscaping.

Due to the physical environment of the downtown area, having public parking lots is a necessity for Downtown Reedley. Many downtown businesses rely heavily on these public parking lots because of the limited amount of street parking. The closure or removal of these parking lots would hinder economic growth because if any existing businesses expand or if additional high traffic businesses come to the downtown area, street parking alone would not be enough to serve downtown patrons.

There have not been any previous development proposals and activity, or any rental or lease of the property. As stated earlier, the lots have no annual revenue stream from parking because they are maintained as free public parking lots. It is because of the historical investment of Downtown Parking and Business Improvement Area assessments collected from business owners used for maintenance of these parking lots since they were purchased that the Plan directs that the properties be retained for governmental use, and ownership transferred to the City of Reedley so that the City can continue to maintain these properties as free public parking lots as authorized by applicable provisions of the Streets and Highways Code, California case law, and the City's Municipal Code and General Plan.

Exhibit 'K', attached, details Assessment Income & Maintenance/Capital Expenditures for Years 2009 to Present for the Downtown Parking and Business Improvement Area. (The City has earlier records going back to the 2000-01 fiscal year and are available upon request.) Specific expenditures for the maintenance and upkeep of the subject parking lots have not historically been tracked separately from other District maintenance expenditures, however all related expenses have been paid from District Assessments.

Finally, the three parcels making up the parking lot at 1021 F Street (properties 4, 5, & 6 on the inventory list) are periodically used afterhours by the City Police & Fire Departments for public safety-related training. This parking lot is also partially used as an overflow lot for parking City vehicles.

Stormwater Ponding Basin - Property #7

The Plan directs that the 2.24 acre stormwater ponding basin be retained for governmental use and ownership transferred to the City of Reedley.

The Successor Agency to the former RDA owns a 2.24 acre storm water ponding (drainage) basin near the outskirts of the city, shown in Exhibit 'G'. The basin was originally part of a larger land purchase that included several adjacent parcels that were developed into an industrial park area. The industrial park sites are currently being served by the basin. The property should have been transferred to the City of Reedley when the industrial sites were sold to private parties, but the required paper transfer of title was overlooked by City/RDA officials at the time. No RDA funds were expended for the maintenance of this basin since the industrial park was completed. Rather, the City has always taken the responsibility for maintenance of the basin as intended. It was simply an oversight by RDA and City staff at the time that resulted in the paper transfer of title to the basin not

happening. Given the specific use of this property and its obligation to remain a ponding basin, the property is of use only to the City of Reedley, and must be retained by the City for governmental use.

Triangular Parcel at Buttonwillow & Huntsman Avenues – Property #8

The Plan directs that the 0.12 acre triangular shaped parcel at the intersection of Buttonwillow & Huntsman Avenues be retained for governmental use and ownership transferred to the City of Reedley.

The subject 0.12 acre property, shown as Exhibit 'M', was not included in the Successor Agency's first submission of its LRPMP. City Staff was unaware that the former RDA owned the property instead of the City of Reedley. According to staff, the property was purchased with the original intent of straightening Huntsman Avenue as it intersects with Buttonwillow Avenue on the southern periphery of the City to facilitate additional traffic load from development in that area. Once the Department of Finance brought the RDA ownership to the Successor Agency, staff immediately began evaluating if the need for this property still existed.

The City of Reedley and the Kings Canyon Unified School District (KCUSD) have been working collaboratively for the past 10 years to develop an innovative, state-of-the-art, high-performance, LEED certified, Solar-Powered Central Valley Transportation Center (CVTC) approximately ¼ mile east of the subject intersection at Buttonwillow & Huntsman Avenues. The project has already received \$1.48 million in State grant funding, with both the City and KCUSD investing a significant amount of match funding to complete Phase I of the project in 2015.

Background

The CVTC is an innovative, state-of-the-art facility to house, repair, and maintain a green fleet of vehicles from various regional partners. This facility will also include a green learning and education center to train current and future vehicle technicians on the latest technologies. The CVTC will develop green technology jobs, provide a training facility, and serve as a model for better stewardship of the environment. The project will be completed in phases. Phase I will be an installation of a CNG fueling station; Phase II will fund the maintenance/support facility and an alternative fuels infrastructure for clean energy fleet for Kings Canyon Unified School and the City of Reedley. Phase III will create a solar electric charging system.

Specific Goals

- Promote partnerships with surrounding school districts, cities, counties, regional agencies, private schools, colleges, agricultural industries, and private businesses to create substantial jobs through clean energy and sustainable green technology.
- Reduce the carbon footprint through the reduction of greenhouse gases.
- Provide access to alternative fuels and emerging green technologies for school districts, cities, and other private entities.
- Provide green career pathways and training to the next generation.

Expected Benefits

- Improve the air and quality of life for residents of the Central Valley.
- Create jobs.
- Expand the use of alternative fuels and sustainable green technology.
- Reduce petroleum fuel usage.

The fueling stations will be open to the public 24 hours per day; 7 days a week, using a fuel card lock system. The facility will provide alternative and renewable fuels including compressed natural gas and

ultra-low sulfur diesel. The CVTC will provide the region with information on the importance of clean energy while providing career pathways and good jobs in an emerging green economy. It is estimated this project will directly and indirectly create 7,600 jobs, and the carbon footprint reduction generated will amount to over 8,300,000 lbs. of CO₂ per year.

With one of the highest unemployment rates in the state (Reedley 31.6%, Orange Cove 34.5%, California Employment Development Department, May 2010), high fuel costs, aging fleets, and the second worst region in the nation for air quality, the Central Valley is faced with the limited resources that are necessary to keep pace with the environmental regulations and green technology implantation. The CVTC will provide the Valley with the resources necessary to expand the use of alternative fuels and reduce dependency on petroleum fuel.

Traffic Impacts

A schematic design and Executive Summary of the project has been attached as Exhibit 'N'. The traffic impact of this project is anticipated to be significant due to the relocation of school district and city facilities. The City Engineer has advised that the current angle of the intersection of 62 degrees is far below the Caltrans minimum of 75 degrees for traffic safety/visibility purposes. His opinion is attached as Exhibit 'O'.

As stated, the Central Valley Transportation Center project is being jointly developed with the Kings Canyon Unified School District. Exhibit 'P', attached is a letter of support from the school district for the straightening of Huntsman Avenue at the intersection with Buttonwillow Avenue. The project is located on Huntsman Avenue, approximately ¼ mile east of Buttonwillow Avenue. When this project is completed in 2015, approximately 71 school buses, 14 garbage trucks, and 150 white fleet cars and trucks will be stationed at the Central Valley Transportation Center, all utilizing the subject intersection as the primary method of getting to and from the facility. This will have a significant impact on the intersection, with special safety considerations for the school buses.

LRPMP Attachments:

Exhibit A	Successor Agency Property Inventory
Exhibit B	Successor Agency Properties City Map View
Exhibit C	Successor Agency Properties Downtown View with Downtown Parking & Business Improvement Area Boundary
Exhibit D	Granger Building & Adjacent Vacant Lot Aerial View and Parcel Map
Exhibit E	KCUSD Board Resolution of Intent to Acquire Property
Exhibit F	KCUSD District Office – Site Plans & Elevation Options
Exhibit G	KCUSD District Office – Estimated Construction Costs
Exhibit H	11th Street Parking Lot Aerial View and Parcel Map
Exhibit I	F Street Parking Lot Aerial View and Parcel Map
Exhibit J	Title 7, Chapter 9 of the City of Reedley Municipal Code for the Downtown Parking & Business Improvement Area
Exhibit K	Downtown Parking and Business Improvement Area – Assessment Income & Expenditures for Years 2009 to Present
Exhibit L	Stormwater Ponding Basin Aerial View and Parcel Map
Exhibit M	Triangular Parcel Aerial View and Parcel Map
Exhibit N	Schematic Design & Executive Summary – Central Valley Transportation Center
Exhibit O	City Engineer Opinion re: Intersection Alignment of Buttonwillow & Huntsman Avenues
Exhibit P	Letter of Support from Kings Canyon Unified School District

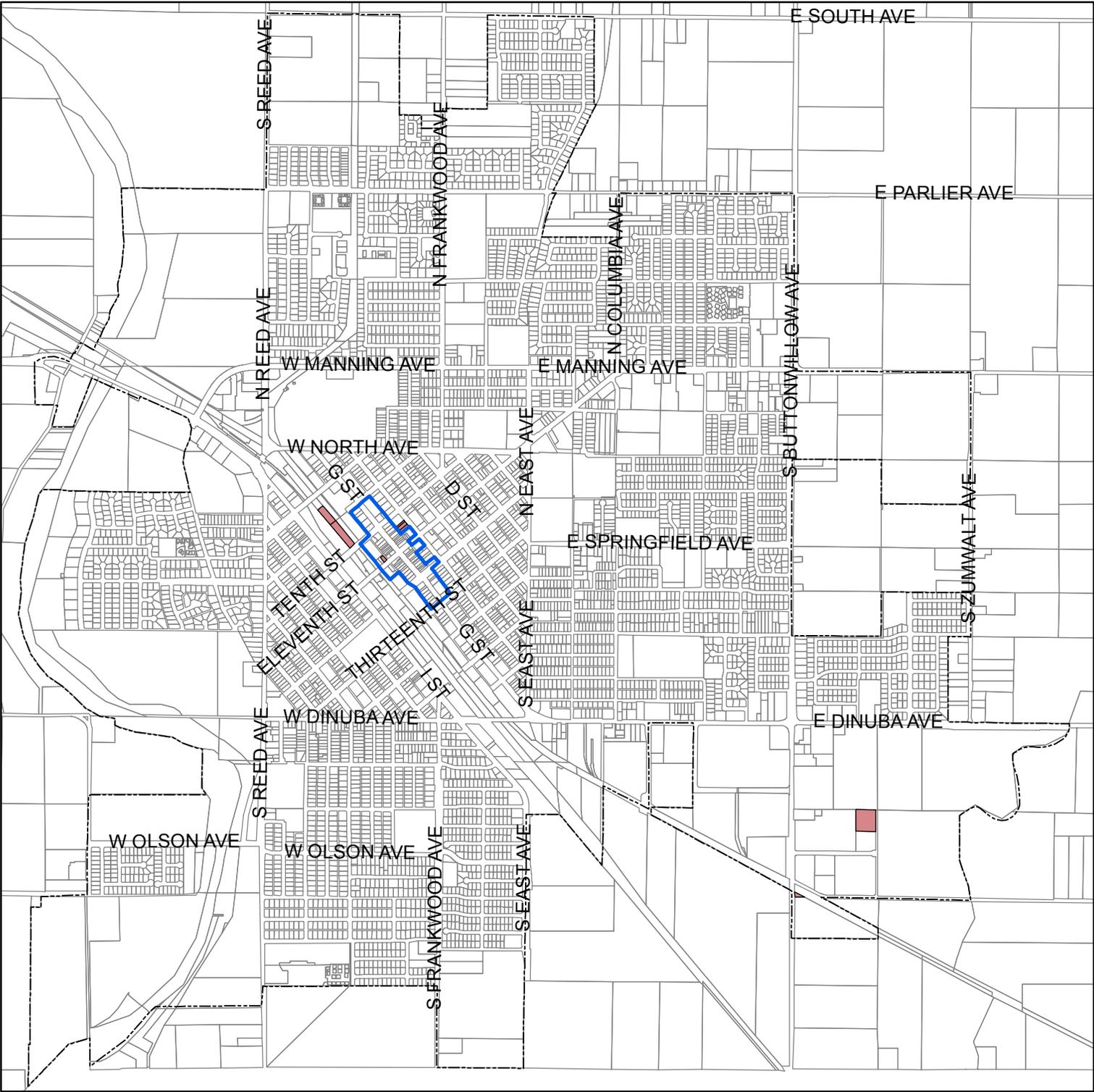
Exhibit 'A'

Reedley Successor Agency							
Property Inventory							
	APN	Address	Approximate Lot Dimensions	Acreage	Existing Land Use	Planned Land Use Designation	Zone District Designation
1	368-010-35T	1801 10th Street	100' X 99.95'	1.01 acres	Granger Building	Public/ Institutional Facility	ML (<i>Light Industrial</i>) Zone District
2	368-010-85T		290' X 99.95'	0.67 acres	Vacant	Public/ Institutional Facility	ML (<i>Light Industrial</i>) Zone District
3	368-162-13T	1761 11th Street	50' X 87'	0.10 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
4	368-171-02T	1021 "F" Street	25' X 150'	.09 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
5	368-171-03T		50' X 150'	0.17 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
6	368-171-23T	1045 "F" Street	50' X 150'	0.17 acres	Public Parking Lot	Central Downtown Commercial	CC (<i>Central & Community Commercial</i>) Zone District
7	370-350-07T		297.11' X 329.11'	2.24 acres	Stormwater Ponding Basin	Public/ Institutional Facility	RCO (<i>Resource Conservation & Open Space</i>) Zone District
8	370-350-16T		138.26' x 103.18' (triangular- shaped)	0.12 acres	Vacant	Light Industrial	MH (<i>Heavy Industrial</i>) Zone District

Exhibit 'A'

<u>Source Documents:</u>							
City of Reedley General Plan Land Use Map, adopted February 25, 2014 by City Council Resolution 2014-018							
City of Reedley Zoning Map, July 8, 2010							
<u>Note:</u>							
1. Lots 4, 5 & 6 are collectively a public use parking lot.							

Exhibit 'B' Reedley Redevelopment Successor Agency Parcels City View

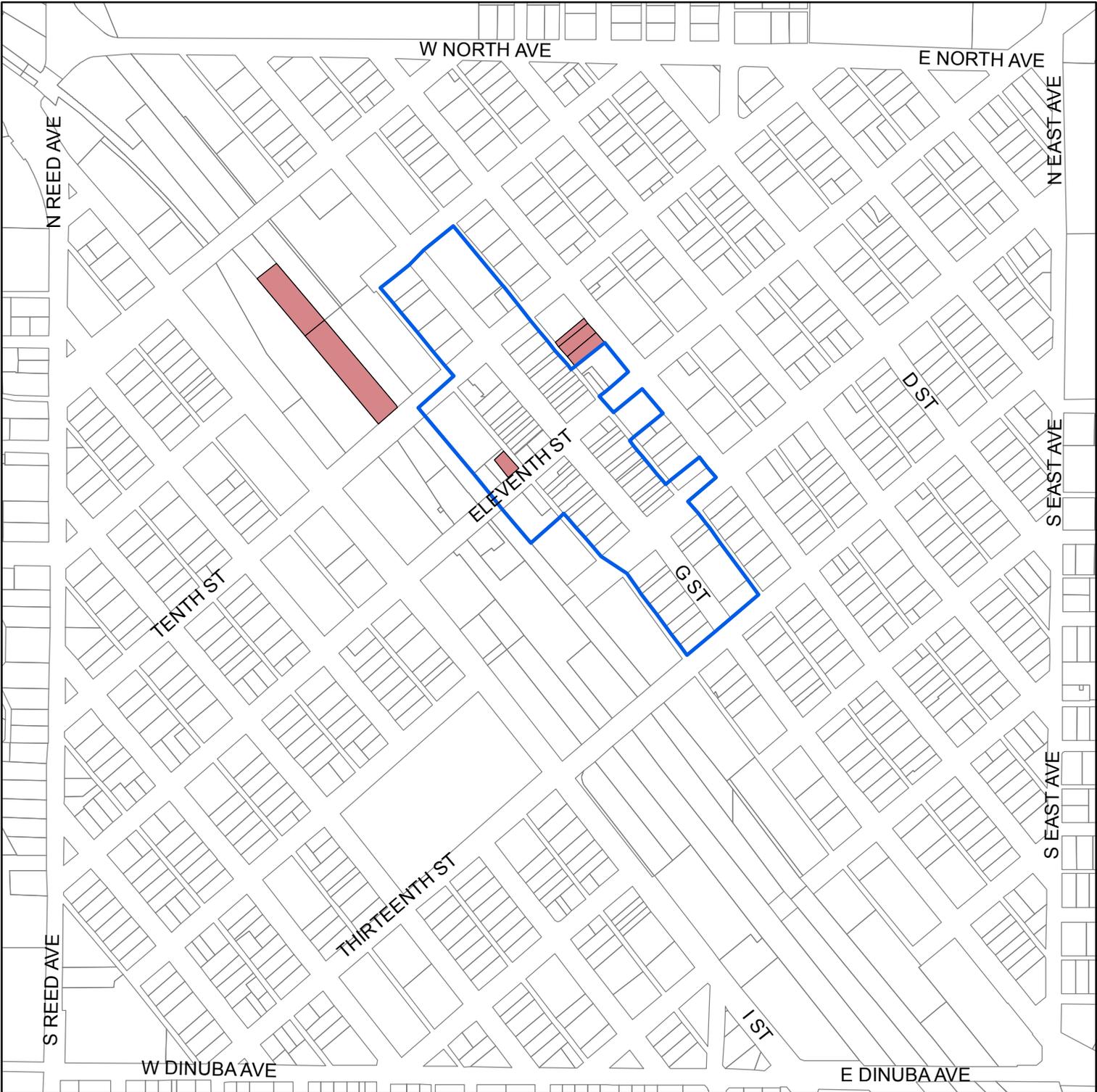


Legend

-  City Limits
-  Reedley Redevelopment Successor Agency Parcels
-  Reedley Downtown Parking and Business Improvement Area Boundary

Exhibit 'C'

Reedley Redevelopment Successor Agency Parcels Downtown View



Legend

-  Reedley Redevelopment Successor Agency Parcels
-  Reedley Downtown Parking and Business Improvement Area Boundary

Exhibit 'D'

Granger Building



<u>APN</u>	<u>Address</u>	<u>Approximate Lot Dimensions</u>	<u>Acreage</u>	<u>Existing Land Use</u>	<u>Planned Land Use Designation</u>	<u>Zone District Designation</u>
368-010-35T	1801 10th Street	100' x 99.95'	1.01 acres	Granger Building	Public/ Institutional Facility	ML (<i>Light Industrial</i>) Zone District
368-010-85T		290' x 99.95'	0.67 acres	Vacant	Public/ Institutional Facility	ML (<i>Light Industrial</i>) Zone District

SUBDIVIDED LAND IN POR. SEC. 27, T.15S., R.23E. M.D.B.& M.

Tax Rate Area
6-029

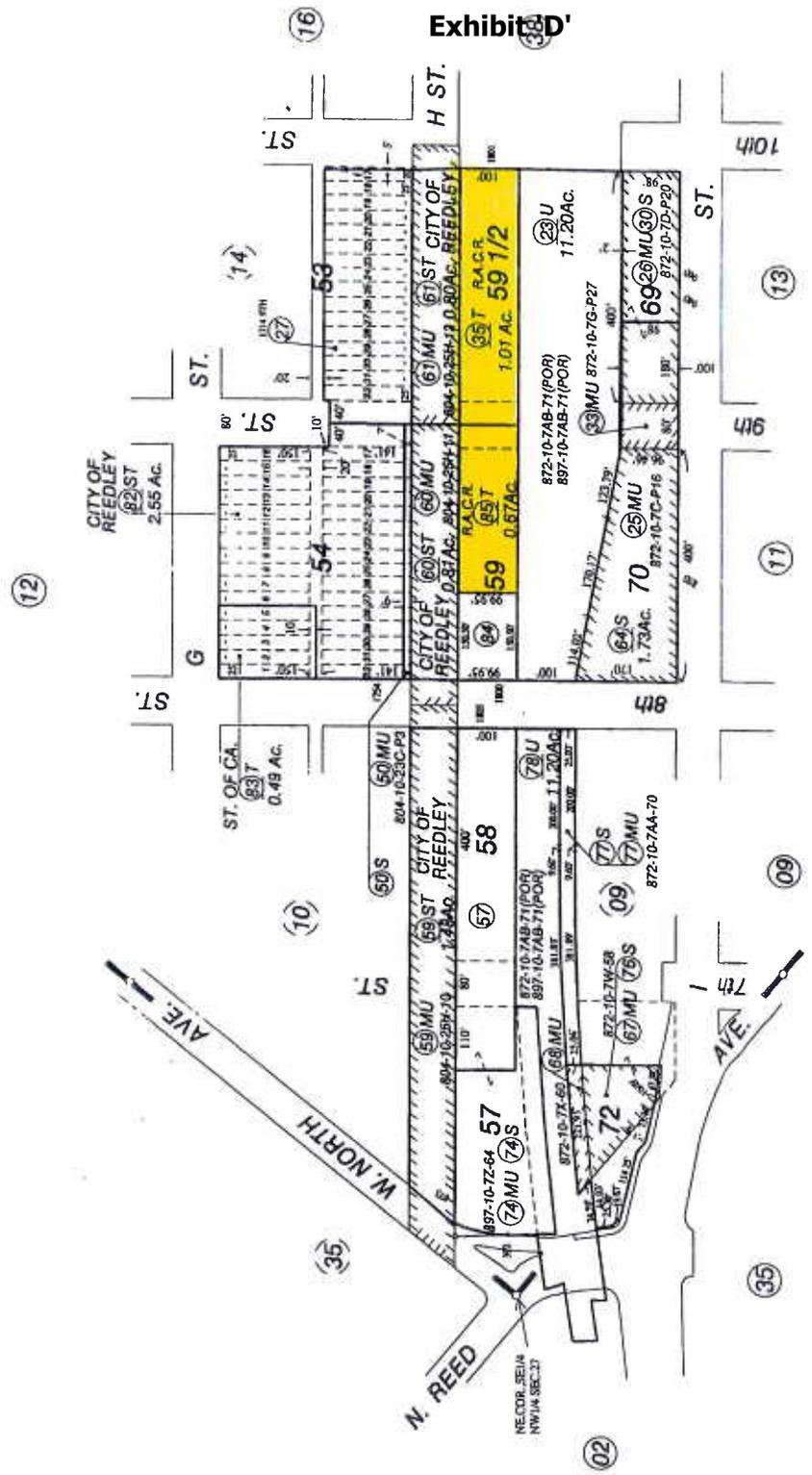
368-01

NOTE ***
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



1" = 200'

Exhibit D'



Reedley, Town of - Plat Bk. 5, Pg. 6

Assessor's Map Bk. 368 - Pg. 01
County of Fresno, Calif.

JUN 21 2011

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

05-24-2011 SH

Exhibit 'E'

Kings Canyon Joint Unified School District Board of Education
 Acquisition of Real Property
 Resolution # VIII.4

WHEREAS, the Kings Canyon Joint Unified School District Board of Education ("Board") has determined that it is necessary to acquire certain real property and building within the County of Fresno, consisting of two parcels (1) parcel #368-010-35T (1.01 acres) located at 1801 10th Street (2) parcel# 368-010-85T (0.67 acres) in the City of Reedley, California for the development of a proposed District Office and Educational Professional Development Center project; and

WHEREAS, the size and location of said properties are ideal based on its central city location and space, and

WHEREAS, the real properties desired to be acquired from the Successor Agency to the former Reedley Redevelopment Agency are anticipated to be purchased for \$1.00 given the dramatic state of disrepair, having a condemned building, and initial demolition estimates of \$300,000 cost more than what the property is worth, therefore making it infeasible to sell it on the open market; and

WHEREAS, the owner of the real property is Successor Agency to the former Reedley Redevelopment Agency; and

WHEREAS, the Successor Agency to the former Reedley Redevelopment Agency has proposed to sell the real property to Kings Canyon Joint Unified School District on the terms, condition, and covenants as set forth in the purchase agreement; and

WHEREAS, it is in the best interest of Kings Canyon Joint Unified School District to acquire said real property to mitigate both the lack of office space for current district office personnel, lack of parking for public and staff, and provide for a needed educational professional development center for its teachers, and

WHEREAS, upon approval of this resolution, the Board will have approved and ratified the action of the Superintendent to enter into the purchase agreement and escrow instructions between City of Reedley and Kings Canyon Joint Unified School District for said property.

Now, **THEREFORE, BE IT RESOLVED** that the Kings Canyon Joint Unified School District finds, determines, and orders as follows:

The foregoing recitals are hereby adopted as true and correct.

The aforementioned purchase agreement are hereby approved and ratified.

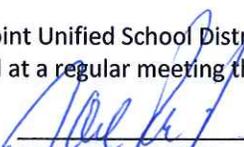
The Kings Canyon Joint Unified School's staff is directed and authorized to take steps necessary to acquire the building and adjacent property and to carry out the project for a deliverable of December 2016.

The Kings Canyon Joint Unified School's staff is to use general fund monies for the purchase, demolition, and development of said property, as well as reviewing and recommending all other funding alternatives.

The foregoing resolution was adopted by the Kings Canyon Joint Unified School Board at a regular Board meeting on May 27, 2014 by the following vote:

Ayes: 7
 Noes: 0
 Absent: 0

I, **Noel Remick, President**, Board of Kings Canyon Joint Unified School District, California, hereby certify that the foregoing resolution was adopted by the said Board at a regular meeting thereof held on May 27, 2014.



 Noel Remick, President
 Kings Canyon Joint Unified School Board

Exhibit 'F'



Option One



Option Two



District Office - Elevations - Option One
Kings Canyon Unified School District

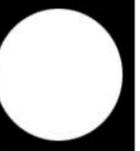
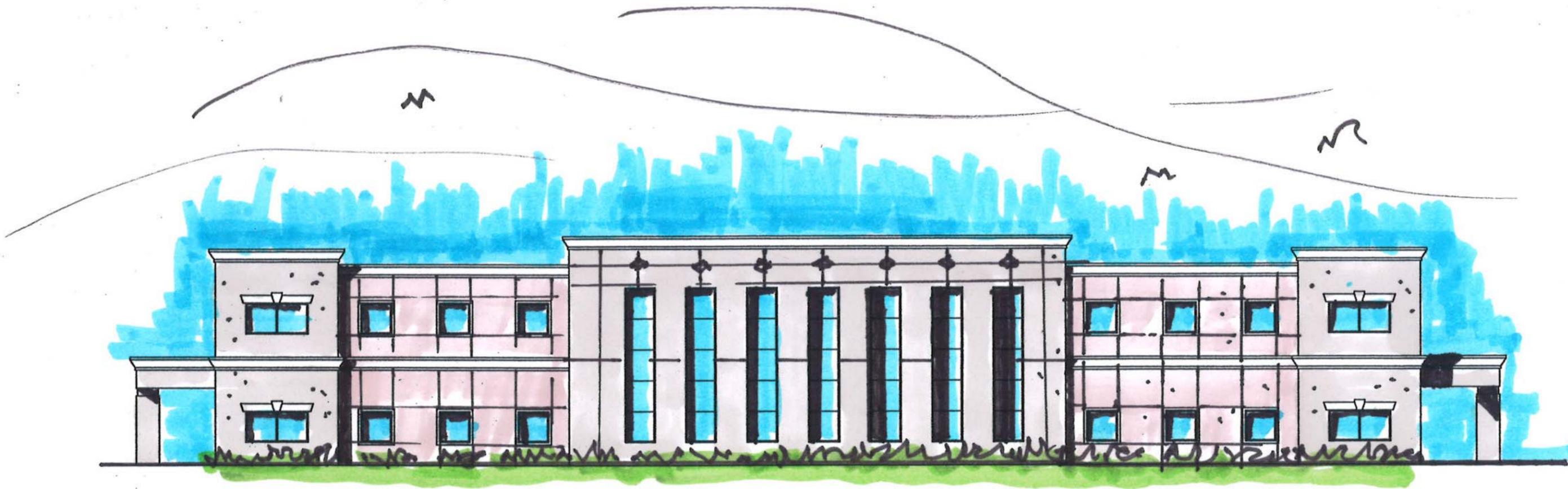


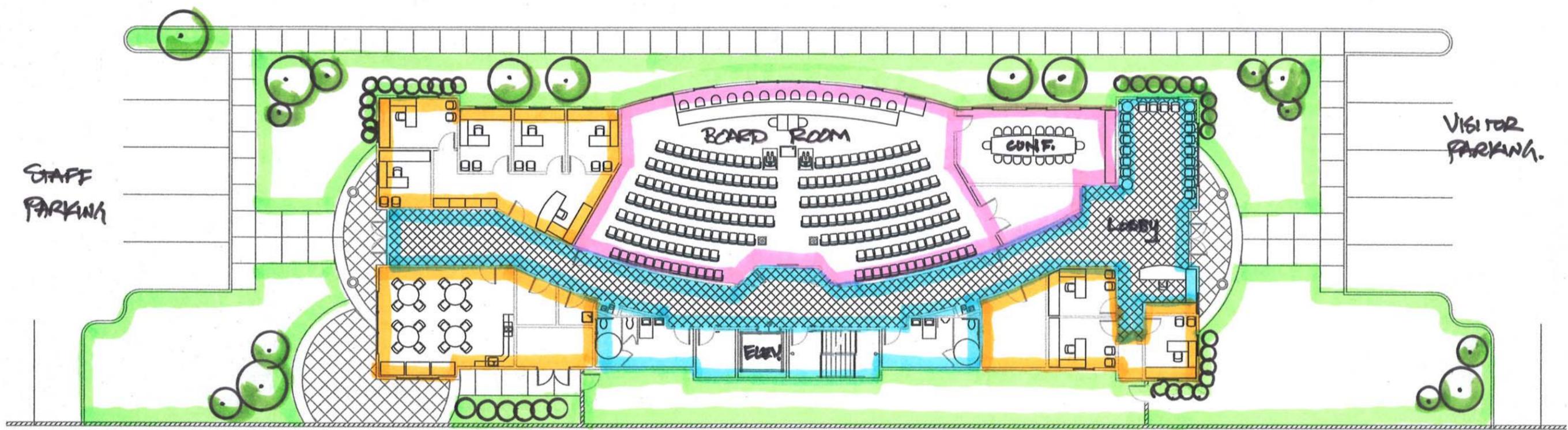
Exhibit 'F'



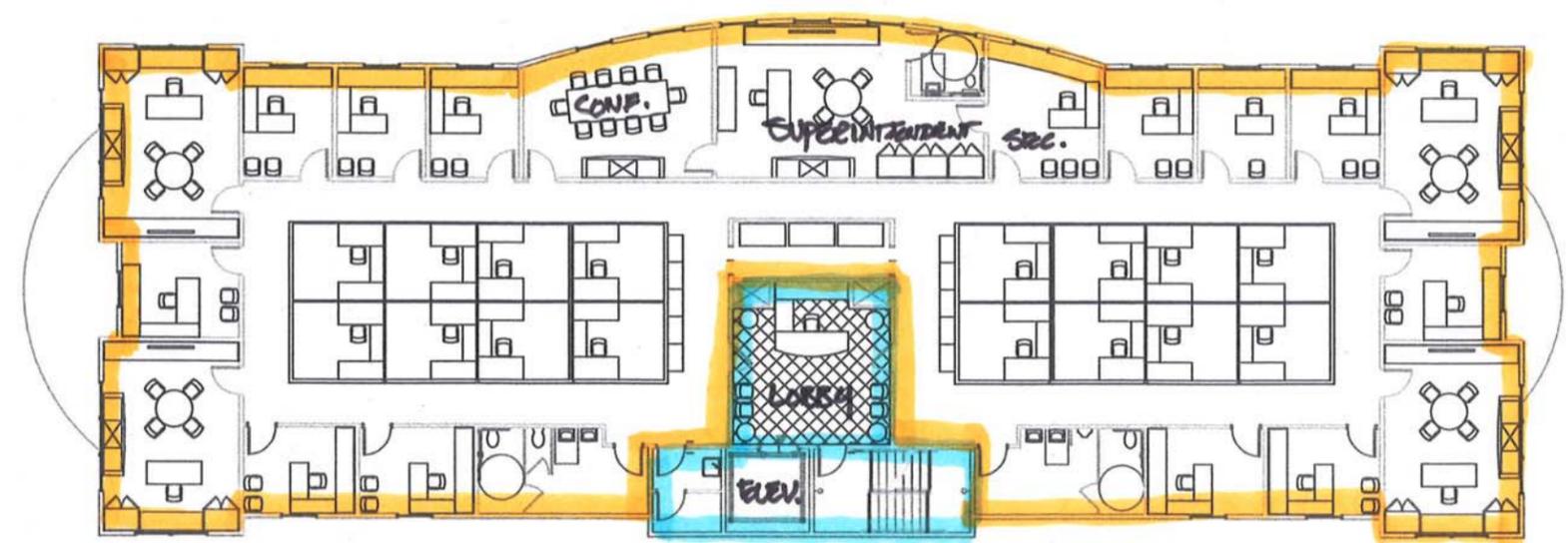
District Office - Elevation - Option Two
Kings Canyon Unified School District



Exhibit 'F'



First Floor

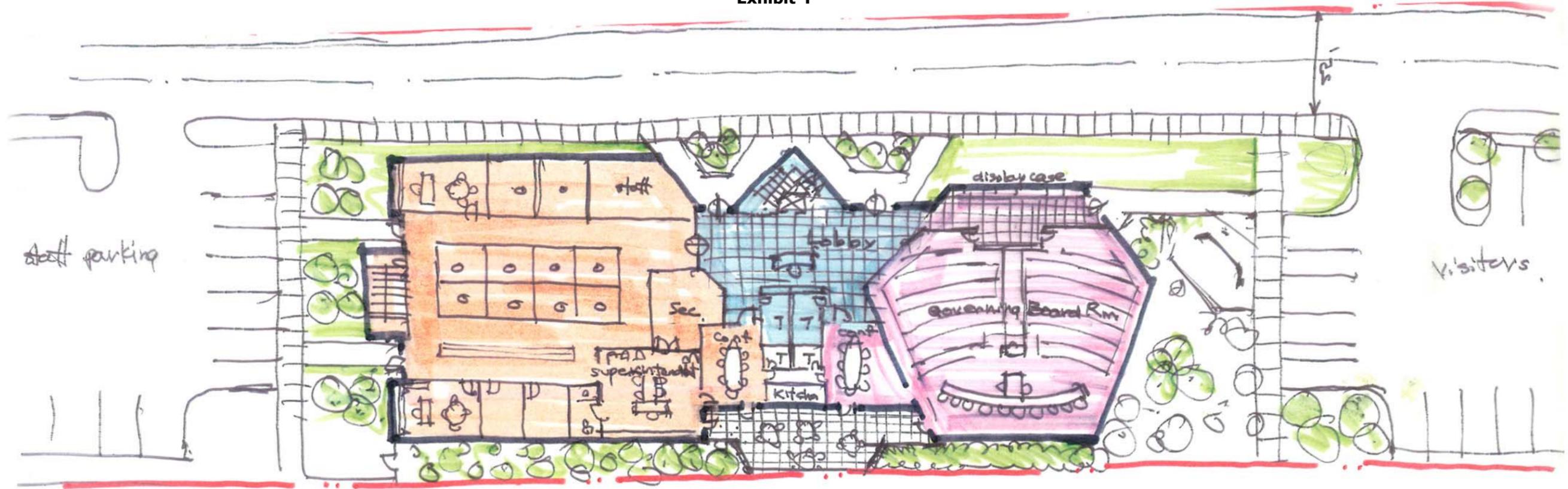


Second Floor

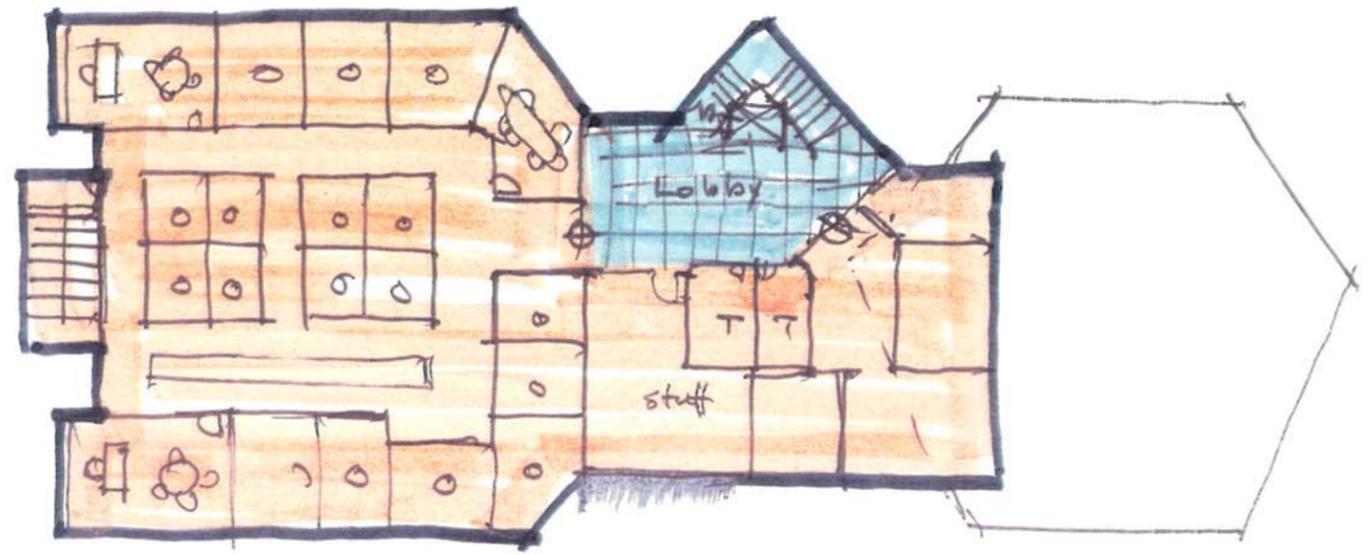


District Office - Floor Plan - Option Two
Kings Canyon Unified School District





First Floor



Second Floor



North

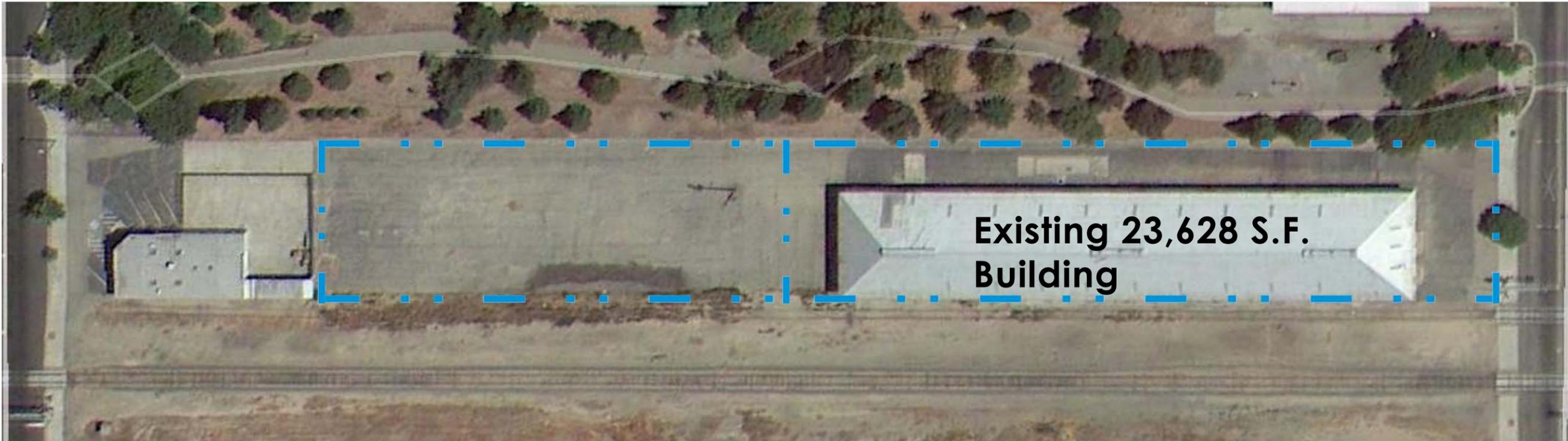
District Office - Floor Plan - Option One
Kings Canyon Unified School District



Exhibit 'F'

8th Street

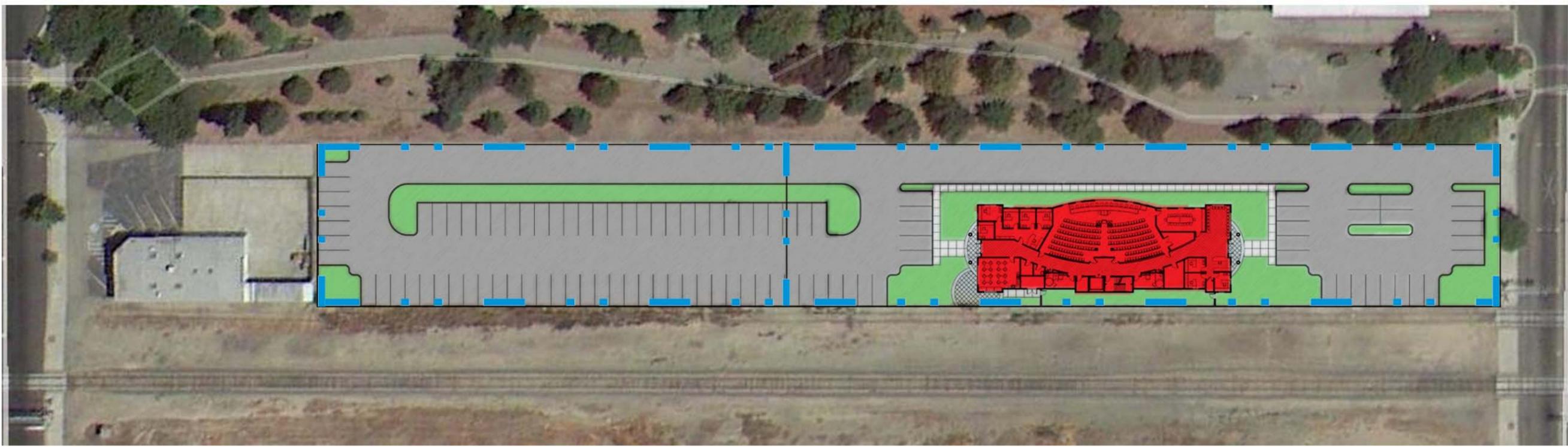
10th Street



Existing Site

8th Street

10th Street



Proposed Site



District Office - Site Plans
Kings Canyon Unified School District



Exhibit 'G'

5/27/2014

District Office
Kings Canyon Unified School District
ESTIMATED CONSTRUCTION COSTS

Description	Total
(A) Site Work	
Asbestos removal	\$ 200,000
Demolition-site/paving	\$ 41,430
Demolition-building	\$ 96,638
Demolition total:	\$ 338,068
(B) Site Work	
Earthwork/grading site	\$ 42,311
Building pad	\$ 316,192
Parking	\$ 164,960
Sidewalks, curb, gutters	\$ 61,840
Storm Drain	\$ 16,000
Site water	\$ 5,000
Site sewer	\$ 9,800
Site gas	\$ 5,000
Site electrical	\$ 81,875
Site irrigation and landscape	\$ 145,200
6 ft high cmu fence	\$ 111,127
Offsite work	\$ 10,000
Site work total:	\$ 610,802
(C) Building	
Office space-12480 sf @ \$174 per sf	\$ 2,171,520
Auditorium-3,200 sf @ \$228 per sf	\$ 729,600
Restrooms-720 sf @ \$350 per sf	\$ 252,000
Elevator	\$ 150,000
Fire sprinklers	\$ 90,000
Building total:	\$ 3,393,120
Site work and Building Total:	\$ 4,341,990
Contractor overhead and profit @ 15%:	\$ 651,299
Total Construction Cost:	\$ 4,993,289
Soft Costs	
Asbestos investigation	2,500
Geotech/Soils investigation	25,000
City plan check fees allowance	30,000
A/E Fee	374,725
Furniture & Equipment allowance	149,799
Testing Lab	99,866
Hook-up & Impact fees allowance	20,000
Contingency 5%	249,664
Soft cost total	\$ 949,054
Total Project Cost	\$ 5,942,342

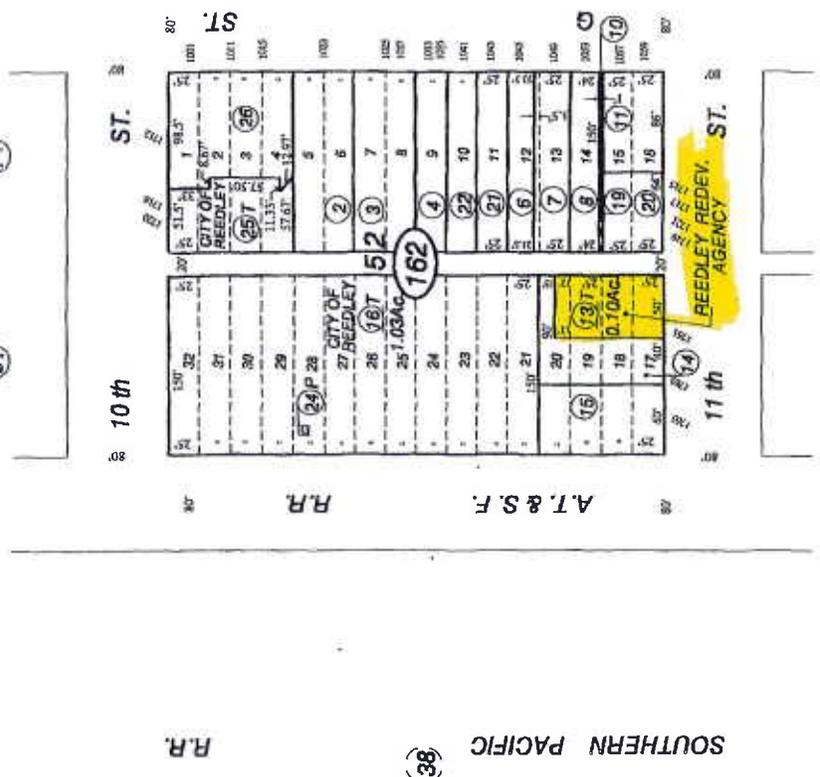
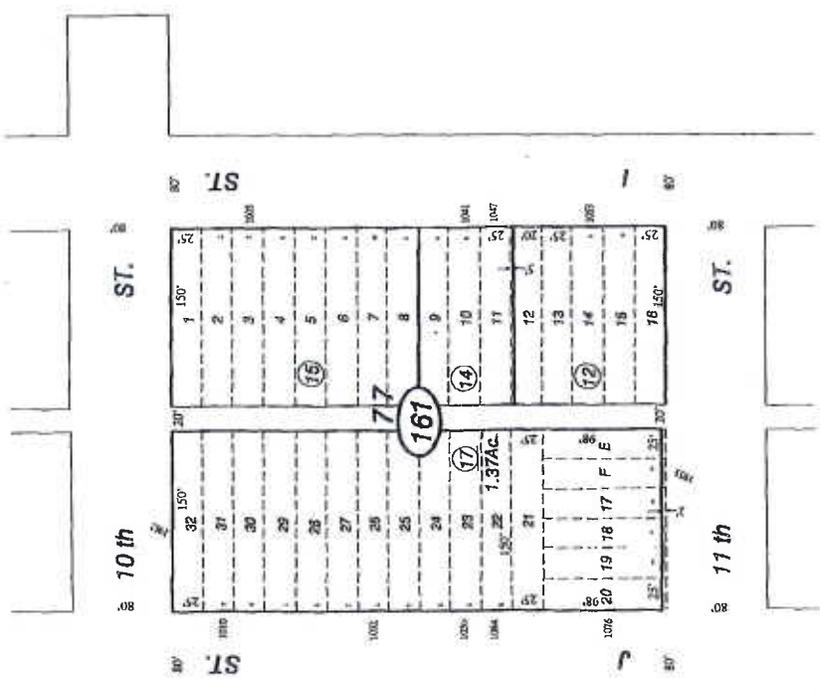
* Need to verify with the City of Reedley

Exhibit 'H'
Public Parking Lot
Located on 11th Street



<u>APN</u>	<u>Address</u>	<u>Approximate Lot Dimensions</u>	<u>Acres</u>	<u>Existing Land Use</u>	<u>Planned Land Use Designation</u>	<u>Zone District Designation</u>
368-162-13T	1761 11th Street	50' x 87'	0.10 acres	Public Parking Lot	Central Downtown Commercial	CC (Central & Community Commercial) Zone District

NOTE
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It is not to be construed as conveying
legal ownership or division of land for
purposes of zoning or subdivision law.



Town of Reedley - Plat Bk. 5, Pg. 6

Assessor's Map Bk. 368 - Pg. 16
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Exhibit 'I'

Public Parking Lot Located on "F" Street



<u>APN</u>	<u>Address</u>	<u>Approximate Lot Dimensions</u>	<u>Acage</u>	<u>Existing Land Use</u>	<u>Planned Land Use Designation</u>	<u>Zone District Designation</u>
368-171-02T	1021 "F" Street	25' x 150'	.09 acres	Public Parking Lot	Central Downtown Commercial	CC (Central & Community Commercial) Zone District
368-171-03T		50' x 150'	0.17 acres	Public Parking Lot	Central Downtown Commercial	CC (Central & Community Commercial) Zone District
368-171-23T	1045 "F" Street	50' x 150'	0.17 acres	Public Parking Lot	Central Downtown Commercial	CC (Central & Community Commercial) Zone District

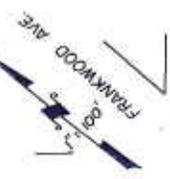
368-17

Tax Area
8-029

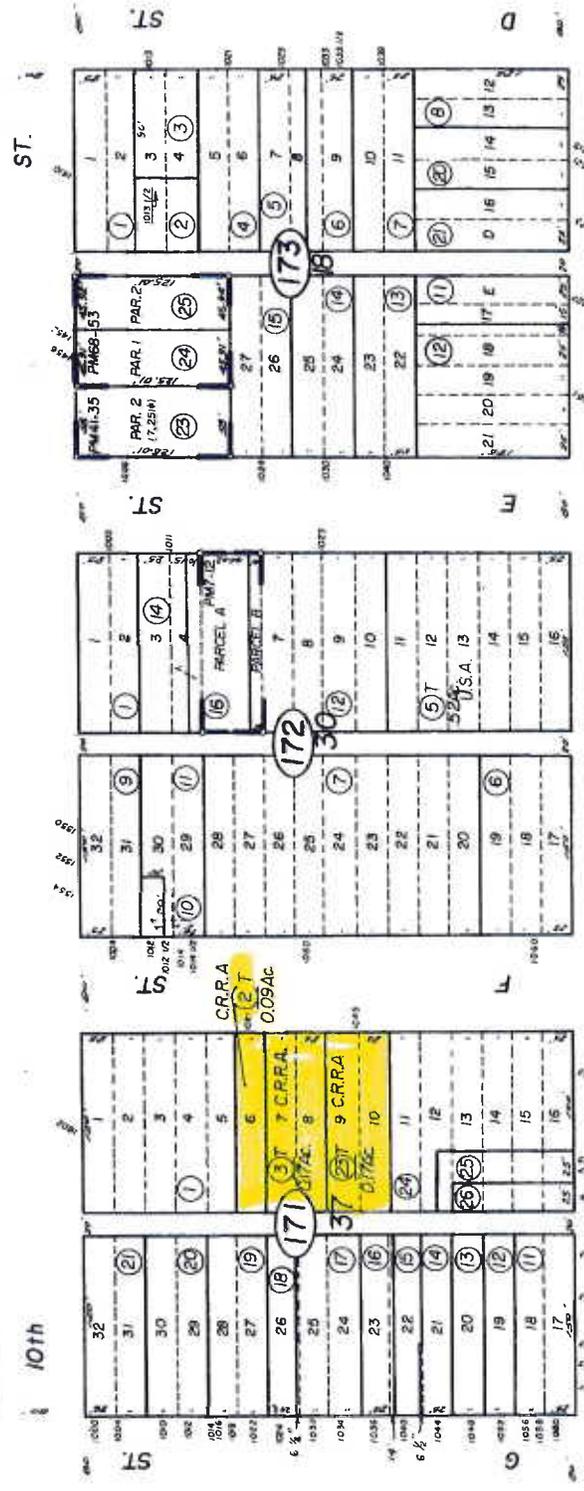
SUBDIVIDED LAND IN POR. SECS. 26 & 27, T. 15 S., R. 23 E., M.D. B. & M.

— NOTE —
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It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

Exhibit 'I'



(14)



(16)

(17)

(172)

(173)

(18)

(21)

Parcel Map No. 194 - Bk. 68, Pg. 53
Parcel Map No. 128 - Bk. 41, Pg. 35
Parcel Map No. 38 - Bk. 7, Pg. 12
Town of Reedley - Plat Bk. 5, Pg. 6

Assessor's Map Bk. 368 - Pg. 17

County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

MAY 15 2012

1961

Exhibit 'J'

**Chapter 9
DOWNTOWN PARKING AND BUSINESS
IMPROVEMENT AREA**

7-9-1: GENERAL:

The city council, on February 4, 1986, adopted resolution 3744, a resolution of intention of the city council to establish a parking and business improvement area under the parking and business improvement area law of 1979 which set the date of February 18, 1986, in the city council chambers, 845 "G" Street, Reedley, California, for the time and place at which the city council would consider the establishment of said parking and business improvement area, and having said hearing and received and considered all evidence both written and oral presented, hereby establishes the Reedley downtown parking and business improvement area in accordance with the provisions of Streets and Highway Code sections 36500 through 36550 of part 6, hereinafter referred to as "area", which provides for the establishment of a parking and business improvement area by action of the city council. (Ord. 688, 2-18-1986)

7-9-2: AREA BOUNDARY:

Reference is hereby made to that certain map entitled, "Boundary Map - Reedley Downtown Parking And Business Improvement Area", which is made a part hereof as exhibit A, which is the boundary of the area established hereunder (the area). The businesses within the boundary shown on said map shall be subject to the provisions of this chapter and any amendments thereto, and to the provisions of Streets and Highway Code sections 36500 through 36551 of part 6 and any amendments thereto.

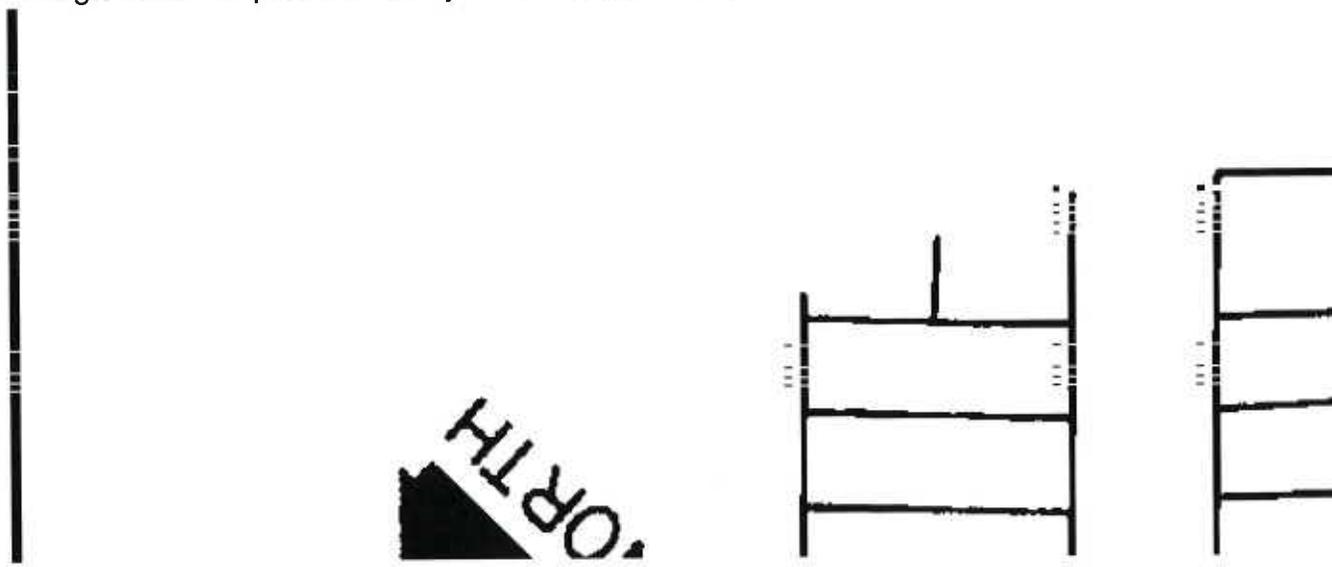


Exhibit 'J'



ID BUSINESS IMPROVEMENT AREA

Exhibit 'J'



BOUNDARY - DOWNTOWN PARKING AN

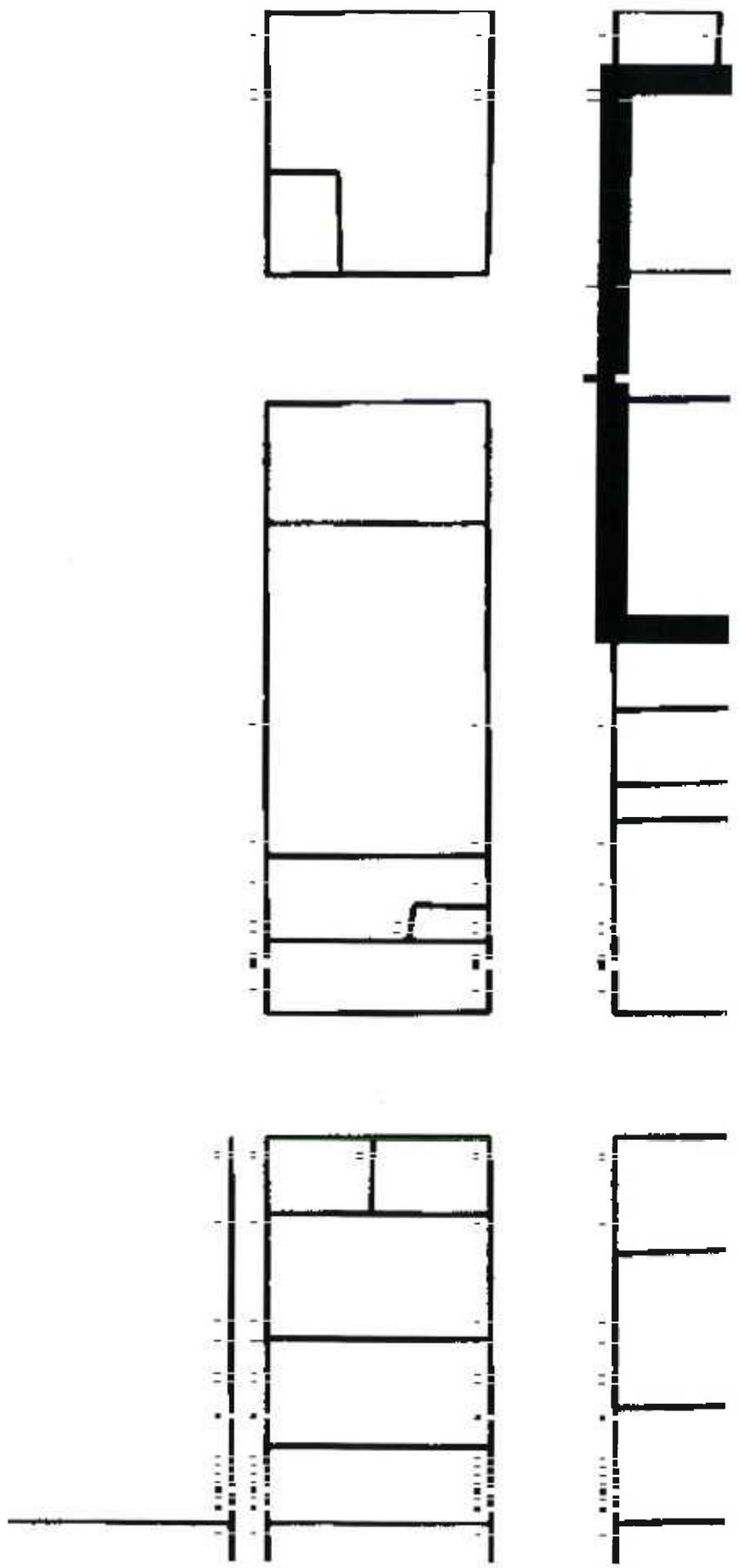
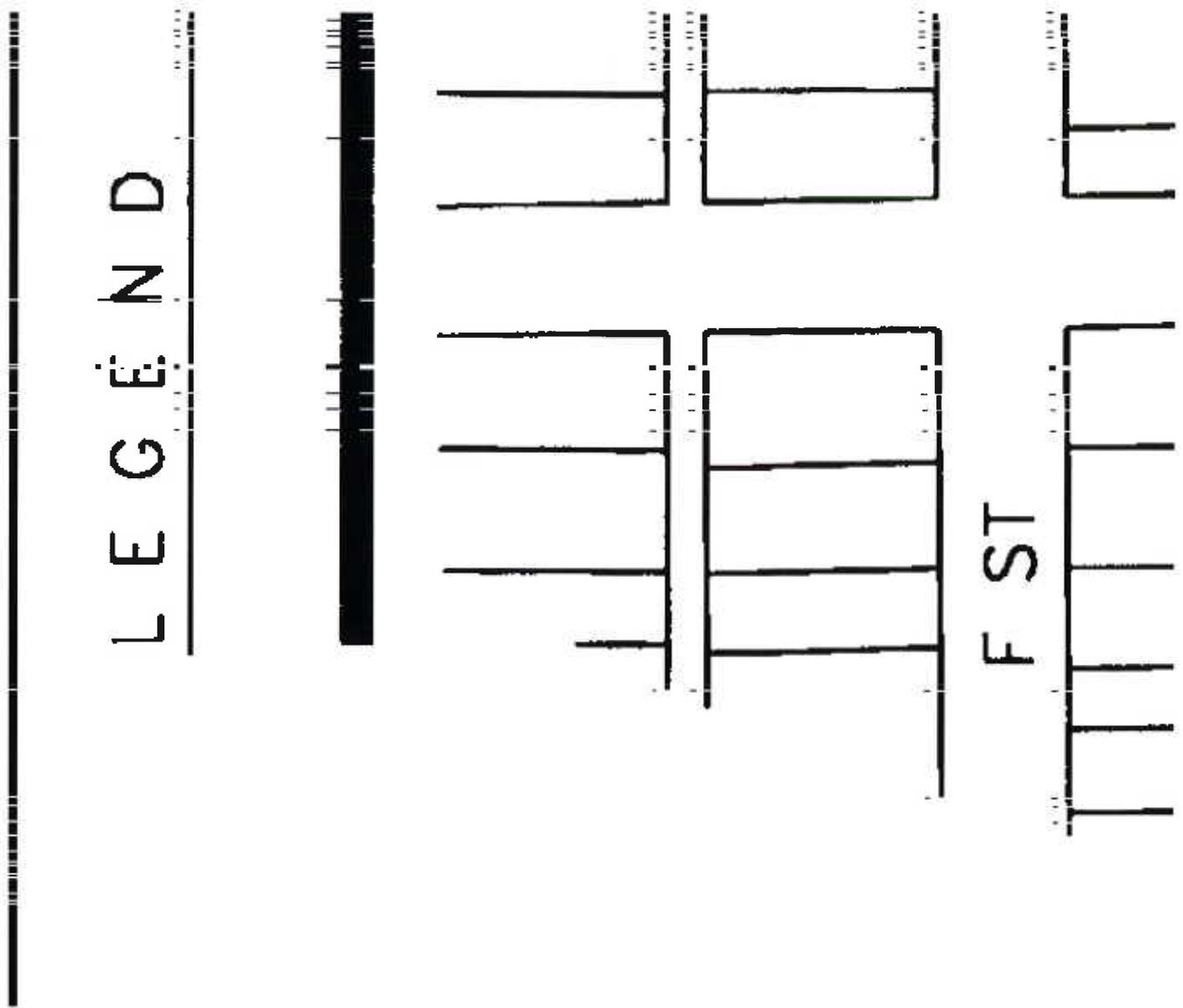


Exhibit 'J'



(Ord. 97-07, 5-27-1997)

7-9-3: ASSESSMENTS:

The assessments to be levied on each business within the boundaries of said area shall be imposed either according to recommendations of committee or according to such changes to those recommendations as may be approved by the city council at a public hearing following the filing of the report by the committee. The initial monthly or other periodic charge on the annual assessments shall be billed and collected during the month in which the improvements to be maintained hereunder are accepted for maintenance by the city. (Ord. 97-07, 5-27-1997)

Exhibit 'J'**7-9-4: USES OF REVENUE:**

The revenue to be generated from charges to businesses within said area shall be used for the care, maintenance and replacement of street trees, shrubs and ground cover planting in planters in the sidewalk area and the maintenance of the automatic irrigation system and other facilities incidental thereto for these planters and ornamental structures and facilities and street furniture to include benches installed within the Reedley downtown streetscape project district. (Ord. 688, 2-18-1986)

7-9-5: BENEFIT TO BUSINESS:

The city council hereby finds that the businesses within said area will benefit from uses set forth in section [7-9-4](#) of this chapter for the revenue from said charges. (Ord. 688, 2-18-1986)

7-9-6: REEDLEY DOWNTOWN PARKING AND BUSINESS IMPROVEMENT AREA COMMITTEE:

A. Establishment: The Reedley downtown parking and business improvement area committee is hereby established. (Ord. 688, 2-18-1986)

B. Committee Members:

1. Appointment: Said committee shall be made up of three (3) members appointed by the city council from the current list of owners of businesses within said area. Only those persons continuing to own businesses within the said area may retain their appointments on said committee for the time as specified herein. Each member shall be appointed or reappointed for a three (3) year term. The committee shall appoint a chair and such other officers from their number as they see fit to carry on the duties as set forth herein. The director of community development shall serve as resource person and staff liaison to the committee in carrying out its duties.
2. Terms: The present expiration dates of the terms of members of the Reedley downtown parking and business improvement area committee who are serving on said committee as of the effective date of this section shall, notwithstanding the provisions of subsection B of this section, continue to be the expiration dates of said terms. (Ord. 791, 1-11-1994)

Exhibit 'J'

- C. Duties Of The Committee: The committee shall oversee the maintenance of the improvements as set forth in section [7-9-4](#) of this chapter and advise the city council as to the desires of the businesses within the area regarding level of maintenance and any and all things related to said maintenance and the possible modification or replacement of said improvements so maintained or the installation of new improvements within the area. The committee also shall have those powers and perform those duties set forth in Streets and Highway Code sections 36530 and 36533.
- D. Powers Of Committee: The committee shall have those powers and duties set forth in subsection C of this section and in Streets and Highway Code section 36540. (Ord. 97-07, 5-27-1997)

Exhibit 'K'

REPORT.: Apr 16 14 Wednesday
 RUN...: Apr 16 14 Time: 11:17
 Run By.: LORI OKEN

CITY OF REEDLEY
 Statement of Revenues & Expenditures
 FUND 034 - Streetscape

PAGE: 002
 ID #: GLBS
 CTL.: REE

Ending Calendar Date.: June 30, 2009 Fiscal (12-09)

	CURRENT MONTH	YEAR TO DATE ACTUAL	<*> ANNUAL ENCUMBRANCE	ANNUAL ACTUAL+ENCUMB	ANNUAL BUDGET	BALANCE	VAR%
Revenues							
Streetscape Investment Interest	120.99	1122.38	0.00	1122.38	1500.00	377.62	25
Streetscape Streetscape Maintenance Fe	1045.92	19415.18	10195.50	29610.68	21750.00	-7860.68	-36
Gross Revenues	1166.91	20537.56	10195.50	30733.06	23250.00	-7483.06	-32
Expenditures							
Streetscape PW-Streetscape Special Sup	0.00	0.00	0.00	0.00	300.00	300.00	100
Streetscape PW-Streetscape Streetscape	1174.74	13836.98	0.00	13836.98	16000.00	2163.02	14
Streetscape PW-Streetscape Equip Repai	0.00	0.00	0.00	0.00	500.00	500.00	100
Streetscape PW-Streetscape Tree Replac	1936.00	2149.66	0.00	2149.66	500.00	-1649.66	-330
Streetscape PW-Streetscape Street Benc	0.00	4.88	0.00	4.88	500.00	495.12	99
Streetscape PW-Streetscape Adjustments	40.30	40.30	0.00	40.30	0.00	-40.30	-999
Total Expenditures	3151.04	16031.82	0.00	16031.82	17800.00	1768.18	10
Net Deficit (MDT) *Net Surplus (YTD)	-1984.13	4505.74	10195.50	14701.24	5450.00	-9251.24	-170

<*> Annual Encumbrance fields include all encumbrances AND any Actual amounts for subsequent periods within the Fiscal Year.

Exhibit 'K'

REPORT.: Apr 16 14 Wednesday
 RUN...: Apr 16 14 Time: 11:18
 Run By.: LORI OKEN

CITY OF REEDLEY
 Statement of Revenues & Expenditures
 FUND 034 - Streetscape

PAGE: 002
 ID #: GLBS
 CTL.: REE

Ending Calendar Date.: June 30, 2010 Fiscal (12-10)

	CURRENT MONTH	YEAR TO DATE ACTUAL	<*> ANNUAL ENCUMBRANCE	ANNUAL ACTUAL+ENCUMB	ANNUAL BUDGET	BALANCE	VAR%
Revenues							
Streetscape Investment Interest	104.49	787.52	0.00	787.52	1270.00	482.48	38
Streetscape Streetscape Maintenance Fe	530.50	19865.28	10179.00	30044.28	21429.00	-8615.28	-40
Streetscape Collection Service Fee	0.00	350.00	0.00	350.00	0.00	-350.00	-999
Gross Revenues	634.99	21002.80	10179.00	31181.80	22699.00	-8482.80	-37
Expenditures							
Streetscape PW-Streetscape Special Sup	0.00	0.00	0.00	0.00	300.00	300.00	100
Streetscape PW-Streetscape Streetscape	2176.47	14635.28	0.00	14635.28	16000.00	1364.72	9
Streetscape PW-Streetscape Equip Repai	80.70	1107.07	0.00	1107.07	500.00	-607.07	-121
Streetscape PW-Streetscape Speaker Sys	0.00	1944.34	0.00	1944.34	0.00	-1944.34	-999
Streetscape PW-Streetscape Tree Replac	0.00	4950.00	0.00	4950.00	4500.00	-450.00	-10
Streetscape Streetscape Street Benches	23.18	23.18	0.00	23.18	500.00	476.82	95
Streetscape Streetscape Adjustments	-60.30	-60.30	0.00	-60.30	0.00	60.30	999
Total Expenditures	2220.05	22599.57	0.00	22599.57	21800.00	-799.57	-4
Net Deficit	-1585.06	-1596.77	10179.00	8582.23	899.00	-7683.23	-855

<*> Annual Encumbrance fields include all encumbrances AND any Actual amounts for subsequent periods within the Fiscal Year.

Exhibit 'K'

REPORT.: Apr 16 14 Wednesday
 RUN...: Apr 16 14 Time: 11:18
 Run By.: LORI OKEN

CITY OF REEDLEY
 Statement of Revenues & Expenditures
 FUND 034 - Streetscape

PAGE: 002
 ID #: GLBS
 CTL.: REE

Ending Calendar Date.: June 30, 2011 Fiscal (12-11)

	CURRENT MONTH	YEAR TO DATE ACTUAL	<*> ANNUAL ENCUMBRANCE	ANNUAL ACTUAL+ENCUMB	ANNUAL BUDGET	BALANCE	VAR%
Revenues							
Streetscape Investment Interest	216.57	779.07	0.00	779.07	575.00	-204.07	-35
Streetscape Streetscape Maintenance Fe	619.00	18753.50	11016.00	29769.50	21500.00	-8269.50	-38
Streetscape Collection Service Fee	0.00	1190.00	0.00	1190.00	0.00	-1190.00	-999
Streetscape Streetscape Bench Donation	0.00	750.00	0.00	750.00	0.00	-750.00	-999
Streetscape Streetscape Grant from RDA	0.00	125000.00	0.00	125000.00	25000.00	-100000.00	-400
Gross Revenues	835.57	146472.57	11016.00	157488.57	47075.00	-110413.57	-235
Expenditures							
Streetscape Streetscape Special Supply	0.00	0.00	0.00	0.00	3000.00	3000.00	100
Streetscape Streetscape Professional	182.00	782.00	0.00	782.00	0.00	-782.00	-999
Streetscape Streetscape Streetscape	62.17	12684.61	0.00	12684.61	16640.00	3955.39	24
Streetscape Streetscape Equip Repairs	0.00	534.18	0.00	534.18	1600.00	1065.82	67
Streetscape Streetscape Speaker System	0.00	1618.19	0.00	1618.19	0.00	-1618.19	-999
Streetscape Streetscape Stop Signs	0.00	0.00	0.00	0.00	800.00	800.00	100
Streetscape Streetscape Tree Well	0.00	0.00	0.00	0.00	2780.00	2780.00	100
Streetscape Streetscape Garbage Cans	0.00	24398.70	0.00	24398.70	24068.00	-330.70	-1
Streetscape Streetscape Tree Grates	0.00	1046.58	0.00	1046.58	16000.00	14953.42	93
Streetscape Streetscape Tree Replacemn	852.45	7767.56	0.00	7767.56	800.00	-6967.56	-871
Streetscape Streetscape Street Benches	0.00	1072.20	0.00	1072.20	9000.00	7927.80	88
Streetscape Streetscape Adjustments	16.45	16.45	0.00	16.45	0.00	-16.45	-999
Total Expenditures	1113.07	49920.47	0.00	49920.47	74688.00	24767.53	33
Net Deficit (MDT) *Net Surplus (YTD)	-277.50	96552.10	11016.00	107568.10	-27613.00	-135181.10	490

<*> Annual Encumbrance fields include all encumbrances AND any Actual amounts for subsequent periods within the Fiscal Year.

Exhibit 'K'

REPORT.: Apr 16 14 Wednesday
 RUN...: Apr 16 14 Time: 11:19
 Run By.: LORI OKEN

CITY OF REEDLEY
 Statement of Revenues & Expenditures
 FUND 034 - Streetscape

PAGE: 002
 ID #: GLBS
 CTL.: REE

Ending Calendar Date.: June 30, 2012 Fiscal (12-12)

	CURRENT MONTH	YEAR TO DATE ACTUAL	<*> ANNUAL ENCUMBRANCE	ANNUAL ACTUAL+ENCUMB	ANNUAL BUDGET	BALANCE	VAR%
Revenues							
Streetscape Investment Interest	201.40	1879.93	0.00	1879.93	580.00	-1299.93	-224
Streetscape Streetscape Maintenance Fe	924.00	18980.26	13635.00	32615.26	21500.00	-11115.26	-52
Streetscape Collection Service Fee	0.00	1015.00	0.00	1015.00	0.00	-1015.00	-999
Streetscape Miscellaneous	0.00	35.00	0.00	35.00	0.00	-35.00	-999
Streetscape Streetscape Bench Donation	250.00	500.00	0.00	500.00	2000.00	1500.00	75
Gross Revenues	1375.40	22410.19	13635.00	36045.19	24080.00	-11965.19	-50
Expenditures							
Streetscape Streetscape Special Supply	13.75	13.75	0.00	13.75	1000.00	986.25	99
Streetscape Streetscape Electrical	0.00	201.89	0.00	201.89	0.00	-201.89	-999
Streetscape Streetscape Professional	0.00	0.00	0.00	0.00	500.00	500.00	100
Streetscape Streetscape Streetscape	3056.24	17773.66	0.00	17773.66	18304.00	530.34	3
Streetscape Streetscape Equip Repairs	0.00	23.42	0.00	23.42	1600.00	1576.58	99
Streetscape Streetscape Speaker System	0.00	0.00	0.00	0.00	500.00	500.00	100
Streetscape Streetscape Stop Signs	0.00	0.00	0.00	0.00	800.00	800.00	100
Streetscape Streetscape Tree Well	0.00	0.00	0.00	0.00	5000.00	5000.00	100
Streetscape Streetscape Garbage Cans	0.00	750.82	0.00	750.82	2500.00	1749.18	70
Streetscape Streetscape Tree Replacemn	225.00	380.50	0.00	380.50	4000.00	3619.50	90
Streetscape Streetscape Street Benches	0.00	1954.88	0.00	1954.88	1000.00	-954.88	-95
Streetscape Streetscape Adjustments	5.98	5.98	0.00	5.98	0.00	-5.98	-598
Total Expenditures	3300.97	21104.90	0.00	21104.90	35204.00	14099.10	40
Net Deficit (MDT) *Net Surplus (YTD)	-1925.57	1305.29	13635.00	14940.29	-11124.00	-26064.29	234

<*> Annual Encumbrance fields include all encumbrances AND any Actual amounts for subsequent periods within the Fiscal Year.

Exhibit 'K'

REPORT.: Apr 16 14 Wednesday
 RUN...: Apr 16 14 Time: 11:19
 Run By.: LORI OKEN

CITY OF REEDLEY
 Statement of Revenues & Expenditures
 FUND 034 - Streetscape

PAGE: 002
 ID #: GLBS
 CTL.: REE

Ending Calendar Date.: June 30, 2013 Fiscal (12-13)

	CURRENT MONTH	YEAR TO DATE ACTUAL	<*> ANNUAL ENCUMBRANCE	ANNUAL ACTUAL+ENCUMB	ANNUAL BUDGET	BALANCE	VAR%
Revenues							
Streetscape Investment Interest	-44.97	995.02	0.00	995.02	1900.00	904.98	48
Streetscape Streetscape Late Fees	135.00	405.00	0.00	405.00	0.00	-405.00	-999
Streetscape Streetscape Maintenance Fe	-30.22	22183.61	12541.50	34725.11	21000.00	-13725.11	-65
Streetscape Collection Service Fee	-35.00	560.00	0.00	560.00	0.00	-560.00	-999
Streetscape Streetscape Bench Donation	0.00	250.00	0.00	250.00	400.00	150.00	38
Gross Revenues	24.81	24393.63	12541.50	36935.13	23300.00	-13635.13	-59
Expenditures							
Streetscape Streetscape Special Supply	1223.16	2139.45	0.00	2139.45	1000.00	-1139.45	-114
Streetscape Streetscape Electrical	0.00	208.90	0.00	208.90	500.00	291.10	58
Streetscape Streetscape Professional	0.00	586.16	0.00	586.16	500.00	-86.16	-17
Streetscape Streetscape Streetscape	2872.39	18988.73	0.00	18988.73	18304.00	-684.73	-4
Streetscape Streetscape Legal Services	322.00	588.00	0.00	588.00	0.00	-588.00	-999
Streetscape Streetscape Equip Repairs	0.00	26.64	0.00	26.64	1600.00	1573.36	98
Streetscape Streetscape Tree Well	0.00	24719.59	0.00	24719.59	50000.00	25280.41	51
Streetscape Streetscape Tree Replacemn	105.48	575.03	0.00	575.03	5000.00	4424.97	88
Streetscape Streetscape Street Benches	0.00	900.22	0.00	900.22	2000.00	1099.78	55
Streetscape Streetscape Streetscpe Grn	0.00	125000.00	0.00	125000.00	125000.00	0.00	
Total Expenditures	4523.03	173732.72	0.00	173732.72	203904.00	30171.28	15
Net Deficit	-4498.22	-149339.09	12541.50	-136797.59	-180604.00	-43806.41	24

<*> Annual Encumbrance fields include all encumbrances AND any Actual amounts for subsequent periods within the Fiscal Year.

Exhibit 'K'

REPORT.: Jul 02 14 Wednesday
 RUN...: Jul 02 14 Time: 12:59
 Run By.: LORI OKEN

CITY OF REEDLEY
 Statement of Revenues & Expenditures
 FUND 034 - Streetscape

PAGE: 002
 ID #: GLBS
 CTL.: REE

Ending Calendar Date.: June 30, 2014 Fiscal (12-14)

	CURRENT MONTH	YEAR TO DATE ACTUAL	<*> ANNUAL ENCUMBRANCE	ANNUAL ACTUAL+ENCUMB	ANNUAL BUDGET	BALANCE	VAR%
Revenues							
Streetscape Investment Interest	0.00	160.56	0.00	160.56	1900.00	1739.44	92
Streetscape Streetscape Late Fees	120.00	1724.00	0.00	1724.00	0.00	-1724.00	-999
Streetscape Streetscape Maintenance Fe	16.50	19470.63	0.00	19470.63	25000.00	5529.37	22
Streetscape Collection Service Fee	0.00	210.00	0.00	210.00	0.00	-210.00	-999
Streetscape Miscellaneous	0.00	1308.31	0.00	1308.31	0.00	-1308.31	-999
Streetscape Streetscape Bench Donation	0.00	0.00	0.00	0.00	250.00	250.00	100
Streetscape Deficit Balance RDA Grant	0.00	15000.00	0.00	15000.00	15000.00	0.00	
Gross Revenues	136.50	37873.50	0.00	37873.50	42150.00	4276.50	10
Expenditures							
Streetscape Streetscape Postage & Mete	0.00	24.96	0.00	24.96	0.00	-24.96	-999
Streetscape Streetscape Special Supply	143.77	829.30	0.00	829.30	1000.00	170.70	17
Streetscape Streetscape Electrical	0.00	0.00	0.00	0.00	450.00	450.00	100
Streetscape Streetscape Professional	0.00	0.00	0.00	0.00	500.00	500.00	100
Streetscape Streetscape Streetscape	953.44	12941.84	0.00	12941.84	13500.00	558.16	4
Streetscape Streetscape Legal Services	0.00	112.00	0.00	112.00	0.00	-112.00	-999
Streetscape Streetscape Equip Repairs	0.00	0.00	0.00	0.00	1500.00	1500.00	100
Streetscape Streetscape Tree Replacemn	0.00	0.00	0.00	0.00	2000.00	2000.00	100
Streetscape Streetscape Street Benches	0.00	0.00	0.00	0.00	2000.00	2000.00	100
Total Expenditures	1097.21	13908.10	0.00	13908.10	20950.00	7041.90	34
Net Deficit (MDT) *Net Surplus (YTD)	-960.71	23965.40	0.00	23965.40	21200.00	-2765.40	-13

<*> Annual Encumbrance fields include all encumbrances AND any Actual amounts for subsequent periods within the Fiscal Year.

Exhibit 'L'

Stormwater Ponding Basin



<u>APN</u>	<u>Address</u>	<u>Approximate Lot Dimensions</u>	<u>Acreage</u>	<u>Existing Land Use</u>	<u>Planned Land Use Designation</u>	<u>Zone District Designation</u>
370-350-07T		297.11' x 329.11'	2.24 acres	Stormwater Ponding Basin	Public/ Institutional Facility	RCO (Resource Conservation & Open Space) Zone District

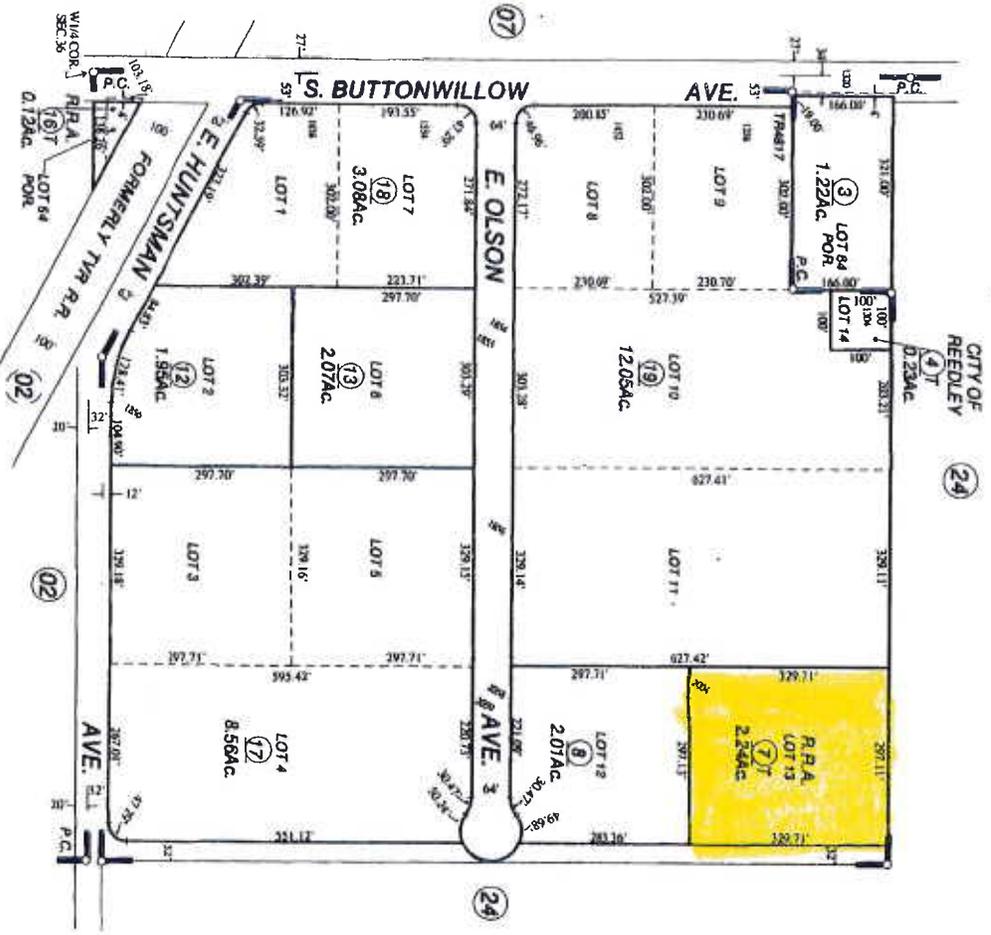
Exhibit 'L'

NOTE ...
 This map is for Assessor's purposes only. It is not to be construed as partitioning legal ownership or divisions of land for purposes of zoning or subdivision laws.

SUBDIVIDED LAND IN P.O.R. SEC. 36, T.15 S., R.23 E., M.D.B. & M.

Tax Rate Area
 8-052
 5-055
 6-057

370-35



Producer's Colony - R. S. Bk 2, Pg. 39
 Tract Map No. 4817 - Bk. 63, Pgs. 31-32

02-20-07

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 370 - Pg. 35
 County of Fresno, Calif.



Exhibit 'M'

Triangular Parcel Along Buttonwillow Avenue



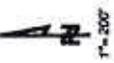
<u>APN</u>	<u>Address</u>	<u>Approximate Lot Dimensions</u>	<u>Acreage</u>	<u>Existing Land Use</u>	<u>Planned Land Use Designation</u>	<u>Zone District Designation</u>
370-350-16T		138.26' X 103.18' (triangular-shaped)	0.12 acres	Vacant	Light Industrial	MH (Heavy Industrial) Zone District

370-35

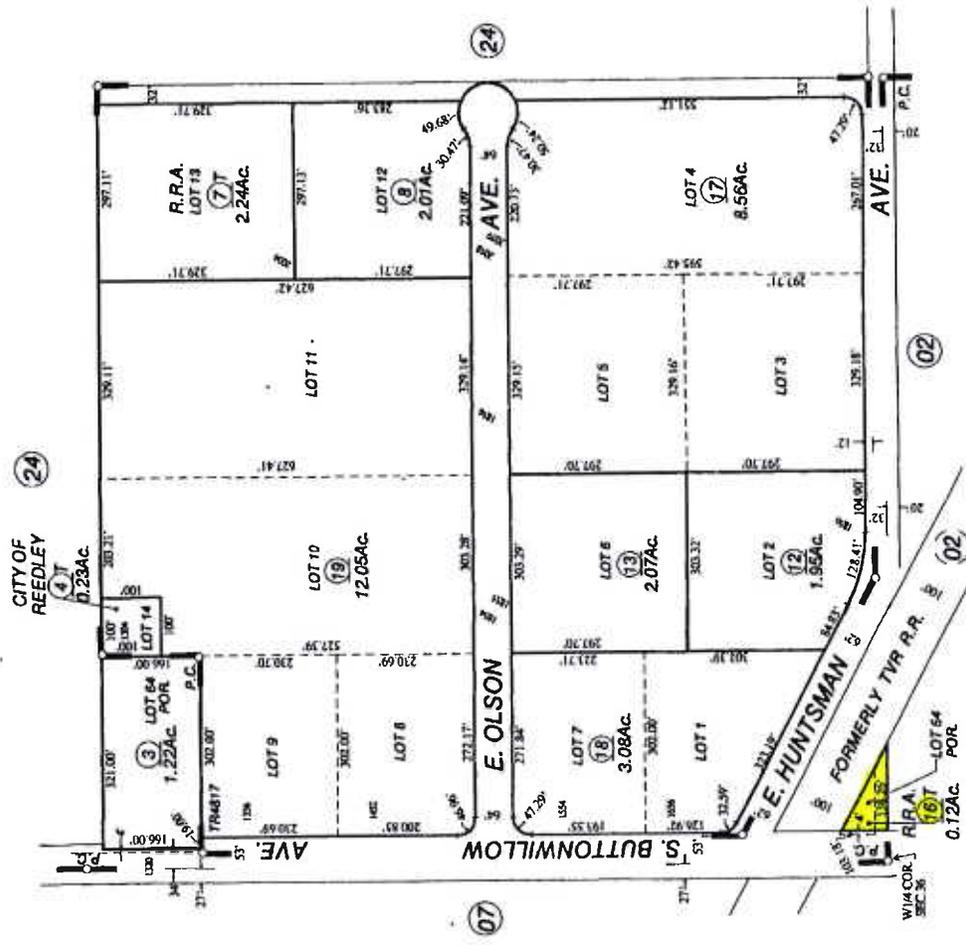
Tax Rate Area
6-002
6-003
6-007

SUBDIVIDED LAND IN POR. SEC. 36, T. 15 S., R. 23 E., M.D.B. & M.

Exhibit 'M'



NOTE ---
This map is for Assessment purposes only.
It is not to be construed as partitioning
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Assessor's Map Bk. 370 - Pg. 35
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Producer's Colony - R. S. Bk. 2, Pg. 39
Tract Map No. 4817 - Bk. 63, Pgs. 31-32

02-20-07

Exhibit 'N'



Kings Canyon USD

675 W Manning Avenue
Reedley, CA 93654
(559) 305-7025



City of Reedley

1717 Ninth Street
Reedley, CA 93654
(559) 637-4200

City of Reedley and Kings Canyon Unified School District Central Valley Transportation Center

Executive Summary

The City of Reedley and the Kings Canyon Unified School District (KCUSD) have been working collaboratively for the past eight (8) years to develop the innovative, state-of-the-art, high performance, LEED certified, solar-powered Central Valley Transportation Center (CVTC) that will promote good jobs and clean energy technologies. The City of Reedley and KCUSD have partnered with the San Joaquin Valley Air Pollution Control District (SJVAPCD) to request funds for the construction of the CVTC, to be built on a 40 acre KCUSD site located in southeast Reedley. As a partner in this project, the SJVAPCD will assist in its administration. The City of Reedley and KCUSD will be responsible for the construction of the project and daily operations of the center.

The CVTC is an innovative, state-of-the-art facility to house, repair, and maintain a green fleet of vehicles from various regional partners. This facility will also include a green learning and education center to train current and future vehicle technicians on the latest technologies. The CVTC will develop green technology jobs, provide a training facility, and serve as a model for better stewardship of our environment. The project will be completed in phases. Phase I will be an installation of a CNG fueling station; Phase II will fund the maintenance/support facility and an alternative fuels infrastructure for clean energy fleets for Kings Canyon Unified School and the City of Reedley. Phase III will create a solar electric charging system.

Specific Goals

- Promote partnerships with surrounding school districts, cities, counties, regional agencies, private schools, colleges, agricultural industries, and private businesses to create sustainable jobs through clean energy and sustainable green technology.
- Reduce the carbon footprint through the reduction of green house gases.
- Provide access to alternative fuels and emerging green technologies for school districts, cities, and other private entities.
- Provide green career pathways and training to the next generation.

Expected Benefits

- Improve the air and quality of life for residents of the Central Valley.
- Create jobs.
- Expand the use of alternative fuels and sustainable green technology.
- Reduce petroleum fuel usage.

The fueling stations will be open to the public 24 hours per day; 7 days a week, using a fuel card lock system. The facility will provide alternative and renewable fuels including compressed natural gas and ultra low sulfur diesel.

The CVTC will provide the region with information on the importance of clean energy while providing career pathways and good jobs in an emerging green economy. It is estimated this project will directly and indirectly create 7,600 jobs, and the carbon footprint reduction generated will amount to over 8,300,000 lbs. of CO2 per year.

With one of the highest unemployment rates in the state (Reedley 31.6%, Orange Cove 34.5%, California Employment Development Department, May 2010), high fuel costs, aging fleets, and the second worst region in the nation for air quality, the Central Valley is faced with the limited resources that are necessary to keep pace with environmental regulations and green technology implantation. The CVTC will provide the Valley with the resources necessary to expand the use of alternative fuels and reduce dependency on petroleum fuel.

Regional Partners

Supporters and other regional partners of the proposed transportation facility include:

- | | |
|---|--|
| 1. Congressman Devin Nunes, U.S. House of Representatives | 13. Reedley College |
| 2. Senator Michael Rubio, State of California | 14. Kings Canyon Unified School District |
| 3. Senator Tom Berryhill, State of California | 15. Dinuba Unified School District |
| 4. Assembly Member Henry T. Perea, State of California | 16. Parlier Unified School District |
| 5. County of Fresno | 17. Immanuel Schools |
| 6. Council of Fresno County Governments | 18. Traver School District |
| 7. Fresno County Rural Transit Agency | 19. Clay Elementary School District |
| 8. City of Reedley | 20. Chevron Energy Solutions |
| 9. City of Orange Cove | 21. Valley Regional Occupational Program |
| 10. City of Dinuba | 22. H & S Trucking |
| 11. City of Parlier | 23. PG&E |
| 12. State Superintendent Tom Torlakson | 24. The Gas Company |

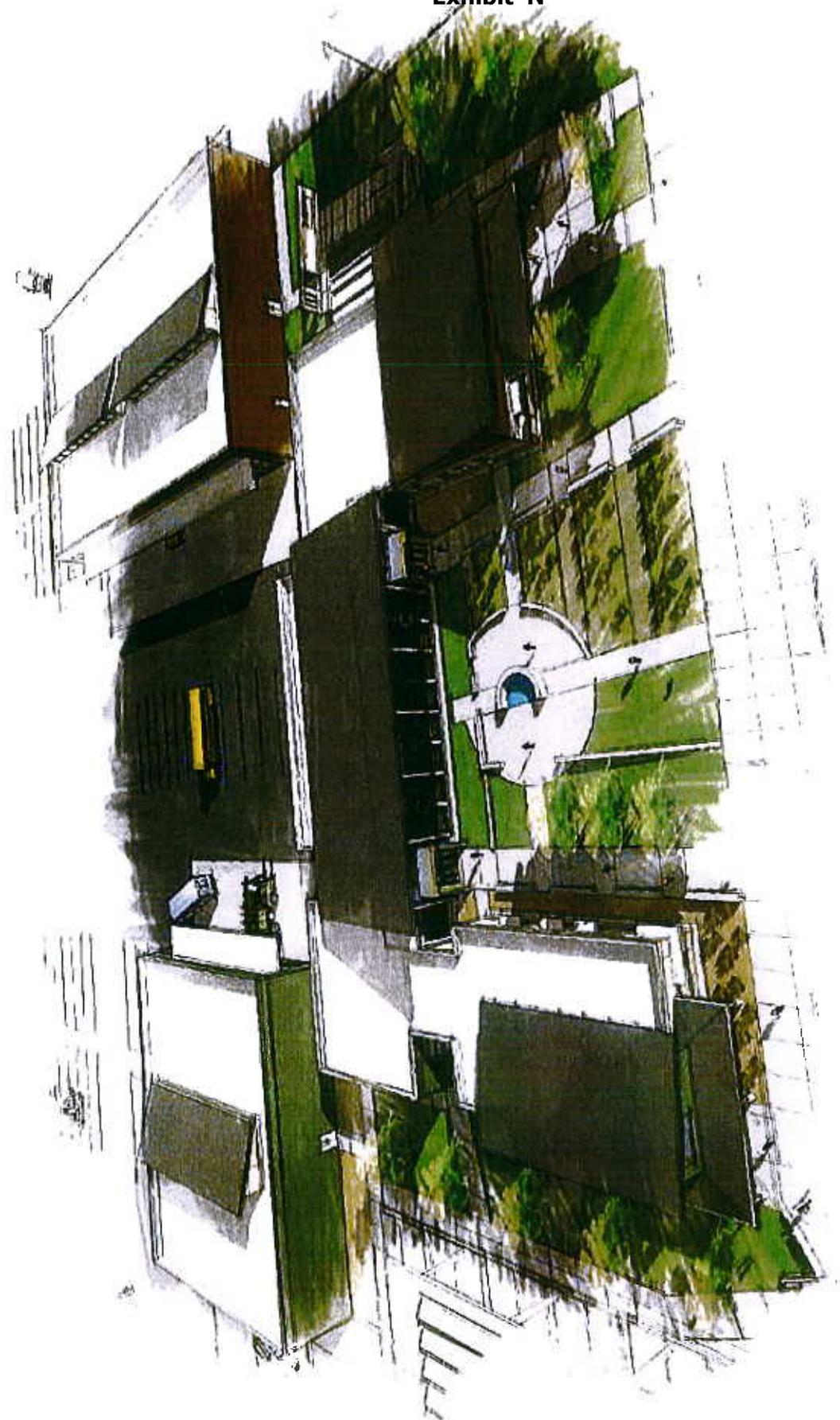
Exhibit 'N'



Central Valley Transportation Center

Schematic Design
Rendering

Exhibit 'N'



Central Valley Transportation Center

Schematic Design
Rendering



City of Reedley - Shop

City of Reedley - Maintenance Bays

Traver Creek - Trail

Traver Creek - Trail Pavilion

KCUSD - Maintenance Bays

KCUSD - Future Mechanic Bay

Traver Creek



0' 50' 100' 200'
1"=60'-0"

Flood Control Basin

City of Reedley - Administration

Joint-Use Meeting & Education Center

KCUSD - Administration

Education Center

Driver Support Area

Wash Facility

CNG Compressor Yard

Alternative Fueling Station

12 Vehicle Bays

MT Parking

300 Parking

Olson Avenue

Driver Vehicles

36 Van Bays

24 Electric Charging Stations

12 Bus Bays

36 CNG Time Fill Vehicle Bays

Huntman Avenue

Electric Vehicle Charging Station

KCUSD and the City of Reedley

Central Valley Transportation Center

Schematic Design

Copyright 2010 Darden Architects

Exhibit 'O'**Melikian, Paul**

From: Robertson, John
Sent: Tuesday, June 03, 2014 12:05 PM
To: Melikian, Paul
Cc: Fabino, Kevin
Subject: RE: APN: 370-350-16T

Paul,

I agree that Huntsman Avenue should be straightened in order to intersect Buttonwillow Avenue as close to 90 degrees as possible. The Caltrans Highway Design Manual Section 403.3 states,

“When a right angle cannot be provided due to physical constraints, the interior angle should be designed as close to 90 degrees as is practical, but should not be less than 75 degrees. Mitigation should be considered for the affected intersection design features.”

The current alignment of Huntsman Avenue intersects Buttonwillow Avenue at approximately 62 degrees. Intersections that intersect at angles less than 75 degrees generally decrease visibility, or sight distance, for cars traveling on the minor roadway. Therefore as the City Engineer and due to the projected increased bus traffic due to the relocation of Kings Canyon Unified School District facilities along Hunstman Avenue east of Buttonwillow Avenue, I recommend that the City maintain the ownership of the parcel in question in order to realign Huntsman Avenue and provide an angle of intersection as close to 90 degrees as possible.

Best Regards,

John S Robertson P.E.
 City of Reedley - City Engineer

From: Melikian, Paul
Sent: Tuesday, June 03, 2014 11:08 AM
To: Robertson, John
Cc: Fabino, Kevin
Subject: APN: 370-350-16T

John,

Attached is a plat map and aerial image of parcel 370-350-16T. When the RDA Successor Agency completed its Long Range Property Management Plan (addressing the disposition of all properties owned by the former RDA), City staff was not aware that this 0.12 acre parcel was owned by the former RDA. Rather, they thought it was owned by the City so consequently it was not included in the plan.

This parcel is just down the road from the new Central Valley Transportation Center, which, among other uses, will be the homebase for all school buses for the Kings Canyon Unified School District. Buses will be coming and going all day long from the site to service Reedley children and surrounding areas. I understand that there is a desire to straighten Huntsman Avenue where it intersects with Buttonwillow Avenue to that the intersection is safer for the increased traffic in the area with the transportation center opens. If the road is straightened, then the subject parcel is exactly where the road would be paved. The City already owns the adjacent former railway corridor to the north, so the subject parcel is all that would be needed to complete the land needed for the new intersection.

Can you speak to any road standards or safety issues of school bus traffic using the intersection as is?

Exhibit 'P'

Kings Canyon Unified School District
675 W Manning Ave ~ Reedley CA 93654
(559) 305-7010 Fax (559) 637-1186

June 3, 2014

Paul A. Melikian, Director of Finance & Administrative Services
City of Reedley
1733 Ninth St.
Reedley, Ca. 93654

Dear Mr. Melikian,

On behalf of the Kings Canyon Unified School District, and the Central Valley Transportation Center, I would like to express our full support for the straightening of Huntsman Ave. and the installation of a controlled intersection at Buttonwillow Ave. and Huntsman Ave. As you are aware, we are preparing to begin construction of the Central Valley Transportation Center, which is a project that the City of Reedley and the Kings Canyon Unified School District have been working collaboratively for over ten years to fund and develop. The project is located on Huntsman Ave., approximately ¼ mile east of Buttonwillow Ave. When this project is completed in 2015, approximately 71 school buses, 14 garbage trucks, and 150 white fleet cars and trucks will be stationed at the Central Valley Transportation Center. This will have a significant impact on the intersection of Huntsman Ave. and Buttonwillow Ave.

Kings Canyon Unified School District is aware that the City is planning to straighten Huntsman Ave. to improve the function and safety of the road and intersection and we want to express our full support of this plan.

If you have any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Quinto".

John Quinto, Ed.D., MPA
Assistant Superintendent/CBO
Chairperson, Central Valley Transportation Center JPA

AB 2493 (Bloom)

Redevelopment Agencies: Statewide Economic Development, Infrastructure Construction, Affordable Housing and Job Creation Fact Sheet

PURPOSE

It is estimated that approximately \$750 million in 2011 redevelopment bond proceeds are currently sitting idle and cannot be used. If these proceeds were spent on their intended projects, it is estimated that approximately 19,000 high wage construction and related jobs would be generated.

During the first half of 2011, prior to the dissolution of all redevelopment agencies, approximately 50 agencies legally issued bonds, of those cities, 39 have outstanding bond proceeds they are now not allowed to use.

If these funds were put to work, it is estimated they would generate approximately 19,000 jobs, \$2.8 billion in statewide economic activity and over \$130 million dollars in new State and local tax revenues.

These figures were calculated by Smart Cities Prevail, a nonprofit that advocates for prevailing wage jobs. Their economic impact analysis utilized IMPLAN software, a widely used tool for analyzing the economic impacts of a broad range of policy alternatives and projects, including construction.

The State has asserted that the vast majority of the 2011 redevelopment bonds must be defeased and their proceeds not spent on projects, however, over 90% of these bonds cannot be defeased for 10 years.

During this ten year period nearly \$1 billion will be spent on the debt service payments for these bonds, and the bond proceeds will continue to go unused. If the proceeds were used for their intended purposes, the construction of these projects would generate \$2.8 billion in statewide economic activity; nearly triple the debt service payments during the ten year period.

The vast majority of these bonds were issued for public works projects such as infrastructure construction and repair, new public facilities, and affordable housing. Utilization of the proceeds would

result in the completion of over 200 projects, and an estimated 2,000 affordable housing units.

Bondholders who purchased tax-exempt bonds (approximately 70% of the bonds in question) for specific public works projects were promised tax-free returns.

Per Federal Tax Law, tax-exempt bond proceeds must be used for their intended purpose, or the bonds could be subject to losing their tax-exempt status.

SUMMARY

AB 2493 would adjust the cutoff date for the use of redevelopment bond proceeds, from December 31, 2010, as currently established in AB 1484, to June 28, 2011, the date the dissolution legislation was signed, thus allowing 2011 bond funds to be used for economic development and job creation.

AB 2493 is a reincarnation of AB 981 (introduced in 2013), however, various provisions have been added to AB 2493, reflecting conversations with the Governor's Office, Department of Finance, legislative leadership, and construction trade groups. These provisions are designed to ensure that cities that rushed to issue bonds in 2011, in order to "lock-up" funds for future projects, they were not currently working on, would not be able to utilize their 2011 bond proceeds. Specifically, 2011 bond proceeds could only be used if the following criteria were met:

1. The project is consistent with the sustainable communities strategy adopted by the appropriate metropolitan planning organization, pursuant to SB 375.
2. For each project two or more significant planning or implementation actions occurred on or before December 31, 2010.
3. Documentation dated on or before December 31, 2010, can be provided showing the intention to finance all or a portion of the project with the future issuance of long term debt, or documentation can be provided showing that the issuance of long-term debt was being planned.

4. Prevailing wage shall be paid by the contractor. The contractor shall also be required to establish their financial ability and experience performing large construction projects.

EXISTING LAW

AB 1484, a clean-up bill to AB X1 26 (the dissolution legislation), granted successor agencies the ability to use bond proceeds issued prior to January 1, 2011, but was ambiguous on the use of bonds issued between January 1, 2011 and June 28, 2011 (legally issued prior to the dissolution of redevelopment).

The Department of Finance has interpreted AB 1484 to mean that successor agencies cannot use 2011 bond proceeds unless the former redevelopment agency had entered into third party contract to expend the proceeds, prior to agency dissolution. The Department of Finance contends that the bonds must be defeased using the remaining proceeds. However, the majority of the 2011 bonds cannot be defeased for 10 years.

BACKGROUND

Prior to the dissolution of redevelopment agencies in the State, several cities through their local Redevelopment Agencies (RDA) legally issued bonds between January 1, 2011 and June 28, 2011, for qualified local projects, including infrastructure, public works, and affordable housing projects.

Chapter 5, Statutes of 2011 (AB X1 26, Blumenfield), imposed an immediate freeze on RDA authority to engage in most of their previous functions, including incurring new debt, making loans or grants, entering into new contracts or amending existing contracts, acquiring or disposing of assets, or altering redevelopment plans. The bill also dissolved RDAs, effective February 1, 2012 (Supreme Court adjusted date) and created a process for winding down redevelopment financial affairs and distributing any net funds from assets or property taxes to other local taxing agencies.

Chapter 6, Statutes of 2011 (ABX1 27, Blumenfield) allowed RDAs to opt into a voluntary alternative program to avoid the dissolution included in AB X1 26. The program included annual payments to K-12 districts (\$1.7 billion in 2011-12 and about \$400 million in future years) to offset the fiscal effect of redevelopment. AB X1 27 was struck down by the State Supreme court on a 6-1 vote in 2011, on the grounds that it violated Prop 22.

Because of the decision, redevelopment agencies were dissolved and replaced by successor agencies and oversight boards. After the court decisions, AB 1484 was enacted and specifies how the successor agencies will manage and administer the functions of the former redevelopment agencies, the role of the oversight boards and state Department of Finance in the Redevelopment Dissolution process.

SPONSOR

Author Sponsored

CO-AUTHORS

- Asm. Katcho Achadjian (R-San Luis Obispo)
- Asm. Luis Alejo (D-Salinas)
- Asm. Cheryl R. Brown (D-San Bernardino)
- Asm. Bonnie Lowenthal (D-Long Beach)
- Asm. Kevin Mullin (D-South San Francisco)
- Asm. Brian Nestande (R-Palm Desert)
- Asm. V. Manuel Perez (D-Coachella)
- Asm. Nancy Skinner (D-Berkeley)
- Asm. Marie Waldron (R-Escondido)
- Sen. Ricardo Lara (D-Bell Gardens)
- Sen. Ted Lieu (D-Torrance)

SUPPORT

- California Building Industry Association
- Cities of Calexico, Culver City, Folsom, Galt, Glendale, La Quinta, Lynwood, National City, Oakdale, Riverbank, Santa Cruz, Santa Monica, Signal Hill, Sonoma, Stanton, Ukiah, Union City, West Hollywood, and Yorba Linda
- Glendale Successor Agency
- Housing California
- League of California Cities
- Los Angeles County Division of the League of California Cities
- MuniServices
- National City Chamber of Commerce
- Northern California Carpenters Regional Council
- Stanton Housing Authority
- Southwest California Legislative Council
- West Hollywood Chamber of Commerce

OPPOSITION

- County of Santa Clara
- California Special Districts Association
- California State Association of Counties

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